

**TAVISTOCK CONDOMINIUM ASSOCIATION
APRIL 1, 2024 THROUGH MARCH 31, 2025
BUDGET AND MONTHLY FEE**

INCOME

OWNERS REGULAR ASSESSMENTS **\$1,205,300**

EXPENSES

ADMINISTRATIVE

Bad Debt Expense		\$2,000
Insurance		\$145,000
Management Contract		\$85,000
Miscellaneous		\$4,000
Office Supplies		\$5,000
Professional Fees-Accounting		\$9,000
Professional Fees-Engineering		\$7,000
Professional Fees-Legal		\$5,000
Telephone		\$2,800

TOTAL ADMINISTRATIVE EXPENSES **\$264,800**

MAINTENANCE

PAYROLL (Including taxes)		\$63,500
Deferred Maintenance		\$60,000
Building Repairs		\$50,000
Clubhouse Maintenance		\$2,000
Exterminating		\$15,000
Landscape Maintenance		
Regular Maintenance	\$140,000	
Weather Related	\$50,000	
Total Landscape Maintenance		\$190,000
Pool Expense		\$28,000
Pumping Station		\$9,320
Supplies		\$9,680

TOTAL MAINTENANCE EXPENSES **\$427,500**

UTILITIES

Electric		\$21,000
Water		\$142,000

TOTAL UTILITIES **\$163,000**

RESERVE REPLACEMENT & FUNDING

Reserve Replacement & Funding		\$350,000
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TOTAL RESERVE & CAPITAL IMPROVEMENT **\$350,000**

TOTAL EXPENSES **\$1,205,300**

MONTHLY FEE PER UNIT (324 UNITS) **\$310**



FEE PAYMENT

Beginning April 1, 2024 through March 31, 2025

the monthly fee for each unit is

\$310.00

Payment is due on the FIRST (1ST) of each month.

Payment must be received by the TENTH (10th).

If payment is received after the TENTH, a late fee of \$15 is applied.

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MAKE CHECK(S) PAYABLE TO:

Tavistock Condominium Association

MAIL CHECK TO

**100 Tavistock Road
Cherry Hill, NJ. 08034**

or

**Place check in mailbox in front of the Clubhouse
or the secure box on the right hand side of the Clubhouse door.**

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Your UNIT NUMBER must be on check to insure proper credit.

**If you use a bill payment service,
please use your unit number as your account number.**

No “post dated” checks accepted.



Thank you for paying on time each month!