

		Overlook	Budget	2025	
		<u>2024 Actual</u>	<u>2025 Budget</u>	<u>As of 6/1/25</u>	<u>Notes:</u>
Income					
Dues		\$177,600.00	\$196,800.00	\$98,400.00	
Interest		\$10,008.05	\$10,000.00	\$4,460.61	
TOTAL		\$187,608.05	\$206,800.00	\$102,860.61	
Operating Expenses					
Snow Removal		\$34,846.00	\$38,000.00	\$23,942.00	Have to remove snow around 68,72,76 ToB easement
Landscaping		\$17,621.42	\$25,000.00	\$1,925.00	Compare to \$48k bid from earlier contractor
Management Fees		\$21,119.40	\$21,119.40	\$10,559.70	Greg does small jobs himself under this management fee
Windows		\$7,600.00	\$10,000.00		Schedule June 24th and 25th
Trash		\$5,889.12	\$6,000.00	\$2,662.50	
Gutters		\$4,000.00	\$4,500.00		
D&O Insurance		\$1,989.00	\$2,000.00	\$2,045.00	
Legal		\$0.00	\$1,500.00		
Quickbooks		\$0.00	\$0.00		
Water		\$990.25	\$2,000.00	\$1.96	Town messed up this year. Future years much higher
GL Insurance		\$357.00	\$500.00	\$358.00	
Other		\$1,540.00	\$6,000.00	\$4,420.00	ice/snow removal, other
TOTAL		\$95,952.19	\$116,619.40	\$45,914.16	
To Reserves		\$91,655.86	\$90,180.60	\$56,946.45	“Fully Funded” estimated to be \$97,722
Reserve Expenses					
Staining		\$24,800.00	\$15,000.00		Stained an extra building and trash. 2025 touch ups only
Sidewalks		\$5,000.00	\$2,000.00	\$100.00	Look good. Greg did minor repairs. Paid for one repair
Railings		\$0.00	\$2,000.00		Issue with lower railings???
Asphalt			?		Seal West Point Lode and Driveways in Sep \$8,685
Other		\$8,493.01	\$4,000.00	\$357.37	Leak/Heat Tape Repairs/stone siding
TOTAL		\$38,293.01	\$23,000.00	\$457.37	
Reserves Net		\$53,362.85	\$67,180.60	\$56,489.08	High in 2025 because of staining, usually \$58K