

**Mount Pocono Borough Council
Borough Chambers
September 1st, 2026
6:00PM**

Call To Order

Pledge of Allegiance

Roll Call:

_____Norman DeLano, _____Debra Fulton, _____Erin Melbert, _____Joe Simeone,
_____Ella Santiago, _____Claudette Williams, _____Jazmin Rivas, _____Mayor
Altemose

Public Comment (Agenda Items Only, 3 Minute Limit)

Motion to Approve Minutes for August 4,2026

Presentations: MCTA Potential Bus Transfer Waiting Station-Rich Schlameuss

New Business

Motion to Approve Resolution No.7 DCED LSA Monroe County Grant Application for Salt Shed
in the amount of \$371,250

Motion to Consider Action on Waivers Request For Dunkin' LDP Application

Motion to Consider Action on Dunkin' Land Development Application

Motion to Accept Jermey Schuster's Parks and Recreation Committee Resignation

Motion to Approve the 2026 Borough Holiday Event Schedule

Officer Reports:

President

Mayor

Borough Manager

Zoning

Solicitor

Treasurers Report- Motion to approve bills list

Public Comment

Adjournment

**Mount Pocono Borough
Borough Council Chambers
Regular Meeting
Tuesday, August 4, 2026**

The Mount Pocono Borough Council Regular Meeting held on Tuesday August 4, 2026 was called to order at 6:00 P.M. by President Norman DeLano at the Borough Council Chambers.

Pledge of Allegiance – was said by all.

Roll Call: President Norman DeLano, present; Vice President Debra Fulton, present; Council member Joe Simeone, present; Council member Jazmin Rivas, present; and Mayor Randy Altermose, present.

In attendance: Marissa Duffy, Borough Manager; James Fareri, Solicitor, and Danielle Hewitt, Treasurer; Council member Erin Melbert, not present; Council member Ella Santiago, not present; Council member Claudette Williams, not present.

Approval of Minutes for July 7, 2026:

Motion made J.Simeone, seconded J.Rivas, and passed unanimously.

New Business

Memorial Park Phase II Improvements Contract

- Bidding Process: Bryan Smith
- Project re-bid after initial attempt yielded one bid.
- Two bids received: Kobalt Construction (\$408,860) and WG Land Company (\$655,193).
- Kobalt Construction is a local provider.
- Proposed Cost Reduction Strategy:
- Remove the pavilion expansion portion of the new structure, adding only new restrooms, concession building, and storage to the existing pavilion.
- This strategy aimed for significant savings from reduced structure, less installation costs, and reduced concrete work.
- DCNR understands price increases and is often willing to help defray 50% of cost
- An application would be submitted to DCNR with a quick turnaround (within a month).
- If DCNR covers 50% of the overrun, the additional cost to the borough would be approximately \$13,800
- Construction Timeline: Anticipated start: Fall; anticipated wrap-up: Spring.
- The building will come as a kit, somewhat pre-assembled. Paving and some concrete work will be completed in the spring.

- Decision: Motion to award the Memorial Park Phase 2 improvement contract to Kobalt Construction for \$389,452.50 D.Fulton. Motion seconded by J.Simeone and passed unanimously 4-0

Motion to retain attorney Dave Steckel for legal services related to borough matters

- Motion made by J.Simeone. Motion seconded by D.Fulton and passed unanimously 4-0.

Motion to adopt an ordinance authorizing borrowing from NPT bank for the maintenance garage project

- Motion made by J.Rivas. Motion seconded by J.Simeone and passed unanimously 4-0.

Motion to approve Pocono Pride indoor facility usage hours

- Motion made by J.Rivas. Motion seconded by J.Simeone and passed unanimously 4-0.

Motion to Approve Financial Requirement and Minimum Municipality Obligation

- Motion made D.Fulton, seconded by J.Rivas, and approved 4-0.

Officer's Reports - Mayor

- Police Commission Meeting: Mayor was not present at the last meeting.
- Speed Study: A speed study for 6, 11, and "the knob" was received. Council requests more detailed information and a printout.
- Star Boulevard Issue (Tractor Trailers):
- Tractor trailers are parked on both sides of Star Boulevard, which is prohibited by a borough ordinance. This creates safety concerns, especially near the new warehouse (Monster Energy).
- Property at Pocono Blvd
- Observed "Garbage all over the front yard. Garbage bags. I mean, half a dozen of them." Also, a "huge shack, kind of like a plywood shack on the back of the building," estimated to be

Manager Report - Marissa Duffy

- Harvest Festival Planning: Safety Plan: Emphasis
- Update: Council will be updated on any changes after the meeting

Solicitor's Report - Timberbrook Terrace Appeal

- Zoning Hearing Board Matter: An applicant's attorney has appealed a Zoning Hearing Board decision regarding a 0.37-acre property in Timberbrook Terrace.
- Investigation: Revealed the property is "not a lot. It's a reserved area" from the original development.
- Zoning Hearing Board Decision: Special Solicitor Todd Weitzman (due to conflict with regular solicitor) objected to the variance request, and the Zoning Hearing Board agreed, dismissing the request.
- Appeal: The applicant's lawyer has filed an appeal.
- Solicitor's Rationale for Participation: The solicitor believes it is an important issue for the borough to prevent building on property that is not a lot, considering it a "borough's duty." Participation involves preparing a brief, which is partially done.
- Decision: Motion to allow Jim (solicitor) to intervene in the Timberbrook Terrace Zoning Hearing Board appeal. Motion made D.Fulton, seconded by J.Simeone, and approved 4-0

Treasurer's Report

- Bill Approval: Total amount to be approved: \$182,845.11.
- Motion to pay bills in the amount of \$182,845.11. Motion made by J.Simeone, seconded by J.Rivas, and approved.

Public Comment

Open Use of Controlled Substances Concern: Ken Hart

- A public comment reported "four young men passing around a joint" in broad daylight near Walmart.
- Suggestion to include open use of controlled substances in an ordinance or amend an existing one.
- Response: It is already a state law, and police should be enforcing it. Property owners need to report incidents to the police (considered a non-emergency).
- The Chief of Police will be mentioned at the next meeting regarding this issue. Hope that businesses like Walmart will also report incidents.

Traffic Studies and Infrastructure Concerns: Ann Marie Harris

- Previously, no money was allocated for traffic studies, with a decision to proceed with improvements instead.
- Mayor: Regional police have a trailer that records speed data (high/low), which was moved from Route 611 to "the knob" area at no cost. The data collected will provide information.
- Suggestion to stop allocating money for parks and the safety in the budget.
- Advocacy for increased police protection funding.

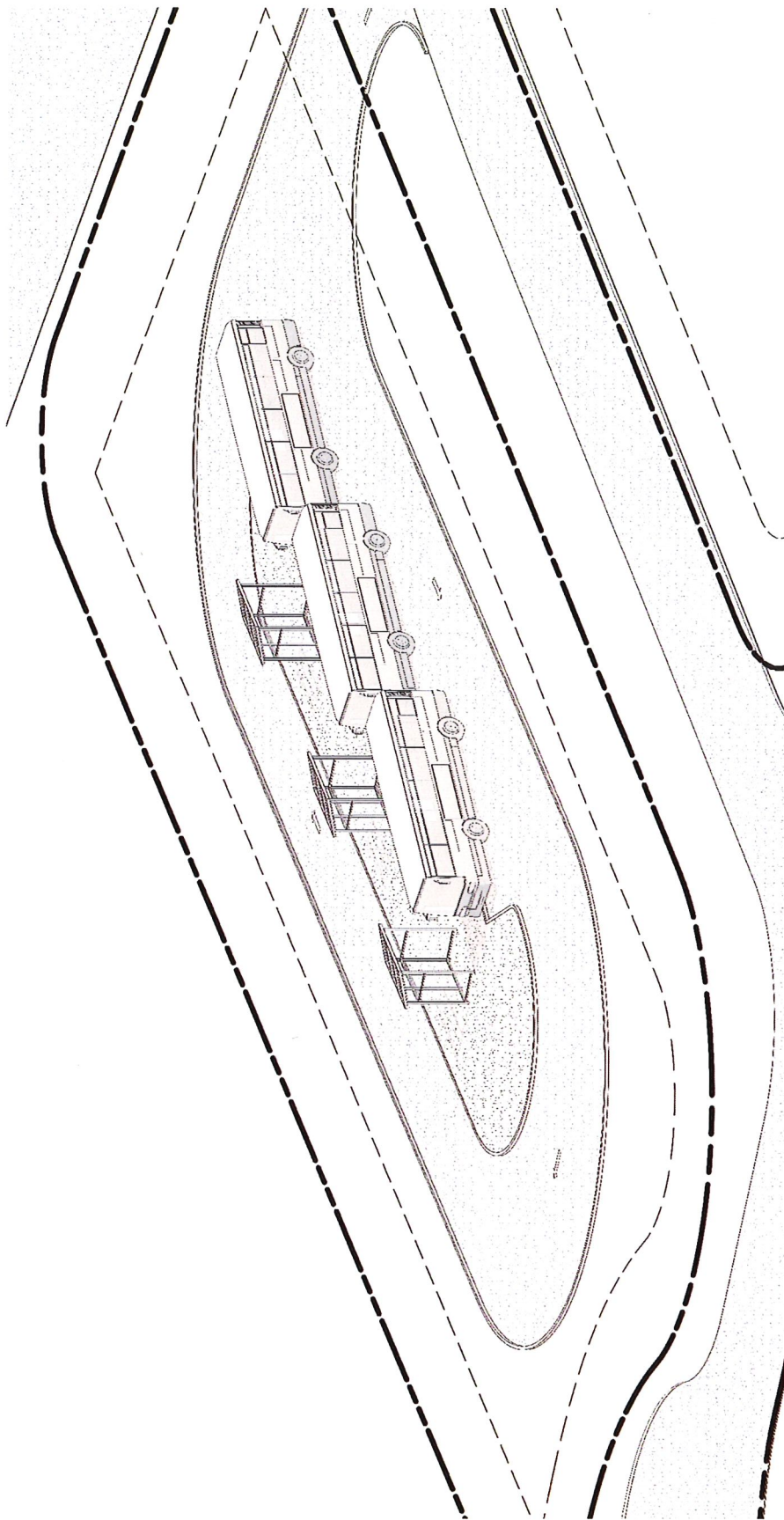
-Safety Concerns: Mr. Kim

- A 100-foot ahead crosswalk design is needed for the Fork Street crosswalk, as there is currently no such signage. This is part of the LTAP project.
- A decision on 100-foot crosswalk warning signs will be made after the LTAP engineer finishes the study.
- Blinking solar-powered warning signs for 100 feet ahead of the crosswalk are included in "the knob" project.

Reporting signs at Knob- Tom Nevile

- Observation: Three signs were observed at the Knob for events
- Concern: The signs "makes a beautiful spot... look ugly."
- Clarification: The "passport 250" sign is for an ongoing year-long county activity (QR code for visiting spots to earn a T-shirt). The "race one" (5050 race) is confirmed to be over.
- -A committee member will remove the race sign.

