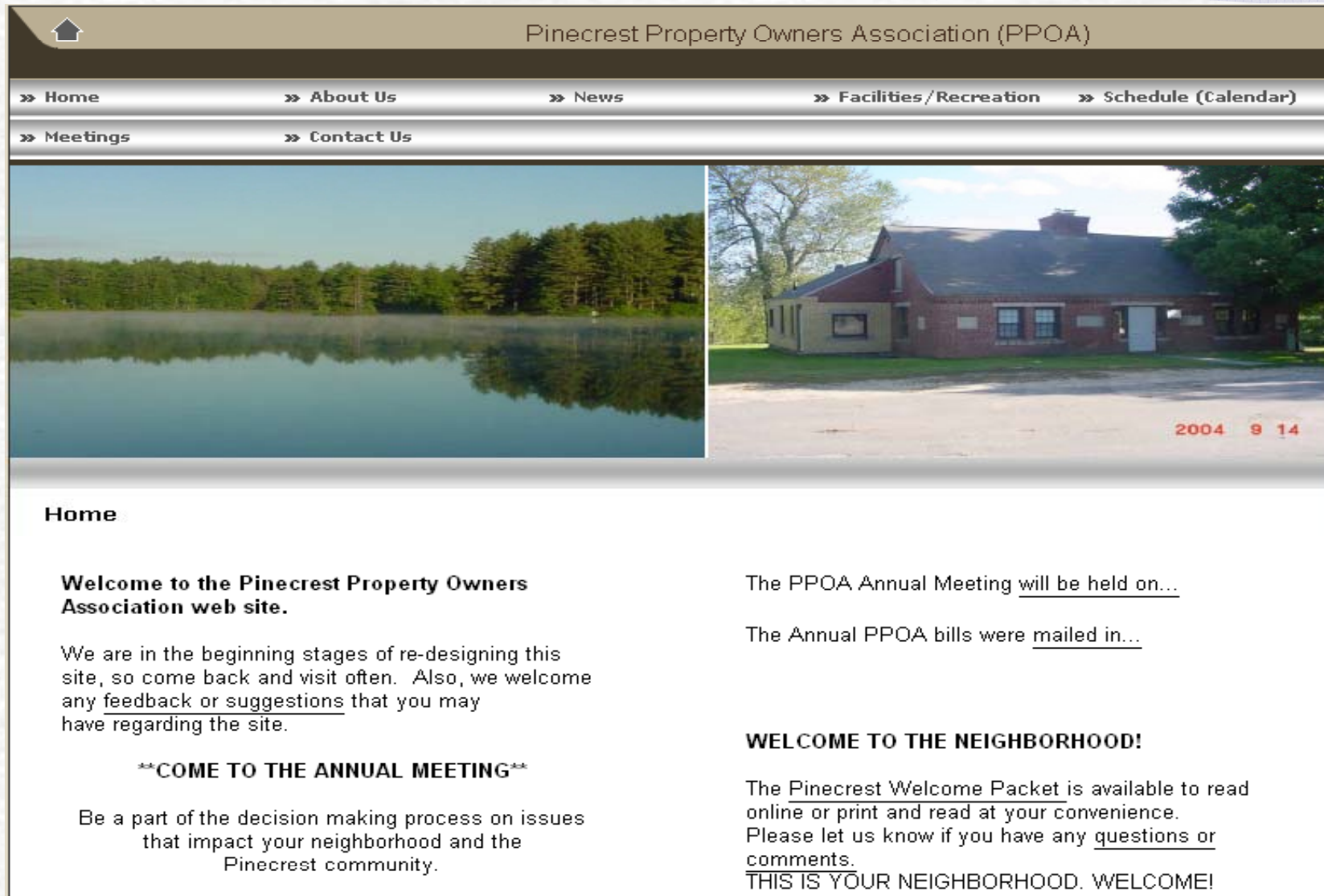




# http://ppoa.info/



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» Meetings      » Contact Us



**Home**

**Welcome to the Pinecrest Property Owners Association web site.**

We are in the beginning stages of re-designing this site, so come back and visit often. Also, we welcome any feedback or suggestions that you may have regarding the site.

