

Pocono Pines Community Association
 2024 Approved Operating Budget
 Membership Presentation

Board Review and Approval of 2024 Operating Budget - 10-28-2023

2023 Year End Projection 2024 PPCA Budget

REVENUES

IMPROVED PROPERTY ASSESSMENT	1370000	1447541
UNIMPROVED PROPERTY ASSESSMENT	99500	104880
UNPAID ASSESSMENT IMPROVED	(55,040) \$	(43,426)
UNPAID ASSESSMENT UNIMPROVED	(3,973) \$	(3,146)
GARBAGE FINE		
CODE OF CONDUCT - FINE	2500	2500
FINANCE CHARGE ON ASSESSMENT	15000	10000
RESALE CERTIFICATE INCOME	4100	4000
ARC FINE	2000	1500
INTEREST INCOME	400	400
TOTAL REVENUE	1,434,487	1,524,248

EXPENSES

SAFETY & SECURITY	324000	343907
ADMINISTRATION	267692	294446
MAINTENANCE	31710	32980
GATEHOUSE DISPATCHING 5%		
	15206	16726
CAPITAL RESERVES - LNC	687494	685325
CAPITAL RESERVE CREDITS	-27500	
TOTAL ADMINISTRATIVE EXPENSES	1,298,602	1,373,384

ADMIN DIRECT	2300	2000
LEGAL FEES	10000	20000
ACCOUNTING FEES	7200	7200
SHORT-TERM RENTAL SURVEY		
INSURANCE	50500	57920
PRINTING & POSTAGE	7600	2500
BANK SERVICE CHARGES	3000	3000
CREDIT CARD FEES	2200	2000
BAD DEBT EXPENSE		
DEER MANAGEMENT	5000	18865
COMMUNITY CLEANUP		
SPEED CONTROL	0	500
STREET SIGNS	0	500
PRIOR YEAR SHORTFALL	5000	
CAI LEGISLATIVE ACTION	1750	1750
MISC	4000	
PPCA Operating Contingency		35000
TOTAL GENERAL EXPENSE	98,550	151,235
TOTAL EXPENSES	1,397,152	1,524,619

EXCESS REVENUES OVER EXPENSES	37,335	(371)
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Request Board Motion to move to Contingency after 2023 Audit

PRIOR YEAR SURPLUS/(SHORTFALL)		
NET	37,335	(371)

2023 fee	2024 Fee	\$ increase		
645	690	45	6.977%	multiply 152 \$ 104,880.00
860	905	45	5.20%	multiply 1600 \$ 1,447,540.52

10/28/2023 - Board approved \$35,000 into contingency for 2024 and approved the PPCA fees as follows:
 Improved 2024 Assessment - \$905, Unimproved 2024 Assessment - \$690.
 2025 Operating Budget, work toward equalization of the I & U fee.