



HICKORY HILLS PROPERTY OWNERS' ASSOCIATION

20 Hickory Hills Drive

White Haven, PA 18661

Office: 570-443-8108

Email: office@hhpoa940.org

Website: www.hickoryhills940.com

HICKORY HILLS PROPERTY OWNERS' ASSOCIATION

2024 to 2025 Budget

Fiscal Year:

April 1st, 2024 through March 31st, 2025

Updated 2/17/2024



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HHPOA Summary Dues 2024-2025

Fiscal Year Start: April 1, 2024 - Fiscal Year End: March 31, 2025

House Dues: \$775

Lot Dues: \$387.50

Rental Properties Dues: \$1,275.00

Resale certificates: \$250

Bills will be mailed on March 15th, 2024

To receive the 5% discount, you must create your online HHPOA account on the website, and the office needs to receive payment by April 15th, 2024, via checks, money orders, and/or cashier's checks. Cash payments will not be accepted.

Rental properties do not qualify for the 5% discount.

If credit/debit cards were approved as a form of payment by the Board before March 15th, 2024, a 5% convenience fee will be applied to all credit/debit card transactions. Such transactions will not qualify for the 5% discount rate. Credit/debit card payments will be accepted only in the Office or with prior form authorization.

To register for the website. When you get your mailed bill, you will have instructions and a code that will allow you to register for your account.

To maintain membership in Good Standing, all dues, fines, and assessments must be settled before 3 pm on May 1, 2024. Additionally, registration for all vehicles within HHPOA must be on file. Following May 1st, 2024, a monthly late fee of 1.25% interest will be imposed on any outstanding balances. Unpaid balances may be referred to our attorney for collection, with associated lawyer fees and court costs added to the property owner's account, if necessary.

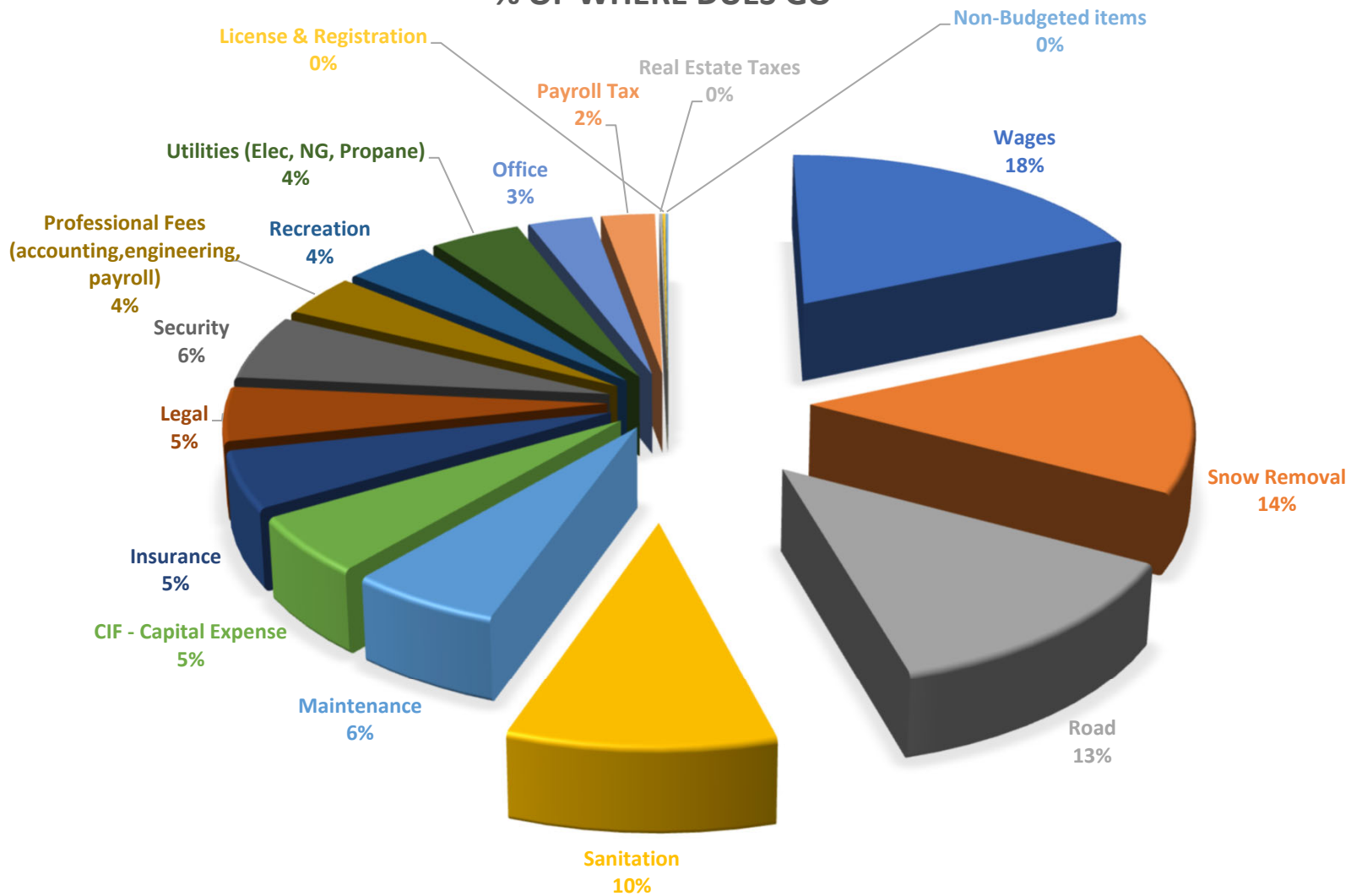
Questions:

