

CORDOVA GREENS OF LARGO, INC. 10/31/24
56 UNITS
JANUARY 1, 2025- DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE		2025 PROPOSED ANNUAL	2025 PROPOSED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$430,861	\$451,102	\$37,592
4400	Shared Expense	\$3,614	\$3,614	\$301
	TOTAL REVENUE	\$434,475	\$454,716	\$37,893
	OPERATING EXPENSES			
5010	Office Expense	\$3,900	\$4,000	\$333
5200	Pest & Rodent Control	\$2,400	\$1,500	\$125
5300	Insurance/November Renewal	\$137,000	\$123,685	\$10,307
5400	Grounds Exp	\$14,420	\$10,000	\$833
5500	Bardmoor Blvd Master Exp	\$1,700	\$1,700	\$142
5600	Admin/Fees/Taxes Compilation	\$1,075	\$1,075	\$90
5610	DPBR Fees	\$224	\$224	\$19
5800	Mgmt Fees Exp. 03/25 - 60 day notice	\$13,151	\$13,545	\$1,129
5900	Professional Fees	\$800	\$2,000	\$167
6100	Bidg Maint/Repair/Supply	\$9,000	\$10,000	\$833
6160	Fire Alarm Equipment Exp	\$1,223	\$2,000	\$167
6200	Pool CG Exp.	\$7,200	\$7,000	\$583
6170	Elevator Exp	\$10,000	\$10,000	\$833
6410	Maintenance Contract onsite 22/hr	\$25,760	\$24,000	\$2,000
7000	Electric	\$15,000	\$16,575	\$1,381
7001	Sewer	\$48,422	\$40,000	\$3,333
7002	Water	\$21,000	\$15,000	\$1,250
7003	Trash	\$11,175	\$12,895	\$1,075
7007	Cable TV 10/2029 exp	\$41,500	\$44,000	\$3,667
7010	Pool Electric CG Exp	\$0	\$0	\$0
	TOTAL OPERATING EXPENSES	\$364,950	\$339,199	\$28,267
	MANDATORY STRUCTURAL RESERVES			
9010	Reserv - Painting Building	\$38,131	\$1,095	\$91
	Reserv-Painting Walkway	\$0	\$0	\$0
	Reserv-Paint Stairway/lobby	\$0	\$0	\$0
9050	Gutters	\$0	\$428	\$36
9060	Reserv -Elevator Motor	\$4,000	\$12,489	\$1,041
9065	Reserv- Elevator Cab	\$0	\$13,988	\$1,166
9030	Reserv - Roof Mod Bit	\$22,395	\$21,005	\$1,750
9055	Reserv- Roof Mansard Synthetic	\$0	\$12,036	\$1,003
9045	Reserv-Walkway/Stairway/balcony Railin	\$5,000	\$30,824	\$2,569
9040	Reserves - Plumbing Chases	\$0	\$20,747	\$1,729
9070	Utility Doors	\$0	\$1,711	\$143
9075	Main Double Doors	\$0	\$1,194	\$100
9020	Reserves - Paving & Sealing	\$0	\$0	\$0
9035	Reserves - Pool Deck Concrete	\$0	\$0	\$0
	Pool Equipment	\$0	\$0	\$0
	Spa Equipment	\$0	\$0	\$0
	Pool Common Bath	\$0	\$0	\$0
	Carports	\$0	\$0	\$0
9100	Reserves - Def Capital	\$0	\$0	\$0
	TOTAL RESERVES	\$69,526	\$115,517	\$9,626
	TOTAL EXPENSES	\$434,476	\$454,716	\$37,893
				\$0

RESERVE ANALYSIS
CORDOVA GREENS OF LARGO, INC. 10/31/24
JANUARY 1, 2025 - DECEMBER 31, 2025

MANDATORY RESERVES	Current Replacement cost	Current Reserves 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Reserv - Painting Building	\$55,825	\$54,730	10	1	\$1,095	\$1,095	\$1,095
Reserv-Painting Walkway	\$18,948	\$18,948	10	1	\$0	\$0	\$0
Reserv-Paint Stairway/lobby	\$11,345	\$11,345	10	1	\$0	\$0	\$0
Gutters	\$8,559	\$0	25	20	\$8,559	\$428	\$428
Reserv -Elevator Motor	\$222,068	\$1,667	40	15	\$220,401	\$14,693	\$12,489
Reserv- Elevator Cab	\$164,564	\$0	30	10	\$164,564	\$16,456	\$13,988
Reserv - Roof Mod Bit	\$417,556	\$46,884	20	15	\$370,671	\$24,711	\$21,005
Reserv- Roof Mansard Synthetic Reserv-	\$240,723	\$0	25	20	\$240,723	\$12,036	\$12,036
Walkway/Stairway/b	\$208,201	\$2,708	40	1	\$205,493	\$205,493	\$30,824
Reserves - Plumbing Chases	\$311,202	\$0	50	9	\$311,202	\$34,578	\$20,747
Utility Doors	\$22,194	\$1,666	15	12	\$20,528	\$1,711	\$1,711
Main Double Doors	\$14,331	\$0	40	12	\$14,331	\$1,194	\$1,194
							\$0
							\$0
Non- Mandatory Resv							\$0
Reserves - Paving & Sealing	\$97,645	\$9,929	25	17	\$87,716	\$0	\$0
Sidewalks	\$126,792		50	17	\$126,792	\$0	\$0
Lighting Swimming Pool	\$11,737	\$0	35	16	\$11,737	\$0	\$0

100.00%
100.00%
100.00%
100.00%
85.00%
85.00%
85.00%
100.00%
15.00%
60.00%
100.00%
100.00%
100.00%
100.00%
100.00%
100.00%

Spa Resurfacing	\$1,806	\$0	20	14	\$1,806	\$0	\$0	100.00%
Reserves - Pool Deck Concrete	\$50,862	\$0	30	14	\$50,862	\$0	\$0	100.00%
Pool Equipment	\$23,553	\$0	20	15	\$23,553	\$0	\$0	100.00%
Spa Equipment	\$23,553	\$0	20	15	\$23,553	\$0	\$0	100.00%
Pool Common bath	\$14,805	\$0	25	15	\$14,805	\$0	\$0	100.00%
Carports Reserves - Def Capital	\$239,946	\$0	35	18	\$239,946	\$0	\$0	100.00%
TOTALS	\$2,311,025	\$146,084			\$2,163,148	\$312,397	\$115,517	

PERCENT	UNITS	2025 MONTHLY / NO CABLE	PLUS CABLE	2025 MONTHLY FEE	2024 MONTHLY FEE
1.426480%	12	\$483.94	\$65.48	\$549	\$531
1.792240%	24	\$608.02	\$65.48	\$673	\$648
1.975120%	18	\$670.06	\$65.48	\$736	\$703
2.158160%	2	\$732.16	\$65.48	\$798	\$765
	56				



THIS WILL BE YOUR NEW 2025 MAINTENANCE FEE