Meeting Adjournment at 6:45 P.M.



① PARCEL 1 - CONCEPTUAL 3D VIEW



Mount Pocono Borough

Tel 570-839-8436
Fax 570-839-0981

1361 Pocono Blvd., Suite 100
Mount Pocono, PA 18344

www.mountpocono-pa.gov

RESOLUTION NO. 7 2026

A RESOLUTION OF MOUNT POCONO BOROUGH, MONROE COUNTY, PENNSYLVANIA, AUTHORIZING AN APPLICATION FOR A MONROE COUNTY LOCAL SHARE ASSESSMENT GRANT FOR THE REPLACEMENT OF THE BOROUGH SALT SHED

BE IT RESOLVED, that Mount Pocono Borough, Monroe County, Pennsylvania, hereby requests a **Monroe County Local Share Assessment Grant in the amount of \$371,250** from the Commonwealth Financing Authority to be used for the **replacement of the Borough's existing salt storage shed located at 57 Knox Street, Mount Pocono, Pennsylvania, including design, bidding, construction, professional services, administrative costs, and related project expenses.**

ADOPTED by the Borough Council of Mount Pocono Borough, Monroe County, Pennsylvania, at a duly advertised public meeting held on September 1st, 2026.

IN WITNESS WHEREOF, I affix my hand and attach the seal of Mount Pocono Borough this 1st day of September 2026.

MOUNT POCONO BOROUGH

By: _____

Norman Delano Jr.

MONROE COUNTY, PENNSYLVANIA

Attest:

BOROUGH SEAL

Opinion of Probable Construction Cost PROJECT Mount Pocono Borough Salt Shed LOCATION Mount Pocono Borough ENGINEER Stan Wojciechowski, PE, CME			Date: 9/30/2025 Revised:		
					
DRAWING NO.	PROJECT NO. 313625.000	ESTIMATOR SGW	CHECKED BY JF		
		UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
A. 60'x35'x25' Salt Shed Building		LS	1	\$325,000.00	\$325,000.00
12' Precast Concrete T Walls					
8" Thick Interior Slab					
60'x20' concrete apron					
14' high stud walls on top of precast T walls					
60' 4/12 pitch trusses @ 48" o.c.					
2x6 knee bracing					
28 ga. Steel roofing					
28 ga. Painted steel siding					
12" eave overhang					
6" Gutter w/downspouts					
Snow guards on roof					
Bird Netting on interior ceiling					
Prevailing wage labor					
TOTAL CONSTRUCTION				\$325,000.00	\$325,000.00
Prepare Construction Documents				\$20,000.00	
Project Bidding				\$4,000.00	
Construction Services				\$3,500.00	
Admin/Legal				\$2,500.00	
TOTAL Overhead					\$30,000.00
5% Contingency					\$16,250.00
GRAND TOTAL					\$371,250.00

Note: Actual costs will be determined when detailed drawings and specifications are prepared and competitively bid by contractors. The contingency figure is included to account for items which are either unknown or are not known in sufficient detail to quantify the associated costs. In providing opinions of probable cost, the client understands that the consultant has no control over the cost or availability of labor, equipment, materials, or over market conditions or the contractor's method of pricing. The consultant makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from the

Mount Pocono Borough Planning Commission

Memo

Date: August 19, 2026
To: Borough Council
From: Planning Commission
Re: **Dunkin Redevelopment Project**

At its regularly scheduled meeting in August 2026, the Planning Commission reviewed the Dunkin Redevelopment Project. With Borough Engineer J. Fry supporting the waiver requests submitted by the Applicant, the Planning Commission recommends that Borough Council accept the waiver requests for the following items:

Item 2, SALDO §187-22.A(1) & §187-17.A – Preliminary Plan Submission, dated August 26, 2026.

Item 13, SALDO §187-50.C & §187-50.D - Stormwater Drainage and Management Plan, dated August 20, 2026.

Item 14, SALDO §187-48W & X (SALDO); §183-11B.2 & B.3 (SSO) - Curb, Sidewalk, and Sidewalk Connection Requirements, dated August 20, 2026.

Item 15, SALDO §187-56 - Landscape Plan, dated August 20, 2026.

Item 16, SALDO §187-62.2 - Site Lighting Pla, dated August 20, 2026.

Item 17, SALDO §187-76.1- Snow Management Plan, dated August 20, 2026.

The Planning Commission further recommends that the application be placed on the Borough Council agenda for the September 1st meeting for approval.

A revised submission is not required prior to the September 1st meeting. However, if Borough Council acts on the application at that meeting, any approval should be conditional upon the Applicant addressing and resolving the outstanding comments identified in the review letter.

A revised submission will be required before the Borough signs off on the final plans for recording.



5420 Crackersport Road, Allentown, PA 18104

610.398.0904 610.481.9098

barryisett.com

September 1, 2026
Project # 313626.104

Borough Council
Mount Pocono Borough
1361 Pocono Boulevard
Mount Pocono, PA 18344

Dear Borough Council:

RE: Proposed Dunkin Redevelopment Project
Mount Pocono Borough, Monroe County, Pennsylvania
Preliminary/ Final Plan Review

We reviewed the following documents against the requirements of the Mount Pocono Borough Chapter 187 – Subdivision and Land Development Ordinance (SALDO):

1. Architectural Plans, 37 sheets, dated April, 2026
2. Mount Pocono Land Development Application, dated July 6, 2026.
3. Certificate of Liability Insurance, dated May 4, 2026
4. Transaction summary in the amount of \$500.00 for the Application Fee.
5. Realty LLC Deed
6. Waiver Request Letter- Item 2, 1 page, dated August 26, 2026.
7. Waiver Request Letter- Item 13, 1 page, dated August 20, 2026.
8. Waiver Request Letter- Item 14, 1 page, dated August 20, 2026.
9. Waiver Request Letter- Item 15, 1 page, dated August 20, 2026.
10. Waiver Request Letter- Item 16, 1 page, dated August 20, 2026.
11. Waiver Request Letter- Item 17, 1 page, dated August 20, 2026.

The proposed Land Development is on an existing 1.04±-acre parcel located at 38 Sterline Road in the C-2 Commercial, General District. The plan proposes renovations to an existing 2,866 sf building including the addition of a 371 sf addition, pavement replacement, and new or repaired traffic circulation striping and signage.

WAIVERS REQUESTED:

We reviewed the waiver request letters submitted by the Applicant in response to our August 19th land development review letter. The applicant is requesting relief from the following sections of the Boroughs' Subdivision and Land Development Ordinance (SALDO).

1. **SALDO §187-22.A(1) & §187-17.A – Preliminary Plan Submission.** The applicant has requested a waiver of the requirement to prepare and submit a preliminary land development plan before submission of a final land development plan.

The applicant requests that Council consider the limited nature of this development when considering this waiver request. We have no objections to the approval of this waiver.

2. **SALDO §187-62.2 - Site Lighting Plan.** The applicant has requested a waiver of the requirement to prepare and submit a new site lighting plan.

In lieu of a new lighting plan, the applicant proposes to rely on the previously approved lighting plan for the original development on this parcel, consistent with the alternative expressly permitted under SALDO §187-62.2. Isett has no objections to the approval of this waiver.

3. **SALDO §187-76.1- Snow Management Plan.** The applicant has requested a waiver of the requirement to prepare and submit a detailed snow management plan.

The applicant proposes to confirm, in lieu of a new snow management plan, that no changes to site grading, drainage patterns, or snow storage areas are proposed as part of this project. Isett has no objections to the approval of this waiver.

4. **SALDO §187-50.C & §187-50.D - Stormwater Drainage and Management Plan.** The applicant has requested a waiver of the requirement to prepare and submit a new stormwater drainage and management plan and associated engineering calculations.

In lieu of a new stormwater plan, the applicant proposes to submit the previously approved stormwater plan for the original development on this parcel, consistent with the alternative expressly permitted under SALDO §187-50. Isett has no objections to the approval of this waiver provided the applicant supplies the relevant information from the original development of the subject property.

5. **SALDO §187-48W & X (SALDO); §183-11B.2 & B.3 (SSO) - Curb, Sidewalk, and Sidewalk Connection Requirements.** The applicant has requested a waiver of the requirement to install new curb and sidewalk along the property's street frontage and to provide a sidewalk connection from the primary building entrance to the nearest public sidewalk.

The applicant proposes to maintain existing site conditions with respect to curb, sidewalk, and pedestrian access, with no new sidewalk infrastructure required as part of this application. Isett notes that a "volunteer path" exists along Pocono Boulevard (Rte. 611) which indicates a need for a safe pedestrian pathway at this location. Isett does not recommend approval of this waiver request.

6. **SALDO §187-56 - Landscape Plan.** The applicant has requested a waiver of the requirement to prepare and submit a new landscape plan.

In lieu of a new landscape plan, the applicant proposes to submit the previously approved landscape plan for the original development on this parcel, consistent with the

alternative expressly permitted under SALDO §187-56. Isett has no objections to the approval of this waiver provided the applicant supplies the relevant information from the original development of the subject property.

GENERAL REVIEW COMMENTS

1. All land development plans require the submission of preliminary plans prior to final plans. An application for final plan approval can be submitted only when the subdivision has previously been granted an unconditional preliminary plan approval per SALDO §187-22.A(1) & §187-17.A. Isett has reviewed the plans against preliminary and final plan requirements.
2. Land development plans should be submitted in addition to the architectural plans. At a minimum, the land development plans should include existing features, including surface contours and storm sewer infrastructure; property lines; existing and proposed easements; **an erosion and sediment control plan**; details for all proposed improvements; and all other information required by ordinance.

SUBDIVISION AND LAND DEVELOPMENT (SALDO)

3. A site context map should be provided at a scale of 1"=200' per SALDO §187-29.C.
4. Any proposed easements should be shown on the plan per SALDO §187-29.F(13)(a) & §187-30.D(12).
5. The names of present adjoining property owners and the names of all property owners across adjacent roads, along with the current property identification number for each property shown should be included in an existing conditions plan per SALDO §187-29.F(26).
6. A statement indicating any existing or proposed zoning variances or subdivision waivers/modifications should be included on the plan per SALDO §187-29.G(13) & §187-30.D(8).
7. The right-of-way width and cartway width for Pocono Boulevard and Belmont Rd should be shown per SALDO §187-30.C(1)(e).
8. The following note should be included on the plans per SALDO §187-30.C(2)(h), "All lots shown on this plan are subject to the rules and regulations contained in the Borough of Mount Pocono Zoning Ordinance."
9. A stormwater drainage and management plan is required for all major land developments. The plan must show all existing surface drainage features. The developer must submit the plan and all associated engineering calculations to the Planning Commission in accordance with the requirements of SALDO §187-50.D and §187-50.C. The approved stormwater plan from the original land development may be submitted as an alternative to preparing a new plan.

