

	Overlook	Budget	2026		<i>PROPOSED</i>
	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 Actual</u>	<u>2026 Budget</u>	<u>Notes:</u>
Income					
Dues	\$177,600.00	\$196,800.00	\$196,800.00	\$196,800.00	
Interest	\$10,008.05	\$10,000.00	\$11,747.00	\$10,000.00	
TOTAL	\$187,608.05	\$206,800.00	\$208,547.00	\$206,800.00	
Operating Expenses					
Snow Removal	\$34,846.00	\$38,000.00	\$36,380.00	\$38,000.00	Have to remove snow around #68,#72,#76 ToB easement
Landscaping	\$17,621.42	\$25,000.00	\$24,925.00	\$25,000.00	Compare to \$48k bid from earlier contractor
Management Fees	\$21,119.40	\$21,119.40	\$21,119.40	\$21,119.40	Greg does small jobs himself under this management fee
Windows	\$7,600.00	\$10,000.00	\$7,320.00	\$7,500.00	Try to replace window seals at same time
Trash	\$5,889.12	\$6,000.00	\$6,518.45	\$7,000.00	
Gutters	\$4,000.00	\$4,500.00	\$3,145.00	\$3,500.00	
D&O Insurance	\$1,989.00	\$2,000.00	\$2,045.00	\$2,045.00	
Legal	\$0.00	\$1,500.00	\$0.00	\$1,500.00	
Water	\$990.25	\$2,000.00	\$2,494.55	\$3,000.00	
GL Insurance	\$357.00	\$500.00	\$358.00	\$361.00	
Other	\$1,540.00	\$6,000.00	\$6,066.67	\$7,000.00	ice/snow removal from roof, taxes, other
TOTAL	\$95,952.19	\$116,619.40	\$110,372.07	\$116,025.40	Flat to 2025 Budget
To Reserves	\$91,655.86	\$90,180.60	\$98,174.93	\$90,774.60	
Reserve Expenses					
Staining	\$24,800.00	\$15,000.00	\$7,000.00	\$26,000.00	2025 touch ups only. Regular schedule in 2026
Sidewalks	\$5,000.00	\$2,000.00	\$100.00	\$2,000.00	Look good. Greg did minor repairs. Paid for one repair
Railings	\$0.00	\$2,000.00	\$1,500.00	\$2,000.00	Eventual issue with lower railings. . .
Asphalt		?	\$210.00	\$10,000.00	Seal cracks West Point Lode and driveways.
Other	\$8,493.01	\$4,000.00	\$4,175.04	\$4,000.00	Leak/Heat Tape Repairs/stone siding
Heat Tape			\$38,910.00		Heat Tape replacement only if inspections show is needed
TOTAL	\$38,293.01	\$23,000.00	\$51,895.04	\$44,000.00	
Reserves Net	\$53,362.85	\$67,180.60	\$46,279.89	\$46,774.60	
				\$333,232.55	Reserve total, Jan 1st 2026.
				\$380,007.15	Projected Reserve Total, Jan 1st, 2027