

Topaz Cove Condominium Association, Inc.							7
Approved 2026 Budget			68				5
For the Period January 1, 2026 thru December 31, 2026							
2025 Budget	7/31/2025 YTD Actual	12/31/2025 Projection	Budget Item	2026 Budget	2026 Budget Monthly	2026 Budget Quarterly	
			INCOME				
488,889.51	285,016.97	488,600.52	6310 - Assessment Fees	498,682.28	41,556.86	124,670.57	
154,407.49	90,071.03	154,407.48	6315 - Reserve Assessment	137,500.00	11,458.33	34,375.00	
0.00	47.13	80.79	6340 - Owners Interest Income	0.00	0.00	0.00	
0.00	75.00	128.57	6350 - Late Fees	0.00	0.00	0.00	
0.00	3,934.88	6,745.51	6910 - Interest Income	6,800.00	566.67	1,700.00	
643,297.00	379,145.01	649,962.87	TOTAL INCOME	642,982.28	53,581.86	160,745.57	
			EXPENSES				
			ADMINISTRATION				
14,078.00	8,212.96	14,079.36	7010 - Management Contract	14,501.75	1,208.48	3,625.44	
1,020.00	595.00	1,020.00	7015 - Portal Admin/Invoice Mgmt System	1,020.00	85.00	255.00	
17,940.00	17,365.09	29,768.73	7020 - Maintenance Person	30,000.00	2,500.00	7,500.00	
3,000.00	0.00	0.00	7021 - Employee Burden Fee	0.00	0.00	0.00	
1,000.00	8.80	15.09	7030 - Legal Fees	1,000.00	83.33	250.00	
2,500.00	1,945.78	3,335.62	7040 - Office Expense	3,000.00	250.00	750.00	
300.00	300.00	300.00	7043 - Accounting	325.00	27.08	81.25	
272.00	272.00	272.00	7045 - Fees Payable to Division	272.00	22.67	68.00	
61.00	61.25	61.25	7046 - Corporate Annual Report	61.25	5.10	15.31	
2,000.00	8,579.00	8,579.00	7055 - Taxes	9,000.00	750.00	2,250.00	
			NEW - Audit/Reserve Study	5,000.00	416.67	1,250.00	
74,308.00	40,063.25	68,679.86	7070 - Insurance - Flood	85,000.00	7,083.33	21,250.00	
200,592.51	116,681.54	200,025.50	7075 - Insurance - Prop & Casualty	174,443.28	14,536.94	43,610.82	
509.00	296.94	509.04	7077 - Insurance Workers Comp	503.00	41.92	125.75	
317,580.51	194,381.61	326,645.44	TOTAL ADMINISTRATION	324,126.28	27,010.52	81,031.57	
			GROUND EXPENSES				
6,000.00	2,897.65	4,967.40	8030 - Window Cleaning	6,000.00	500.00	1,500.00	
2,142.00	699.00	1,198.29	8045 - Rodent Control	0.00	0.00	0.00	
12,000.00	10,895.00	18,677.14	8050 - Building Maintenance	15,000.00	1,250.00	3,750.00	
2,450.00	0.00	2,450.00	8052 - Roof Check Program	0.00	0.00	0.00	
16,000.00	6,707.00	11,497.71	8053 - Roof Repair/Maintenance	10,000.00	833.33	2,500.00	
2,142.00	2,040.00	3,497.14	8055 - Pest Control-Buildings	4,080.00	340.00	1,020.00	
6,000.00	6,628.00	11,362.29	8075 - Plant/Tree Replacement	6,000.00	500.00	1,500.00	
34,528.00	20,141.31	34,527.96	8080 - Landscape Contract	35,000.00	2,916.67	8,750.00	
5,850.00	0.00	5,850.00	8081 - Tree Trimming	7,150.00	595.83	1,787.50	
2,880.00	0.00	2,880.00	8082 - Tree Trimming/Hardwood	2,000.00	166.67	500.00	
1,000.00	994.09	1,704.15	8085 - Irrigation Repairs/Maint.	1,000.00	83.33	250.00	
12,400.00	-425.00	12,400.00	8086 - Misc. Ground Expense	10,000.00	833.33	2,500.00	
103,392.00	50,577.05	111,012.09	TOTAL GROUND EXPENSES	96,230.00	8,019.17	24,057.50	
			FIRE SUPPRESSION EXPENSES				
2,000.00	1,198.49	2,054.55	8000 - Fire Line Inspection	2,000.00	166.67	500.00	
10,000.00	4,314.05	7,395.51	8010 - Backflow Repair & Certification	10,000.00	833.33	2,500.00	
6,000.00	4,653.24	7,976.98	8015 - Fire Equipment Maintenance	11,300.00	941.67	2,825.00	
835.00	484.49	830.55	8025 - Alarm Monitoring	11,220.00	935.00	2,805.00	
2,720.00	0.00	2,720.00	8035 - Fire Sprinkler Inspection	2,720.00	226.67	680.00	
620.00	0.00	620.00	8040 - Fire Extinguisher Inspection	136.00	11.33	34.00	
750.00	5,528.00	9,476.57	8042 - Fire Alarm Inspection	750.00	62.50	187.50	
22,925.00	16,178.27	31,074.18		38,126.00	3,177.17	9,531.50	
			UTILITY EXPENSES				
4,968.00	3,371.02	5,778.89	8520 - Electricity	6,000.00	500.00	1,500.00	
40,024.00	23,340.94	40,013.04	8560 - Cable TV	41,000.00	3,416.67	10,250.00	
44,992.00	26,711.96	45,791.93	TOTAL UTILITY EXPENSES	47,000.00	3,916.67	11,750.00	
			RESERVES				
154,407.49	90,071.03	154,407.48	9000 - Reserves	137,500.00	11,458.33	34,375.00	
154,407.49	90,071.03	154,407.48	TOTAL RESERVES	137,500.00	11,458.33	34,375.00	
643,297.00	377,919.92	668,931.11	TOTAL OPERATING EXPENSE	642,982.28	53,581.86	160,745.57	
0.00	1,225.09	-18,968.24	TOTAL NET INCOME	0.00	0.00	0.00	
9,460	788		ASSESSMENT	9,456	788	2,364	