10. Curb and sidewalk should be added to existing streets per the Streets and Sidewalks Ordinance (SSO) §183-11B.2 and SALDO §187-48W & X. A system of sidewalks must be provided connecting the primary building entrance to the nearest public sidewalk per SSO §183-11B.3. Isett notes that connection to the nearest public sidewalk is likely not feasible, but a “volunteer path” exists along the property’s frontage to PA-611, highlighting a need for safe pedestrian pathways in the area.
11. A landscape plan meeting the requirements of SALDO §187-56 must be prepared for all land developments. No land development should be finally approved until all landscaping has been installed or guaranteed in accord with this chapter. The approved landscape plan for the original land development may be submitted as an alternative to preparing a new plan.
12. All subdivisions and land developments must be provided with lighting adequate to meet the needs of the use in accordance with §187-62.2. The approved lighting plan for the original land development may be submitted as an alternative to preparing a new plan.
13. All plans for land developments must provide details for the management of drifting snow to minimize accumulation on adjoining streets and adjoining properties per SALDO §187-76.1.

POLICY & INFORMATION

1. All requests for waivers/modifications must be in writing, must accompany and be made a part of the development application, and include: (1) the specific sections in question, (2) provisions for the minimum modification necessary as an alternate to the requirements, and (3) justification for the waiver request including full grounds and facts of unreasonableness or hardship per SALDO §187-79.C.
2. Prior to plan recording evidence of approval or compliance with all public stakeholders will be required, including but not limited to the fire chief, sewer authority, water utility, PennDOT, Monroe County Conservation District, and DEP.
3. All resubmissions should be accompanied by a detailed letter explaining how each comment has been addressed.
4. The applicant should provide financial security for all public infrastructure improvements prior to execution of a developers agreement with the Borough.
5. A developer’s agreement should be executed between the applicant and the Borough prior to the start of construction.
6. As built plans should be submitted to the Borough. A note stating the developer will submit as-built plans to the Borough after construction should be provided on the plan per SALDO §187-31.

All comments above are made with the understanding that all features are accurately displayed on the submitted plan and that they comply with all current laws, regulations, and currently acceptable professional land surveying and engineering practices.

Please do not hesitate to contact us if you have any questions regarding this letter.

Respectfully,

A handwritten signature in black ink, appearing to read 'Joshua Fry', is positioned above the printed name.

Joshua Fry, P.E.
Borough Engineer
Barry Isett & Associates, Inc.

cc: James Fareri, Esq., Borough Solicitor
Marissa Duffy, Borough Manager
Amber Salazar, Zoning Officer

X 3p
2N

SPECIAL WARRANTY DEED

Parcel ID # 10/6/1/27

THIS INDENTURE made the 27th day of May in the year of Two Thousand Twenty-One (2021).

BETWEEN

**SAI PROPERTIES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, WITH A
PRINCIPAL PLACE OF BUSINESS AT 1226 GREENWOOD ROAD, STROUDSBURG,
PENNSYLVANIA,**

(hereinafter called the Grantor), of the one part, and

**38 REALTY LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY WITH A
PRINCIPAL PLACE OF BUSINESS AT 190 BEDFORD ROAD, LINCOLN, MA 01773,**

(hereinafter called the Grantee), of the other part

WITNESSETH that the said Grantor for and in consideration of the sum of One Million Two Hundred Sixty Five Thousand and 00/100 Dollars (\$1,265,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns, described herein, in wit;

ALL THAT CERTAIN lot or piece of land situate in the Borough of Mount Pocono, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe at the intersection of the Easterly right of way line of the public road leading from Mount Pocono to Scranton and known as the Lackawanna Trail with the Southerly line of a lane 16.5 feet in width extending from the Lackawanna Trail to the Easton and Belmont Turnpike; thence along the Southerly side of said lane, North 82 degrees 20 minutes East 130.7 feet to a pipe in a hollow willow tree; thence by the same, North 76 degrees 45 minutes East (at 145.8 feet passing a pipe) 165.5 feet to a point in the Easton and Belmont Turnpike; thence in and along said Turnpike South 01 degree 24 minutes West 154.02 feet to a point; thence by lands now or formerly of Leon Cobb, South 76 degrees 45 minutes West at (16.88 feet passing a pipe) 246.22 feet to a pipe; thence along the Easterly right of way line of Lackawanna Trail, parallel to and distant 35 feet from the center line, North 16 degrees 55 minutes West 161.87 feet to the place of BEGINNING.

EXCEPTING AND RESERVING thereout and therefrom, however, so much of the above-described premises as Donald E. Wismer and Romaine H. Wismer by deed dated November 30, 1959 and recorded in the hereinafter mentioned Recorder's Office in Deed Book Volume 261, page 219 granted and conveyed unto Gerald M. Possinger.

BEING THE SAME PREMISES which Gail Popple, by deed dated November 4, 2004, and recorded in the Office for Recording of Deeds, Monroe County Pennsylvania on November

12, 2004 in Deed Book 2207, Page 4984, granted and conveyed unto Sai Properties, LLC, grantor hereof, in fee.

UNDER AND SUBJECT TO Covenants, Conditions and Restrictions as appear in the chain of title in the Recorder of Deeds of Monroe County.

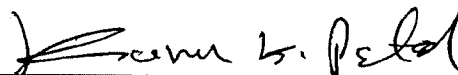
TOGETHER WITH all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said Grantor, as well at law as in equity, of, in and to the same.

TO HAVE and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

AND the said Grantor, for itself and its successors and assigns do hereby covenant and agree to and with the Grantee, its successors and assigns, that the said Grantor will **SPECIALLY** warrant title to the property herein conveyed.

IN WITNESS WHEREOF, the said Grantor, Party of the First Part, has caused these presents to be executed and its common or corporate seal hereto affixed.

Sai Properties, LLC

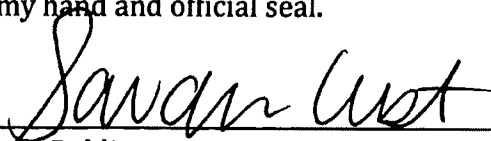
By:  {SEAL}
Kanubhai K. Patel, Member

Commonwealth of Pennsylvania } ss
County of Monroe

On this, the 27th day of May 2021, before me, a Notary Public, the undersigned officer, personally appeared Kanubhai K. Patel who acknowledged himself to be Sole Member of Sai Properties, LLC, and that he as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by himself as Sole Member.

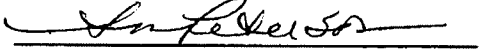
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
Sarah Custred, Notary Public
Monroe County
My commission expires May 22, 2022
Commission number 1331065
Member, Pennsylvania Association of Notaries


Notary Public
My commission expires: _____

The precise residence and the complete post office
address of the above-named Grantee is:

190 BEDFORD RD
LINCOLN, MA 01773



On behalf of the Grantee

Prepared by: Powlette & Field, LLC

508 Park Avenue Stroudsburg, Pennsylvania 18360

Phone: (570) 424-8037



COUNTY OF MONROE

RECORDER OF DEEDS
610 MONROE STREET
SUITE 125
STROUDSBURG, PA 18360
Area Code (570) 517-3969

Josephine Ferro - Recorder

Instrument Number - 202118548
Recorded On 6/2/2021 At 12:57:25 PM

Book - 2578 Starting Page - 5180
* Total Pages - 4

* Instrument Type - DEED

Invoice Number - 825278

* Grantor - SAI PROPERTIES LLC

* Grantee - 38 REALTY LLC

User - AD

* Customer - POCONO MOUNTAIN LAND ABSTRACT CO INC

*** FEES**

STATE TRANSFER TAX	\$12,650.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$13.00
DEMOLITION ACCOUNT	\$15.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TAX CODE CERTIFICATION	\$10.00
FEES	
POCONO MOUNTAIN	\$6,325.00
SCHOOL REALTY TAX	
MT POCONO BOROUGH	\$6,325.00
TOTAL PAID	\$25,396.75

RETURN DOCUMENT TO:

POCONO MOUNTAIN LAND ABSTRACT CO INC
712 MONROE STREET
STROUDSBURG, PA 18360
ATTN: N W M

MC GIS Registry UPI Certification
On June 2, 2021 By SH

TAX ID #

10/6/1/27

Total Tax IDs: 1



I Hereby CERTIFY that this document is recorded in the
Recorder's Office of Monroe County, Pennsylvania

Josephine Ferro

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW THE LAST PAGE
OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.



August 26, 2026

Planning Commission

Mount Pocono Borough

1361 Pocono Blvd. Ste. 100

Mount Pocono, PA 18344

RE: Request for Waiver/Modification - SALDO §187-22.A(1) & §187-17.A

Proposed Dunkin Remodel Project

1267 Pocono Blvd, Mount Pocono Borough, Monroe County, Pennsylvania

Project # 313626.104

Dear Planning Commission members:

Pursuant to SALDO §187-79.C, 38 Realty LLC, owner/applicant for the above-referenced land development application, respectfully requests a waiver of the requirement set forth in SALDO §187-22.A(1) & §187-17.A (Submission of Preliminary Plan Prior to Final Plan), as identified in the Borough Engineer's review letter dated August 19, 2026 (Item 2).

1. Specific Section in Question: SALDO §187-22.A(1) & §187-17.A - Submission of Preliminary Plan Prior to Final Plan.

2. Requested Waiver: A waiver of the requirement that an unconditional preliminary plan approval be obtained prior to submission, review, and approval of a final plan, to permit concurrent preliminary/final plan review and approval for this application.

3. Proposed Minimum Modification: The applicant requests that the Borough allow the preliminary and final plans for this project to be reviewed and approved concurrently, rather than requiring sequential preliminary and final approvals.

4. Justification: The proposed project is a limited-scope renovation to an existing, previously developed commercial building, with a modest addition and related site improvements. Given the limited scope and impact of the project, requiring separate, sequential preliminary and final plan approvals would add unnecessary time and cost without providing additional protection to the Borough's interests. The Borough Engineer has indicated no objection to this waiver, and combined preliminary/final review has historically been granted by Council for applications of this nature.

The proposed project consists of a limited renovation to an existing, previously developed commercial building, including a modest addition and related site improvements. It does not involve new subdivision of land, a change in use, or construction on an undeveloped parcel. Requiring full compliance with the cited section for a project of this limited scope imposes a burden disproportionate to its actual impact, and the requested modification represents the minimum relief necessary to allow the project to proceed while still protecting the interests the ordinance is intended to serve.

We respectfully request that this waiver be granted at the September 1, 2026 Planning Commission meeting. Please let us know if any additional information is needed to support this request.

