



## HICKORY HILLS PROPERTY OWNERS' ASSOCIATION

20 Hickory Hills Drive

White Haven, PA 18661

Office: 570-443-8108

Email: [office@hhpoa940.org](mailto:office@hhpoa940.org)

Website: [www.hickoryhills940.com](http://www.hickoryhills940.com)

# HICKORY HILLS PROPERTY OWNERS' ASSOCIATION

## Final 2025 to 2026 Budget

**Fiscal Year:**

**April 1<sup>st</sup>, 2025 through March 31<sup>st</sup>, 2026**

Updated 1/4/2025



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## HHPOA Summary Dues 2025-2026

Fiscal Year Start: April 1, 2025 - Fiscal Year End: March 31, 2026

House Dues: \$860.00

Lot Dues: \$430.00

Rental Properties Dues: \$1,000 + \$860 = \$1,860.00

Resale certificates: \$250

Bills will be mailed/emailed in March 2025

Accepted payment methods are checks, money orders, credit card or cashier's checks. Please note that cash payments will not be accepted.

If credit/debit cards are used as a form of payment, a 5% convenience fee will be applied to all credit/debit card transactions. Credit/debit card payments will be accepted only in the Office or with prior form authorization.

To maintain membership in Good Standing, all dues, fines, and assessments must be settled before 6 pm on May 1, 2025. Additionally, registration for all vehicles within HHPOA must be on file. Following May 1st, 2025, 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](mailto:office@hhpoa940.org)