Phone: 570-443-8108

E-Mail: office@hhpoa940.org

Mailing Address: 20 Hickory Hills Drive, White Haven, PA 18661

% OF WHERE DUES GO



2024-2025 Budget for Income

\$436,055.00	100%	2024-25 Budgeted Income
\$258,075.00	59.18%	Home Dues
\$131,750.00	30.21%	Lot Dues
\$15,000	3.44%	Rental Dues
\$22,800.00	5.23%	Transfer fee
\$12,000.00	2.75%	Resale fee
\$6,180.00	1.42%	Autumn Mountain Woodlands POA Road Usage fee
(\$9,750.00)	-2.24%	5% early pay discount

Total properties in HHPOA 1009

Houses	416	Budgeted at 80% collection (333 Houses)
Lots	425	Budgeted at 75% collection (320 Lots)
Repository Lots	137	County owned for non payment of taxes, no income
HHPOA owned Lots	21	no income
Lots without owner	10	no income

2024-2025 Budgeted Expenses broken out per House and Lot

Expenses	\$436,055.00	% Dues Go to	House			Lot		
			yearly	monthly	weekly	yearly	monthly	weekly
Wages	\$80,371.00	18.43%	\$142.84	\$11.90	\$2.75	\$71.42	\$5.95	\$1.37
Snow Removal	\$62,717.00	14.38%	\$111.47	\$9.29	\$2.14	\$55.73	\$4.64	\$1.07
Road	\$56,101.00	12.87%	\$99.71	\$8.31	\$1.92	\$49.85	\$4.15	\$0.96
Sanitation	\$42,894.00	9.84%	\$76.24	\$6.35	\$1.47	\$38.12	\$3.18	\$0.73
Maintenance	\$25,460.00	5.84%	\$45.25	\$3.77	\$0.87	\$22.63	\$1.89	\$0.44
CIF - Capital Expense	\$22,800.00	5.23%	\$40.52	\$3.38	\$0.78	\$20.26	\$1.69	\$0.39
Insurance	\$22,271.00	5.11%	\$39.58	\$3.30	\$0.76	\$19.79	\$1.65	\$0.38
Legal	\$21,000.00	4.82%	\$37.32	\$3.11	\$0.72	\$18.66	\$1.56	\$0.36
Security	\$25,009.00	5.74%	\$44.45	\$3.70	\$0.85	\$22.22	\$1.85	\$0.43
Professional Fees (accounting)	\$16,128.00	3.70%	\$28.66	\$2.39	\$0.55	\$14.33	\$1.19	\$0.28
Recreation	\$17,449.00	4.00%	\$31.01	\$2.58	\$0.60	\$15.51	\$1.29	\$0.30
Utilities (Elec, NG, Propane)	\$18,282.00	4.19%	\$32.49	\$2.71	\$0.62	\$16.25	\$1.35	\$0.31
Office	\$13,087.00	3.00%	\$23.26	\$1.94	\$0.45	\$11.63	\$0.97	\$0.22
Payroll Tax	\$10,884.00	2.50%	\$19.34	\$1.61	\$0.37	\$9.67	\$0.81	\$0.19
Real Estate Taxes	\$552.00	0.13%	\$0.98	\$0.08	\$0.02	\$0.49	\$0.04	\$0.01
License & Registration	\$550.00	0.13%	\$0.98	\$0.08	\$0.02	\$0.49	\$0.04	\$0.01
Non-Budgeted items	\$500.00	0.11%	\$0.89	\$0.07	\$0.02	\$0.44	\$0.04	\$0.01
		rounding to	\$775.00	\$64.58	\$14.90	\$387.50	\$32.29	\$7.45