Respectfully submitted,

Lindsay E. Albert

Operations Manager

38 Realty LLC

lalbert@cloudviewmgt.com | 978-857-7239

August 20, 2026

Planning Commission

Mount Pocono Borough

1361 Pocono Blvd. Ste. 100

Mount Pocono, PA 18344

RE: Request for Waiver/Modification - SALDO §187-62.2

Proposed Dunkin Remodel Project

1267 Pocono Blvd, Mount Pocono Borough, Monroe County, Pennsylvania

Project # 313626.104

Dear Planning Commission members:

Pursuant to SALDO §187-79.C, 38 Realty LLC, owner/applicant for the above-referenced land development application, respectfully requests a waiver of the requirement set forth in SALDO §187-62.2 (Site Lighting Plan), as identified in the Borough Engineer's review letter dated August 19, 2026 (Item 16).

- 1. Specific Section in Question:** SALDO §187-62.2 - Site Lighting Plan.
- 2. Requested Waiver:** A waiver of the requirement to prepare and submit a new site lighting plan.
- 3. Proposed Minimum Modification:** In lieu of a new lighting plan, the applicant proposes to rely on the previously approved lighting plan for the original development on this parcel, consistent with the alternative expressly permitted under SALDO §187-62.2.
- 4. Justification:** No changes to existing site lighting are proposed as part of this project. Existing lighting has adequately served the site's use to date, and the scope of work does not warrant a new lighting analysis or plan. Requiring a new lighting plan where no lighting changes are proposed is unnecessary and disproportionate to the scope of work.

The proposed project consists of a limited renovation to an existing, previously developed commercial building, including a modest addition and related site improvements. It does not involve new subdivision of land, a change in use, or construction on an undeveloped parcel. Requiring full compliance with the cited section for a project of this limited scope imposes a burden disproportionate to its actual impact, and the requested modification represents the minimum relief necessary to allow the project to proceed while still protecting the interests the ordinance is intended to serve.

We respectfully request that this waiver be granted at the September 1, 2026 Planning Commission meeting. Please let us know if any additional information is needed to support this request.

Respectfully submitted,

Lindsay E. Albert

Operations Manager

38 Realty LLC

lalbert@cloudviewmgt.com | 978-857-7239

August 20, 2026

Planning Commission

Mount Pocono Borough

1361 Pocono Blvd. Ste. 100

Mount Pocono, PA 18344

RE: Request for Waiver/Modification - SALDO §187-76.1

Proposed Dunkin Remodel Project

1267 Pocono Blvd, Mount Pocono Borough, Monroe County, Pennsylvania

Project # 313626.104

Dear Planning Commission members:

Pursuant to SALDO §187-79.C, 38 Realty LLC, owner/applicant for the above-referenced land development application, respectfully requests a waiver of the requirement set forth in SALDO §187-76.1 (Snow Management Plan), as identified in the Borough Engineer's review letter dated August 19, 2026 (Item 17).

1. Specific Section in Question: SALDO §187-76.1 - Snow Management Plan.

2. Requested Waiver: A waiver of the requirement to prepare and submit a detailed snow management plan.

3. Proposed Minimum Modification: The applicant proposes to confirm, in lieu of a new snow management plan, that no changes to site grading, drainage patterns, or snow storage areas are proposed as part of this project.

4. Justification: The proposed project does not alter the site's existing grading or drainage patterns, and does not affect existing snow storage or accumulation areas. The scope of work is limited to the building and drive-through area, and does not create any new or increased snow management burden on adjoining streets or properties beyond existing conditions.

The proposed project consists of a limited renovation to an existing, previously developed commercial building, including a modest addition and related site improvements. It does not involve new subdivision of land, a change in use, or construction on an undeveloped parcel. Requiring full compliance with the cited section for a project of this limited scope imposes a burden disproportionate to its actual impact, and the requested modification represents the minimum relief necessary to allow the project to proceed while still protecting the interests the ordinance is intended to serve.

We respectfully request that this waiver be granted at the September 1, 2026 Planning Commission meeting. Please let us know if any additional information is needed to support this request.

Respectfully submitted,

Lindsay E. Albert

Operations Manager

38 Realty LLC

lalbert@cloudviewmgt.com | 978-857-7239

August 20, 2026

Planning Commission

Mount Pocono Borough

1361 Pocono Blvd. Ste. 100

Mount Pocono, PA 18344

RE: Request for Waiver/Modification - SALDO §187-50.C & §187-50.D

Proposed Dunkin Remodel Project

1267 Pocono Blvd, Mount Pocono Borough, Monroe County, Pennsylvania

Project # 313626.104

Dear Planning Commission members:

Pursuant to SALDO §187-79.C, 38 Realty LLC, owner/applicant for the above-referenced land development application, respectfully requests a waiver of the requirement set forth in SALDO §187-50.C & §187-50.D (Stormwater Drainage and Management Plan), as identified in the Borough Engineer's review letter dated August 19, 2026 (Item 13).

1. Specific Section in Question: SALDO §187-50.C & §187-50.D - Stormwater Drainage and Management Plan.

2. Requested Waiver: A waiver of the requirement to prepare and submit a new stormwater drainage and management plan and associated engineering calculations.

3. Proposed Minimum Modification: In lieu of a new stormwater plan, the applicant proposes to submit the previously approved stormwater plan for the original development on this parcel, consistent with the alternative expressly permitted under SALDO §187-50.

4. Justification: The proposed project does not result in a material increase in impervious area or stormwater runoff beyond what the existing site improvements and infrastructure were designed to accommodate. The scope of work is limited to a modest building addition and related site improvements on an already-developed commercial parcel. Requiring new engineering studies and a full stormwater plan for a project of this limited scope and impact is unreasonable and disproportionate to the actual change in conditions on the site.

The proposed project consists of a limited renovation to an existing, previously developed commercial building, including a modest addition and related site improvements. It does not involve new subdivision of land, a change in use, or construction on an undeveloped parcel. Requiring full compliance with the cited section for a project of this limited scope imposes a burden disproportionate to its actual impact, and the requested modification represents the minimum relief necessary to allow the project to proceed while still protecting the interests the ordinance is intended to serve.

We respectfully request that this waiver be granted at the September 1, 2026 Planning Commission meeting. Please let us know if any additional information is needed to support this request.

Respectfully submitted,

Lindsay E. Albert

Operations Manager

38 Realty LLC

lalbert@cloudviewmgt.com | 978-857-7239

August 20, 2026

Planning Commission

Mount Pocono Borough

1361 Pocono Blvd. Ste. 100

Mount Pocono, PA 18344

RE: Request for Waiver/Modification - SALDO §187-48W & X (SALDO); §183-11B.2 & B.3 (SSO)

Proposed Dunkin Remodel Project

1267 Pocono Blvd, Mount Pocono Borough, Monroe County, Pennsylvania

Project # 313626.104

Dear Planning Commission members:

Pursuant to SALDO §187-79.C, 38 Realty LLC, owner/applicant for the above-referenced land development application, respectfully requests a waiver of the requirement set forth in SALDO §187-48W & X (SALDO); §183-11B.2 & B.3 (SSO) (Curb, Sidewalk, and Sidewalk Connection Requirements), as identified in the Borough Engineer's review letter dated August 19, 2026 (Item 14).

1. Specific Section in Question: SALDO §187-48W & X (SALDO); §183-11B.2 & B.3 (SSO) - Curb, Sidewalk, and Sidewalk Connection Requirements.

2. Requested Waiver: A waiver of the requirement to install new curb and sidewalk along the property's street frontage and to provide a sidewalk connection from the primary building entrance to the nearest public sidewalk.

3. Proposed Minimum Modification: The applicant proposes to maintain existing site conditions with respect to curb, sidewalk, and pedestrian access, with no new sidewalk infrastructure required as part of this application.

4. Justification: The Borough Engineer's own review letter acknowledges that connection to the nearest public sidewalk is likely not feasible given existing site and roadway conditions. An existing informal pedestrian path already serves the property's frontage to PA-611. Given this constraint, and the limited scope of the proposed renovation, requiring new curb and sidewalk construction is not reasonable or practicable and would not meaningfully advance the purpose of the requirement.

The proposed project consists of a limited renovation to an existing, previously developed commercial building, including a modest addition and related site improvements. It does not involve new subdivision of land, a change in use, or construction on an undeveloped parcel. Requiring full compliance with the cited section for a project of this limited scope imposes a burden disproportionate to its actual impact, and the requested modification represents the minimum relief necessary to allow the project to proceed while still protecting the interests the ordinance is intended to serve.

We respectfully request that this waiver be granted at the September 1, 2026 Planning Commission meeting. Please let us know if any additional information is needed to support this request.

Respectfully submitted,

Lindsay E. Albert

Operations Manager

38 Realty LLC

lalbert@cloudviewmgt.com | 978-857-7239

August 20, 2026

Planning Commission
Mount Pocono Borough
1361 Pocono Blvd. Ste. 100
Mount Pocono, PA 18344

RE: Request for Waiver/Modification - SALDO §187-56

Proposed Dunkin Remodel Project

1267 Pocono Blvd, Mount Pocono Borough, Monroe County, Pennsylvania

Project # 313626.104

Dear Planning Commission members:

Pursuant to SALDO §187-79.C, 38 Realty LLC, owner/applicant for the above-referenced land development application, respectfully requests a waiver of the requirement set forth in SALDO §187-56 (Landscape Plan), as identified in the Borough Engineer's review letter dated August 19, 2026 (Item 15).

1. Specific Section in Question: SALDO §187-56 - Landscape Plan.

2. Requested Waiver: A waiver of the requirement to prepare and submit a new landscape plan.

3. Proposed Minimum Modification: In lieu of a new landscape plan, the applicant proposes to submit the previously approved landscape plan for the original development on this parcel, consistent with the alternative expressly permitted under SALDO §187-56.

4. Justification: The proposed project does not involve any material change to existing site landscaping. The scope of work is limited to a modest building addition and drive-through area improvements, and existing landscaped areas are not proposed to be disturbed. Preparing an entirely new landscape plan for a project that does not affect landscaping is unnecessary and disproportionate to the scope of work.

The proposed project consists of a limited renovation to an existing, previously developed commercial building, including a modest addition and related site improvements. It does not involve new subdivision of land, a change in use, or construction on an undeveloped parcel. Requiring full compliance with the cited section for a project of this limited scope imposes a burden disproportionate to its actual impact, and the requested modification represents the minimum relief necessary to allow the project to proceed while still protecting the interests the ordinance is intended to serve.

We respectfully request that this waiver be granted at the September 1, 2026 Planning Commission meeting. Please let us know if any additional information is needed to support this request.

Respectfully submitted,

Lindsay E. Albert

Operations Manager

38 Realty LLC

lalbert@cloudviewmgt.com | 978-857-7239

Hello All,

I have really appreciated having the opportunity to volunteer as chair of parks and recreation; however, I am struggling to keep up with parks and recreation along with other responsibilities that take priority. Due to these circumstances, I am choosing to resign from the parks and recreation committee effectively immediately.

