



The Fairways at Torrington  
2023 Proposed Budget

	Approved	YTD	Estimate	Estimated	Proposed
	2022	Actual to	Sept-Dec	Total	2023
	<u>Budget</u>	<u>7/31/2022</u>	<u>2022</u>	<u>2022</u>	<u>Budget</u>
<b><u>EXPENSES</u></b>					
<b>Maintenance</b>					
General Maintenance	\$ 25,000	\$ 33,689	\$ 20,000	\$ 53,689	\$ 30,856
Lighting/Fire Alarm	\$ 4,000	\$ 3,818	\$ -	\$ 3,818	\$ 4,000
Janitorial/Hallway Cleaning	\$ 5,000	\$ 2,792	\$ 1,995	\$ 4,787	\$ 5,000
Fertilizing	\$ 10,000	\$ 5,002	\$ 4,254	\$ 9,256	\$ 10,000
Mulch	\$ 5,000	\$ 4,568	\$ -	\$ 4,568	\$ 8,500
Landscaping	\$ 61,000	\$ 34,857	\$ 26,142	\$ 60,999	\$ 75,000
Snow Removal	\$ 90,500	\$ 54,300	\$ 36,200	\$ 90,500	\$ 110,000
Additional Snow Removal	\$ 5,000	\$ 4,600	\$ -	\$ 4,600	\$ 5,000
Exterminating	\$ 500	\$ 522	\$ 100	\$ 622	\$ 750
Non Recurring Repairs	\$ 25,000	\$ 8,968	\$ 10,000	\$ 18,968	\$ 20,000
Tree Trimmng/ Removal	\$ 5,000	\$ 665	\$ 6,400	\$ 7,065	\$ 10,000
Additional Landscaping	\$ 5,000	\$ 253	\$ 4,747	\$ 5,000	\$ 5,000
<b>TOTAL MAINTENANCE</b>	\$ 241,000	\$ 154,034	\$ 109,838	\$ 263,872	\$ 284,106
<b><u>CAPITAL IMPROVEMENTS</u></b>					
Capital Impr. - Paving/Drainage	\$ 52,226	\$ -	\$ 142,778	\$ 142,778	\$ 40,000
Capital Impr. - Walkway Repair	\$ 5,000	\$ -	\$ 27,300	\$ 27,300	\$ 5,000
Capital Impr. - Bldg. Upgrades	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
<b>TOTAL CAP. IMPROVEMENT</b>	\$ 62,226	\$ -	\$ 170,078	\$ 170,078	\$ 50,000
<b><u>RESERVES</u></b>					
Reserve Cont.- General	\$ 61,819	\$ 36,061	\$ 25,758	\$ 61,819	\$ 61,819
Reserve Cont. - Garages	\$ 735	\$ 429	\$ 306	\$ 735	\$ 735
	\$ 62,554	\$ 36,490	\$ 26,064	\$ 62,554	\$ 62,554
<b>TOTAL EXPENSES</b>	\$ 521,280	\$ 248,900	\$ 398,468	\$ 647,368	\$ 560,160
<b>NET INCOME/LOSS</b>	\$ -	\$ 63,941	\$ (183,218)	\$ (119,277)	\$ -