**\*\*COME TO THE ANNUAL MEETING\*\***

Be a part of the decision making process on issues that impact your neighborhood and the Pinecrest community.

The PPOA Annual Meeting will be held on...

The Annual PPOA bills were mailed in...

**WELCOME TO THE NEIGHBORHOOD!**

The Pinecrest Welcome Packet is available to read online or print and read at your convenience. Please let us know if you have any questions or comments.

**THIS IS YOUR NEIGHBORHOOD. WELCOME!**



# 2010 Pinecrest Property Owners Association Annual Meeting

Sunday May 2, 2010



# Agenda

- ✓ Welcome 2:00
- ✓ Minutes of 2009 PPOA Annual meeting 2:02
- ✓ Report of the treasurer 2:04
- ✓ Financial committee report and presentation 2:10
- ✓ Actual income and expenses Fiscal Year 2010 2:15
- ✓ Projected Budget for Fiscal Year 2011 2:25
- ✓ Vote on Fiscal Year 2011 Budget. 2:35
- ✓ Finished Business 2:45
- ✓ New Business 3:00
- ✓ Announcement 3:30
- ✓ Upcoming events 3:40
- ✓ Voting 3:50
- ✓ Adjournment 4:00

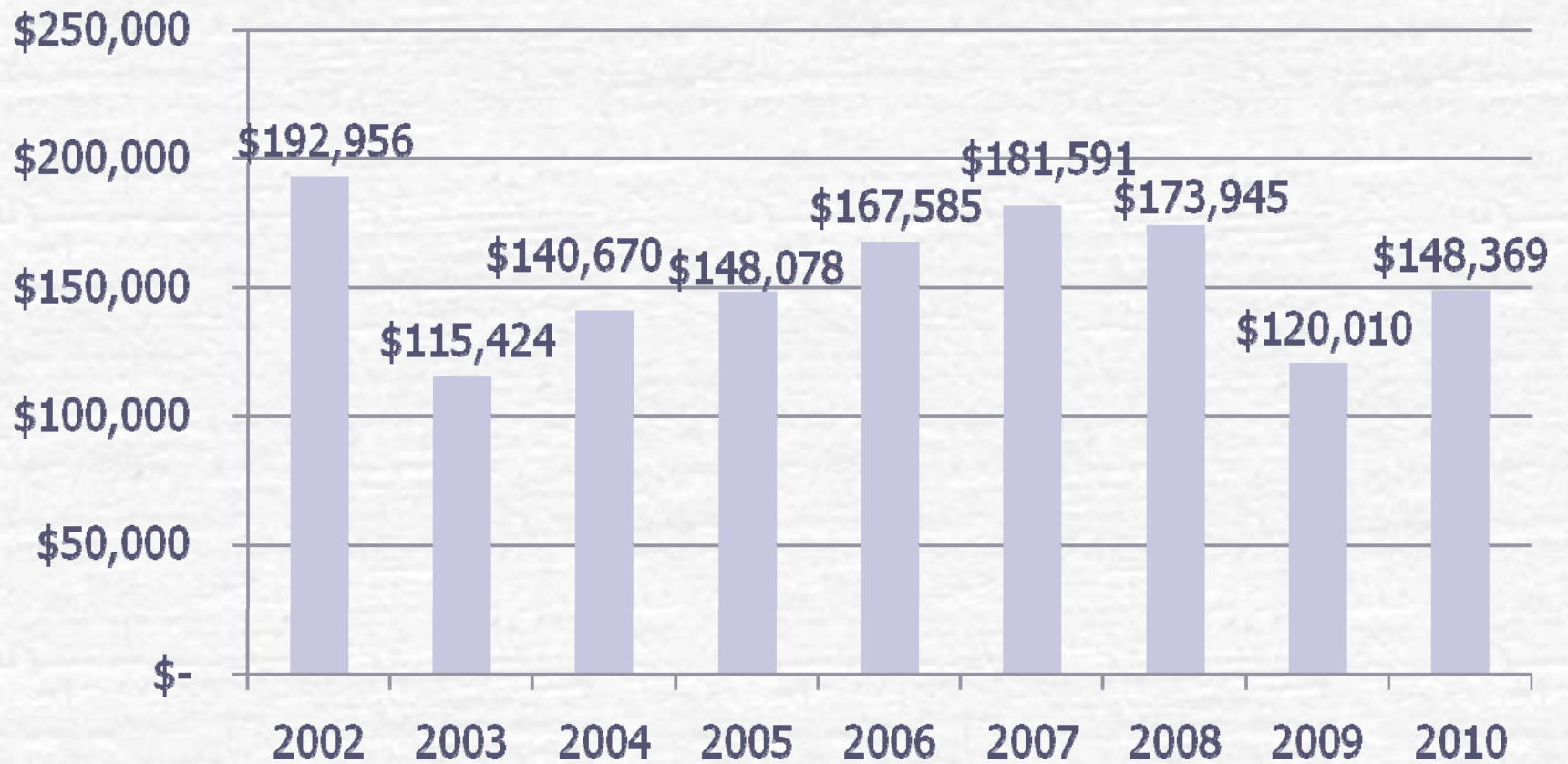


# Treasurer's Report

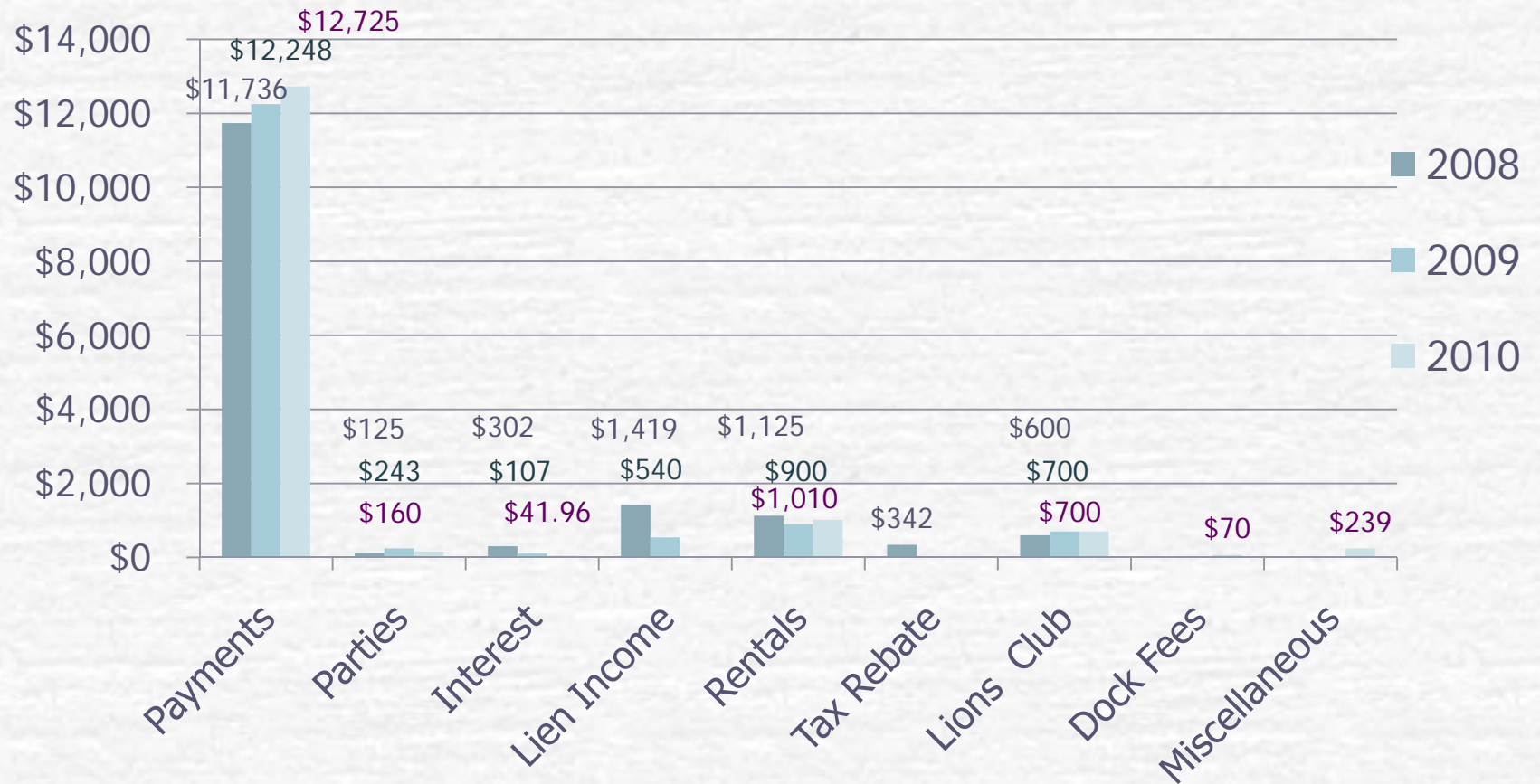
## March 31, 2010

Account	Balance:	Portfolio Total:	FYTD Income/ Interest Earned
GFA Checking	\$72.96		\$0.86
GFA Savings	\$4,935.31	\$5,008.27	\$34.88
Merrill Lynch – Money Account	\$3,725.59		\$6.22
Merrill Lynch – Investments	\$139,634.91	\$143,360.50	\$1,712.25
<b>TOTAL</b>		<b>\$148,368.77</b>	<b>\$1,754.21</b>

