

# **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
3. Vote to Waive Financial Reporting
4. Board Approval of 2025 Annual Budget
5. Adjournment

**BY ORDER OF THE BOARD OF DIRECTORS  
BEVERLY NEUBECKER, LCAM**



\*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.**



**RESERVE ANALYSIS  
CORDOVA GREENS V CONDO ASSOC  
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		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</b>	<b>\$192,870</b>					<b>\$20,372</b>	<b>\$18,084</b>	<b>89%</b>
Resurf/Sealing/Sidewalks	\$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