I will definitely keep parks and recreation (as well as other borough committees) in mind as my time opens up more again in the future. Parks and recreation was a great opportunity to see what is involved in the borough events, however, when entering parks and rec I thought there would be greater involvement in park planning, landscape design, and park project management and maintenance. If assistance is needed on those aforementioned topics, I can help in the capacity of my full-time job at the Monroe County Planning Commission. Please keep the county in mind as we are a valuable resource that aspire to equitably assist all our regions. I will still be around the borough building for Active Transportation Planning steering committee meetings and Mount Pocono Municipal Authority board meetings so I'm sure we will cross paths again soon.

Thanks for your understanding and wishing you all the best!

P.S. If there is still interest in revitalizing the rear, over-grown portion (used to be a trail here, it's mostly weeds now) of the borough hall park into a disc golf course, Keith Dondey, organizer for Pocono Disc Golf Association, can be contacted at (570)656-5801 to help discuss disc basket options, course designs, etc.

There was talk at one time that a disc golf course could work well in the interim of the other plans engineered for the borough hall park.

Thanks,

Jeremie J. Schuster

610-701-1111
701-1111, ext. 405
Schuster, Jeremie
(610) 701-1111

2026 FALL & WINTER HOLIDAY EVENTS

Trunk or Treat

Saturday, October 10, 2026

3:00 PM – 5:00 PM

Carnival Grounds

Official Borough Tree Lighting

Friday, December 4, 2026

First Friday in December

Community Menorah Lighting

December 5, 6, or 7, 2026

Final Date & Time - To Be Announced

TRUNK OR TREAT



Use this QR code to
fill out the form to
register your vehicle

**TRUNKS
AND
SPONSERS
NEEDED**



REGISTER YOUR VEHICLE NOW

SATURDAY, OCTOBER 10, 2026

3PM - 5PM



**POCONO MOUNTAIN VOL. FIRE CO.
20 MURRAY AVE, MT. POCONO, PA 18344**

VEHICLE REGISTRATION LINK CAN BE FOUND ON THE
MOUNT POCONO BOROUGH WEBSITE OR THROUGH THE QR CODE ABOVE



Christmas Tree Lighting



December 6, 2026

at 7:30pm

Pocket Park on 611 (Downtown Mt. Pocono)



Zoning Department

MOUNT POCONO BOROUGH MONTHLY ZONING REPORT

TO: Mount Pocono Borough Council
FROM: Amber Salazar, Zoning Officer
CC: Shawn McGlynn, Building Code Official
DATE: August 31st, 2026

.....

Following is a report of the Zoning and Building Code Office's monthly activity from August 1st to August 31st:

Permits Issued: 26

Zoning Permits: 0	New Construction: 0	Building Permits: 4
Commercial – 0	Commercial – 0	Commercial – 1
Residential – 0	Residential – 0	Residential – 3
Driveway – 0	Building CO – 0	Zoning CO – 0
Resale, Use, and Occupancy – 20	STR Permit – 2	Keeping of Chickens – 0

- **Enforcement Actions:**

- 14 Kinney Avenue - A Zoning Enforcement Notice was issued to the owner of the subject property for construction of a walkway without a zoning permit, following the posting of a Stop-Work Order that was disregarded. This Enforcement Notice was also posted at the property, alongside a second Stop-Work Order.
- 105 Fairview Avenue - A Zoning Enforcement Notice was issued to the owners of the subject property for construction of a new deck without a permit. The property owner has since submitted a permit application.

- **Public Hearings:**

- 3271 Rt. 940 (Walmart) - A public hearing application has been submitted requesting variance relief from applicable sign regulations in the zoning ordinance, to allow for a proposed updated wall sign package. This hearing was originally scheduled for September 8th, however was forced to be rescheduled due to advertising constraints. The ZHB was unable to reach a quorum for a date that would satisfy the 60-day hearing deadline outlined in the PA MPC, so an extension of time was requested from the applicant.
- 8 Rachel Lane - A public hearing application has been submitted requesting variance relief from applicable setback regulations in the Zoning Ordinance to retroactively allow for a

new commercial garage at the subject property. A quorum has not yet been reached, however the proposed dates for this hearing are Tuesday, September 22nd, and Tuesday, October 6th at 6:00pm.

- **District Court:**

- 8 Rachel Lane- Our office was made aware that a metal building had been erected at the subject property without first obtaining the necessary approvals. A Zoning Enforcement Notice was subsequently issued, and a zoning permit application was submitted. This application was denied, as this construction required Land Development approval, applicable setback requirements were not met, and information was not provided regarding impervious coverage. The property owner was given 30 days from the zoning application denial to file a complete Land Development Application, and failed to do so. As such, a Civil Complaint was filed at the District Court. This matter has been scheduled for July 15th, 2026 at 9:00am. **This matter was continued to August 26th at 11:30am, as the property owner's legal counsel entered an intent to defend. The property owner's legal counsel has been in communication with our solicitor, and agreed to a 60-day continuance to allow the owner time to submit a complete land development application. Our office agreed to the continuance in light of the public hearing application submission, which we feel demonstrates a good-faith effort to address the violation.**
- 21 Sterling Road- A Zoning Notice of Violation was issued to the owner of the subject property for change of use to a smoke shop without first obtaining the necessary approvals, display of prohibited signs, and the unpermitted expansion of the existing freestanding and wall signs. The prohibited signs have since been removed and applications have been submitted for the sign expansions, however, no applications or plans have been submitted for the change of use. As such, a Civil Complaint was filed at the District Court. This matter has been scheduled for July 15th, 2026 at 9:00am. **This matter was continued to August 26th at 9:30am, as the property owner entered an intent to defend. Retroactive zoning and building permits for the change of use and sign expansions were issued on July 10th. Our office attended the subject hearing, where Judge Riley ultimately entered a judgement of \$1,500 to cover filing, administrative and legal fees associated with this enforcement action.**

AS of 8/31/2026

PREPAID INVOICES

AmTrust (WC)	2,806.00
ACH B Isett: General Eng.	1,123.75
ACH B Isett: Walmart REIMB.	1,587.50
Cintas Uniform & Mats	400.95
Essa Bank & Trust	2,482.99
First Net	357.76
Geisinger AWD	4,004.43
Highmark (Dental&Vision)	280.50
Lowe's	254.42
NAPA Auto Parts	12.50
NBT Credit Card	3,096.97
PA Water Co (43 Hydrants \$22.86ea)	975.57
PA Water Borough	27.26
PA Water Garage	32.82
PA One Call	23.52
ACH Pitney Bowes (Lease&Stamps)	150.00
PPL	839.82
Primo Water	35.24
Pye Barker (Boro InstallCCTV Labor& Parts)	1,094.98
Pye Barker(Knob Camera Trailer)	1,065.85
Pye Barker (Access & Radio Monitoring	1,329.71
Pye Barker(P&R GF) Deerfield Monitoring	780.00
Selective Insurance	6,467.00
Sun Life	201.63
Sunoco Wex Bank	1,257.16
TKE Elevator Corporation	258.12
Underdog	1,720.60
USA Bank	208.13
	32,875.18

Park & Rec Bank Acct.

B. Isett:ACH Boro Hall Prk = 4, 357.80
Penn Tele Data-Deerfield = 127.95

Road Rehab Bnk Acct.

B.Isett:ACH Fork Street=1,500.00

Pine Hill Bnk Acct.

B.Isett: ACH Pocono Star Rd =795.00

Stormwater Acct.

B.Isett: ACH 11 Edgewood = 1,305.00

Aug Payroll Cost

28.80

28.80

30.15

28.80

116.55

NOT PREPAID: 115,344.58

PREPAID 8/31/2026 32,875.18

TOTAL TO BE APPROVED: 148,219.76

Borough of Mt. Pocono-General Fund
Bills To Be Approved and Paid
8/1/2026 - 9/1/2026

Type	Date	Num	Memo	Due Date	Amount
AMTrust North America					
Bill	08/01/2026	PP	PP Borough Workers Compensation	08/01/2026	2,806.00
Total AMTrust North America					2,806.00
B&B Realty					
Bill	08/27/2026	10.6.1.30-1 ...	B & B Reaty, Tax Refund 10.6.1.30-1 & 10.6.1.31	08/27/2026	2,052.86
Total B&B Realty					2,052.86
Barry Isett & Associates					
Bill	08/10/2026	ACH	ACH General Eng. Review	08/10/2026	1,123.75
Bill	08/10/2026	ACH	ACH Reimb. Walmart Expansion LD	08/10/2026	1,587.50
Total Barry Isett & Associates					2,711.25
Berkheimer Associates					
Bill	08/27/2026	426	Local Service Tax: Operating Commission & Postage	08/27/2026	89.75
Total Berkheimer Associates					89.75
Buchanan Plumbing					
Bill	08/27/2026	01602	Municipal Authority: Replaced Existing Toilet ;Gerber Height Toilet (Corroded Flange & Raise...	08/27/2026	850.00
Total Buchanan Plumbing					850.00
CINTAS CORPORATION					
Bill	08/05/2026	PP	PP July Borough Logo Rugs & Mats	08/05/2026	100.52
Bill	08/05/2026	PP	PP July Maintenance Uniforms	08/05/2026	246.24
Bill	08/05/2026	PP	PP July Garage Mats	08/05/2026	54.19
Total CINTAS CORPORATION					400.95
ESSA - CNB Bank					
Bill	08/03/2026	PP	PP Aug. Building Loan Principal	08/03/2026	1,922.64
Bill	08/03/2026	PP	PP Aug. Building Loan Int.	08/03/2026	560.35
Total ESSA - CNB Bank					2,482.99
First Net					
Bill	08/13/2026	PP	PP Manager Cell Phone	08/13/2026	44.12
Bill	08/13/2026	PP	PP Maintenance Crew Cell and Radio	08/13/2026	313.64
Total First Net					357.76
Geisinger Health Plan					
Bill	08/01/2026	AWD	AWD Maintenance Crew: Health Plan	08/01/2026	4,004.43
Total Geisinger Health Plan					4,004.43
Gotta Go Potties					
Bill	08/27/2026	28254	P&R Oak Street Potties (Reg & Handicap) (2/13/26-3/12/2026)	08/27/2026	315.00
Bill	08/27/2026	34719	Maintenance Crew Construction Portable Monthly Toilet (7/30/26-8/26/26)	08/27/2026	87.50
Bill	08/27/2026	35345	Borough Park Portable Toilet (8/10/26-9/6/26)	08/27/2026	87.50
Bill	08/27/2026	33976	Borough Park Portable Toilet (7/13/2026-8/9/2026)	08/27/2026	87.50
Total Gotta Go Potties					577.50
Highmark Blue Shield					
Bill	08/03/2026	PP	PP Maintenance Crew: Vision & Dental	08/03/2026	280.50
Total Highmark Blue Shield					280.50
Kaisia R. Meeder					
Bill	08/27/2026	420	Borough: Conditional Use Approval(Appearance Fee May 5, 2026)	08/27/2026	175.00
Total Kaisia R. Meeder					175.00
LaBella					
Bill	08/27/2026	171081	10/30/2021-6/17/22 Tested Air Quality of Boro Office & Basement	08/27/2026	3,906.28
Total LaBella					3,906.28
LOWE'S					
Bill	08/06/2026	PP	PP Cleaning Supplies	08/06/2026	78.77
Bill	08/13/2026	PP	PP Mtg Rm Ceiling Tiles, Cold Patch Pavation Holes	08/13/2026	175.65
Total LOWE'S					254.42
Medico Construction Equip. Inc.					
Bill	08/27/2026	657	Purchased Skid Steer Forks	08/27/2026	1,285.71
Total Medico Construction Equip. Inc.					1,285.71