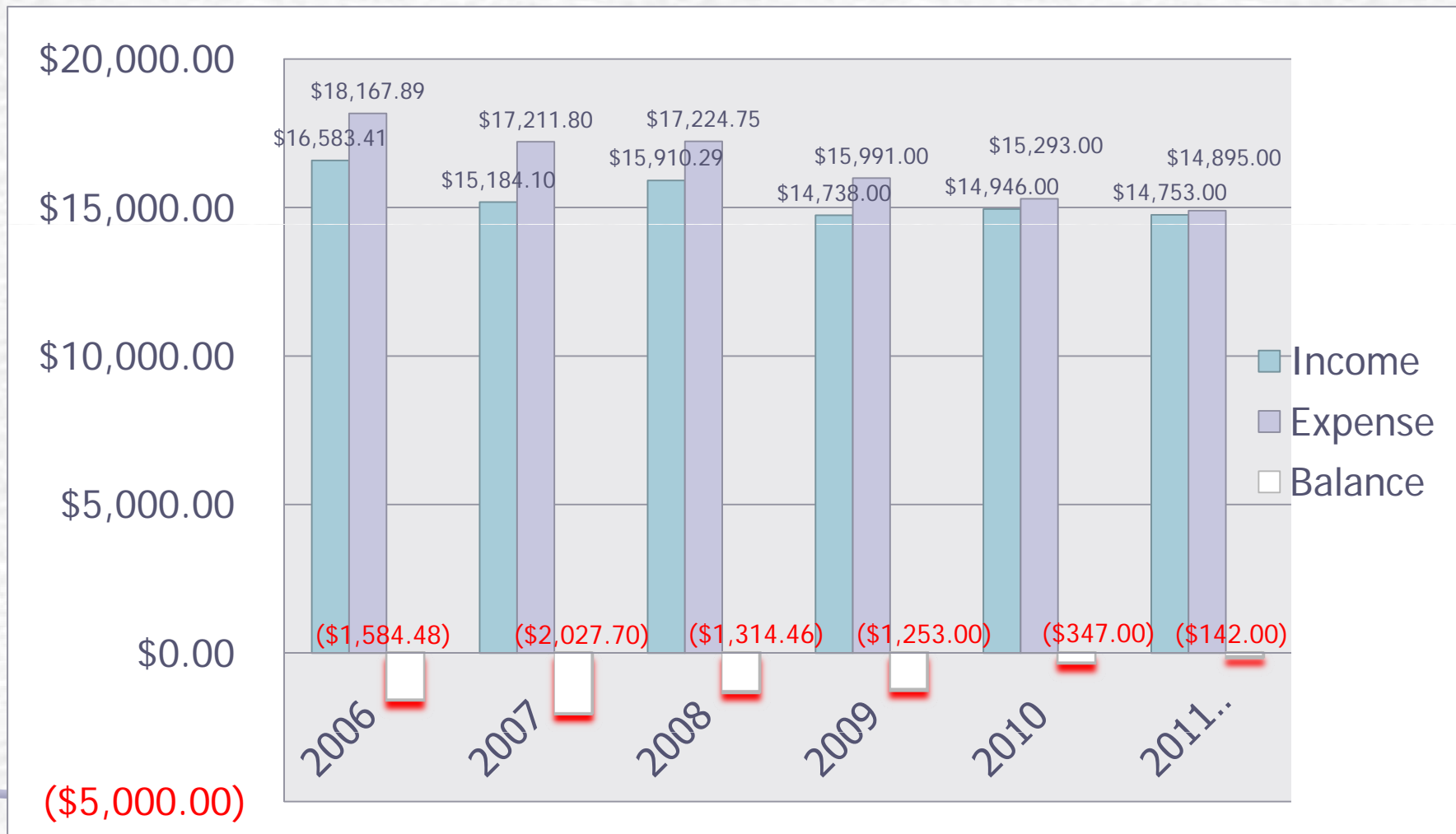
# Annual Portfolio



# Income



# Operating Budget





# Operating Budget FY 2010

FY 2010 Budget Year End

	PLAN	ACTUAL YTD	VAR. YTD	PROJECTED INCOME	PLAN	ACTUAL YTD	VAR. YTD
Town of Hubbardston FY 07/ 08 Taxes	\$ 2,857.77	\$ 2,779.66	\$ 78.11	Payments FY 2010	\$ 13,000.00	\$ 12,725.00	\$ (275.00)
Alm & Son (Porta Potti)	\$ 384.13	\$ 428.07	\$ (43.94)	Lodge Rentals	\$ 900.00	\$ 1,010.00	\$ 110.00
Comm of Mass (Corp. Fee)	\$ 15.00	\$ 15.00	\$ -	Lions Lodge Rental	\$ 700.00	\$ 700.00	\$ -
Verizon (Telephone)	\$ 766.87	\$ 779.59	\$ (12.72)	Beach Party	\$ 125.00	\$ 160.00	\$ 35.00
National Grid (Electric)	\$ 696.60	\$ 641.19	\$ 55.41	Interest (GFA Checking)	\$ 8.00	\$ 0.86	\$ (7.14)
Allied Waste (Trash)	\$ 412.11	\$ 253.55	\$ 158.56	Interest (GFA Savings)	\$ 40.00	\$ 34.88	\$ (5.12)
Mills Enterprise (Security)	\$ 233.70	\$ 573.00	\$ (339.30)	Interest (Merrill Lynch)	\$ 350.00	\$ 6.22	\$ (343.78)
USPS	\$ 300.00	\$ 161.70	\$ 138.30	Dock fees	\$ 50.00	\$ 70.00	\$ 20.00
Broberg Insurance (Liability)	\$ 4,303.97	\$ 4,149.60	\$ 154.37	Miscellaneous	\$ 100.00	\$ 239.37	\$ 139.37
Broberg Insurance (Lodge replacement)	\$ 1,021.00	\$ 1,021.00	\$ -				
Huhtula Oil (Fuel)	\$ 1,000.00	\$ 1,179.38	\$ (179.38)	<b>SUB TOTAL INCOME</b>	<b>\$ 15,273.00</b>	<b>\$ 14,946.33</b>	<b>\$ (326.67)</b>
PO Box	\$ 43.00	\$ 44.00	\$ (1.00)	<b>CASH FLOW (To operating plan)</b>	<b>\$ (1,556.68)</b>	<b>\$ (347.08)</b>	
Accutest Labs (Beach water testing)	\$ 307.50	\$ 160.00	\$ 147.50				
US Treasury (Taxes)	\$ 700.00	\$ 28.00	\$ 672.00	Money Market Transfer (Merrill Lynch)	\$ 11,000.00	\$ 5,200.00	\$ 5,800.00
