

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

11/15/24
adopted
Bsn

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

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	100.00%
Reserv-Painting Walkway	\$18,948	\$18,948	10	1	\$0	\$0	\$0	100.00%
Reserv-Paint Stairway/lobby	\$11,345	\$11,345	10	1	\$0	\$0	\$0	100.00%
Gutters	\$8,559	\$0	25	20	\$8,559	\$428	\$428	100.00%
Reserv -Elevator Motor	\$222,068	\$1,667	40	15	\$220,401	\$14,693	\$12,489	85.00%
Reserv- Elevator Cab	\$164,564	\$0	30	10	\$164,564	\$16,456	\$13,988	85.00%
Reserv - Roof Mod Bit	\$417,556	\$46,884	20	15	\$370,671	\$24,711	\$21,005	85.00%
Reserv- Roof Mansard Synthetic	\$240,723	\$0	25	20	\$240,723	\$12,036	\$12,036	100.00%
Reserv- Walkway/Stairway/b	\$208,201	\$2,708	40	1	\$205,493	\$205,493	\$30,824	15.00%
Reserves - Plumbing Chases	\$311,202	\$0	50	9	\$311,202	\$34,578	\$20,747	60.00%
Utility Doors	\$22,194	\$1,666	15	12	\$20,528	\$1,711	\$1,711	100.00%
Main Double Doors	\$14,331	\$0	40	12	\$14,331	\$1,194	\$1,194	100.00%
							\$0	100.00%
							\$0	100.00%
Non- Mandatory Resv							\$0	100.00%
Reserves - Paving & Sealing	\$97,645	\$9,929	25	17	\$87,716	\$0	\$0	100.00%
Sidewalks	\$126,792		50	17	\$126,792	\$0	\$0	100.00%

Lighting	\$11,737	\$0	35	16	\$11,737	\$0	\$0	100.00%
Swimming Pool Resurfacing	\$14,810	-\$1,792	20	14	\$14,810	\$0	\$0	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	\$239,946	\$0	35	18	\$239,946	\$0	\$0	100.00%
Reserves - Def Capital	\$10,000	\$0			\$10,000	\$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	3.35%
1.792240%	24	\$608.02	\$65.48	\$673	\$648	3.79%
1.975120%	18	\$670.06	\$65.48	\$736	\$703	4.42%
2.158160%	2	\$732.16	\$65.48	\$798	\$765	4.09%
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THIS WILL BE YOUR NEW 2025 MAINTENANCE FEE