



**RESERVE ANALYSIS  
CORDOVA GREENS V CONDO ASSOC 11/7/24  
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	2025 - %Funded
<b>Roofing / Gutters</b>	<b>\$785,823</b>					<b>\$50,555</b>	<b>\$50,555</b>	<b>100%</b>
Reserves - Roofing 7 Roofs (\$12,000) (2017)	\$99,069	\$0	20	13	\$99,069	\$7,621	\$7,621	100%
Reserves - Roofing 12 Complete	\$195,237	\$0	20	20	\$195,237	\$9,762	\$9,762	100%
Reserves - Roofing (5 needed by 2027)	\$59,261	\$24,132	20	4	\$35,129	\$8,782	\$8,782	100%
Reserves - Roofing 2 Roofs 2010, 2012	\$30,064	\$20,340	20	4	\$9,724	\$2,431	\$2,431	100%
Mansard Metal Roofs	\$402,192	\$77	50	20	\$402,115	\$20,106	\$20,106	100%
Gutters	\$29,652	\$0	25	16	\$29,652	\$1,853	\$1,853	100%
<b>Painting</b>	<b>\$152,268</b>					<b>\$58,337</b>	<b>\$29,169</b>	<b>50%</b>
Painting	\$69,821	\$35,594	10	2	\$34,227	\$17,114	\$8,557	50%
Walkway Waterproofing	\$75,268	\$0	12	2	\$75,268	\$37,634	\$18,817	50%
Painting Stairways/Lobby	\$7,179	\$0	10	2	\$7,179	\$3,590	\$1,795	50%
<b>Railings Walkway/Stairway</b>	<b>\$419,595</b>					<b>\$135,588</b>	<b>\$63,343</b>	<b>47%</b>
Railings Walkway	\$227,395	\$0	40	2	\$227,395	\$113,698	\$56,849	50%
Railings balcony	\$62,315	\$0	40	7	\$62,315	\$8,902	\$8,902	50%
Railings Stairway	\$129,885	\$0	40	10	\$129,885	\$12,989	\$6,494	50%
<b>Elevators, Fire, Electrical</b>	<b>\$639,008</b>					<b>\$35,740</b>	<b>\$19,064</b>	<b>53%</b>
Elevator Cabs 3	\$200,603	\$0	30	20	\$200,603	\$10,030	\$2,508	25%
Elevator Motors 3	\$222,068	\$14,921	40	15	\$207,147	\$13,810	\$6,905	50%
Fire Alarm systems 3	\$111,034	\$0	25	15	\$111,034	\$7,402	\$7,402	100%
Electric panels main 11	\$76,698	\$0	50	25	\$76,698	\$3,068	\$1,534	50%
Electric panels sub 11	\$28,605	\$0	50	20	\$28,605	\$1,430	\$715	50%
Plumbing Chases 48	\$351,964	\$0	50	23	\$351,964	\$15,303	\$15,303	100%
Main/Utility Doors	\$71,623	\$0	40	20	\$71,623	\$3,581	\$3,581	100%
<b>NON MANDATORY RESERVES</b>								
<b>Pool / Spa</b>	<b>\$143,119</b>					<b>\$7,817</b>	<b>\$4,872</b>	<b>62%</b>
Pool & Spa Equip.	\$38,391	\$30,241	20	19	\$8,150	\$429	\$214	50%
Pool deck pavers	\$45,478	\$0	30	25	\$45,478	\$1,819	\$910	50%
Pool & spa Equip.	\$47,105	\$0	20	15	\$47,105	\$3,140	\$3,140	100%
Pool Common baths 2	\$12,145	\$0	25	5	\$12,145	\$2,429	\$607	25%
<b>Common</b>	<b>\$286,979</b>					<b>\$18,987</b>	<b>\$18,987</b>	<b>100%</b>
Trash Chutes 6	\$4,347	\$0	50	30	\$4,347	\$145	\$145	100%
Carports 60 stalls	\$282,632	\$0	35	15	\$282,632	\$18,842	\$18,842	100%
<b>Paving Resurf/Sealing/Sidewalks</b>	<b>\$192,870</b>					<b>\$20,372</b>	<b>\$18,084</b>	<b>89%</b>
Paving/Resurfacing/Resealing	\$87,612	\$56,021	25	2	\$31,591	\$15,796	\$15,796	100%
Sidewalks	\$105,258	\$0	50	23	\$105,258	\$4,576	\$2,288	50%
<b>Lighting</b>	<b>\$42,617</b>					<b>\$841</b>	<b>\$841</b>	<b>100%</b>
Lighting 125	\$12,617	\$0	35	15	\$12,617	\$841	\$841	100%
Common	\$30,000	\$10,000			\$0	\$0	\$0	100%
<b>NON MANDATORY</b>						<b>\$45,845</b>	<b>\$45,845</b>	
<b>TOTALS</b>	<b>\$3,085,866</b>	<b>\$191,326</b>			<b>\$2,904,192</b>	<b>\$347,122</b>	<b>\$269,643</b>	

**2025 MONTHLY FEES**

%	Cable	2025
1.067%	\$69.58	\$807.18
1.560%	\$69.58	\$1,147.99

2024 Monthly
\$524.60
\$705.91