



The Fairways at Torrington  
2020 Approved Budget

	<b>Approved</b>		<b>Estimate</b>	<b>Estimated</b>	<b>Approved</b>
	<b>2019</b>	<b>Actual to</b>	<b>Oct - Dec</b>	<b>Total</b>	<b>2020</b>
	<b><u>Budget</u></b>	<b><u>9/30/2019</u></b>	<b><u>2019</u></b>	<b><u>2019</u></b>	<b><u>Budget</u></b>
<b><u>EXPENSES</u></b>					
<b>Maintenance</b>					
General Maintenance	\$ 42,000	\$ 27,840	\$ 15,000	\$ 42,840	\$ 42,000
Dryer Vent Cleaning	\$ -	\$ 6,030	\$ -	\$ 6,030	\$ -
Lighting/Fire Alarm	\$ 3,000	\$ 1,694	\$ 1,050	\$ 2,744	\$ 3,000
Janitorial/Hallway Cleaning	\$ 5,500	\$ 3,589	\$ 1,571	\$ 5,160	\$ 5,500
Fertilizing	\$ 10,513	\$ 9,528	\$ 1,000	\$ 10,528	\$ 10,000
Mulch	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Landscaping	\$ 65,000	\$ 58,594	\$ 6,400	\$ 64,994	\$ 60,000
Snow Removal	\$ 79,000	\$ 43,725	\$ 30,000	\$ 73,725	\$ 85,000
Additional Snow Removal	\$ 4,000	\$ 452	\$ -	\$ 452	\$ 2,000
Exterminating	\$ 1,000	\$ 1,462	\$ 100	\$ 1,562	\$ 1,000
Non Recurring Repairs	\$ -	\$ 14,072	\$ -	\$ 14,072	\$ -
Insurance Claim Repairs	\$ -	\$ 32,101	\$ -	\$ 32,101	\$ -
Additional Landscaping	\$ 1,000	\$ 17,406	\$ -	\$ 17,406	\$ 6,000
<b>TOTAL MAINTENANCE</b>	\$ 216,013	\$ 216,493	\$ 55,121	\$ 254,208	\$ 214,500
<b><u>CAPITAL IMPROVEMENTS</u></b>					
Capital Impr. - Deck Staining	\$ -	\$ 4,004	\$ -	\$ 4,004	\$ 5,000
Capital Impr. - Paving/Drainage	\$ 68,024	\$ 78,566	\$ -	\$ 78,566	\$ 62,341
Capital Impr. - Walkway Repairs	\$ 8,000	\$ 13,395	\$ -	\$ 13,395	\$ -
Capital Impr. - Bldg. Upgrade	\$ -	\$ 8,800	\$ -	\$ 8,800	\$ 10,000
<b>TOTAL CAP. IMPROVEMENTS</b>	\$ 76,024	\$ 104,765	\$ -	\$ 104,765	\$ 77,341
<b><u>RESERVES</u></b>					
Reserve Cont.- General	\$ 67,429	\$ 50,571	\$ 17,400	\$ 67,971	\$ 67,429
Reserve Cont. - Garages	\$ 2,040	\$ 1,530	\$ 650	\$ 2,180	\$ 2,040
	\$ 69,469	\$ 52,101	\$ 18,050	\$ 70,151	\$ 69,469
<b>TOTAL EXPENSES</b>	\$ 492,120	\$ 476,238	\$ 102,766	\$ 561,598	\$ 521,280
<b>NET INCOME/LOSS</b>	\$ -	\$ (70,790)	\$ 23,134	\$ (30,250)	\$ 0
<b>Current Common Charge</b>					
<b>\$250</b>					
<b>New Common Charge</b>					
<b>\$265 Per Month</b>					
<b>Current Assets</b>					
<b>\$51,400.00 Checking</b>					
<b>\$353,870.00 Reserves</b>					