

CASCADES OF LAUDERHILL

2025 Approved Budget

January 1, 2025 through December 31, 2025

APPROVED
Anna Rama
11-21-2024
7:00 P.M.

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All Divisions	Actual Aug 31 2024	2024 Actual Annualized	Approved amended 2024	Proposed 2025 Budget	Increase (decrease) 2024
REVENUE					
Maintenance Assessment	1,333,306	1,999,959	1,999,403	2,003,143	3,740
Mandatory Reserves	261,333	392,000	392,000	365,000	(27,000)
Condo Contribution	264,162	396,243	396,243	420,200	23,957
Transfer Fees	0	0	669	0	(669)
Late Charges	3,661	5,492	4,000	4,000	0
Misc Revenue	11,268	16,902	490	700	210
Laundry	0	0	234	0	(234)
Total Revenue	\$1,873,730	\$2,810,596	\$2,793,039	\$2,793,043	4

EXPENSES - BUILDING					
Utilities					
Electricity	22,783	34,175	30,000	34,300	4,300
Recycling	6,400	9,600	9,600	9,600	0
Water & Sewer	347,359	521,039	445,000	504,600	59,600
Trash	56,000	84,000	84,000	84,000	0
Telephones-Elev.	6,026	9,039	10,000	10,000	0
Sub-Total Utilities	438,568	657,853	578,600	642,500	63,900
Services					
Elevator Contract	21,869	32,804	27,000	12,000	(15,000)
Exterminating	8,690	13,035	11,400	11,400	0
Landscaping Ma contract	42,326	63,489	62,000	63,000	1,000
Janitorial and Maintenance	992	1,488	0	315,998	315,998
Fire Extinguishers	0	0	4,600	4,600	0
Fire Alarms	1,404	2,106	6,000	6,000	0
Sub-Total Services	75,281	112,922	111,000	412,998	301,998
Professional Fees					
Legal	7,137	10,706	5,000	5,000	0
Management	254,529	381,794	367,925	77,250	(290,675)
Sub-Total Professional Fees	261,666	392,500	372,925	82,250	(290,675)
Repairs & Maintenance					
Building	176,152	264,228	40,000	127,795	87,795
Outside Contractors	0	0	0	0	0
Elevator Repairs	0	0	2,500	2,500	0
Sub-Total Repairs & Maintenance	176,152	264,228	42,500	130,295	87,795

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All Divisions	Actual Aug 31 2024	2024 Actual Annualized	Approved amended 2024	Proposed 2025 Budget	Increase (decrease) 2024
General					
Insurance	493,133	739,700	890,000	730,000	(160,000)
License & Permits	1,901	2,852	7,000	7,000	0
Uncollected Funds	1,867	2,801	2,800	2,800	0
Sub-Total	496,901	745,353	899,800	739,800	(160,000)
Reserves Mandatory					
Building Total schedule	220,667	331,001	331,000	304,000	(27,000)
Sub-Total Reserves Mandatory	220,667	331,001	331,000	304,000	(27,000)

Building Total Expense	\$1,669,235	\$2,503,857	\$2,335,825	\$2,311,843	(\$23,982)
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EXPENSES - COMMON

Utilities						
Electricity		15,118	22,677	26,000	24,000	(2,000)
Water & Sewer		4,525	6,788	5,000	7,000	2,000
Trash		933	1,400	1,400	1,400	0
Sub-Total	Utilities	20,576	30,865	32,400	32,400	0
Services						
Cable T.V.		188,235	282,353	272,000	310,000	38,000
Fertilization		0	0	0	5,000	5,000
Waterway Treatment		2,208	3,312	3,000	3,000	0
Sub-Total	Services	190,443	285,665	275,000	318,000	43,000
Supplies						
Electrical		0	0	1,000	0	(1,000)
Landscaping		0	0	3,350	0	(3,350)
Janitorial		0	0	2,000	6,000	4,000
Sprinklers		10,746	16,119	5,000	5,000	0
Pool		1,316	1,974	1,000	0	(1,000)
Office		3,602	5,403	8,300	8,300	0
Pool Contract		0	0	2,000	10,200	8,200
Sub-Total	Supplies	15,664	23,496	22,650	29,500	6,850
Repairs & Maintenance						
Building R & M		2,378	3,567	8,000	4,000	(4,000)
Pool R & M		15,654	23,481	2,500	2,500	0
Outside Cont.		19,965	29,948	10,000	5,000	(5,000)
Lock up		0	0	10,800	10,800	0
Security/Cameras		14,274	21,411	15,000	0	(15,000)
Tree Trimming		19,820	29,730	14,000	12,000	(2,000)
Tennis Courts		0	0	393	0	(393)
Sub-Total	Repairs & Maintenance	72,091	108,137	60,693	34,300	(26,393)

