



BRADFORD
WOODS

2026 Adopted Budget



Borough of Bradford Woods

2026 Budget Message

I am pleased to present the proposed budget for Bradford Woods Borough for 2026. This year (2025) can be summed up in two words: Easement Agreements. An easement agreement is a document by which a property owner grants the Borough permission to do work on their private property. Easement agreements were needed for three major projects planned in 2025. The first was the construction of a pedestrian lane on Bradford Road from Wexford Run to the Pine Township line, with the goal of improving pedestrian safety. Easement agreements were needed from 9 property owners for that project, but only 2 were willing to grant the easements and the project had to be canceled. The second project was the restoration of the large Village Pond, requiring an easement agreement from the Village HOA. After the project was approved by the PA Department of Environmental Protection in August, the Borough worked diligently with the HOA Board to create an easement agreement that was acceptable to both parties. The final project requiring an easement agreement was a stormwater pollution reduction project to reduce sediment entering Pine Creek as required by our State and Federal governments. This project will also reduce flooding and erosion on several private properties including the Community Church. Five easement agreements were needed for this project, and the church congregation will vote to approve the final one in December.

The Borough will complete both large projects by fall of 2026. Grants already awarded are expected to fund 58% of the project costs, with the remainder coming from the Borough's reserves that have been held for this purpose. Some 2026 budget highlights:

- Overall revenues excluding grant funding are expected to decline 2% compared to the 2025 estimate. This reflects a reduction in interest income due to falling interest rates and lower bank balances. Tax revenues are expected to remain at the same level as in 2025.
- The budget was developed to leave Property Tax millage unchanged for 2026. At 3.375 mills, Bradford Woods has the 4th lowest millage rate among all 81 boroughs in Allegheny County.
- The budget reflects the Borough's commitment to public safety. A full 43% of the operating budget is directed toward public safety, with \$279,315 in support of the Northern Regional Police Department, \$35,775 in funding for the Bradford Woods Volunteer Fire Company, and a contribution to the McCandless/Franklin Park Ambulance Authority of \$5,700.
- The Borough's contribution to the Northland Library in 2026 will be \$27,905.
- The budgeted expenses reflect the Borough's top priorities for the year; over 81% of the expenditure will be for road construction, stormwater management and public safety.

Respectfully submitted,

Rusti Null
Borough Manager

**BOROUGH OF BRADFORD WOODS
2026 BUDGET (ADOPTED)**

BEGINNING FUND BALANCE	2024	2025	2025	2026
	Actual	Budget	Forecast	Budget
Assigned Capital - Roads	-	-	-	-
Assigned Capital - MS4	192,500	466,000	466,000	1,146,483
Assigned Expense - Liquid Fuels	58,771	48,565	45,409	26,447
Unassigned - Emergency Reserve	50,000	180,000	180,000	180,000
Unassigned - Balance	875,287	904,658	951,367	320,230
<i>TOTAL BEGINNING FUND BAL</i>	1,176,558	1,599,223	1,642,775	1,673,160

REVENUE	2024	2025	2025	2026
	Actual	Budget	Forecast	Budget
<i>All Sources</i>				
Real Estate Tax - Current	468,274	471,281	471,712	471,712
Real Estate Tax - Delinquent	10,187	9,767	14,336	14,336
Sales Tax (RAD)	26,644	26,497	28,012	28,012
Deed Transfer Tax	25,127	47,000	43,455	43,455
Earned Income Tax - Current	397,109	387,207	411,643	411,643
Driveway Permits	450	150	100	200
Street Opening Permits	14,126	200	2,020	500
Fines - Magistrate	2,058	800	842	800
Fines - State Police	636	703	571	571
Interest	60,436	40,000	47,160	30,000
Woodlands Loader Lease	1,200	1,200	1,200	1,200
Grant Proceeds	608,940	900	397	466,600
Marcellus Shale Impact Fee	831	831	744	744
Public Utility Rebate (PURTA)	870	870	839	839
State Allocation - Fire Relief	9,806	9,806	10,471	10,471
Inspection Fees	2,853	3,938	3,100	3,100
Building Permits	7,019	8,044	5,186	5,186
Zoning Appeals/Judgements	400	350	100	350
Plan Review Fees	1,986	1,892	4,685	4,685
No Lien Letters	300	325	400	400
PA DOT Winter Contract	8,044	4,062	4,614	4,064
Misc. Revenue	3,409	1,000	1,438	100
Proceeds from sale of assets	-	200	-	200
Liquid Fuels Tax	48,958	47,993	49,020	47,214
<i>TOTAL REVENUE</i>	1,699,664	1,065,018	1,102,046	1,546,383