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

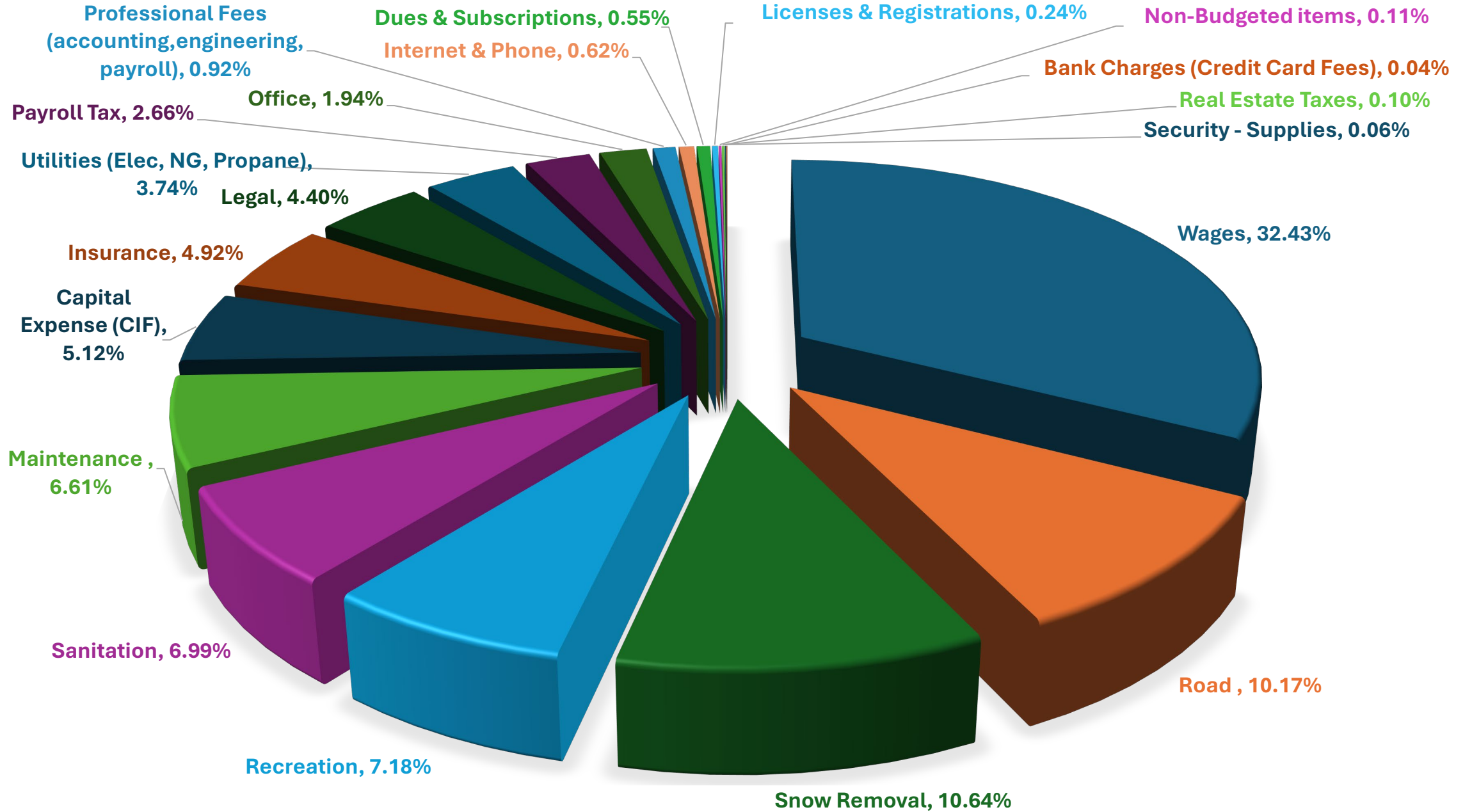
# 2025-2026 Budget for Income

\$547,266.44	100%	2025-26 Budgeted Income
\$320,780.00	58.61%	Home Dues
\$155,660.00	28.44%	Lot Dues
\$16,000.00	2.92%	Rental Dues
\$7,500.00	1.38%	Late Fees
\$27,900.00	5.10%	Transfer fee
\$12,000.00	2.19%	Resale fee
\$7,426.44	1.36%	Autumn Mountain Woodlands POA Road Usage fee

Total properties in HHPOA      1009

Houses	415	Budgeted at 373
Lots	428	Budgeted at 362
Repository Lots	133	County owned for non payment of taxes, <b>no income</b>
HHPOA owned Lots	23	<b>no income</b>
Lots without owner	10	<b>no income (attorney searching titles)</b>

# % WHERE THE DUES GO



# 2025-2026 Budgeted Expenses broken out per House and Lot

Expenses	\$544,888.00	% Dues Go to	House			Lot		
			yearly	monthly	weekly	yearly	monthly	weekly
Wages	\$176,715.00	32.43%	<b>\$278.91</b>	\$23.24	\$5.36	<b>\$139.46</b>	\$11.62	\$2.68
Road	\$58,340.00	10.71%	<b>\$92.08</b>	\$7.67	\$1.77	<b>\$46.04</b>	\$3.84	\$0.89
Snow Removal	\$58,000.00	10.64%	<b>\$91.54</b>	\$7.63	\$1.76	<b>\$45.77</b>	\$3.81	\$0.88
Recreation	\$39,103.00	7.18%	<b>\$61.72</b>	\$5.14	\$1.19	<b>\$30.86</b>	\$2.57	\$0.59
Sanitation	\$38,090.00	6.99%	<b>\$60.12</b>	\$5.01	\$1.16	<b>\$30.06</b>	\$2.50	\$0.58
Maintenance	\$36,000.00	6.61%	<b>\$56.82</b>	\$4.73	\$1.09	<b>\$28.41</b>	\$2.37	\$0.55
Capital Expense (CIF)	\$27,900.00	5.12%	<b>\$44.03</b>	\$3.67	\$0.85	<b>\$22.02</b>	\$1.83	\$0.42
Insurance	\$26,832.00	4.92%	<b>\$42.35</b>	\$3.53	\$0.81	<b>\$21.17</b>	\$1.76	\$0.41
Legal	\$24,000.00	4.40%	<b>\$37.88</b>	\$3.16	\$0.73	<b>\$18.94</b>	\$1.58	\$0.36
Utilities (Elec, NG, Propane)	\$20,400.00	3.74%	<b>\$32.20</b>	\$2.68	\$0.62	<b>\$16.10</b>	\$1.34	\$0.31
Payroll Tax	\$14,508.00	2.66%	<b>\$22.90</b>	\$1.91	\$0.44	<b>\$11.45</b>	\$0.95	\$0.22
Office	\$10,580.00	1.94%	<b>\$16.70</b>	\$1.39	\$0.32	<b>\$8.35</b>	\$0.70	\$0.16
Professional Fees (accounting)	\$5,032.00	0.92%	<b>\$7.94</b>	\$0.66	\$0.15	<b>\$3.97</b>	\$0.33	\$0.08
Internet & Phone	\$3,384.00	0.62%	<b>\$5.34</b>	\$0.45	\$0.10	<b>\$2.67</b>	\$0.22	\$0.05
Dues & Subscriptions	\$3,012.00	0.55%	<b>\$4.75</b>	\$0.40	\$0.09	<b>\$2.38</b>	\$0.20	\$0.05
Licenses & Registrations	\$1,300.00	0.24%	<b>\$2.05</b>	\$0.17	\$0.04	<b>\$1.03</b>	\$0.09	\$0.02
Non-Budgeted items	\$600.00	0.11%	<b>\$0.95</b>	\$0.08	\$0.02	<b>\$0.47</b>	\$0.04	\$0.01
Real Estate Taxes	\$552.00	0.10%	<b>\$0.87</b>	\$0.07	\$0.02	<b>\$0.44</b>	\$0.04	\$0.01
Security - Supplies	\$300.00	0.06%	<b>\$0.47</b>	\$0.04	\$0.01	<b>\$0.24</b>	\$0.02	\$0.00
Bank Charges (Credit Card Fe	\$240.00	0.04%	<b>\$0.38</b>	\$0.03	\$0.01	<b>\$0.19</b>	\$0.02	\$0.00
			rounding to <b>\$860.00</b>	\$71.67	\$16.54	<b>\$430.00</b>	\$35.83	\$8.27

