

CORDOVA GREENS V CONDO.ASSOC.
66 UNITS
JANUARY 1, 2024- DECEMBER 31, 2024 APPROVED BUDGET

ACCT	REVENUE	2023 APPROVED ANNUAL	2024 APPROVED ANNUAL	2024 APPROVED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$388,491	\$544,573	\$45,381
	TOTAL REVENUE	\$388,491	\$544,573	\$45,381
	OPERATING EXPENSES			
5010	Admin/Copies/Postage/website/storage	\$2,900	\$4,500	\$375
5020	Lock Box Bank Charge	\$561	\$561	\$47
5200	Termite Treatments/pest control	\$4,600	\$4,200	\$350
5300	Insurance Feb renewal	\$93,600	\$200,000	\$16,667
5400	Contracted Lawn Service	\$23,400	\$23,400	\$1,950
5500	Master Association Fees	\$1,485	\$1,485	\$124
5600	Fees/Dues/Licenses	\$600	\$600	\$50
5610	Bureau of Condo Fees	\$264	\$264	\$22
5620	Annual Corporate Report	\$80	\$90	\$8
5800	Mgm Fee exp 7/26 - 60 Day Notice Required to Cancel	\$14,256	\$14,684	\$1,224
5900	Legal & Professional Fees	\$2,000	\$2,500	\$208
5950	CPA Services/Review	\$425	\$2,000	\$167
6100	Building/Grounds/ R&M	\$7,891	\$10,500	\$875
6120	Irrigation Maintenance	\$3,000	\$0	\$0
6160	Fire Alarm Maintenance	\$2,100	\$2,100	\$175
6170	Elevator Maintenance	\$7,000	\$7,000	\$583
6175	Elevator Phone Kings III	\$1,525	\$2,500	\$208
6200	Contracted Pool Service	\$7,500	\$7,200	\$600
6400	Labor-Association Employee Janitorial	\$17,700	\$33,396	\$2,783
7000	Electric	\$8,300	\$12,300	\$1,025
7001	Trash Removal	\$25,230	\$33,500	\$2,792
7002	Water/Sewer	\$50,000	\$36,000	\$3,000
7003	Pool Heating (Gas)	\$2,700	\$2,200	\$183
7004	Frontier Phone	\$109	\$0	\$0
7007	Cable T.V. / Internet	\$47,250	\$54,566	\$4,547
	TOTAL OPERATING EXPENSES	\$324,476	\$455,546	\$37,962
	RESERVES			
9110	Reserves - Roofing	\$28,847	\$34,120	\$2,843
9130	Reserves - Painting	\$5,933	\$4,450	\$371
9155	Reserves - Paving Resurfacing	\$0	\$38,000	\$3,167
9157	Reserves - Paving Resealing	\$0	\$0	\$0
9160	Reserves - Elevator	\$1,076	\$0	\$0
9190	Reserves -Pool & Spa	\$8,159	\$0	\$0
9206	Reserves - Deferred Maintenance	\$0	\$12,457	\$1,038
9224	Reserves - Stairs & Landing	\$20,000	\$0	\$0
	TOTAL RESERVES	\$64,015	\$89,027	\$7,419
	TOTAL EXPENSES	\$388,491	\$544,573	\$45,381

\$0

APPROVED 10/25/2023

**RESERVE ANALYSIS
CORDOVA GREENS V CONDO.ASSOC.
JANUARY 1, 2024 - DECEMBER 31, 2024**

RESERVES	Current Replacement cost	Current Reserves 1/1/2024	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2024 Fully Funded Annual Reserves	2024 Actual Budgeted Amount
7 Roofs (\$12,000) (2017)	\$85,000	\$0	20	12	\$85,000	\$7,083	\$0
Reserves - Roofing 12 Complete	\$144,000	\$0	20	19	\$144,000	\$7,579	\$0
Reserves - Roofing (5 needed by 2027)	\$60,000	\$20,340	20	5	\$39,660	\$7,932	\$7,932
Reserves - Roofing 2 Roofs 2010, 2012	\$24,000	\$20,340	20	5	\$3,660	\$732	\$732
Reserves - Painting	\$80,000	\$54,231	8	4	\$17,800	\$4,450	\$4,450
Reserves - Paving Resurfacing	\$50,000	\$11,902	20	1	\$0	\$38,000	\$38,000
Reserves - Paving Resealing	\$12,000	\$6,119	5	1	\$0	\$6,000	\$0
Reserves - Elevator	\$51,831	\$51,831	25	25	\$0	\$0	\$0
Reserves -Pool & Spa	\$35,000	\$30,241	10	1	\$4,759	\$4,759	\$0
Reserves - Deferred Maintenance	\$30,000	\$10,000				\$0	\$12,457

TOTALS **\$571,831** **\$205,004** **\$294,879** **\$76,535** **\$63,571**

2023 MONTHLY FEES

%	Cable	2024 Monthly Fee	2023 Monthly fee
1.067%	\$68.90	\$504.59	\$348.05
1.560%	\$68.90	\$705.91	\$504.78