

	A	B	D	E	F	G	H
1	<b>Pocono Pines Community Association</b>						
2	<b>2025 PPCA Operating Budget</b>						
3	Reviewed & Amended 11/21/2024 - Approved 12/14/2024						
4							
5	<b>Budget Based on:</b>						
6	Improved Properties		1600				
7	Unimproved Properties		154				
8	<b>TOTAL PROPERTIES</b>		<b>1754</b>				
9							
10			<b>2024 Annual Budget</b>	<b>2024 Year End Projection</b>	<b>2025 Operating Budget</b>		
11	<b>REVENUES</b>						
12							
13	IMPROVED PROPERTY ASSESSMENT		\$ 1,447,541	\$ 1,447,541	\$ 1,522,790		
14	UNIMPROVED PROPERTY ASSESSMENT		\$ 104,880	\$ 104,880	\$ 146,568		
15	UNPAID ASSESSMENT IMPROVED		\$ (43,426)	\$ (43,426)	\$ (48,622)		
16	UNPAID ASSESSMENT UNIMPROVED		\$ (3,146)	\$ (3,146)			
17	DISCOUNT - ANNUAL ASSESSMENT		\$ -				
18	GARBAGE FINE		\$ -	\$ 300	\$ 1,000		
19	CODE OF CONDUCT - FINE		\$ 2,500	\$ 2,500	\$ 2,500		
20	FINANCE CHARGE ON ASSESSMENT		\$ 10,000	\$ 7,500	\$ 7,500		
21	REVERSE CUMULATIVE OVERACCRUAL OF PY(S) FINANCE CHARGES		\$ -				
22	RESALE CERTIFICATE INCOME		\$ 4,000	\$ 10,000	\$ 5,000		
23	ARC FINE		\$ 1,500	\$ 4,250	\$ 3,000		
24	RETURN OF 2015 CONTINGENCY		\$ -				
25	INTEREST INCOME		\$ 400	\$ 3,000	\$ 3,000		
26	PRIOR YEAR SURPLUS		\$ -				
27	MISCELLANEOUS INCOME		\$ -				
28							
29	TOTAL REVENUE		\$ 1,524,248	\$ 1,533,398	\$ 1,642,736		
30							
31	<b>EXPENSES</b>						
32							
33	SAFETY & SECURITY		\$ 343,907	\$ 343,907	\$ 344,939		
34	ADMINISTRATION		\$ 294,446	\$ 294,446	\$ 303,279		
35	MAINTENANCE		\$ 32,980	\$ 32,980	\$ 30,000		
36	GATEHOUSE DISPATCHING 5%		\$ 16,726	\$ 16,726	\$ 17,250		
37	CAPITAL RESERVES - LNC		\$ 685,325	\$ 685,325	\$ 819,118		
38							
39	TOTAL ADMINISTRATIVE EXPENSES		\$ 1,373,384	\$ 1,373,384	\$ 1,514,586		
40							
41	ADMIN DIRECT		\$ 2,000	\$ 2,000	\$ 2,000		
42	LEGAL FEES		\$ 20,000	\$ 15,000	\$ 20,000		
43	ACCOUNTING FEES		\$ 7,200	\$ 8,900	\$ 8,900		
44	INSURANCE		\$ 57,920	\$ 57,920	\$ 60,600		
45	PRINTING & POSTAGE		\$ 2,500	\$ 1,500	\$ 1,500		
46	BANK SERVICE CHARGES		\$ 3,000	\$ 3,200	\$ 3,200		
47	CREDIT CARD FEES		\$ 2,000	\$ 2,200	\$ 2,200		
48	DEER MANAGEMENT		\$ 18,865	\$ 15,000	\$ 15,000		
49	COMMUNITY CLEANUP		\$ -				
50	SPEED CONTROL		\$ 500	\$ -	\$ 500		
51	STREET SIGNS		\$ 500	\$ -	\$ 500		
52	CAI LEGISLATIVE ACTION		\$ 1,750	\$ 1,750	\$ 1,750		
53	PPCA OPERATING CONTINGENCY		\$ 35,000	\$ 35,000	\$ 30,000		
54	MISC		\$ -				
55	2023 Audited Financial Gain				\$ (18,000)	Total audited surplus - \$53,000. \$35,000 transfer to contingency reserve per Board. \$18,000 to 2025	
56							
57	TOTAL GENERAL EXPENSE		\$ 151,235	\$ 142,470	\$ 128,150		
58							
59	TOTAL EXPENSES		\$ 1,524,619	\$ 1,515,854	\$ 1,642,736		
60							
61	EXCESS REVENUES OVER EXPENSES		\$ (371)	\$ 17,544	\$ -		
62							
63	<b>Fee Calculation:</b>						
64	Total Expenses:	\$ 1,642,736					
65	less other income	\$ 22,000					
66		\$ 1,620,736					
67	less security	\$ 344,939					
68		\$ 1,275,797	\$ 727	unimproved	add 3% bad debt	\$ 22	\$ 749
69		add security	\$ 943	improved	add 3% bad debt	\$ 28	\$ 971
70	<b>COMPARISON</b>		<b>2024</b>	<b>2025</b>	<b>Difference</b>	<b>% Difference</b>	
71	Improved	\$ 905	\$ 970	\$ 65	7%		
72	Unimproved	\$ 690	\$ 750	\$ 60	9%		