Borough of Mt. Pocono-General Fund
Bills To Be Approved and Paid

8/1/2026 - 9/1/2026

Type	Date	Num	Memo	Due Date	Amount
NAPA Auto Parts					
Bill	08/11/2026	PP	PP Maintenance:Fuel Additive	08/11/2026	12.50
Total NAPA Auto Parts					12.50
NBT Cardmember Service					
Bill	08/04/2026	PP	PP Borough Cloud Communications (2x)	08/04/2026	360.18
Bill	08/04/2026	PP	PP Zoning Cloud Communications (2x)	08/04/2026	66.00
Bill	08/04/2026	PP	PP Maintenance Cloud Communications (2x)	08/04/2026	66.00
Bill	08/04/2026	PP	PP Manager Microsoft Office Monthly Subscription	08/04/2026	6.12
Bill	08/04/2026	PP	PP Treasure/Secretary Microsoft Office Monthly Subscription	08/04/2026	12.22
Bill	08/04/2026	PP	PP Zoning Microsoft Office Monthly Subscription	08/04/2026	6.11
Bill	08/04/2026	PP	PP Maintenance Microsoft Office Monthly Subscription	08/04/2026	6.11
Bill	08/04/2026	PP	PP Acropro Subs Compression Monthly Fee	08/04/2026	21.19
Bill	08/04/2026	PP	PP Digit Computer Support System Monthly Fee	08/04/2026	21.20
Bill	08/04/2026	PP	PP Uattend PR Monthly Fee	08/04/2026	37.10
Bill	08/04/2026	PP	PP Road Crew,Gatorade & Water Cases Emergency Supplies (High Heat)	08/04/2026	144.93
Bill	08/04/2026	PP	PP Indeed Advertising	08/04/2026	1,268.60
Bill	08/04/2026	PP	PP First Friday, Food Supplies	08/04/2026	423.29
Bill	08/04/2026	PP	PP Quill Office Supplies	08/04/2026	69.99
Bill	08/04/2026	PP	PP Wilkes Barre/Scranton DOT Physical	08/04/2026	80.00
Bill	08/04/2026	PP	PP Conference PA Downtown Main Street Matters	08/04/2026	494.94
Bill	08/04/2026	PP	PP Erie Conference Parking	08/04/2026	12.99
Total NBT Cardmember Service					3,096.97
PA American Water Co.					
Bill	08/06/2026	PP	PP Garage Water	08/06/2026	32.82
Bill	08/06/2026	PP	PP Borough Water	08/06/2026	27.26
Bill	08/13/2026	PP	PP Hydrants (43)	08/13/2026	975.57
Total PA American Water Co.					1,035.65
PA One Call System, Inc					
Bill	08/05/2026	PP	PA One Call	08/05/2026	23.52
Total PA One Call System, Inc					23.52
Pitney Bowes					
Bill	08/17/2026	AWD	AWD Lease Payment & Postage	08/17/2026	150.00
Total Pitney Bowes					150.00
Pocono Mountain Public Library					
Bill	08/27/2026		Lib: Regular, Del, Int B, Penalty Taxes	08/27/2026	833.43
Total Pocono Mountain Public Library					833.43
Pocono Mountain REgional EMS					
Bill	08/27/2026		EMS: Regular, Del. & Int. B, Penalty Taxes	08/27/2026	419.30
Total Pocono Mountain REgional EMS					419.30
Pocono Mountain Regional Police Departmen					
Bill	09/01/2026	Sept.	September 1, 2026	09/01/2026	96,147.70
Total Pocono Mountain Regional Police Departmen					96,147.70
Pocono Mountain Volunteer Fire Company					
Bill	08/27/2026		FC: Regular, Del, Int B, Penalty	08/27/2026	833.43
Total Pocono Mountain Volunteer Fire Company					833.43
PPL ELECTRIC UTILITIES					
Bill	08/04/2026	PP	PP Borough Electric	08/04/2026	522.32
Bill	08/04/2026	PP	PP 36 Pocono Blvd, Lighting	08/04/2026	45.77
Bill	08/04/2026	PP	PP Meter 1	08/04/2026	48.06
Bill	08/04/2026	PP	PP Meter 2	08/04/2026	56.54
Bill	08/04/2026	PP	PP Meter 3	08/04/2026	45.30
Bill	08/04/2026	PP	PP Maintenance Building	08/04/2026	56.02
Bill	08/04/2026	PP	PP (P&R) Center and Oak St.	08/04/2026	65.81
Total PPL ELECTRIC UTILITIES					839.82
Primo Brands					
Bill	08/11/2026	PP	PP Bottled Water (New Company)	08/11/2026	35.24
Total Primo Brands					35.24

Borough of Mt. Pocono-General Fund
Bills To Be Approved and Paid

8/1/2026 - 9/1/2026

Type	Date	Num	Memo	Due Date	Amount
Pye-Barker CO					
Bill	08/04/2026	PP	PP Knob: (7/2/26) Help Setup Portable Job Camera Trailer	08/04/2026	1,065.85
Bill	08/04/2026	PP	PP Boro Retrofit CCTV Installation (Labor & Parts)	08/04/2026	1,094.98
Bill	08/04/2026	PP	PP Boro: Recurring Services Access Control & Radio Monitoring (7/1/26-6/30/27)	08/04/2026	1,329.71
Bill	08/04/2026	PP	PP Deefield Recuring: Alarm,Access Control, Monitoring (7/1/2026-6/30/2027)	08/04/2026	780.00
Total Pye-Barker CO					4,270.54
Ray Price Ford					
Bill	08/27/2026	339059/1	2022 Ford: F-350; Tires,Wheel Alignment,State Inspection	08/27/2026	1,425.54
Total Ray Price Ford					1,425.54
Selective Insurance					
Bill	08/03/2026	AWD	AWD Insurance	08/03/2026	6,467.00
Total Selective Insurance					6,467.00
SFM Consulting					
Bill	08/26/2026	Z-009	Zoning (47 hrs)	08/26/2026	3,055.00
Bill	08/26/2026	BP-009	Building Permits (4)	08/26/2026	1,774.16
Bill	08/26/2026	Resale & U...	Use & Occupancy (14)	08/26/2026	980.00
Total SFM Consulting					5,809.16
SUN LIFE					
Bill	08/03/2026	PP	PP Manager Life Ins.	08/03/2026	52.42
Bill	08/03/2026	PP	PP Maintenance Workers Life Ins.	08/03/2026	149.21
Total SUN LIFE					201.63
SUNOCO UNIVERSAL FLEET					
Bill	08/13/2026	PP	PP Fuel Purchases	08/13/2026	1,257.16
Total SUNOCO UNIVERSAL FLEET					1,257.16
TK Elevator Corporation					
Bill	08/17/2026	PP	PP Service Oil & Grease (7/1/2026-9/30/2026)	08/17/2026	258.12
Total TK Elevator Corporation					258.12
Topp Business Solutions					
Bill	08/27/2026	559390	(5/12/26-8/11/26) Copier Black & White Overage \$43.92 & Col Overages \$146.43 (Fuel Chg...	08/27/2026	198.92
Total Topp Business Solutions					198.92
Underdog Computer & Network Support LLC					
Bill	08/21/2026	PP	PP Network Support Equipment Upgrade	08/21/2026	1,720.60
Total Underdog Computer & Network Support LLC					1,720.60
United Rentals					
Bill	08/27/2026	8179130	Monthly Rental Office For Maintenance Crew	08/27/2026	740.00
Total United Rentals					740.00
US Bank					
Bill	08/10/2026	PP	PP Copier Contract (Aug 2026)	08/10/2026	208.13
Total US Bank					208.13
TOTAL					148,219.76

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Cash Basis

Borough of Mt. Pocono-General Fund
Profit & Loss Budget vs. Actual
January through December 2026

