

Budget Worksheet	Silverlake Villas -2025		2024 Budget	2004 Spending	2025 Budget	Notes
Account Number	Professional & Administrative Services-100	Description	2024 Budget	2024 Spending	2025 Budget	Notes
100.1	Attorney Services (non SA.)		\$3,000	\$2,989	\$5,000	Costs included SA, Celtic Property review and recommendations.
100.2	Accounting Services (non SA)		\$2,500	\$180	\$250	Tax Return Preparation
100.2.1	Misc Professional Services		\$100	\$80	\$500	
100.3	Audit (Non SA)		\$1,000	N/A	\$500	Independent Audit
100.5	Celtic Property Management		\$7,500	\$8,299	\$15,000	Price increase & additional fees
			\$14,100	\$11,548	\$21,250	
Account #	SLVHOA Administration-200	Description	2024 Budget	2024 Spending	2025 Budget	
200	Office Expenses (Including Software web services)		\$2,000	\$2,256	\$2,500	
200.4	Board Member Expenses Compensation		\$5,000	\$4,000	\$5,000	Five members.
200.5	Insurance		\$28,707	\$28,700	\$39,500	Expect 15-20% increase
200.7	Photography-Marketing		\$100	\$0	\$100	Realtor marketing materials-Curt
200.8	Reserve Account Deposit		\$50,000	\$20,000	\$35,000	Use 25k for building maintenance
200.9	Social Events-Entertainment		\$1,000	\$905	\$1,000	Snacks for meetings, misc. TBD
			\$86,807	\$55,861	\$83,100	
Account #	Roadway & Sidewalk Improvements-300	Description	2024 Budget	2024 Spending	2025 Budget	Notes
300.1	Private Drives and Driveways	Street Repair	\$2,500	\$2,800	\$3,000	
300.2		Driveway Replacement				None anticipated.
300.3		Seal Coating/Striping	\$6,000	\$9,685	\$4,500	Visitor Lots
			\$8,500	\$12,485	\$7,500	

Account #	Building Repairs and Maintenance-500		2024 Budget	2024 Spending	2025 Budget	Notes
	Building Repairs					
500.1	Plumbing	Emergency Cleanout	\$1,500	\$650	\$1,000	Three units in 2024
500.2	Remediation		\$1,500	\$0		1st Floor Drain Backup
500.3	Unit Repair/Replacement Costs		\$2,500	\$525	\$500	Broken window 8975 Dublin 11/23
500.4	Siding Replacement	Building siding.	\$500	\$4,350	\$2,500	Hail and roof line damage
300.4		Sidewalk Replacement foundation repair	\$1,500	\$30,554	\$10,000	Two foundation repairs Bldgs 3 & 4
500.5	Roof repairs (non replacement bldgs.).	repairs, drywall and painting.	\$500	\$0	\$500	
500.6	Gutters	Repairs	\$250		\$250	Emergency Repair Only
500.7		Cleaning	\$1,000	\$1,237	\$1,300	Two Cleanouts neededd.
		Replacement	\$0	\$7,855	\$0	Bldg 17. Never replaced.
500.9	Painting	Siding touchup 24	\$20,000	\$1,300	\$45,000	Bldgs 10, 13, 15. Misc touch up
			\$27,750	\$46,471	\$61,050	
Account #	Grounds		2024 Budget	2024 Spending	2025 Budget	Notes
600	Landscaping-maintenance and snow removal					
600.1		Maintenance	\$51,000	\$51,000	\$51,000	No change
600.3	Ice Melt	Snow Removal	\$2,500	\$7,525	\$3,500	Easier on the salt.
600.2	Landscape construction, replacement	Improvements	\$30,000	\$10,100	\$10,000	Phase III of Landscape Improvement
	Tree Services					
600.6		Treatment/Fertilizing	\$8,156	\$8,156	\$8,408	Contract signed 11/1/2025
	Irrigation System					
600.8		Start up/Shut Down	\$3,000	\$1,305	\$1,500	New contract pending.
600.9		Repairs	\$5,000	\$6,420	\$5,000	

600.1		Water	\$10,000	\$17,761	\$15,000	70% increase
			\$109,737	\$102,267	\$94,408	
			\$246,894	\$224,644	\$267,308	9% increase from 2024