Topaz Cove												
Approved 2026 Budget												
For the period January 1, 2026 through December 31, 2026												
Pooled Method												
	TOTAL EST. USEFUL LIFE	EST. REMAINING USEFUL LIFE	EST. REPLACE COST	2024	2025	2026	2027	2028	2029	2030	2031	
DESCRIPTION												
Building Painting	7	5	110,000.00					110,000				
Mailbox Replacement	12	10	10,200.00									
Concrete Driveways/Pavers	30	21	250,000.00									
Roof Replacement	25	8	1,540,000.00							1,540,000		
Deferred Maintenance	1	0	70,000.00		5,000	5,000	5,000	5,000	5,000	5,000	5,000	
Total Expenditures			1,980,200.00	-	5,000	5,000	5,000	115,000	5,000	1,545,000	5,000	
				2024	2025	2026	2027	2028	2029	2030	2031	
Beginning balance				908,446	1,021,117	1,208,925	1,380,977	1,556,715	1,623,676	1,801,896	439,671	
Contributions				110,000	154,407	137,500	140,000	140,000	140,000	140,000	140,000	
Interest				2672	38400	39552	40739	41961	43,220	42,775	44,059	
Ending Balance				1,021,117	1,208,925	1,380,977	1,556,715	1,623,676	1,801,896	439,671	618,730	

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Pooled Method																
	TOTAL EST. USEFUL LIFE	EST. REMAINING USEFUL LIFE	EST. REPLACE COST													
				2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
DESCRIPTION																
Building Painting	7	5	110,000.00				110,000							110,000		
Mailbox Replacement	12	10	10,200.00		10,200											
Concrete Driveways/Pavers	30	21	250,000.00												250,000	
Roof Replacement	25	8	1,540,000.00													
Deferred Maintenance	1	0	70,000.00	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total Expenditures			1,980,200.00	74,308	15,200	5,000	115,000	5,000	5,000	5,000	5,000	5,000	5,000	115,000	255,000	5,000
				215000	215001	215002	215003	215004	2037	2038	2039	2040	2041	2042	2043	2044
Beginning balance				618,730	729,802	901,344	1,084,489	1,159,077	1,345,153	1,532,762	1,721,948	1,912,761	2,105,247	2,299,459	2,385,446	2,333,263
Contributions				140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000
Interest				45,381	46,742	48,144	49,589	51,076	52,608	54,187	55,812	57,487	59,211	60,988	62,817	64,702
Ending Balance				729,802	901,344	1,084,489	1,159,077	1,345,153	1,532,762	1,721,948	1,912,761	2,105,247	2,299,459	2,385,446	2,333,263	2,532,965