Budget Based on Homes - \$860,00; Lots - \$430,00; Rentals - Dues + \$1000,00; Autumn Mtn - \$265,2		Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr 25 - Mar 26			
<b>Ordinary Income/Expense</b>																	
<b>Income</b>																	
40000 - Home Dues		320780.00	0	0	0	0	0	0	0	0	0	0	0	0	\$320,780.00	373	320780
40200 - Lot Dues		155660.00	0	0	0	0	0	0	0	0	0	0	0	0	\$155,660.00	362	155660
40400 - Rental Property Dues		16000.00	0	0	0	0	0	0	0	0	0	0	0	0	\$16,000.00	16	
40600 - Late Fees		7500.00	0	0	0	0	0	0	0	0	0	0	0	0	\$7,500.00		
41000 - Other Income		0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
42000 - Transfer Income		2325.00	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	\$27,900.00		
43000 - Resale Income		1000.00	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$12,000.00		
44000 - Road Usage Fees - Autumn Mtn		7426.44	0	0	0	0	0	0	0	0	0	0	0	0	\$7,426.44	28	
45000 - Fines		0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
45400 - Finance Charge Income		0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
46000 - Permits and Certificates		0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
	46001 - 2021 Permits	0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
	46000 - Permits and Certificates - Other	0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
	Total 46000 - Permits and Certificates	0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
47000 - Golf Cart Application		0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
47300 - Returned Check Charges		0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
48100 - Deferred Income		0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
48200 - Fee Refunds		0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
48300 - Minor A/R Charge Off		0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
48800 - Ditches		0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
48900 - Donation Income		0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
49900 - Discounts early pay		0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
<b>Total Income</b>		<b>510691.44</b>	<b>3325.00</b>	<b>3325.00</b>	<b>3325.00</b>	<b>3325.00</b>	<b>3325.00</b>	<b>3325.00</b>	<b>3325.00</b>	<b>3325.00</b>	<b>3325.00</b>	<b>3325.00</b>	<b>3325.00</b>	<b>3325.00</b>	<b>\$547,266.44</b>		
<b>Cost of Goods Sold</b>																	
50000 - Cost of Sales																	
	50001 - *Cost of Goods Sold - Golf Cart	0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
	50000 - Cost of Sales - Other	0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
	Total 50000 - Cost of Sales	0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
Total COGS		0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
<b>Gross Profit</b>		<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0.00</b>		
<b>Expense</b>																	
60000 - Wage Expense																	
	60010 - Wages Maintenance&Roads	6616.67	6,616.67	6,616.67	6,616.67	6,616.67	6,616.67	6,616.67	6,616.67	6,616.67	6,616.67	6,616.67	6,616.67	6,616.67	\$79,400.00		
	60020 - Wages Administration	3683.00	3683.00	3683.00	3683.00	3683.00	3683.00	3683.00	3683.00	3683.00	3683.00	3683.00	3683.00	3683.00	\$44,196.00		
	60030 - Wages Pool	0.00	1175.00	1175.00	1175.00	1175.00	1175.00	1175.00	0.00	0.00	0.00	0.00	0.00	0.00	\$5,875.00		
	60040 - Wages Compactor	2036.00	2036.00	2036.00	2036.00	2036.00	2036.00	2036.00	2036.00	2036.00	2036.00	2036.00	2036.00	2036.00	\$24,432.00		
	60050 - Wages Recreation/Clubhouse Cleaning	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	\$2,004.00		
	60060 - Wages Security	1734.00	1734.00	1734.00	1734.00	1734.00	1734.00	1734.00	1734.00	1734.00	1734.00	1734.00	1734.00	1734.00	\$20,808.00		
	60070 - Reimbursement of Lost Wages	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00		
	60000 - Wage Expense - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00		
	Total 60000 - Wage Expense	14236.67	15,411.67	15,411.67	15,411.67	15,411.67	15,411.67	15,411.67	14,236.67	14,236.67	14,236.67	14,236.67	14,236.67	14,236.67	\$176,715.00		
60080 - Administration Expense		0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
60090 - Bank Charges																	
	60091 - Merchant Account Fees	80.00	80	80	0	0	0	0	0	0	0	0	0	0	\$240.00	CC Fees	
	60095 - Reconciliation Discrepancies	0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
	60090 - Bank Charges - Other	0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
	Total 60090 - Bank Charges	0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
60120 - Dues and Subscriptions Exp		251.00	251.00	251.00	251.00	251.00	251.00	251.00	251.00	251.00	251.00	251.00	251.00	251.00	\$3,012.00		
60250 - Insurance Expense																	
	60251 - Auto Insurance	820.00	820.00	820.00	820.00	820.00	820.00	820.00	820.00	820.00	820.00	820.00	820.00	820.00	\$9,840.00		
	60252 - General Liability Insurance	1242.00	1242.00	1242.00	1242.00	1242.00	1242.00	1242.00	1242.00	1242.00	1242.00	1242.00	1242.00	1242.00	\$14,904.00		
	60253 - Workers Compensation Insurance	174.00	174.00	174.00	174.00	174.00	174.00	174.00	174.00	174.00	174.00	174.00	174.00	174.00	\$2,088.00		
	Total 60250 - Insurance Expense	2236.00	2236.00	2236.00	2236.00	2236.00	2236.00	2236.00	2236.00	2236.00	2236.00	2236.00	2236.00	2236.00	\$26,832.00		
60300 - Interest Expense		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00		
60400 - Legal Expense		2000.00	2000.00	2000.00	2000.00	2000.00	2000.00	2000.00	2000.00	2000.00	2000.00	2000.00	2000.00	2000.00	\$24,000.00		
60410 - License, Registration, Inspection		1300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,300.00		
60420 - Maintenance Expense																	
	60421 - Equipment Repairs	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	\$3,600.00		
	60422 - Fuel and Other	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	\$7,200.00		
	60424 - General Maintenance	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	\$1,800.00		
	60425 - Pipe Purchases	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	\$6,000.00		
	60427 - Small Tools & Supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$1,200.00		
	63309 - Street Signs	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	\$10,200.00		
	60420 - Maintenance Expense - Other	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	\$6,000.00		
	Total 60420 - Maintenance Expense	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	\$36,000.00		





