Pittsfield Village - Budget 2026-2027

INCOME	
MEMBER FEES	2,421,921.39
LATE CHARGES/FINES/LEGAL FEES	15,000
INTEREST INCOME- Operating	60
CLUBHOUSE RENTAL	200
RENTAL ADMIN FEE	18,800
MAINT BILLBACKS-LABOR	6,000
MAINT BILLBACKS-MATERIALS	4,000
LAND CONTRACT (Principal)	5,300.69
LAND CONTRACT (Interest)	783.93
LAND CONTRACT (Insurance)	196
LAND CONTRACT (Taxes)	2,500
TOTAL INCOME	**2,474,762.01**
EXPENSES	
ADMINISTRATIVE	
COPY/ PRINT	19,000
OFFICE EQUIPMENT	1,200
EVENTS	3,200
OFFICE CLEANING SERVICE	1,200
OFFICE SUPPLIES	4,400
POSTAGE	7,000
SECURITY	1,200
OPERATING CONTINGENCY	25,000
TOTAL ADMINISTRATIVE	**62,200.00**
UTILITIES	
COMPUTER- INTERNET + IT	3,513.60
ELECTRICITY	15,000
NATURAL GAS	4,800
TELEPHONE	4,240
WATER/SEWER	225,000
TOTAL UTILITIES	**252,553.60**
BUILDING MAINTENANCE	
BUILDING SUPPLIES	15,000
ELECTRICAL	1,500
GLASS REPLACEMENT	4,000
HEATING SVC. PARTS	500
EQUIPMENT REPAIRS	1,000
POOL CONTRACT	14,000
POOL- BATHOUSE CLEANING	3,750
POOL SUPPLIES/REPAIRS	5,500
FUEL/GAS	650
PLUMBING SUPPLIES, REPAIR + MAINTENANCE	3,500
SEWER REPAIRS	20,000
FEES & PERMITS	900
TOTAL BUILDING MAINTENANCE	**70,300.00**
LANDSCAPE & GROUNDS	
RUBBISH REMOVAL	1,100
EXTERMINATOR	9,500
SNOW REMOVAL	175,000
FERTILIZER	4,839.24

Pittsfield Village - Budget 2026-2027

SHRUB & BED CARE	142,743.60
FLOWER GIVEAWAY	3,200
GENERAL GROUNDS	14,000
LAWN CONTRACT	129,036
CO-OWNER REQUEST REMOVAL	6,000
CO-OWNER REQUEST REPLACEMENT	6,000
RE-GRADING	2,500
TREE WATERING	5,000
MULCH	14,000
LEAF REMOVAL	14,000
LANDSCAPE OVERGROWTH UPKEEP	6,000
BUCKTHRON & BORDER MANAGEMENT	13,500
HAWTHORN REMOVAL/MANAGEMENT	5,000
SPECIAL PROJECTS	3,000
LAWN RESTORATION	7,500
COMMON AREA CONTINGENCY	6,000
COMMON AREA TREE & SHRUB REMOVAL	12,000
TOTAL LANDSCAPE/GROUNDS	**579,918.84**
PROFESSIONAL SERVICES	
LEGAL FEES	30,000
MANAGEMENT FEES	57,456
ACCOUNTING/AUDIT	9,200
RECORDING SECRETARY	2,475
TOTAL PROFESSIONAL SERVICES	**99,131.00**
PAYROLL	
PAYROLL-MAINT	297,120.86
PAYROLL-OFFICE	247,600.72
PAYROLL- OVERTIME	5,000
PAYROLL- BONUSES	3,000
TOTAL PAYROLL	**552,721.58**
INSURANCE & TAXES	
PROPERTY INSURANCE	130,783.71
INSURANCE-EQUIPMENT	1,100
LAND CONTRACT (Taxes)	2,500
LAND CONTRACT (Insurance)	207
TOTAL INS. & TAXES	**134,590.71**
TOTAL EXPENSES	**1,751,415.73**
RESERVE PAYMENTS	
LAND CONTRACT (Principle & Interest)	6,084.62
CAPITAL REPLACEMENT RESERVES	717,261.66
TOTAL RESERVES	**723,346.28**
VARIANCE/CASH FLOW BEFORE DEBT 0	