PATHWAYS CONDOMINIUM ASSOCIATION INC.
BUDGET PERIOD: 01/01/2026 - 12/31/2026

APPROVED RESERVE SCHEDULE FUNDING

RESERVE ITEMS 1			ESTIMATED REPLACEMENT COST	ESTIMATED FUND BALANCE 12/31/2025	BALANCE TO FUND	Useful Life	Completed (Year)	REMAINING LIFE		2026 MONTHLY FUNDING	2026 ANNUAL FUNDING
ROOFS	1	0.06655237	58,334.99	0.00	58,334.99	20	2025	20		243.06	2,916.75
	2	0.148052769	129,772.34	0.00	129,772.34	20	2025	20		540.72	6,488.62
	3	0.06655237	58,334.99	0.00	58,334.99	20	2025	20		243.06	2,916.75
	4	0.205117851	179,791.46	0.00	179,791.46	20	2025	20		749.13	8,989.57
	5	0.205117851	179,791.46	0.00	179,791.46	20	2025	20		749.13	8,989.57
	6	0.06655237	58,334.99	0.00	58,334.99	20	2025	20		243.06	2,916.75
	7	0.148052769	129,772.34	0.00	129,772.34	20	2025	20		540.72	6,488.62
	8	0.06655237	58,334.99	0.00	58,334.99	20	2025	20		243.06	2,916.75
	Office	0.027449278	24,060.05	0.00	24,060.05	20	2025	20		100.25	1,203.00
TOTAL ROOF RESERVES			**876,527.61**	**0.00**	**876,527.61**					**3,652.20**	**43,826.38**
RESERVE ITEMS 2											
PARKING LOTS RESURFACING			100,000.00	**100,000.00**	0.00	20	2026	1		0.00	0.00
EXTERIOR PAINTING			110,000.00	**-7,939.83**	117,939.83	12	2023	11		893.48	10,721.80
INTERIOR PAINT HALLWAYS			36,193.00	**36,193.00**	0.00	12	2014	1		0.00	0.00
JOISTS REPLACEMENT SUB-FLOORS			6,000.00	**6,000.00**	0.00	5	2011	0		0.00	0.00
POOL DECK RESURFACE			25,100.00	**0.00**	25,100.00	30	2011	30		69.72	836.67
SWIMMING POOL RESURFACING			41,800.00	**21,387.53**	20,412.47	12	2011	1		1,701.04	20,412.47
HALLWAY CARPET REPLACEMENT			48,450.00	**-17,588.92**	66,038.92	15	2023	14		393.09	4,717.07
CONCRETE SIDEWALKS			36,350.00	**0.00**	36,350.00	15	2011	11		275.38	3,304.55
TILE DECKING BLGD ENTRY STEPS			49,400.00	**0.00**	49,400.00	30	2011	20		205.83	2,470.00
ENTRANCE RAILING			139,300.00	**0.00**	139,300.00	30	2011	25		464.33	5,572.00
COMMON AREA WINDOWS 72			190,700.00	**0.00**	190,700.00	40	1950	5		3,178.33	38,140.00
FRONT DOORS-(1-8) REPLACE			72,000.00	**0.00**	72,000.00	40	2014	29		206.90	2,482.76
REAR DOORS-(1-8) REPLACE			108,000.00	**0.00**	108,000.00	40	2014	29		310.34	3,724.14
BUILDING TENTING 1-8 BLDGS			50,000.00	**0.00**	50,000.00	5	2014	1		4,166.67	50,000.00
Meeting Room & Pool Bathrooms			50,000.00	**0.00**	50,000.00	1	1950	1		4,166.67	50,000.00
WOOD FENCE AND GATES REPLACEMENT			35,050.00	**15,720.00**	19,330.00	10	2023	2		805.42	9,665.00
TOTALS OF REVERSE 1 & 2			**1,098,343.00**	**153,771.78**	**944,571.22**					**16,837.20**	**202,046.45**
GRAND TOTALS			**1,974,870.61**	**153,771.78**	**1,821,098.83**					**20,489.40**	**245,872.83**

Payment Schedule Membership Total:

Number of Bedrooms	No. of Units	% of Property	2025 Oper.(P/U)	2025 RSV (P/U)	*2025 Total*	2026 Oper.(P/U)	2026 RSV (P/U)	*2026 Total*
1	32	0.6225	466.83	49.79	*$ 516.62*	465.10	127.55	*$ 592.65*
2	112	0.7150	536.19	57.19	*$ 593.38*	534.21	146.50	*$ 680.71*
Total	144							

Approved by:

Board of Directors
Pathways Condominium Association Inc. 11.3.25

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Pathways Condominium Association Inc. 11.3.25