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# Final 2025 to 2026 Budget Larger Text



<b>Budget Based on Homes - \$860.00; Lots - \$430.00; Rentals - Dues + \$1000.00; Autumn Mtn - \$265.23</b>		<b>Apr 25 - Mar 26</b>					
<b>Ordinary Income/Expense</b>							
	<b>Income</b>						
	40000 · Home Dues	\$320,780.00	373	320780			
	40200 · Lot Dues	\$155,660.00	362	155660			
	40400 · Rental Property Dues	\$16,000.00	16				
	40600 · Late Fees	\$7,500.00					
	41000 · Other Income	\$0.00					
	42000 · Transfer Income	\$27,900.00					
	43000 · Resale Income	\$12,000.00					
	44000 · Road Usage Fees - Autumn Mtn	\$7,426.44	28				
	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	\$0.00					
	<b>Total Income</b>	<b>\$547,266.44</b>					
	<b>Cost of Goods Sold</b>						
	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					

<b>Gross Profit</b>			<b>\$0.00</b>						
Expense									
60000 · Wage Expense									
	60010 · Wages Maintenance&Roads		<b>79,400.00</b>						
	60020 · Wages Administration		<b>44,196.00</b>						
	60030 · Wages Pool		<b>5,875.00</b>						
	60040 · Wages Compactor		<b>24,432.00</b>						
	60050 · Wages Recreation/Clubhouse Cleaning		<b>2,004.00</b>						
	60060 · Wages Security		<b>20,808.00</b>						
	60070 · Reimbursement of Lost Wages		<b>0.00</b>						
	60000 · Wage Expense - Other		<b>0.00</b>						
	<b>Total 60000 · Wage Expense</b>		<b>176,715.00</b>						
	60080 · Administration Expense		<b>\$0.00</b>						
	60090 · Bank Charges								
		60091 · Merchant Account Fees	<b>\$240.00</b>	CC Fees					
		60095 · Reconciliation Discrepancies	<b>\$0.00</b>						
		60090 · Bank Charges - Other	<b>\$0.00</b>						
	<b>Total 60090 · Bank Charges</b>		<b>\$0.00</b>						
	60120 · Dues and Subscriptions Exp		<b>\$3,012.00</b>						
	60250 · Insurance Expense								
		60251 · Auto Insurance	<b>\$9,840.00</b>						
		60252 · General Liability Insurance	<b>\$14,904.00</b>						
		60253 · Workers Compensation Insurance	<b>\$2,088.00</b>						
	<b>Total 60250 · Insurance Expense</b>		<b>\$26,832.00</b>						
	60300 · Interest Expense		<b>\$0.00</b>						
	60400 · Legal Expense		<b>\$24,000.00</b>						
	60410 · License, Registration, Inspection		<b>\$1,300.00</b>						
	60420 · Maintenance Expense								
		60421 · Equipment Repairs	<b>\$3,600.00</b>						
		60422 · Fuel and Other	<b>\$7,200.00</b>						
		60424 · General Maintenance	<b>\$1,800.00</b>						
		60425 · Pipe Purchases	<b>\$6,000.00</b>						
		60427 · Small Tools & Supplies	<b>\$1,200.00</b>						
		63309 · Street Signs	<b>\$10,200.00</b>						
		60420 · Maintenance Expense - Other	<b>\$6,000.00</b>						
	<b>Total 60420 · Maintenance Expense</b>		<b>\$36,000.00</b>						