				Apr 24 - Mar 25
Ordinary Income/Expense				
		Income		
		40000 · Home Dues		\$258,075.00
		40200 · Lot Dues		\$131,750.00
		40400 · Rental Property Dues		\$15,000.00
		40600 · Late Fees		\$0.00
		41000 · Other Income		\$0.00
		42000 · Transfer Income		\$22,800.00
		43000 · Resale Income		\$12,000.00
		44000 · Road Usage Fees - Autumn Mtn		\$6,180.00
		45000 · Fines		\$0.00
		45400 · Finance Charge Income		\$0.00
		46000 · Permits and Certificates		\$0.00
			46001 · 2021 Permits	\$0.00
			46000 · Permits and Certificates - Other	\$0.00
		Total 46000 · Permits and Certificates		\$0.00
		47000 · Golf Cart Application		\$0.00
		47300 · Returned Check Charges		\$0.00
		48100 · Deferred Income		\$0.00
		48200 · Fee Refunds		\$0.00
		48300 · Minor A/R Charge Off		\$0.00
		48800 · Ditches		\$0.00
		48900 · Donation Income		\$0.00
		49900 · Discounts early pay		-\$9,750.00
		Total Income		\$436,055.00
		Cost of Goods Sold		
		50000 · Cost of Sales		
			50001 · *Cost of Goods Sold - Golf Cart	\$0.00
			50000 · Cost of Sales - Other	\$0.00
		Total 50000 · Cost of Sales		\$0.00
		Total COGS		\$0.00
		Gross Profit		\$0.00
		Expense		
		60000 · Wage Expense		
			60010 · Wages Maintenance&Roads	\$47,544.00
			60020 · Wages Administration	\$12,624.00
			60030 · Wages Pool	\$5,875.00
			60040 · Wages Compactor	\$14,328.00
			60050 · Wages Recreation	\$0.00
			60070 · Reimbursement of Lost Wages	\$0.00
			60000 · Wage Expense - Other	\$0.00
		Total 60000 · Wage Expense		\$80,371.00
		60080 · Administration Expense		\$0.00
		60090 · Bank Charges		
			60091 · Merchant Account Fees	\$0.00
			60095 · Reconciliation Discrepancies	\$0.00
			60090 · Bank Charges - Other	\$0.00
		Total 60090 · Bank Charges		\$0.00
		60120 · Dues and Subscriptions Exp		\$446.00
		60250 · Insurance Expense		
			60251 · Auto Insurance	\$2,256.00
			60252 · General Liability Insurance	\$17,808.00
			60253 · Workers Compensation Insurance	\$2,207.00
		Total 60250 · Insurance Expense		\$22,271.00
		60300 · Interest Expense		\$0.00
		60400 · Legal Expense		\$21,000.00
		60410 · License & Registration		\$550.00

			60420 · Maintenance Expense		
				60421 · Equipment Repairs	\$3,600.00
				60422 · Fuel and Other	\$7,896.00
				60424 · General Maintenance	\$1,500.00
				60425 · Pipe Purchases	\$6,000.00
				60427 · Small Tools & Supplies	\$1,500.00
				63309 · Street Signs	\$1,200.00
				60420 · Maintenance Expense - Other	\$3,764.00
			Total 60420 · Maintenance Expense		\$25,460.00
			60500 · Misc Expense		\$0.00
			60700 · Office Expense		
				60701 · Postage Expense	\$1,300.00
				60700 · Office Expense - Other	\$6,925.00
			Total 60700 · Office Expense		\$8,225.00
			60900 · Payroll Tax Expense		\$10,884.00
			62000 · Professional Fees		
				62001 · Payroll Processing fees	\$1,380.00
				62002 · Other Legal & Accounting	\$9,750.00
				62000 · Professional Fees - Other	\$4,998.00
			Total 62000 · Professional Fees		\$16,128.00
			63000 · Real Estate Taxes		\$552.00
			63100 · Recreation		
				63101 · Pool Purchases and Svs	\$13,900.00
				63104 · Clubhouse Expenses	\$375.00
				63106 · Lake Purchases and Services	\$174.00
				63108 · Annual Picnic	\$3,000.00
				63110 · Miscellaneous Recreation	\$0.00
			Total 63100 · Recreation		\$17,449.00
			63300 · Roads Expenses		\$0.00
				63305 · Stone Purchases	\$33,000.00
				63300 · Roads Expenses - Other	\$23,101.00
			Total 63300 · Roads Expenses		\$56,101.00
			63500 · Roads Snow Removal		
				63501 · Plow Expense	\$60,000.00
				63503 · Salt Purchases	\$2,717.00
				63505 · Anti-Skid Material	\$0.00
			Total 63500 · Roads Snow Removal		\$62,717.00
			64000 · Sanitation		
				64002 · Cleanup expenses	\$125.00
				64003 · Compactor	\$40,000.00
				64005 · Recycling expenses	\$1,725.00
				64007 · Port-a-potty expenses	\$924.00
				64000 · Sanitation - Other	\$120.00
			Total 64000 · Sanitation		\$42,894.00
			64200 · Security		\$25,009.00
			64300 - Internet Expense		\$3,000.00
			Phone Expense		\$588.00
			Microsoft - Email & Teams		\$828.00
			64600 · Utilities Expense		
				64604 · Electric	\$6,300.00
				64606 · Natural Gas	\$4,182.00
				64608 · Propane	\$7,800.00
				64600 · Utilities Expense - Other	\$0.00
			Total 64600 · Utilities Expense		\$18,282.00

			66000 · NonBudgeted Items		\$500.00
			79700 · Amortization Expense		\$0.00
			79800 · Depreciation Expense		\$0.00
			79900 · ask my accountant		\$0.00
			79905 · *Uncategorized Expenses		\$0.00
			79908 · Capital Expense		\$22,800.00
			Total Expense		\$436,055.00
			Net Ordinary Income		