PATHWAYS CONDOMINIUM ASSOCIATION, INC.
APPROVED BUDGET PERIOD: 01/01/2026 - 12/31/2026

	Approved 2025					Proposed 2026	
	Monthly	Annual				Monthly	Annual
Fire Extinguishers	83.33	1,000.00	-	-	-	83.33	1,000.00
Cleaning Supplies & Materials	291.67	3,500.00	3,191.44	398.93	4,787.16	291.67	3,500.00
Subfloor Joists Repair	666.67	8,000.00	12,000.00	1,500.00	18,000.00	1,000.00	12,000.00
Landscape Improvements	250.00	3,000.00	7,150.00	893.75	10,725.00	416.67	5,000.00
Plumbing repairs	208.33	2,500.00	2,993.00	374.13	4,489.50	500.00	6,000.00
Pool Repairs	166.67	2,000.00	4,181.26	522.66	6,271.89	416.67	5,000.00
Roof Gutters Maint	833.33	10,000.00	9,650.00	1,206.25	14,475.00	166.67	2,000.00
Termite Spot Treatment only	1,250.00	15,000.00	20,084.00	2,510.50	30,126.00	1,666.67	20,000.00
HVAC service and Parts	125.00	1,500.00	-	-	-	83.33	1,000.00
Subtotal Repairs & Maint	**7,433.33**	**89,200.00**	**104,793.84**	**13,099.23**	**157,190.76**	**9,375.00**	**112,500.00**
Utility Expenses							
Electricity	1,583.33	19,000.00	13,501.02	1,687.63	20,251.53	2,000.00	24,000.00
Laundry Machines Gas	1,666.67	20,000.00	10,892.13	1,361.52	16,338.20	1,706.67	20,480.00
Water&Sewer	2,500.00	30,000.00	27,242.53	3,405.32	40,863.80	3,083.33	37,000.00
Subtotal Utility Expenses	**5,790.00**	**69,480.00**	**51,635.68**	**6,454.46**	**77,453.52**	**6,790.00**	**81,480.00**
Total Expenses	**74,992.33**	**899,908.00**				**74,798.08**	**896,576.99**
Total Reserves	**7,998.22**	**95,978.64**				**20,489.40**	**245,872.83**
Total Expenses with Reserves	**82,990.55**	**995,886.64**	**309,394.89**	**38,674.36**	**464,092.34**	**95,204.15**	**1,142,449.82**

Approved 11.3.25

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PATHWAYS CONDOMINIUM ASSOCIATION, INC.
APPROVED BUDGET PERIOD: 01/01/2026 - 12/31/2026

	Approved 2025					Proposed 2026	
	Monthly	Annual				Monthly	Annual
Assessment Fee	74,992.33	899,908.00				74,714.75	896,576.99
Reserve Income	7,998.22	95,978.64				20,489.40	245,872.83
Commission-Broadband	790.00	9,480.00				790.00	9,480.00
Late Fees	-					-	
Laundry Vending Income	1,666.67	20,000.00				1,666.67	20,000.00
Total Income	**85,447.22**	**1,025,366.64**				**97,660.82**	**1,171,929.82**
Expenses			YTD ACTUAL	MONTHLY	PROJECTED		
Administrative Expenses			AS OF 8/31/25	AVERAGE	ANNUAL		
Insurance	42,724.17	512,690.00		-	-	37,138.75	445,664.99
Accounting &Tax Return	333.33	4,000.00	-	-	-	333.33	4,000.00
Allowance for Bad Debts	333.33	4,000.00	-	-	-	333.33	4,000.00
Commission Fees-Broadband	296.67	3,560.00	1,462.38	182.80	2,193.57	296.67	3,560.00
Legal Fees	833.33	10,000.00	7,166.29	895.79	10,749.44	833.33	10,000.00
Corporate Annual report	5.17	62.00	61.25	7.66	91.88	5.17	62.00
DBPR & MDC Fees	75.00	900.00	576.00	72.00	864.00	82.50	990.00
Printing/Postage/Office	208.33	2,500.00	2,556.09	319.51	3,834.14	291.67	3,500.00
Lockbox Payment Coupons	108.00	1,296.00	-	-	-	108.33	1,300.00
Taxes,Licenses & Permits	291.67	3,500.00	1,976.08	247.01	2,964.12	291.67	3,500.00
Misc. admin, Expenses Internet	250.00	3,000.00	-	-	-	125.00	1,500.00
Subtotal Administrative	**45,459.00**	**545,508.00**	**13,798.09**	**1,724.76**	**20,697.14**	**39,839.75**	**478,076.99**
Contract Services							
Pest Control/Fert/Tree fumigation	1,333.33	16,000.00	4,250.00	531.25	6,375.00	1,333.33	16,000.00
Fire Alarm Annual insp & Monit	166.67	2,000.00	925.00	115.63	1,387.50	166.67	2,000.00
Lawn Maintenance	4,333.33	52,000.00	32,600.00	4,075.00	48,900.00	4,583.33	55,000.00
Management Fee	3,100.00	37,200.00	26,919.00	3,364.88	40,378.50	3,100.00	37,200.00
Maintenance & Janitorial	3,510.00	42,120.00	28,080.00	3,510.00	42,120.00	3,750.00	45,000.00
Pool Monthy maintenance	700.00	8,400.00	5,770.00	721.25	8,655.00	860.00	10,320.00
Solis Waste Removal	1,250.00	15,000.00	14,323.28	1,790.41	21,484.92	2,000.00	24,000.00
Annual Tree & Palm Trimming	1,916.67	23,000.00	26,300.00	3,287.50	39,450.00	2,916.67	35,000.00
Subtotal Contract Services	**16,310.00**	**195,720.00**	**139,167.28**	**17,395.91**	**208,750.92**	**18,710.00**	**224,520.00**
Repairs & Maintenance							
General Maintenance & Repairs	1,833.33	22,000.00	28,452.77	3,556.60	42,679.16	2,583.33	31,000.00
Carpet Cleaning	308.33	3,700.00	6,440.00	805.00	9,660.00	833.33	10,000.00
Electrical Repairs	333.33	4,000.00	4,824.00	603.00	7,236.00	500.00	6,000.00
Fire Alarm Repairs & Annual Insp	1,083.33	13,000.00	5,827.37	728.42	8,741.06	833.33	10,000.00