

2/28/2017															FYTD INTEREST
	GFA Checking														\$0.04
	GFA Savings														\$1.17
	<b>Total GFA Accounts</b>														
	Edward Jones Investments														
	<b>TOTAL ALL ACCOUNTS</b>														

**FEBRUARY 2017**

**EXPENSES**

**INCOME**

Town of Hubbardston (Taxes)	\$ -		Payments (\$80 Maint Fees)	\$ -
Charter Communications	\$ 128.07		Payments (\$88 Memberships)	\$ -
Comm of Mass (Corp. Fee)	\$ -		Lodge Rentals	\$ 250.00
Verizon (Telephone)	\$ 81.14		Lions Lodge Rental	\$ -
National Grid (Electric)	\$ 56.01		Interest (GFA Checking)	\$ 0.04
Kristoff and Sons (Trash)	\$ 15.00		Interest (GFA Savings)	\$ 1.17
Lodge Security	\$ -		Dock Fee	\$ -
USPS (Stamps)	\$ -		<b>TOTAL INCOME</b>	<b>\$251.21</b>
Broberg Insurance (Liability)	\$ -			
Broberg Insurance (Lodge replacement)	\$ -			
Huhtala Oil (Fuel)	\$ -			
PO Box	\$ -			
Beach water testing	\$ -			
US Treasury (Taxes)	\$ -			
Commonwealth of MA (Annual Report Filing)	\$ -			
Clean furnace	\$ -			
Lodge inspection: Town of Hubbardston	\$ -			
Beach fee: Town of Hubbardston	\$ -			
Legal (Advice)/Tax Accountant	\$ -			
Lien settlement recording fee	\$ -			
Annual Meeting Mailings & Supplies	\$ 40.99			
Web Site	\$ -			
<b>SUB TOTAL EXPENSE (Operating Plan)</b>	<b>\$ 321.21</b>			
<b>MAINTENANCE &amp; IMPROVEMENTS</b>				
Beach sand	\$ -			
Lodge Septic Cleaning	\$ -			
Lodge monthly cleaning & supplies	\$ -			
Clingons (Auto ID's)	\$ -			
Signs	\$ -			
Tractor fuel & mowing supplies	\$ -			
Lodge chimney/furnace repair	\$ -			
Dam repair/maint.	\$ -			
<b>TOT. MAINTENANCE &amp; IMPROVEMENTS</b>	<b>\$ -</b>			
<b>TOTAL EXPENSES</b>	<b>\$ 321.21</b>			
<b>TOTAL INCOME</b>	<b>\$ 251.21</b>			
<b>NET CASH FLOW</b>	<b>\$ (70.00)</b>			

**FY'2017 BUDGET  
As of February 28, 2017**

<b>FY 2017 Budget</b>		<b>2017 PLAN</b>	<b>2017 ACTUAL YTD</b>	<b>VARIANCE</b>	<b>2017 PLAN</b>	<b>2017 ACTUAL YTD</b>	<b>VARIANCE</b>	
<b>EXPENSES</b>		<b>2017 PLAN</b>	<b>2017 ACTUAL YTD</b>	<b>VARIANCE</b>	<b>INCOME</b>	<b>2017 PLAN</b>	<b>VARIANCE</b>	
Town Property Taxes	\$ 3,625.00	\$ 3,766.31	\$ (141.31)		FY 2017 Maint Fees (Plan: 188 x \$80)	\$ 15,040.00	\$ 11,164.00	\$ (3,876.00)
United Site Services (Portia Potti)	\$ 325.00	\$ 583.15	\$ (258.15)		FY 2015 Memberships (Plan: 188 x \$88)	\$ 16,544.00	\$ 6,116.00	\$ (10,428.00)
Comm Mass Corp. Fee	\$ 40.00	\$ -	\$ 40.00		Past Due Maint Fees / Interest	\$ -	\$ 958.00	\$ 958.00
Verizon (Telephone)	\$ 950.00	\$ 959.24	\$ (9.24)		Lodge Rentals	\$ 750.00	\$ 600.00	\$ (150.00)
Charter Communications	\$ 475.00	\$ 483.21	\$ (8.21)		Interest (GFA Checking)	\$ 1.00	\$ 1.31	\$ 0.31
National Grid (Electric)	\$ 800.00	\$ 541.03	\$ 258.97		Interest (GFA Savings)	\$ 50.00	\$ 16.47	\$ (33.53)
Kristoff and Sons (Trash)	\$ 180.00	\$ 135.00	\$ 45.00		Dock Fees	\$ 150.00	\$ 100.00	\$ (50.00)
Lodge Security	\$ 225.00	\$ 216.00	\$ 9.00		<b>TOTAL INCOME</b>	<b>\$ 32,535.00</b>	<b>\$ 18,955.78</b>	<b>\$ (13,579.22)</b>
USPS (Stamps)	\$ 250.00	\$ 94.00	\$ 156.00					
Broberg Insurance (Liability)	\$ 4,700.00	\$ 4,701.16	\$ (1.16)					
Broberg Insurance (Lodge replacement)	\$ 1,300.00	\$ 1,232.76	\$ 67.24					
Huhtlala Oil (Fuel)	\$ 1,300.00	\$ 395.36	\$ 904.64					
Dept of Revenue 2016 Taxes	\$ 250.00	\$ 57.15	\$ 192.85					
US Dept of Rev /State of Mass	\$ 250.00	\$ 57.00	\$ 193.00					
Commonwealth of Mass (Annual Rpt Filing)	\$ 18.50	\$ 18.50	\$ -					
PO Box	\$ 58.00	\$ 58.00	\$ -					
Beach water testing	\$ 350.00	\$ 280.00	\$ 70.00					
Web Site	\$ 100.00	\$ 109.05	\$ (9.05)					
Lodge inspection: Town of Hubbardston	\$ 40.00	\$ -	\$ 40.00					
Legal Fees	\$ 500.00	\$ -	\$ 500.00					
Lein Fees (60 @ \$75 each)	\$ 4,500.00	\$ -	\$ 4,500.00					
Tax Accountant	\$ 1,250.00	\$ 725.00	\$ 525.00					
Miscellaneous Expenses	\$ 350.00	\$ 45.01	\$ 304.99					
Mailings/Meetings/Supplies	\$ 600.00	\$ 121.72	\$ 478.28					
Spring Cleanup/Annual Beach Party	\$ 600.00	\$ 388.68	\$ 211.32					
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 23,036.50</b>	<b>\$ 14,967.33</b>	<b>\$ 8,069.17</b>					
<b>MAINTENANCE &amp; IMPROVEMENTS</b>								
Lodge Septic Cleaning	\$ -	\$ -	\$ -					
Lodge cleaning & supplies	\$ 200.00	\$ -	\$ 200.00					
General Repairs & Maintenance	\$ 200.00	\$ -	\$ 200.00					
Tractor fuel & mowing supplies	\$ 750.00	\$ 47.36	\$ 702.64					
Lodge Well Line Repair	\$ 100.00	\$ 62.96	\$ 37.04					
	\$ 2,500.00	\$ -	\$ 2,500.00					
	\$ -	\$ -	\$ -					
	\$ -	\$ -	\$ -					
	\$ -	\$ -	\$ -					
	\$ -	\$ -	\$ -					
<b>TOT. MAINTENANCE &amp; IMPROVEMENTS</b>	<b>\$ 3,750.00</b>	<b>\$ 110.32</b>	<b>\$ 3,639.68</b>					
<b>TOTAL EXPENSES</b>	<b>\$ 26,786.50</b>	<b>\$ 15,077.65</b>	<b>\$ 11,708.85</b>					