	Jan - Dec 26	Budget	\$ Over Budget	% of Budget
Income				
300.000 · REAL ESTATE PROPERTY TAXES				
300.001 · RE Tax-Current Year (Discount)	1,456,481.68	1,497,929.00	-41,447.32	97.2%
300.002 · RE Tax-Current Year (Face Amt)	77,474.52	130,000.00	-52,525.48	59.6%
300.003 · RE Tax-Current Yr (Penalty Amt)	832.68	55,451.00	-54,618.32	1.5%
Total 300.000 · REAL ESTATE PROPERTY TAXES	1,534,788.88	1,683,380.00	-148,591.12	91.2%
301.000 · REAL PROPERTY TAXES				
301.101 · RE Taxes Library	41,703.46	44,413.00	-2,709.54	93.9%
301.102 · RE Fire Co Taxes	41,703.46	44,413.00	-2,709.54	93.9%
301.103 · RE EMS Taxes	20,982.86	22,350.00	-1,367.14	93.9%
301.200 · Real Estate Taxes-Prior Year	48,195.72	10,000.00	38,195.72	482.0%
301.300 · RE Taxes - Interest	0.00	100.00	-100.00	0.0%
301.400 · Real Estate Taxes - Delinquent	74,320.12	45,000.00	29,320.12	165.2%
301.401 · Delinquent Library Taxes	1,889.71	1,300.00	589.71	145.4%
301.402 · Delinquent Fire Co Taxes	1,889.71	1,300.00	589.71	145.4%
301.403 · Delinquent EMS Taxes	950.72	700.00	250.72	135.8%
301.600 · Real Estate Taxes - Interim A	65.57	500.00	-434.43	13.1%
301.610 · Real Estate Taxes - Interim B	61.93	500.00	-438.07	12.4%
Total 301.000 · REAL PROPERTY TAXES	231,763.26	170,576.00	61,187.26	135.9%
310.000 · LOCAL TAX ENABLING ACT ACT 511				
310.100 · Real Estate Transfer Taxes	92,731.85	60,000.00	32,731.85	154.6%
310.210 · Earned Income Taxes-Current Yr	273,102.30	300,000.00	-26,897.70	91.0%
310.410 · LST Tax - Current Year	70,276.17	90,000.00	-19,723.83	78.1%
Total 310.000 · LOCAL TAX ENABLING ACT ACT 511	436,110.32	450,000.00	-13,889.68	96.9%
321.000 · CABLE TELEVISION FRANCHISE TAX				
321.800 · Cable Television Franchise	11,610.14	12,500.00	-889.86	92.9%
Total 321.000 · CABLE TELEVISION FRANCHISE TAX	11,610.14	12,500.00	-889.86	92.9%
331.000 · FINES				
331.110 · Vehicle & Crime Violations	17,264.71	15,000.00	2,264.71	115.1%
331.120 · Zoning Fines & Violations	21.89	3,000.00	-2,978.11	0.7%
Total 331.000 · FINES	17,286.60	18,000.00	-713.40	96.0%
340.000 · INTEREST, RENTS, AND ROYALTIES				
340.100 · Interest Earnings	107.39	200.00	-92.61	53.7%
341.101 · Interest Earnings PLGIT	17,057.55	29,000.00	-11,942.45	58.8%
342.200 · Rents and Royalties	8,400.00	14,400.00	-6,000.00	58.3%
343.100 · Rebates/Refunds/Dividends	2,568.26			
Total 340.000 · INTEREST, RENTS, AND ROYALTIES	28,133.20	43,600.00	-15,466.80	64.5%
354.000 · STATE CAPITAL & OPERATING GRANT				
352.530 · Fed.Grant (NRPA)	12,918.27	0.00	12,918.27	100.0%
354.080 · Recycling Grant - State	28,145.43	20,000.00	8,145.43	140.7%
354.085 · PM Visitors Bureau Grant (P&R)	0.00	0.00	0.00	0.0%
354.090 · Other Grants	26,250.00	0.00	26,250.00	100.0%
Total 354.000 · STATE CAPITAL & OPERATING GRANT	67,313.70	20,000.00	47,313.70	336.6%
355.000 · STATE SHARED REV & ENTITLEMENTS				
355.010 · Public Utility Realty	0.00	2,000.00	-2,000.00	0.0%
355.051 · PA Severe Weather Reimbursement	0.00	0.00	0.00	0.0%
355.080 · Liquor Licenses	200.00	1,200.00	-1,000.00	16.7%
355.130 · Firemen's Relief	0.00	17,000.00	-17,000.00	0.0%
355.140 · Police Pension State Aid	0.00	0.00	0.00	0.0%
355.150 · Boro Empl. Pension State Aid	0.00	19,986.00	-19,986.00	0.0%
Total 355.000 · STATE SHARED REV & ENTITLEMENTS	200.00	40,186.00	-39,986.00	0.5%
361.000 · GENERAL GOV'T REVENUES				
361.002 · Legal Fee's Reimbursable ZHB/PC	340.50	1,000.00	-659.50	34.1%
361.003 · Engineering Fees Reimbursable	12,112.78	50,000.00	-37,887.22	24.2%
361.005 · Insurance Reimb.	3,218.15	0.00	3,218.15	100.0%
361.006 · Insurance Reimb (Mold)	0.00	0.00	0.00	0.0%
361.007 · Court Reporter Reimb.Fee ZHB/CU	175.00	0.00	175.00	100.0%
361.010 · Paradise Township Fire W/C Ins.	0.00	6,500.00	-6,500.00	0.0%
361.300 · Application & Startup Fees	1,235.00	6,000.00	-4,765.00	20.6%
361.301 · Building - (general permits)	2,460.00	2,500.00	-40.00	98.4%
361.302 · Building - (new construction)	17,428.30	4,000.00	13,428.30	435.7%
361.303 · Escrows	7,032.50	0.00	7,032.50	100.0%
361.305 · Rentals	2,000.00	2,500.00	-500.00	80.0%
361.310 · Sign Permits	1,982.44	200.00	1,782.44	991.2%
361.315 · Sheds, Pools, Deck Permits	1,152.55	2,000.00	-847.45	57.6%
361.320 · Driveway Permits	825.00	500.00	325.00	165.0%
361.325 · Roof/ReRoof Permits	150.00			
361.330 · UO/CO Resale Permits	11,450.00	3,500.00	7,950.00	327.1%
361.335 · Building Permit & UCC Fee	101,964.67	50,000.00	51,964.67	203.9%
361.340 · Change of Use (Trash Cert)	545.87	500.00	45.87	109.2%
Total 361.000 · GENERAL GOV'T REVENUES	164,072.76	129,200.00	34,872.76	127.0%

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Cash Basis

Borough of Mt. Pocono-General Fund
Profit & Loss Budget vs. Actual
January through December 2026

	Jan - Dec 26	Budget	\$ Over Budget	% of Budget
362.000 · PUBLIC SAFETY REVENUES				
362.111 · Charge for Police Services	2,890.73			
362.120 · Ball Field Usage Fee	250.00	250.00	0.00	100.0%
Total 362.000 · PUBLIC SAFETY REVENUES	3,140.73	250.00	2,890.73	1,256.3%
364.000 · SANITATION REVENUES				
364.300 · Solid Waste Collection Liens	10,236.15			
Total 364.000 · SANITATION REVENUES	10,236.15			
380.000 · OTHER REVENUES				
380.200 · Miscellaneous Revenue	1,587.50			
380.300 · Donations/Contributions/Sponsor	48.98			
Total 380.000 · OTHER REVENUES	1,636.48			
392.000 · INTERFUND OP TRANSFERS IN				
392.400 · Park & Rec Fund	26,340.00	26,340.00	0.00	100.0%
Total 392.000 · INTERFUND OP TRANSFERS IN	26,340.00	26,340.00	0.00	100.0%
399.000 · Fund Balance Forward	289,185.00	289,185.00	0.00	100.0%
Total Income	2,821,817.22	2,883,217.00	-61,399.78	97.9%
Expense				
400.000 · LEGISLATIVE BODY				
400.420 · Dues,Subscriptions, & Membershi	1,484.36	1,400.00	84.36	106.0%
400.460 · Meetings & Conferences/Training	445.00	500.00	-55.00	89.0%
Total 400.000 · LEGISLATIVE BODY	1,929.36	1,900.00	29.36	101.5%
401.000 · ADMIN MANAGER				
401.121 · Manager Salary	59,512.00	89,960.00	-30,448.00	66.2%
401.122 · Transfer from GRANTS	-10,000.00	-10,000.00	0.00	100.0%
401.164 · M. ERs Fica	4,832.45	5,578.00	-745.55	86.6%
401.165 · M. ERs U/C	50.44	285.00	-234.56	17.7%
401.166 · M. ERs Medicare	1,130.21	1,304.00	-173.79	86.7%
401.350 · Bonding/Insurance	490.00	490.00	0.00	100.0%
401.351 · Life Insurance (Sun Life)	419.36	650.00	-230.64	64.5%
Total 401.000 · ADMIN MANAGER	56,434.46	88,267.00	-31,832.54	63.9%
403.000 · TAX COLLECTION				
403.110 · Salary - Tax Collector	6,500.00	6,500.00	0.00	100.0%
403.120 · Transfer Tax Commission (GJE)	1,854.64	2,000.00	-145.36	92.7%
403.130 · EIT Commission (GJE)	3,767.40	5,200.00	-1,432.60	72.5%
403.131 · LST Commission	1,063.72	1,500.00	-436.28	70.9%
403.161 · Employers FICA-Tax Coll	403.00	403.00	0.00	100.0%
403.163 · Employers Medicare-Tax Coll	94.25	94.00	0.25	100.3%
403.200 · Supplies-Tax Coll	397.01	1,450.00	-1,052.99	27.4%
403.350 · Insurance and Bonding (1of4)	960.00	800.00	160.00	120.0%
403.351 · Refund of RE Taxes Paid	5,185.60	1,000.00	4,185.60	518.6%
Total 403.000 · TAX COLLECTION	20,225.62	18,947.00	1,278.62	106.7%
404.000 · LEGAL				
404.310 · Professional Services-Retainer	11,000.00	22,000.00	-11,000.00	50.0%
404.330 · Alternate Solicitor Fees	2,413.80	500.00	1,913.80	482.8%
404.331 · AdditionSolicitor Fees (No Ret)	0.00	500.00	-500.00	0.0%
404.356 · Labor Attorney	0.00	3,000.00	-3,000.00	0.0%
Total 404.000 · LEGAL	13,413.80	26,000.00	-12,586.20	51.6%
405.000 · OFFICE-TREAS/ADMIN.				
405.120 · Salary of Treasurer	27,200.00	36,400.00	-9,200.00	74.7%
405.140 · Salary of Admin. Assistant	17,838.45	35,100.00	-17,261.55	50.8%
405.161 · Employers FICA	2,792.40	4,433.00	-1,640.60	63.0%
405.162 · Employers U/C	782.72	570.00	212.72	137.3%
405.163 · Employers Medicare	653.06	1,037.00	-383.94	63.0%
405.200 · Office Supplies	2,755.52	3,000.00	-244.48	91.9%
405.220 · Office Postage	815.00	5,000.00	-4,185.00	16.3%
405.310 · Payroll Service	1,022.70	2,000.00	-977.30	51.1%
405.312 · Professional Cost-Audit	10,000.00	10,000.00	0.00	100.0%
405.320 · Communications/Telephone	1,917.09	3,000.00	-1,082.91	63.9%
405.321 · Website	1,969.52	2,500.00	-530.48	78.8%
405.325 · Bank Service Charges	132.06	400.00	-267.94	33.0%
405.340 · Advertising Gen./Mtgs	3,291.12	2,500.00	791.12	131.6%
405.350 · Insurance/Bonding	325.00	325.00	0.00	100.0%
405.370 · Repair & Maint-Office Equip	1,104.64	600.00	504.64	184.1%
405.454 · Contracted Copier	1,661.50	3,000.00	-1,338.50	55.4%
Total 405.000 · OFFICE-TREAS/ADMIN.	74,260.78	109,865.00	-35,604.22	67.6%

Borough of Mt. Pocono-General Fund
Profit & Loss Budget vs. Actual
January through December 2026

