



# Cascade Overlook Homeowners Association

ANNUAL MEETING

March 18, 2025



# MEET YOUR BOARD

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President - Nishant Parikh

Vice President - Paula Reis-Cypress

Treasurer - Madhu Kantheti

# Agenda

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- 2024 Year in Review
  - Friendly Reminders
  - 2024 Income and Expenses
  - 2025 Budget
  - Open Floor

# 2024 Year in Review

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This section is meant to highlight issues that were observed and reported by members of our community:

- Neighbors not being mindful and double parking on the streets or having their guests double park on the streets.
- Neighbors putting their trash or recycling out when it is too windy outside, trash flying into others yards, and not making an effort to pick these up.
- Neighbors not picking up after their pets.
- Driving too fast in the neighborhood, risking injuring our children, and other neighbors.
- Leaving trash/recycling cans (full or empty) sitting outside way past the pickup date.

# Friendly Reminders

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- 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, especially on curved sections of the road. Do not block mailboxes or/and driveways. Park in your driveway whenever possible.
- Please pick up after your pet. This applies to anywhere from the community entrance and any location within.
- Please be mindful of the speed limit at all times. The Speed Limit is **25 MPH**.
- ARC applications are required for any exterior changes to the home. This includes (but is not limited to) solar panels, storm doors, landscaping changes, paint, etc. ARC Guidelines and form is available online.

# 2024 Income and Expenses

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- 97% of dues collected - \$38,500 (out of \$39,500)
- Total Expenses – \$35,894.26
- Operating Budget Balance - \$33,849.34 \*

\* As of 12/31/24

# 2024 Income and Expenses

## Income Statement Summary Report Cascade Overlook HOA December 01, 2024 thru December 31, 2024

	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	39,500.00	39,500.00	0.00	39,500.00	0.00
<b>Total Cascade Overlook HOA Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>39,500.00</b>	<b>39,500.00</b>	<b>0.00</b>	<b>39,500.00</b>	<b>0.00</b>
Total Administrative	996.35	963.00	33.35	3,134.85	2,000.00	1,134.85	2,000.00	(1,134.85)
Total Insurance	167.33	192.00	(24.67)	2,408.64	2,300.00	108.64	2,300.00	(108.64)
Total Utilities	19.34	18.00	1.34	219.83	215.00	4.83	215.00	(4.83)
Total Landscaping	1,684.50	1,684.00	0.50	21,214.00	25,214.00	(4,000.00)	25,214.00	4,000.00
Total Contracted Services	0.00	0.00	0.00	2,691.00	2,691.00	0.00	2,691.00	0.00
Total Professional Services	397.95	590.00	(192.05)	6,225.94	7,080.00	(854.06)	7,080.00	854.06
<b>Total Cascade Overlook HOA Expense</b>	<b>3,265.47</b>	<b>3,447.00</b>	<b>(181.53)</b>	<b>35,894.26</b>	<b>39,500.00</b>	<b>(3,605.74)</b>	<b>39,500.00</b>	<b>3,605.74</b>
<b>Total Cascade Overlook HOA Income / (Loss)</b>	<b>(3,265.47)</b>	<b>(3,447.00)</b>	<b>181.53</b>	<b>3,605.74</b>	<b>0.00</b>	<b>3,605.74</b>	<b>0.00</b>	<b>(3,605.74)</b>
<b>Total Association Net Income / (Loss)</b>	<b>(3,265.47)</b>	<b>(3,447.00)</b>	<b>181.53</b>	<b>3,605.74</b>	<b>0.00</b>	<b>3,605.74</b>	<b>0.00</b>	<b>(3,605.74)</b>

# 2025 Budget Overview

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**\$30,006**

Administrative, Insurance, Utilities, Landscape and Management Contracts

**\$10,000**

Snow Removal (\$5,000) and Pond Repairs (\$5,000)

**\$1,469**

Maintenance, legal fees, unexpected expenses, etc.



# 2025 Budget

- Annual Dues Increase to \$525 (5%)
- Budget - \$41,475.00

Line Item	Budget
Grounds and Landscaping - Contract	\$20,619.00
Landscape Repair and Maintenance/Snow Removal	\$5,000.00
Landscape Repair and Maintenance/Pond Repair	\$5,000.00
Administrative	\$2,000.00
Insurance	\$2,300.00
Utilities	\$215.00
Professional Services (Management Fees)	\$4,872.00
Maintenance, Legal Counsel, Unexpected Expenses	\$1,469.00
	<b>\$41,475.00</b>



THANKS!

SEE YOU NEXT YEAR!