All Divisions	Actual Aug 31 2024	2024 Actual Annualized	Approved amended 2024	Proposed 2025 Budget	Increase (decrease) 2024
Professional Fees					
Audit Fee	3,667	5,501	5,500	6,000	500
Sub-Total Professional Fees	3,667	5,501	5,500	6,000	500
General					
Contingency	0	0	0	0	0
Sub-Total General	0	0	0	0	0
Mandatory Reserves					
Common Area Reserves	40,667	61,001	61,000	61,000	0
Common Area Total Expense	\$343,108	\$514,665	\$457,243	\$481,200	\$23,957
Total Expenses	\$2,012,343	\$3,018,522	\$2,793,068	\$2,793,043	(\$25)
Net Surplus/(Deficit)	(\$138,613)	(\$207,926)	(\$29)	\$0	\$29

Cascades Of Lauderhill

2025 Approved Budget

January 1, 2025 through December 31, 2025

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Condo #1	Actual Aug 31 2024	2024 Actual Annualized
REVENUE		
Maintenance Assessment	925,523	1,388,285
Mandatory Reserves	185,133	277,700
Condo Contribution	184,913	277,370
Transfer Fees	0	0
Late Charges	1,580	2,370
Misc. Rev	7,841	11,762
Laundry	0	0
Total Revenue	\$1,304,990	\$1,957,487

Approved amended 2024	Proposed 2025 Budget	Increase (decrease) 2024
1,387,855	1,400,789	12,934
277,700	248,700	(29,000)
277,370	294,140	16,770
469	0	(469)
2,800	2,800	0
490	490	0
234	0	(234)
\$1,946,918	\$1,946,919	1

EXPENSES

Utilities		
Electricity	15,943	23,915
Recycling	4,720	7,080
Water & Sewer	216,392	324,588
Trash	39,200	58,800
Telephones-Elev.	4,218	6,327
Sub-Total Utilities	280,473	420,710
Services		
Elevator Contract	15,330	22,995
Exterminating	6,083	9,125
Landscaping Maintenance	29,628	44,442
Janitorial	706	1,059
Fire Extinguishers	0	0
Fire Alarms	983	1,475
Sub-Total Services	52,730	79,096
Professional Fees		
Legal	4,677	7,016
Management	177,886	266,829
Sub-Total Professional Fees	182,563	273,845
Repairs & Maintenance		
Building	120,085	180,128
Outside Contractors	0	0
Elevator Repairs	0	0
Sub-Total Repairs & Maintenance	120,085	180,128
General		
Insurance	345,193	517,790
License & permits	1,493	2,240
Uncollected Funds	1,307	1,961
Sub-Total General	347,993	521,991

21,000	24,000	3,000
6,720	7,000	280
300,000	325,000	25,000
58,800	58,800	0
7,000	7,000	0
393,520	421,800	28,280

18,900	8,400	(10,500)
7,980	7,980	0
43,400	44,100	700
0	221,199	221,199
3,220	3,220	0
4,200	4,200	0
77,700	289,099	211,399

3,500	3,500	0
257,548	54,075	(203,473)
261,048	57,575	(203,473)

28,000	115,995	87,995
0	0	0
1,750	1,750	0
29,750	117,745	87,995

623,000	511,000	(112,000)
4,900	4,900	0
1,960	1,960	0
629,860	517,860	(112,000)

Condo #1	Actual Aug 31 2024	2024 Actual Annualized
Reserves Mandatory Building Total	156,667	235,001
Sub-Total Reserves Mandatory	156,667	235,001

Approved amended 2024	Proposed 2025 Budget	Increase (decrease) 2024
235,000	206,000	(29,000)
235,000	206,000	(29,000)

Building Total Expenses	\$1,140,511	\$1,710,771
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\$1,626,878	\$1,610,079	(\$16,799)
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Common Recreation Area Expenses
 70% of Common Area Budget w/o Reserves
 70% of Common Area Reserves
 Sub-Total Common Area Recreation Area Expenses

277,370	294,140	16,770
42,700	42,700	0
320,070	336,840	16,770

Total Expenses

1,946,948	1,946,919	(29)
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Maintenance Assessment

Condo #1 - 3 Story Assessment

Maintenance
 Building Reserves
 Common Maintenance
 Common Reserves
 Annual Total
 Quarterly
 Monthly