EXPENDITURES	2024 Actual	2025 Budget	2025 Forecast	2026 Budget
<i>Library Contribution</i>				
Northland Library	29,300	24,879	24,879	27,905
<i>Administration</i>				
Employer State Unemployment	601	100	1,720	1,586
Office Supplies	632	1,000	732	1,000
Postage	697	1,000	724	1,000
Copier/Toner Supplies	1,441	1,296	1,363	1,418
Celebrations/Donations/Misc	742	5,000	5,696	1,000
Legal Advertising	330	1,100	634	1,100
Salary - Manager	82,400	79,750	79,750	82,500
Intern Wages	-	-	-	3000
Employer Share - FICA (Manager)	4,925	4,945	4,739	5,115
Employer Medicare (Manager)	1,152	1,156	1,108	1,196
Computer System/Internet	11,831	15,630	14,308	12,675
Dues & Subscriptions	6,333	6,926	7,432	7,432
Training & Seminars	4,827	4,300	5,330	4,300
Financial Services	1,458	1,456	1,786	1,456
Auditors	7,402	7,600	7,602	7,852
Legal Fees	16,713	15,137	16,681	16,681
Bldg. Inspector/Fees	3,558	4,140	2,896	2,896
Engineering Fees	54,195	43,435	88,986	112,090
Zoning/Code Enforcement	6,838	6,978	2,153	3,000
Mileage Reimbursement	741	741	239	500
Medical Benefits (Manager)	16,911	18,260	18,260	19,266
<i>Total Administration</i>	223,727	219,951	262,139	287,064
<i>Building</i>				
Telephone/Fax	605	614	618	623
Improvements/Security	9,943	1,500	1,112	1,000
Rent	17,304	17,304	17,304	17,650
<i>Total Building</i>	27,852	19,418	19,034	19,273
<i>Insurance</i>				
Workers Comp	11,513	12,614	12,628	12,992
Gen'l Liability/Public Officials	9,891	9,691	10,041	10,242
<i>Total Insurance</i>	21,404	22,305	22,669	23,234

<i>Other Expenses</i>	2024 Actual	2025 Budget	2025 Forecast	2026 Budget
Planning/Public Relations	467	500	1,537	1,000
Miscellaneous	(810)	250	100	250
ZHB Expenses	400	500	1,625	500
Salt Shed	446	455	514	514
Park	413	5,000	2,851	5,000
Real Estate Tax Refunds	4,937	2,468	824	824
<i>Total Other Expenses</i>	5,852	9,173	7,451	8,088

<i>Public Safety</i>	2024 Actual	2025 Budget	2025 Forecast	2026 Budget
Deer Disposal	600	1,200	2,450	3,000
Police Protection	243,640	275,183	275,180	279,315
Fine Reimbursement	1,458	800	842	800
Fire Co. Relief from State	9,806	9,806	10,471	10,471
Hydrant Rental	14,135	14,136	14,135	14,136
MFPAA Contribution	5,000	5,000	5,000	5,700
Police Pension Contribution	-	-	-	-
Fire Dept. Contribution	25,650	25,650	25,650	25,304
<i>Total Public Safety</i>	300,288	331,775	333,728	338,726

<i>Roads</i>	2024 Actual	2025 Budget	2025 Forecast	2026 Budget
Wages - Roads - Part Time	44,875	47,807	52,329	54,108
Cell Phone	240	240	240	240
Employer Share - FICA (Roads)	2,782	2,964	3,244	3,355
Employer Medicare (Roads)	651	693	759	785
Supplies	1,000	2,000	1,653	2,000
Fuel	2,242	2,906	2,828	2,906
Professional Services - Public Works	-	-	913	-
Truck R&M	497	1,000	4,266	2,000
Vactor/Tree Removal/St. Sweep.	-	3,000	-	2,000
Equipment Rental	-	-	1,839	-
Equipment/Purchase	16,900	3,000	398	3,000
Road Program - Current Year	139,208	313,234	256,688	207,535
Road Program - Prior Year	(16,965)	-	26,209	-
Materials - Salt	20,566	34,000	35,904	34,000
Street Signs	-	7,000	11,168	-
Street Lights	5,454	6,000	6,726	7,350
Equip. Rent/Repair	141	3,000	322	3,000
<i>Total Roads</i>	217,592	426,844	405,485	322,279

<i>Storm Sewers & Drains</i>	2024 Actual	2025 Budget	2025 Forecast	2026 Budget
Repairs & Maintenance	1,008	2,000	1,198	2,000
Cap. Constr. - SWM	410,370	466,000	-	1,612,483
<i>Total Storm Sewers & Drains</i>	411,378	468,000	1,198	1,614,483

<i>Tax Collection</i>	2024 Actual	2025 Budget	2025 Forecast	2026 Budget
E.I.T. Commission - (1.42%)	5,507	5,498	4,935	5,845
R.E. Tax Comm. - Del (10%)	1,372	1,262	1,779	1,779
R.E. Tax Commission	1,926	1,912	1,926	1,926
<i>Total Tax Collection</i>	8,805	8,672	8,640	9,551

<i>Current Year Capital Expense</i>	2024 Actual	2025 Budget	2025 Forecast	2026 Budget
Emergency Fund				
MS4 Plan	410,370	466,000	-	1,612,483
Tractor				
Truck	-	-		-
Skid Loader	-	-		-
<i>Total Capital/Reserve</i>	410,370	466,000	-	1,612,483

<i>TOTAL EXPENSE</i>	1,246,197	1,531,017	1,085,223	2,650,603
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ENDING FUND BALANCE	2024 Actual	2025 Budget	2025 Forecast	2026 Budget
Assigned Capital - Roads	-	-	-	-
Assigned Capital - MS4	466,000	-	1,146,483	-
Assigned Expense - Liquid Fuels	45,409	20,652	26,447	26,405
Unassigned - Emergency Reserve	50,000	180,000	180,000	180,000
Unassigned - Balance	1,081,367	897,992	320,230	362,535
<i>TOTAL ENDING FUND BAL</i>	1,642,775	1,098,644	1,659,598	568,940