



Cascade Overlook
Homeowners Association

ANNUAL MEETING

March 15, 2022



MEET YOUR BOARD

President - Nishant Parikh

Vice President - Paula Reis

Treasurer - Madhu Kantheti

Agenda

- 2021 Year in Review
- 2021 Income and Expenses
- 2022 Proposed Budget
- Q&As

2021 Year in Review / 2022 Projects

2021

- Installed signs at PMD pond

2022

- Scheduled playground inspection / repairs
- Replace playground sign

Friendly Reminders

- During trash/recycling days please refrain from putting your trash/recycling out if it is windy. When it is windy outside, we see a lot of trash flying all over the place.
- Trash/Recycling containers must be kept inside of your garage or on the side/back of your home, in a location least visible from the street.
- Bulk trash pickup is available from the county. If you schedule a pickup, please ensure that the items are collected or retrieved until the scheduled pick up.
- For safety reasons we kindly ask that if you have to park on the street, that you move as close to the curb as possible and avoid parking directly across from another car.
- Please do not park on or block the sidewalks as it impedes pedestrians ability to walk safely.

Friendly Reminders - Continued

- Please be mindful of the speed limit at all times, especially during the warm months when many of our kids are playing outside and during adverse weather conditions.
- Spring will be here soon, so let's keep our neighborhood looking good by keeping the yards and flower beds clean, trees trimmed, and the exterior of our homes looking good and compliant with our HOA bylaws.
- Please pick up after your pet. This applies to anywhere from the community entrance and any location within.
- Making a change to the exterior of your home? Please fill out and send us the ARC form before proceeding.

2021 Income and Expenses

- 100% of dues collected - \$35,550
- Total Expenses – \$35,036.86
- Net Income/(Loss) – \$513.14
- Operating Budget Balance - \$43,817.38 *

* As of Dec 31, 2021

2021 Income and Expenses

Income Statement Summary Report

Cascade Overlook HOA

December 01, 2021 thru December 31, 2021

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Assessment Income	0.00	0.00	0.00	35,550.00	35,550.00	0.00	35,550.00	0.00
Total Other Income	0.00	0.00	0.00	200.00	0.00	200.00	0.00	(200.00)
Total Cascade Overlook HOA Income	0.00	0.00	0.00	35,750.00	35,550.00	200.00	35,550.00	(200.00)
Total Administrative	948.60	166.00	782.60	2,312.45	2,006.00	306.45	2,006.00	(306.45)
Total Insurance	179.17	228.00	(48.83)	2,604.68	2,740.00	(135.32)	2,740.00	135.32
Total Utilities	15.81	16.00	(0.19)	187.02	187.00	0.02	187.00	(0.02)
Total Landscaping	1,416.00	1,695.00	(279.00)	18,889.00	20,342.00	(1,453.00)	20,342.00	1,453.00
Total Contracted Services	0.00	0.00	0.00	3,431.00	0.00	3,431.00	0.00	(3,431.00)
Total Professional Services	682.45	555.50	126.95	6,673.45	6,652.50	20.95	6,652.50	(20.95)
Total Reserve Expenses	0.00	301.50	(301.50)	939.26	3,622.50	(2,683.24)	3,622.50	2,683.24
Total Cascade Overlook HOA Expense	3,242.03	2,962.00	280.03	35,036.86	35,550.00	(513.14)	35,550.00	513.14
Total Cascade Overlook HOA Income / (Loss)	(3,242.03)	(2,962.00)	(280.03)	713.14	0.00	713.14	0.00	(713.14)
Total Association Net Income / (Loss)	(3,242.03)	(2,962.00)	(280.03)	713.14	0.00	713.14	0.00	(713.14)

2022 Proposed Budget

2022 Budget based on 2021 expenses:

- Projected Budget - \$35,550
- Projected Income - \$35,550



Q&A / Social / News



THANKS!

SEE YOU NEXT YEAR!

MEMORANDUM

DATE: January 17, 2022

TO: Board of Directors
Cascade Overlook HOA

FROM: Jim McCullough, CMCA®, PCAM®
Vice President Financial Management Division

RE: December 2021 Financial Statement

Cash and Investments

At the end of December, there is \$43,817.38 in the Pacific Premier Bank operating account.

Balance Sheet

The Residential Assessments Receivable account at the end of December is zero. This is a decrease of \$299.95 from the previous month.

Income Statement

For the month of December, the Income Statement reflects a net operating loss of \$3,242.03. This equates to a negative operating budget variance of \$280.03. Cascade Overlook ends fiscal year 2021 with a net operating income of \$713.14. All budget variances are summarized by category in the Income Statement Summary Report included in this Financial Statement.

