

TOPAZ SOUTH CONOMINIUM PROPOSED BUDGET - 2026

	2025	2026
<i>Income</i>	Budget	Proposed Budget
Owner Assessments	\$506,040.00	\$526,243.57
Laundry Income	\$0.00	\$0.00
Income Total		\$535,243.57

Expenses

General & Administrative

Management Fees	\$13,200.00	\$14,400.00
Accounting Fees	\$4,200.00	\$4,200.00
Office Expense & Postage	\$2,500.00	\$2,500.00
Legal & Professional Fees	\$15,000.00	\$6,000.00
Division of Corporation	\$60.00	\$60.00
License, Permits Fees	\$1,200.00	\$1,600.00
Insurance	\$180,000.00	\$200,000.00
Building Supplies	\$1,500.00	\$2,000.00
Building Maintenance	\$15,000.00	\$7,200.00
General & Administrative Total	\$233,560.00	\$237,960.00

Repairs & Maintenance

Janitorial	\$15,795.00	\$16,371.00
Plumbing Repairs	\$30,000.00	\$20,000.00
Camera Expense	\$2,100.00	\$2,100.00
Pest Control	\$4,200.00	\$4,500.00
Laundry Expense	\$7,500.00	\$2,700.00
Drywall Repairs	\$1,800.00	\$0.00
Electrical Repairs	\$3,000.00	\$3,000.00
Misc Expenses	\$900.00	\$724.00
Elevator Maint & Repairs	\$10,000.00	\$10,000.00
Fire Alarm Maint / Mont / Extingui	\$1,800.00	\$1,800.00
Lawn Maintenance	\$6,360.00	\$6,360.00
Lawn Exterminating	\$600.00	\$600.00
Irrigation System Repairs	\$1,100.00	\$1,100.00
Tree Trimming	\$3,500.00	\$2,000.00
Repairs & Maintenance Total	\$0.00	\$71,255.00

Utilities

Electricity	\$7,000.00	\$7,000.00
Water & Sewer	\$96,000.00	\$105,000.00
Sanitation	\$25,000.00	\$30,000.00
Telephone Expenses	\$5,600.00	\$4,600.00
Utilities Total	\$133,600.00	\$146,600.00

Reserve

Roof	\$39,475.00	\$22,166.67
Concrete/ Structural		\$13,833.33
Plumbing		\$2,500.00
Electrical		\$5,928.57
Stucco		\$10,500.00
Painting	\$8,750.00	\$12,000.00
Fire Safety		\$2,500.00
Paving	\$2,000.00	\$0.00
Windos and Doors		\$10,000.00
Reserve Contribution	\$50,225.00	\$79,428.57

Total Expense		\$535,243.57
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	2026 ANNUAL FEES	Monthly
1 bed	\$5,172.97	\$431.08
2 bed	\$6,440.70	\$536.72