A Apartment	B & C Apartment
3,124	3,869
459	569
854	854
95	118
4,532	5,410
1,133	1,352
378	451

Condo #1 - 5 Story Building

Maintenance
 Building Reserves
 Common Maintenance
 Common Reserves
 Annual Total
 Quarterly
 Monthly

A Apartment	B & C Apartment
4,041	4,314
594	634
854	854
123	132
5,613	5,934
1,403	1,484
468	495

Building Size	Unit Type
3-story	A
3-story	B&C
5-story	A
5-story	B&C

Approved 2024	Approved 2025
377	377
450	450
468	468
495	495

Cascades Of Lauderhill

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Condo #2	Actual Aug 31 2024	2024 Actual Annualized
REVENUE		

Approved amended 2024	Proposed 2025 Budget	Increase (decrease) 2024
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Maintenance Assessment	407,783	611,675
Mandatory Reserves	76,200	114,300
Condo Contribution	79,249	118,874
Transfer Fees	0	0
Late Charges	2,081	3,122
Misc. Revenue	3,427	5,141
Laundry	0	0

611,548	602,354	(9,194)
114,300	116,300	2,000
118,873	126,060	7,187
200	0	(200)
1,200	1,200	0
0	210	210
0	0	0

Total Revenue	\$568,740	\$853,112	\$846,121	\$846,124	3
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EXPENSES

Utilities					
Electricity	6,840	10,260	9,000	10,300	1,300
Recycling	1,680	2,520	2,880	2,600	(280)
Water & Sewer	130,967	196,451	145,000	179,600	34,600
Trash	16,800	25,200	25,200	25,200	0
Telephones-Elev.	1,808	2,712	3,000	3,000	0
Sub-Total Utilities	158,095	237,143	185,080	220,700	35,620
Services					
Elevator Contract	6,539	9,809	8,100	3,600	(4,500)
Exterminating	2,607	3,911	3,420	3,420	0
Landscape Maintenance	12,698	19,047	18,600	18,900	300
Janitorial	286	429	0	94,799	94,799
Fire Extinguishers	0	0	1,380	1,380	0
Fire Alarms	421	632	1,800	1,800	0
Sub-Total Services	22,551	33,828	33,300	123,899	90,599
Professional Fees					
Legal	2,460	3,690	1,500	1,500	0
Management	76,643	114,965	110,378	23,175	(87,203)
Sub-Total Professional Fees	79,103	118,655	111,878	24,675	(87,203)
Repairs & Maintenance					
Building	56,067	84,101	12,000	11,800	(200)
Outside Contractors	0	0	0	0	0
Elevator Repairs	0	0	750	750	0
Sub-Total Repairs & Maintenance	56,067	84,101	12,750	12,550	(200)
General					
Insurance	147,940	221,910	267,000	219,000	(48,000)
License & permits	408	612	2,100	2,100	0
Uncollected Funds	560	840	840	840	0
Sub-Total General	148,908	223,362	269,940	221,940	(48,000)

Condo #2	Actual Aug 31 2024	2024 Actual Annualized	Approved amended 2024	Proposed 2025 Budget	Increase (decrease) 2024
Reserves Mandatory					
Building Total	64,000	96,000	96,000	98,000	2,000
Sub-Total Reserves Mandatory	64,000	96,000	96,000	98,000	2,000
					0
Building Total Expense	\$528,724	\$793,089	\$708,948	\$701,764	(7,184)
Common Recreation Area Expenses					
30% of Common Area Budget w/o Reserves			118,873	126,060	7,187
30% of Common Area Reserves			18,300	18,300	0
Sub-Total Common Area Recreation Area Exp.			137,173	144,360	7,187
Total Expenses	528,724	793,089	846,121	846,124	3

Maintenance Assessment

Condo #2 - 3 Story Assessment

	A Apartment	B & C Apartment
Maintenance	3,079	3,752
Building Reserves	501	610
Common Maintenance	854	854
Common Reserves	94	114
Annual Total	4,528	5,330
Quarterly	1,132	1,333
Monthly	377	444

Condo #2 - 5 Story Building

	A Apartment	B & C Apartment
Maintenance	3809	4313
Building Reserves	620	702
Common Maintenance	854	854
Common Reserves	116	131
Annual Total	5399	6000
Quarterly	1350	1500
Monthly	450	500

Building Size	Unit Type	Approved 2024	Proposed 2025
3-story	A	376	376
3-story	B&C	444	444
5-story	A	450	450
5-story	B&C	500	500