Income Statement Summary Report
Cascade Overlook HOA
December 01, 2021 thru December 31, 2021

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Assessment Income	0.00	0.00	0.00	35,550.00	35,550.00	0.00	35,550.00	0.00
Total Other Income	0.00	0.00	0.00	200.00	0.00	200.00	0.00	(200.00)
Total Cascade Overlook HOA Income	0.00	0.00	0.00	35,750.00	35,550.00	200.00	35,550.00	(200.00)
Total Administrative	948.60	166.00	782.60	2,312.45	2,006.00	306.45	2,006.00	(306.45)
Total Insurance	179.17	228.00	(48.83)	2,604.68	2,740.00	(135.32)	2,740.00	135.32
Total Utilities	15.81	16.00	(0.19)	187.02	187.00	0.02	187.00	(0.02)
Total Landscaping	1,416.00	1,695.00	(279.00)	18,889.00	20,342.00	(1,453.00)	20,342.00	1,453.00
Total Contracted Services	0.00	0.00	0.00	3,431.00	0.00	3,431.00	0.00	(3,431.00)
Total Professional Services	682.45	555.50	126.95	6,673.45	6,652.50	20.95	6,652.50	(20.95)
Total Reserve Expenses	0.00	301.50	(301.50)	939.26	3,622.50	(2,683.24)	3,622.50	2,683.24
Total Cascade Overlook HOA Expense	3,242.03	2,962.00	280.03	35,036.86	35,550.00	(513.14)	35,550.00	513.14
Total Cascade Overlook HOA Income / (Loss)	(3,242.03)	(2,962.00)	(280.03)	713.14	0.00	713.14	0.00	(713.14)
Total Association Net Income / (Loss)	(3,242.03)	(2,962.00)	(280.03)	713.14	0.00	713.14	0.00	(713.14)

Income and Expense Projection Report
Cascade Overlook HOA
As of December 31, 2021

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Projected	Total Budget
Assessment Income														
4001 - Residential Assessments	0	0	35,550	0	0	0	0	0	0	0	0	0	35,550	35,550
Total Assessment Income	0	0	35,550	0	0	0	0	0	0	0	0	0	35,550	35,550
Other Income														
4710 - Late Fees & Interest	0	0	520	(40)	(280)	0	0	0	0	0	0	0	200	0
Total Other Income	0	0	520	(40)	(280)	0	0	0	0	0	0	0	200	0
Total Income	0	0	36,070	(40)	(280)	0	0	0	0	0	0	0	35,750	35,550
Administrative														
5025 - Other Collection Costs	3	0	0	3	110	0	0	0	0	0	0	3	119	486
5030 - Coupon Costs	0	0	0	0	0	0	0	0	0	0	0	789	789	711
5195 - Other Administrative Services	27	34	61	530	55	140	34	35	19	45	27	154	1,161	612
5215 - Postage	200	2	42	2	32	9	(56)	3	0	2	6	3	243	197
Total Administrative	231	36	102	535	196	148	(22)	38	19	47	33	949	2,312	2,006
Insurance														
5400 - Insurance Premiums	236	236	236	236	236	236	236	236	179	179	179	179	2,605	2,740
Total Insurance	236	236	236	236	236	236	236	236	179	179	179	179	2,605	2,740
Utilities														
6000 - Electric Service	16	14	14	16	17	14	14	17	15	18	17	16	187	187
Total Utilities	16	14	14	16	17	14	14	17	15	18	17	16	187	187
Landscaping														
6100 - Grounds & Landscaping - Contract	1,416	1,416	1,416	1,416	1,416	1,416	1,416	1,416	1,416	1,416	1,416	1,416	16,992	16,992
6110 - Landscape Repair & Maintenance	0	0	0	0	1,195	325	0	0	377	0	0	0	1,897	3,350
Total Landscaping	1,416	1,416	1,416	1,416	2,611	1,741	1,416	1,416	1,793	1,416	1,416	1,416	18,889	20,342
Contracted Services														
6442 - Snow Removal Services	0	931	2,500	0	0	0	0	0	0	0	0	0	3,431	0
Total Contracted Services	0	931	2,500	0	0	0	0	0	0	0	0	0	3,431	0

Income and Expense Projection Report
Cascade Overlook HOA
As of December 31, 2021

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Projected	Total Budget
Professional Services														
7025 - Legal Services - Collections	0	0	0	0	0	0	0	0	0	0	0	300	300	200
7030 - Legal Services - General Counsel	0	0	0	0	0	0	300	0	1,491	0	0	0	1,791	1,870
7040 - Management Fees	375	383	383	383	383	383	383	383	383	383	383	383	4,583	4,583
Total Professional Services	375	383	383	383	383	383	683	383	1,874	383	383	682	6,673	6,653
Reserve Expenses														
9912 - Operating Contingency Expenses	0	0	0	0	0	0	939	0	0	0	0	0	939	3,623
Total Reserve Expenses	0	0	0	0	0	0	939	0	0	0	0	0	939	3,623
Total Expense	2,274	3,016	4,650	2,586	3,442	2,522	3,266	2,089	3,880	2,042	2,028	3,242	35,037	35,550
Association Summary	(2,274)	(3,016)	31,420	(2,626)	(3,722)	(2,522)	(3,266)	(2,089)	(3,880)	(2,042)	(2,028)	(3,242)	713	0