Commonwealth of MA (Taxes)	\$ 1,200.00	\$ 653.00	\$ 547.00				
Clean Furnace	\$ 50.00	\$ 90.50	\$ (40.50)	<b>TOTAL INCOME</b>	<b>\$ 26,273.00</b>	<b>\$ 20,146.33</b>	<b>\$ (6,126.67)</b>
Lodge inspection: Town of Hubbardston	\$ 40.00	\$ 40.00	\$ -	<b>BALANCE "Cash flow"</b>	<b>\$ 293.32</b>	<b>\$ (28.04)</b>	
Legal (Advice)	\$ 200.00	\$ -	\$ 200.00				
Miscellaneous	\$ 200.00	\$ 936.14	\$ (736.14)				
Easter Party	\$ 175.00	\$ -	\$ 175.00				
Halloween Party	\$ 200.00	\$ 116.87	\$ 83.13				
Beach Party	\$ 700.00	\$ 630.26	\$ 69.74	<b>*Maintenance &amp; Improvement items</b>			
Sliding party	\$ 225.00	\$ 131.39	\$ 93.61	Painting (Lodge Interior & exterior)	\$ 150.00	\$ 147.73	\$ 2.27
Commonwealth of MA (Dam Program)	\$ -	\$ -	\$ -	Dam Maintenance	\$ 150.00	\$ -	\$ 150.00
Lien settlement recording fee	\$ 150.00	\$ -	\$ 150.00	Hot water heater (Install new circuit)	\$ 150.00	\$ -	\$ 150.00
Stationary	\$ 50.00	\$ 8.18	\$ 41.82	Swing repair at beach	\$ 500.00	\$ -	\$ 500.00
Lodge monthly cleaning	\$ 480.00	\$ 360.00	\$ 120.00	Beach safety float system	\$ 300.00	\$ 533.23	\$ (233.23)
Web Site	\$ 118.03	\$ 113.33	\$ 4.70	Beach sand	\$ 300.00	\$ -	\$ 300.00
<b>SUB TOTAL EXPENSE (Operating Plan)</b>	<b>\$ 16,829.68</b>	<b>\$15,293.41</b>	<b>\$ 1,536.27</b>	Dam inspection	\$ 7,600.00	\$ 4,200.00	\$ 3,400.00
*Maintenance & Improvements	\$ 9,150.00	\$ 4,880.96	\$ 4,269.04	<b>*Total maintenance &amp; improvement</b>	<b>\$ 9,150.00</b>	<b>\$ 4,880.96</b>	<b>\$ 4,269.04</b>
<b>TOTAL EXPENSES</b>	<b>\$ 25,979.68</b>	<b>\$20,174.37</b>	<b>\$ 5,805.31</b>				

Notes:

