

**TAVISTOCK CONDOMINIUM ASSOCIATION  
BUDGET  
APRIL 1, 2025 THROUGH MARCH 31, 2026**

<b>OPERATING EXPENSES</b>	<b>TOTAL</b>
<u>ADMINISTRATIVE</u>	
Bad Debt Expense	\$2,000
Insurance	\$190,000
Management Contract	\$110,000
Miscellaneous	\$2,500
Office Supplies	\$5,000
Professional Fees-Accounting	\$9,000
Professional Fees-Engineering	\$3,500
Professional Fees-Legal	\$2,000
Telephone	\$2,500
<b>Total ADMINISTRATIVE</b>	<b>\$326,500</b>
<u>MAINTENANCE</u>	
Payroll (Maintenance staff)	\$68,000
Deferred Maintenance-Painting/Power Wash	\$50,000
Building Repairs	\$55,000
Clubhouse Maintenance	\$3,000
Exterminating	\$15,000
Landscape: WEATHER RELATED (snow removal, storm cleanup)	\$50,000
Landscape Maintenance	\$188,000
Pool Contract	\$30,000
Pumping Station	\$14,300
Supplies	\$7,000
<b>Total MAINTENANCE</b>	<b>\$480,300</b>
<u>UTILITIES</u>	
Electric	\$23,000
Water	\$145,000
<b>Total UTILITIES</b>	<b>\$168,000</b>
<b>RESERVE REPLACEMENT &amp; CAPITAL IMPROVEMENT</b>	<b>\$385,000</b>
<b>GRAND TOTAL OPERATING AND RESERVE</b>	<b>\$1,359,800</b>
<b>MONTHLY FEE PER UNIT</b> (324 Units)	<b>\$350</b>