

Pittsfield Village - Budget 2025-2026

INCOME	
MEMBER FEES	2,316,180
LATE CHARGES/FINES/LEGAL FEES	10,500
INTEREST INCOME- Operating	60
CLUBHOUSE RENTAL	800
RENTAL ADMIN FEE	18,800
MAINT BILLBACKS-LABOR	5,000
MAINT BILLBACKS-MATERIALS	2,300
LAND CONTRACT (Principal)	10,535
LAND CONTRACT (Interest)	2,243
LAND CONTRACT (Insurance)	400
LAND CONTRACT (Taxes)	5,282
TOTAL INCOME	2,372,100
EXPENSES	
<u>ADMINISTRATIVE</u>	
COPY/ PRINT	19,000
OFFICE EQUIPMENT	2,500
EVENTS	2,500
OFFICE CLEANING SERVICE	1,200
OFFICE SUPPLIES	4,000
POSTAGE	7,000
SECURITY	1,200
OPERATING CONTINGENCY	25,000
TOTAL ADMINISTRATIVE	62,400
<u>UTILITIES</u>	
COMPUTER- INTERNET + IT	2,878
ELECTRICITY	11,000
NATURAL GAS	4,100
TELEPHONE	6,271
WATER/SEWER	250,000
TOTAL UTILITIES	274,249
<u>BUILDING MAINTENANCE</u>	
BUILDING SUPPLIES	12,500
ELECTRICAL	12,000
GLASS REPLACEMENT	4,000
HEATING SVC. PARTS	200
EQUIPMENT REPAIRS	1,000
POOL CONTRACT	13,659
POOL- BATHOUSE CLEANING	3,675
POOL SUPPLIES/REPAIRS	5,500
FUEL/GAS	600
PLUMBING SUPPLIES, REPAIR + MAINTENANCE	3,500
SEWER REPAIRS	30,000
FEES & PERMITS	615
TOTAL BUILDING MAINTENANCE	87,249
<u>LANDSCAPE & GROUNDS</u>	
RUBBISH REMOVAL	1,100
EXTERMINATOR	8,602
SNOW REMOVAL	140,000
FERTILIZER	4,688

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SHRUB & BED CARE	142,744
FLOWER GIVEAWAY	4,500
SEASONAL PLANTINGS + CORNER BEDS	13,750
LAWN CONTRACT	125,278
CO-OWNER REQUEST REMOVAL	6,000
CO-OWNER REQUEST REPLACEMENT	6,000
RE-GRADING	2,500
TREE WATERING	3,500
MULCH	20,000
LEAF REMOVAL	14,000
LANDSCAPE OVERGROWTH UPKEEP	12,000
BUCKTHRON OVERGROWTH MANAGEMENT	7,500
SPECIAL PROJECTS	3,000
COMMON AREA CONTINGENCY	6,000
COMMON AREA TREE & SHRUB REMOVAL	12,000
TOTAL LANDSCAPE/GROUNDS	533,162
<u>PROFESSIONAL SERVICES</u>	
LEGAL FEES	15,000
MANAGEMENT FEES	57,456
ACCOUNTING/AUDIT	4,790
RECORDING SECRETARY	2,475
TOTAL PROFESSIONAL SERVICES	79,721
<u>PAYROLL</u>	
PAYROLL-MAINT	287,073
PAYROLL-OFFICE	239,228
PAYROLL- OVERTIME	7,000
PAYROLL- BONUSES	2,100
TOTAL PAYROLL	535,401
<u>INSURANCE & TAXES</u>	
PROPERTY INSURANCE	110,000
INSURANCE-EQUIPMENT	1,000
LAND CONTRACT (Taxes)	5,281
LAND CONTRACT (Insurance)	400
TOTAL INS. & TAXES	116,681
TOTAL EXPENSES	1,688,863
<u>RESERVE PAYMENTS</u>	
LAND CONTRACT (Principle & Interest)	12,778
CAPITAL REPLACEMENT RESERVES	670,459
TOTAL RESERVES	683,237
VARIANCE/CASH FLOW BEFORE DEBT 0	