# CORDOVA GREENS V CONDOMINIUM ASSOCIATION, INC

## NOTICE OF 2025 BUDGET ADOPTION MEETING

To All Cordova Greens V Condominium Association, Inc. Members,
The BUDGET ADOPTION MEETING of CORDOVA GREENS V CONDOMINIUM ASSN, INC.
will be held at the following DATE, TIME, and LOCATION:

DATE / TIME: Friday, December 20, 2024, at 6:30 PM

 LOCATION: Ameri-Tech Community Management 6415 1<sup>st</sup> Avenue South

St. Petersburg, FL 33707

ZOOM.US/JOIN

Meeting ID: 830 1986 8563

Passcode: 521573

 This Budget Meeting of the Association will be held for the purpose of final approval and adoption of the 2025 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2025 calendar year. We have enclosed a copy of the 2025 Proposed Budget, which is "fully funded", for your review.

### Agenda items are as follows:

- 1. Certify Quorum of Board & Membership
- 2. Proof of Notice of the Meeting
- Vote to Waive Financial Reporting
- Board Approval of 2025 Annual Budget
- 5. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS BEVERLY NEUBECKER, LCAM

## PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

# CORDOVA GREENS V CONDOMINIUM ASSOCIATION, INC. PROXY

The undersigned owner(s) or designated vote of Address  CORDOVA GREENS V CONDOMINIUM ASSOCIATION, INC. hereby appoints the Secretar Association or as my proxy-holder to ATTEND the Meeting of CORDOVA GREENS V CONDOMINIUM ASSOCIATON, INC. to be held on Friday 20, 2024 at 6:230 PM at Ameri-Tech Community Management, 6415 1st Avenue Sout Petersburg, FL 33707	BUDGET y, December
The proxy- holder named above has the authority to vote and act for me to the same extent the personally present, with power of substitution, including the establishment of a quorum, in all membership, except that my proxy holder's authority is limited as indicated below:	
<b>GENERAL POWERS</b> : Check "General Powers" if you want your proxy holder to vote on other is might come up at the meeting and for which a limited proxy is not required.	issues which
I authorize and instruct my proxy holder to use his or her best judgement on all other which properly come before the meeting and for which a general proxy may be used.	r matters
<b>LIMITED POWERS</b> : For your vote to be counted on the following issues, you must indicate yo preference in the blank(s) provided below.	our
I specifically authorize and instruct my proxy holder to cast my vote in reference to the fundaters as I have indicated below:	following
Financial Reporting Waiver I cast my vote to waive the requirement for an Audited Financial Statement for 2024 as required by Florid provide in lieu thereof a Report of Cash Receipts and Expenditures in accordance with the Florida Statute 006 of the Florida Administrative Code. YESNO	
(Board recommended) Signature of Owner or Designated Voter: Signature of Co-Owner:	Date:
Print Name: Print Name: D	Date:
SUBSTITUTION OF PROXY HOLDER	
The undersigned, appointed as proxy holder above, designates	
To substitute for me in voting the proxy set forth above. (Print Name)	
Dated:	
(Signature of Proxy-holder)	

This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.

\*By voting "Yes" on the Financial Reporting, you waive performing an Audit for 2024 which is what the Board of Directors recommends. Failure to say "Yes" will result in a Review being performed at a beginning cost of \$5,000.00.

### **VOTING BY PROXY**

If you are unable to attend the Membership Meeting and wish to vote on all issues/items by proxy, please note the following information about proxies:

- 1. A proxy may be used for the purpose of establishing a quorum, and for appointing another person to vote for you in the event that you might not be able to attend the meeting.
- 2. The proxy must be signed by the owner or voting representative of the unit to be valid.
- 3. By selecting "General Powers" on the Proxy, you authorize and instruct your proxy holder to use his/her best judgement on all matters which properly come before the meeting and for which general power may be used.
- 4. By selecting "Limited Powers", your proxy holder may only cast your vote as you specifically direct. For your vote to be counted on that issue, you must indicate "yes" or "no" on the question on the proxy.
- 5. The proxy should be submitted to the Association prior to the scheduled time of the meeting. The proxy can be submitted by faxing to 727-723-1101 or mailing to Ameri-Tech Community Management, Inc., 24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763 in the enclosed "Proxy Return Envelope". You may also bring the proxy with you the night of the meeting. It is encouraged that you submit your proxy in advance of the meeting, in order to avoid delay in registration.
- 6. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
- 7. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate as a proxy decides that he or she will be unable to attend the meeting.

The Association will incur additional administrative costs if the meeting is rescheduled due to failing to achieve a quorum.

# 2025 PROPOSED BUDGET CORDOVA GREENS V CONDO ASSOC

### 66 UNITS JANUARY 1, 2025 - DECEMBER 31

ACCT		2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 PROPOSED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$544,563	\$884,655	\$73,721
4010	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	\$0	\$0
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	\$33,396	\$2,783
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 JANUARY 1, 2025 - DECEMBER 31, 2025

		1041(11, 20				2025 Fully		
MANDATORY RESERVES	Current Replacement cost	Current Reserves 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	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				00.150	\$7,817	\$4,872	62%
Pool & Spa Equip.	\$38,391	\$30,241	20	19	\$8,150	\$429	\$214 \$910	50% 50%
Pool deck pavers	\$45,478	\$0	30	25 15	\$45,478 \$47,105	\$1,819 \$3,140	\$3,140	100%
Pool & spa Equip. Pool Common baths 2	\$47,105 \$12,145	\$0 \$0	20 25	5	\$12,145	\$2,429	\$607	25%
Pool Collinon Datils 2	\$12,145	\$0	20	J 3	Ψ12,140	Ψ2,423	<b>\$657</b>	
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%
Common	\$30,000	\$10,000			\$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

2	024 Monthly
	\$524.60
	\$705.91