	Jan - Dec 26	Budget	\$ Over Budget	% of Budget
409.000 · GENERAL GOVERNMENT EXPENSES				
409.100 · Health Buy Back Benefit	6,500.00	6,500.00	0.00	100.0%
409.102 · Grant Administration	7,500.00	15,000.00	-7,500.00	50.0%
409.161 · Employer FICA	1,333.00	1,178.00	155.00	113.2%
409.162 · Employer U/C	185.25	0.00	185.25	100.0%
409.163 · Employer Medicare	311.74	276.00	35.74	112.9%
409.200 · Building Supplies	2,241.62	4,000.00	-1,758.38	56.0%
409.300 · Other Serv/Charges-Buildings	1,043.85	1,000.00	43.85	104.4%
409.310 · Professional Services	14,218.94	11,000.00	3,218.94	129.3%
409.360 · Public Water/ Sewer	549.67	750.00	-200.33	73.3%
409.361 · Public Electric	5,935.17	10,000.00	-4,064.83	59.4%
409.367 · Building Heat	7,704.86	10,000.00	-2,295.14	77.0%
409.369 · Information Technology (IT)	15,272.16	20,000.00	-4,727.84	76.4%
409.370 · Repairs & Maintenance	7,660.95	7,000.00	660.95	109.4%
409.450 · Bottled Water	216.16	400.00	-183.84	54.0%
409.451 · Beautification	123.97	1,000.00	-876.03	12.4%
409.452 · Dues, Subscriptions, Membership	1,002.58	1,300.00	-297.42	77.1%
409.453 · Meetings Training	1,061.42	1,000.00	61.42	106.1%
409.454 · Mileage Reimb.	1,670.17	1,000.00	670.17	167.0%
409.530 · Grant to Gov. Units	0.00	0.00	0.00	0.0%
409.600 · Capital Construction	0.00	0.00	0.00	0.0%
409.700 · Capital Purchase	0.00	0.00	0.00	0.0%
Total 409.000 · GENERAL GOVERNMENT EXPENSES	74,531.51	91,404.00	-16,872.49	81.5%
410.000 · REGIONAL POLICE				
410.329 · Control Center Fees	5,092.11	6,500.00	-1,407.89	78.3%
410.370 · Police Service Fees	865,329.33	1,153,773.00	-288,443.67	75.0%
410.420 · M.M.O. - Pension	0.00	65,392.00	-65,392.00	0.0%
410.480 · Other (Non Uniform Police)	0.00	11,558.00	-11,558.00	0.0%
Total 410.000 · REGIONAL POLICE	870,421.44	1,237,223.00	-366,801.56	70.4%
411.000 · FIRE				
411.345 · Fire Work/Comp	0.00	14,000.00	-14,000.00	0.0%
411.370 · Hydrants	7,842.77	12,000.00	-4,157.23	65.4%
411.540 · Contributions to Volunteer Fire	43,594.16	44,413.00	-818.84	98.2%
411.541 · Firemens Relief Disbursement	0.00	17,000.00	-17,000.00	0.0%
411.542 · Fire Truck Fuel Expense	0.00	3,000.00	-3,000.00	0.0%
Total 411.000 · FIRE	51,436.93	90,413.00	-38,976.07	56.9%
412.000 · AMBULANCE				
412.500 · Contribution	21,934.09	22,350.00	-415.91	98.1%
412.542 · Fuel Reimb - Ambulance	0.00	500.00	-500.00	0.0%
Total 412.000 · AMBULANCE	21,934.09	22,850.00	-915.91	96.0%
414.000 · PLANNING AND ZONING				
414.120 · Salaries - Zoning&Code Officer	0.00	0.00	0.00	0.0%
414.140 · SFM Planning/ Zoning Consults	31,297.50	30,000.00	1,297.50	104.3%
414.141 · SFM Building Permits	77,686.15	60,000.00	17,686.15	129.5%
414.142 · SFM Resale U&O Permits	4,970.00	5,000.00	-30.00	99.4%
414.200 · Supplies Plan & Zone	240.00	500.00	-260.00	48.0%
414.300 · General Engineering	11,191.00	2,000.00	9,191.00	559.6%
414.312 · Legal Fees Reimb	340.50	5,000.00	-4,659.50	6.8%
414.313 · Engineering Reimb.	11,260.28	50,000.00	-38,739.72	22.5%
414.314 · Legal Services - Planning Comm.	0.00	1,200.00	-1,200.00	0.0%
414.315 · Legal Fee ZHB	3,651.97	2,000.00	1,651.97	182.6%
414.316 · Court Reporter-ZHB (Reimb)	700.00	1,000.00	-300.00	70.0%
414.317 · PA UCC Fees	0.00	300.00	-300.00	0.0%
414.320 · Telephone	308.14	500.00	-191.86	61.6%
414.331 · Other Charges-Postage,Deeds,PM	2,759.00	5,000.00	-2,241.00	55.2%
414.332 · Other - Codification	1,295.00	1,200.00	95.00	107.9%
414.341 · Advertising - PC Reimb.	0.00	200.00	-200.00	0.0%
414.342 · Advertising - ZHB Reimb	652.78	200.00	452.78	326.4%
414.450 · Plan&Zone Refunds	0.00	500.00	-500.00	0.0%
Total 414.000 · PLANNING AND ZONING	146,352.32	164,600.00	-18,247.68	88.9%
415.000 · SAFETY COMMISSION				
415.600 · Emergency Management	4,142.34	25,000.00	-20,857.66	16.6%
Total 415.000 · SAFETY COMMISSION	4,142.34	25,000.00	-20,857.66	16.6%

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Cash Basis

Borough of Mt. Pocono-General Fund
Profit & Loss Budget vs. Actual
 January through December 2026

	Jan - Dec 26	Budget	\$ Over Budget	% of Budget
430.000 · HIGHWAY MAINT - GENERAL				
430.140 · Salaries - Highway	140,352.00	214,656.00	-74,304.00	65.4%
430.145 · Other Overtime	357.55	1,500.00	-1,142.45	23.8%
430.147 · Emg. OT	3,043.96	5,000.00	-1,956.04	60.9%
430.150 · Snow & Ice Overtime	9,579.95	10,000.00	-420.05	95.8%
430.151 · Employers FICA	9,506.67	13,218.00	-3,711.33	71.9%
430.152 · Employers U/C	960.61	1,140.00	-179.39	84.3%
430.153 · Employers Medicare	2,223.33	3,113.00	-889.67	71.4%
430.161 · Health Insurance	32,737.62	49,000.00	-16,262.38	66.8%
430.162 · Dental/Vision	2,423.74	3,500.00	-1,076.26	69.2%
430.163 · Life/Disab Insurance	1,247.20	1,600.00	-352.80	78.0%
430.200 · Highway Supplies	8,089.40	30,000.00	-21,910.60	27.0%
430.231 · Gas, Oil, Grease	14,198.87	13,000.00	1,198.87	109.2%
430.300 · Other Serv/Charges	3,662.68	12,000.00	-8,337.32	30.5%
430.320 · Telephone Communication	3,377.18	3,000.00	377.18	112.6%
430.361 · Garage Heat	12,121.64	12,000.00	121.64	101.0%
430.367 · Maintenance Building Electric	1,621.70	2,500.00	-878.30	64.9%
430.368 · Public Sewer/Water	1,127.85	600.00	527.85	188.0%
430.374 · Maint/Equip Repairs Out Source	32,727.55	20,000.00	12,727.55	163.6%
430.392 · Equip Rental Center	4,182.50	500.00	3,682.50	836.5%
430.440 · Uniforms	2,108.58	4,000.00	-1,891.42	52.7%
430.600 · Capital Construction (Garage)	97,363.35	50,000.00	47,363.35	194.7%
430.700 · Highway Capital Purchases	0.00	2,000.00	-2,000.00	0.0%
430.701 · Capital Reserve - Equipment	0.00	0.00	0.00	0.0%
Total 430.000 · HIGHWAY MAINT - GENERAL	383,013.93	452,327.00	-69,313.07	84.7%
451.000 · CULTURE-RECREATION ADMIN				
451.140 · Salaries - Recreation	6,953.72	8,000.00	-1,046.28	86.9%
451.141 · Employers FICA	394.26	496.00	-101.74	79.5%
451.142 · Employers U/C	197.20	228.00	-30.80	86.5%
451.143 · Employers Medicare	100.32	116.00	-15.68	86.5%
451.200 · Supplies/Memberships	4,303.96	10,000.00	-5,696.04	43.0%
451.300 · Park Electric	455.07	500.00	-44.93	91.0%
451.370 · Maint & Repairs - Recreation	752.28	1,500.00	-747.72	50.2%
451.392 · Rentals - Port a Potties	2,730.00	2,500.00	230.00	109.2%
451.706 · Weed & Feed	2,197.44	3,000.00	-802.56	73.2%
Total 451.000 · CULTURE-RECREATION ADMIN	18,084.25	26,340.00	-8,255.75	68.7%
456.000 · LIBRARIES				
456.500 · Contributions, Grants, And Subs	43,594.16	44,413.00	-818.84	98.2%
Total 456.000 · LIBRARIES	43,594.16	44,413.00	-818.84	98.2%
471.000 · DEBT SERVICE PRINCIPAL				
471.110 · Essa Building Loan-Principal	15,271.28	22,218.00	-6,946.72	68.7%
471.204 · 2024 Sweeper Truck Principal	0.00	58,316.00	-58,316.00	0.0%
471.300 · Loan Principal - Skid Steer	29,952.29	29,952.00	0.29	100.0%
Total 471.000 · DEBT SERVICE PRINCIPAL	45,223.57	110,486.00	-65,262.43	40.9%
472.000 · DEBT SERVICE - INTEREST				
472.110 · Essa Building Loan - Interest	4,612.75	8,657.00	-4,044.25	53.3%
472.203 · Int- Loan 2024 Sweeper Truck	0.00	3,589.00	-3,589.00	0.0%
472.301 · Interest - Skid Steer	9,949.78	9,950.00	-0.22	100.0%
Total 472.000 · DEBT SERVICE - INTEREST	14,562.53	22,196.00	-7,633.47	65.6%
480.000 · MISCELLANEOUS EXPENSES				
480.001 · Miscellaneous Expenditures	5,884.22	1,000.00	4,884.22	588.4%
480.004 · Centennial Celebration	2,790.22	20,000.00	-17,209.78	14.0%
Total 480.000 · MISCELLANEOUS EXPENSES	8,674.44	21,000.00	-12,325.56	41.3%
486.000 · INSURANCE				
486.345 · Workers Comp	19,943.00	15,000.00	4,943.00	133.0%
486.351 · Insurance.Casualty,Surety	40,882.00	50,000.00	-9,118.00	81.8%
Total 486.000 · INSURANCE	60,825.00	65,000.00	-4,175.00	93.6%
487.000 · EMPLOYEE BENEFITS				
487.160 · Pension/Retiremnt Boro Employee	0.00	19,986.00	-19,986.00	0.0%
Total 487.000 · EMPLOYEE BENEFITS	0.00	19,986.00	-19,986.00	0.0%
492.000 · Interfund Transfers Out				
492.100 · Transfer To Traffic Maintenance	0.00	20,000.00	-20,000.00	0.0%
492.150 · Transfer to Storm Water Fund	0.00	20,000.00	-20,000.00	0.0%
492.200 · Trans to Park & Rec Fund	26,250.00			
492.500 · Transfer to Planning Fund	0.00	5,000.00	-5,000.00	0.0%
492.600 · Transfer to Capital Fund PLGIT	0.00	100,000.00	-100,000.00	0.0%
492.700 · Transfer to Fund Res.PLGIT	0.00	100,000.00	-100,000.00	0.0%
Total 492.000 · Interfund Transfers Out	26,250.00	245,000.00	-218,750.00	10.7%
Total Expense	1,935,310.53	2,883,217.00	-947,906.47	67.1%
Net Income	886,506.69	0.00	886,506.69	100.0%