	60500 · Misc Expense		<b>\$0.00</b>						
	60700 · Office Expense								
		60701 · Postage Expense	<b>\$3,500.00</b>						
		60700 · Office Expense - Other	<b>\$7,080.00</b>						
	Total 60700 · Office Expense		<b>\$10,580.00</b>						
	60900 · Payroll Tax Expense		<b>\$14,508.00</b>						
	62000 · Professional Fees								
		62001 · Payroll Processing fees	<b>1,332.00</b>						
		62002 · Other Legal & Accounting	<b>2,500.00</b>	Accounting					
		62000 · Professional Fees - Other	<b>1,200.00</b>	Payroll Processing					
	Total 62000 · Professional Fees		<b>5,032.00</b>						
	63000 · Real Estate Taxes		<b>552.00</b>						
	63100 · Recreation								
		63101 · Pool Purchases and Svs	<b>\$17,003.00</b>	Chemicals, vacuum, Strand, testing, 6 Chairs, 2 Tables, 2 Umbrellas, Manifold, 3 Skimmer heads					
		63104 · Clubhouse Expenses	<b>\$10,500.00</b>	Cleaning Supplies, AC, Pest Control - 1x, 7 toilets & 2 sinks, food, paper products, 4 Long Tables					
		63106 · Lake Purchases and Services	<b>\$8,100.00</b>	Sand, Testing, port-o-potty, Bird Banger & Supplies, Supplies to clean lake, Fountain, Electric					
		63108 · Annual Picnic	<b>\$3,500.00</b>						
		63110 · Miscellaneous Recreation	<b>\$0.00</b>						
	Total 63100 · Recreation		<b>\$39,103.00</b>						

	63300 · Roads Expenses								
		63305 · Stone Purchases	\$33,000.00						
		63300 · Roads Expenses - Other	\$25,340.00	Cold patch, propane					
	Total 63300 · Roads Expenses		\$58,340.00						
	63500 · Roads Snow Removal								
		63501 · Plow Expense	\$50,000.00						
		63503 · Salt Purchases	\$6,000.00						
		63505 · Anti-Skid Material	\$2,000.00						
	Total 63500 · Roads Snow Removal		\$58,000.00						
	64000 · Sanitation								
		64002 · Cleanup expenses	\$125.00						
		64003 · Compactor	\$36,000.00						
		64005 · Recycling expenses	\$1,725.00						
		64007 · Port-a-potty expenses	\$0.00						
		64000 · Sanitation - Other	\$240.00						
	Total 64000 · Sanitation		\$38,090.00						
	64200 · Security		\$300.00						
	64300 - Internet & Phone Expense		\$3,384.00						
	64600 · Utilities Expense								
		64604 · Electric	\$9,600.00						
		64606 · Natural Gas	\$3,000.00						
		64608 · Propane	\$7,800.00						
		64600 · Utilities Expense - Other	\$0.00						
	Total 64600 · Utilities Expense		\$20,400.00						
	66000 · NonBudgeted Items		\$600.00	Background checks					
	79700 · Amortization Expense		\$0.00						
	79800 · Depreciation Expense		\$0.00						
	79900 · ask my accountant		\$0.00						
	79905 · *Uncategorized Expenses		\$0.00						
	79908 · Capital Expense		\$27,900.00	Transfer Income					
	Total Expense		\$544,888.00						
	Net Ordinary Income								
			\$2,378.44	Reserve					
	Could be CIF								
	New Front Gate								
	Street Signs	Included in Budget							