\$202.49 of Huhtula Oil bill was for furnace repair

\$300.00 of Security bill was to replace the alarm

Security alarm now \$102.00 per half year



# Operating Budget FY 2011

## FY 2011 Budget

PROJECTED INCOME & EXPENSES	PLAN	ACTUAL YTD	VAR. YTD	PROJECTED INCOME	PLAN	ACTUAL YTD	VAR. YTD
Town of Hubbardston FY 07/ 08 Taxes	\$ 2,587.00	\$ -	\$ 2,587.00	Payments FY 2010	\$ 12,700.00	\$ -	\$ (12,700.00)
Alm & Son (Porta Potti)	\$ 428.00	\$ -	\$ 428.00	Lodge Rentals	\$ 1,000.00	\$ -	\$ (1,000.00)
Comm of Mass (Corp. Fee)	\$ 15.00	\$ -	\$ 15.00	Lions Lodge Rental	\$ 700.00	\$ -	\$ (700.00)
Verizon (Telephone)	\$ 780.00	\$ -	\$ 780.00	Beach Party	\$ 150.00	\$ -	\$ (150.00)
National Grid (Electric)	\$ 641.00	\$ -	\$ 641.00	Interest (GFA Checking)	\$ 8.00	\$ -	\$ (8.00)
Allied Waste (Trash)	\$ 240.00	\$ -	\$ 240.00	Interest (GFA Savings)	\$ 35.00	\$ -	\$ (35.00)
(Security)	\$ 204.00	\$ -	\$ 204.00	Interest (Merrill Lynch)	\$ 10.00	\$ -	\$ (10.00)
USPS	\$ 175.00	\$ -	\$ 175.00	Dock fees	\$ 50.00	\$ -	\$ (50.00)
Broberg Insurance (Liability)	\$ 4,218.60	\$ -	\$ 4,218.60	Miscellaneous	\$ 100.00	\$ -	\$ (100.00)
Broberg Insurance (Lodge replacement)	\$ 996.00	\$ -	\$ 996.00				
Huhtula Oil (Fuel)	\$ 1,200.00	\$ -	\$ 1,200.00	<b>SUB TOTAL INCOME</b>	<b>\$ 14,753.00</b>	<b>\$ -</b>	<b>\$ (14,753.00)</b>
PO Box	\$ 46.00	\$ -	\$ 46.00	<b>CASH FLOW (To operating plan)</b>	<b>\$ (142.60)</b>	<b>\$ -</b>	<b>\$ -</b>
Accutest Labs (Beach water testing)	\$ 200.00	\$ -	\$ 200.00				
US Treasury (Taxes)	\$ 100.00	\$ -	\$ 100.00				
Commonwealth of MA (Taxes)	\$ 660.00	\$ -	\$ 660.00				
Clean Furnace	\$ 90.00	\$ -	\$ 90.00				
Lodge inspection: Town of Hubbardston	\$ 40.00	\$ -	\$ 40.00				
Legal (Advice)	\$ 200.00	\$ -	\$ 200.00				
Miscellaneous	\$ 225.00	\$ -	\$ 225.00				
Easter Party	\$ 175.00	\$ -	\$ 175.00				
Halloween Party	\$ 125.00	\$ -	\$ 125.00				
Beach Party	\$ 650.00	\$ -	\$ 650.00				
Sliding party	\$ 140.00	\$ -	\$ 140.00				
Lien settlement recording fee	\$ 150.00	\$ -	\$ 150.00	<b>*Maintenance &amp; Improvement items</b>			
Stationary	\$ 15.00	\$ -	\$ 15.00	Dam Maintenance	\$ 150.00	\$ -	\$ 150.00
Lodge monthly cleaning	\$ 480.00	\$ -	\$ 480.00	Hot water heater (Install new circuit)	\$ 150.00	\$ -	\$ 150.00
Web Site	\$ 115.00	\$ -	\$ 115.00	Swing repair at beach	\$ 500.00	\$ -	\$ 500.00
<b>SUB TOTAL EXPENSE (Operating Plan)</b>	<b>\$ 14,895.60</b>	<b>\$ -</b>	<b>\$ 14,895.60</b>	Beach sand	\$ 300.00	\$ -	\$ 300.00
<b>*Maintenance &amp; Improvements</b>							
Paid with investment income	\$ 1,100.00	\$ -	\$ 1,100.00	<b>*Total maintenance &amp; improvement</b>	<b>\$ 1,100.00</b>	<b>\$ -</b>	<b>\$ 1,100.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 15,995.60</b>	<b>\$ -</b>	<b>\$ 15,995.60</b>				

# TOTAL NET WORTH

Real estate asset value:	\$575,000
Total portfolio:	\$148,368
Total assets:	\$723,368
Total liabilities	\$0
Net worth:	\$723,368



Thank You