

<b>8/31/2023</b>			
ACCOUNT	BALANCE	PORTFOLIO TOTAL	INTEREST
GFA Checking	\$12,991.03		\$0.24
GFA Savings	\$12,245.52	\$25,236.55	\$0.52
Edward Jones Investments	\$242,280.71	\$242,280.71	
<b>Total</b>		<b>\$267,517.26</b>	

August FY'2023

EXPENSES		INCOME	
Town of Hubbardston (Taxes)	\$ -	Payments (\$200 Maint Fees)	\$ 200.00
Scotty's Potties (Porta Potti)	\$ 553.64	Lodge Rentals	\$ 150.00
Comm of Mass (Corp. Fee)	\$ -	Past Due Payments	\$ -
Charter Communications	\$ 433.91	Interest (GFA Checking)	\$ 0.24
National Grid (Electric)	\$ 50.83	Interest (GFA Savings)	\$ 0.52
EL Harvey & Sons (Trash)	\$ -	Dock Fee	\$ -
Lodge Security	\$ -		
USPS (Stamps)	\$ -		
Broberg Insurance (Liability)	\$ -		
Broberg Insurance (Lodge replacement)	\$ -	<b>TOTAL INCOME</b>	<b>\$350.76</b>
Huhtula Oil (Fuel)	\$ -		
PO Box	\$ -		
Beach water testing (Nashoba Analytics)	\$ 70.00		
US Treasury (Taxes)	\$ -		
Commonwealth of MA (Taxes)	\$ 156.79		
Lodge Inspection: Town of Hubbardston	\$ -		
Beach fee: Town of Hubbardston	\$ -		
Legal (Advice)/Tax Accountant	\$ -		
Spring Clean up/Annual Beach Party	\$ -		
Annual Meeting Mailings & Supplies	\$ -		
Other (Flowers/Fruit)	\$ 89.78	Reimbursement Jeanne Carter	
Sharp Image	\$ 258.00	Tee Shirt Print Svcs to be reimbursed to PPOA	
<b>SUB TOTAL EXPENSE (Operating Plan)</b>	<b>\$ 1,612.95</b>		
<b>MAINTENANCE &amp; IMPROVEMENTS</b>			
Pond Maint & Hydroraking	\$ -		
Lodge cleaning & supplies	\$ -		
General Repairs & Maintenance	\$ -		
Tractor fuel & mowing supplies	\$ 16.65	Fuel for Mower	
Lodge Well Line Repair	\$ -		
<b>TOT. MAINTENANCE &amp; IMPROVEMENTS</b>	<b>\$ 16.65</b>		
<b>TOTAL EXPENSES</b>	<b>\$ 1,629.60</b>		
<b>TOTAL INCOME</b>	<b>\$ 350.76</b>		
<b>NET CASH FLOW</b>	<b>\$ (1,278.84)</b>		

**FY'2024 BUDGET  
As of August 31, 2023**

FY 2024 Budget							
EXPENSES	BUDGET	ACTUAL	VARIANCE	INCOME	BUDGET	ACTUAL	VARIANCE
Town Real Estate Taxes	\$ 1,700.00	\$ 822.27	\$ 877.73				
Porta Potty @ Beach (Scotties Porties)	\$ 800.00	\$ 553.64	\$ 246.36	FY 2024 Maint Fees (Plan. 186 x \$200)	\$ 37,000.00	\$ 20,611.00	\$ (16,389.00)
Charter Communications	\$ 3,650.00	\$ 1,429.70	\$ 2,020.30	Part Due Maint Fees	\$ 63,000.00	\$ 2,978.65	\$ (60,021.35)
National Grid (Electric)	\$ 1,300.00	\$ 342.51	\$ 957.49	Lodge Rentals	\$ 500.00	\$ 450.00	\$ (50.00)
Trash (Republic Services)	\$ 500.00	\$ 183.79	\$ 316.21	Interest (GFA Checking)	\$ 7.00	\$ 1.28	\$ (5.72)
Security Alarm Systems	\$ 260.00	\$ 149.70	\$ 110.30	Interest (GFA Savings)	\$ 2.00	\$ 1.69	\$ (0.32)
USPS (Stamps)	\$ 200.00	\$ -	\$ 200.00	Dock Fees	\$ 150.00	\$ 200.00	\$ 50.00
Broberg Insurance (Liability & Lodge)	\$ 6,625.75	\$ 6,625.75	\$ -	<b>INCOME</b>	\$ 100,659.00	\$ 24,042.61	\$ (76,616.39)
Huntula Oil (Fuel)	\$ 2,000.00	\$ 451.41	\$ 1,548.59				
PO Box Annual Renewal	\$ 70.00	\$ 78.00	\$ (8.00)				
E-Cell Test (Nashoba Analytical)	\$ 350.00	\$ 245.00	\$ 105.00				
Web Site Hosting Renewal	\$ 175.00	\$ -	\$ 175.00				
2023 Tax Filings (Mass)	\$ 71.00	\$ 227.79	\$ (156.79)				
Tax Accountant - Other Legal Fees	\$ 800.00	\$ 825.00	\$ (25.00)				
Maintng/Meeting Supplies	\$ 500.00	\$ 281.84	\$ 218.16				
Other (Not budgeted)	\$ -	\$ 3347.87	\$ (347.87)	Flowers/Fruit/Print Services			
Spring Cleanup/Annual Beach Party	\$ 500.00	\$ 200.00	\$ 300.00				
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 19,301.75</b>	<b>\$ 12,764.27</b>	<b>\$ 6,537.48</b>				
<b>MAINTENANCE &amp; IMPROVEMENTS</b>							
Lodge cleaning & supplies	\$ 200.00	\$ -	\$ 200.00				
General Repairs & Maintenance	\$ 3,000.00	\$ 129.73	\$ 2,870.27				
New Swing Set for Beach	\$ 5,350.00	\$ 5,463.56	\$ (113.56)				
Fuel / Supplies for Mowing, etc.	\$ 100.00	\$ 134.60	\$ (34.60)				
<b>TOT. MAINTENANCE &amp; IMPROVEMENTS</b>	<b>\$ 8,650.00</b>	<b>\$ 5,727.89</b>	<b>\$ 2,922.11</b>				
<b>TOTAL EXPENSES</b>	<b>\$ 27,951.75</b>	<b>\$ 18,492.16</b>	<b>\$ 9,459.59</b>				
<b>TOTAL INCOME</b>	<b>\$ 100,659.00</b>	<b>\$ 24,042.61</b>	<b>\$ (76,616.39)</b>				
<b>NET CASH FLOW</b>	<b>\$ 72,707.25</b>	<b>\$ 5,550.45</b>	<b>\$ (86,075.98)</b>				