2025 APPROVED BUDGET CORDOVA GREENS V CONDO ASSOC 11/7/24 66 UNITS JANUARY 1, 2025 - DECEMBER 31

	JANUARY 1, 2025 - DECEMBER 31					
ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 PROPOSED MONTHLY AMOUNT		
4010	Unit Maintenance Fees	\$544,563	\$884,655	\$73,721		
	TOTAL REVENUE	\$544,563	\$884,655	\$73,721		
	OPERATING EXPENSES					
5010	Admin/Copies/Postage/website/storage	\$4,500	\$4,500	\$375		
5020	Lock Box Bank Charge	\$561	\$561	\$47		
5200	Termite Treatments/pest control	\$4,200	\$4,200	\$350		
5300	Insurance Feb renewal	\$200,000	\$363,771	\$30,314		
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	\$14,684	\$15,120	\$1,260		
5900	Legal & Professional Fees	\$2,500	\$2,500	\$208		
5950	CPA Services/Review	\$2,000	\$2,000	\$167		
6100	Building/Grounds/ R&M	\$10,500	\$10,000	\$833		
6120	Irrigation Maintenance	\$0	\$1,000	\$83		
6160	Fire Alam Maintenance	\$2,100	\$4,300	\$358		
6170	Elevator Maintenance	\$7,000	\$5,000	\$417		
6175	Elevator Phone Kings III	\$2,500	\$2,600	\$217		
6200	Contracted Pool Service	\$7,200	\$7,200	\$600		
6400	Labor-Janitorial/Maintenance	\$33,396	\$32,396	\$2,700		
7000	Electric	\$12,300	\$8,220	\$685		
7001	Trash Removal	\$33,500	\$33,500	\$2,792		
7002	Water/Sewer	\$36,000	\$35,000	\$2,917		
7003	Pool Heating (Gas)	\$2,200	\$2,200	\$183		
7004	Frontier Phone	\$0	\$0	\$0		
7007	Cable T.V. / Internet	\$54,566	\$55,105	\$4,592		
	TOTAL OPERATING EXPENSES MANDATORY RESERVES	\$455,536	\$615,012	\$51,251		
9110	Roofing / Gutters	\$34,120	\$50,555	\$4,213		
9130	Painting	\$4,450	\$58,337	\$4,861		
9155	Railings Walkway/Stairway/balcony	\$38,000	\$63,343	\$5,279		
9224	Elevators, Fire, Electrical	\$0	\$35,740	\$2,978		
	Plumbing Chases 48		\$15,303	\$1,275		
	Main/Utility Doors		\$3,581	\$298		
	NON-MANDATORY RESERVES					
9160	Pool / Spa	\$0	\$4,872	\$406		
9190	Common	\$0	\$18,987	\$1,582		
9206	Paving Resurf/Sealing/Sidewalks	\$12,457	\$18,084	\$1,507		
	Lighting		\$841	\$70		
	TOTAL RESERVES	\$89,027	\$269,643	\$22,470		
	TOTAL EXPENSES	\$544,563	\$884,655 \$∪	\$73,721		

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
Roofing / Gutters	\$785,823					\$50,555	\$50,555	100%
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%
Painting	\$152,268					\$58,337	\$29,169	50%
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%
Railings Walkway/Stairway	\$419,595					\$135,588	\$63,343	47%
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		50%
Railings Stairway	\$129,885	\$0	40	10	\$129,885	\$12,989	\$6,494	50%
Elevators, Fire, Electrical	\$639,008					\$35,740	\$19,064	53%
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%
NON MANDATORY RESERVES								
Pool / Spa	\$143,119					\$7,817	\$4,872	62%
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% 25%
Pool Common baths 2	\$12,145	\$0	25	5	\$12,145	\$2,429	\$607	
Common	\$286,979					\$18,987	\$18,987	100%
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%
Paving Resurf/Sealing/Sidewalks	\$192,870					\$20,372	\$18,084	89%
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%
Lighting	\$42,617					\$841	\$841	100%
Lighting 125	\$12,617	\$0	35	15	\$12,617	\$841	\$841	100%
Lighung 125					\$0	\$0	\$0	100%

TOTALS

\$3,085,866 \$191,326

\$2,904,192 \$347,122 \$269,643

2025 MONTHLY FEES

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

2024 Monthly
\$524.60
\$705.91