

<b>12/31/2023</b>			
ACCOUNT	BALANCE	PORTFOLIO TOTAL	INTEREST
GFA Checking	\$8,982.05		\$0.13
GFA Savings	\$5,006.89	\$13,988.94	\$0.23
Edward Jones CD's	\$10,014.37		
Edward Jones Investments	\$257,496.62	\$267,510.99	
<b>Total</b>		<b>\$281,499.93</b>	

December FY'2024							
EXPENSES				INCOME			
Town of Hubbardston (Taxes)	\$	-		Payments (\$200 Maint Fees)	\$	-	
United Site Services (Porta Potti)	\$	-		Past Due Payments	\$	-	
Comm of Mass (Corp. Fee)	\$	-		Lodge Rentals	\$	50.00	
Charter Communications	\$	137.97		Interest (GFA Checking)	\$	0.13	
National Grid (Electric)	\$	94.22		Interest (GFA Savings)	\$	0.23	
Republic Services (Trash)	\$	-		Dock Fee	\$	-	
Lodge Security	\$	-		Mass IRS Refund	\$	-	
USPS (Stamps)	\$	-					
Broberg Insurance (Liability)	\$	-		<b>TOTAL INCOME</b>		<b>\$50.36</b>	
Broberg Insurance (Lodge replacement)	\$	-					
Huhtala Oil (Fuel)	\$	-					
PO Box	\$	-					
US Treasury (Taxes)	\$	-					
Commonwealth of MA (Taxes)	\$	-					
Annual Report Filing	\$	-					
Legal (Advice)/Tax Accountant	\$	-					
Legal Fees	\$	-					
Lien settlement recording fee	\$	-					
Annual Meeting Mailings & Supplies	\$	-					
Web Site Hosting Renewal	\$	-					
<b>SUB TOTAL EXPENSE (Operating Plan)</b>	<b>\$</b>	<b>232.19</b>					
<b>MAINTENANCE &amp; IMPROVEMENTS</b>							
Pond/Beach Maintenance	\$	-					
Lodge cleaning & supplies	\$	-					
General Repairs & Maintenance	\$	-					
Tractor fuel & mowing supplies	\$	-					
Lodge Well Line Repair	\$	-					
<b>TOT. MAINTENANCE &amp; IMPROVEMENTS:</b>	<b>\$</b>	<b>-</b>					
<b>TOTAL EXPENSES</b>	<b>\$</b>	<b>232.19</b>					
<b>TOTAL INCOME</b>	<b>\$</b>	<b>50.36</b>					
<b>NET CASH FLOW</b>	<b>\$</b>	<b>(181.83)</b>					

**FY 2024 BUDGET**  
As of December 31, 2023

FY 2024 Budget				INCOME			
EXPENSES	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	
Tom's Real Estate Taxes	\$ 1,700.00	\$ 1,161.99	\$ 518.01				
Polar Party @ Beach (Scottie's Petites)	\$ 800.00	\$ 699.58	\$ 100.42				
Charter Communications	\$ 3,450.00	\$ 2,425.49	\$ 1,024.51				
National Grid (Electric)	\$ 1,900.00	\$ 633.27	\$ 1,266.73				
Treat (Republic Services)	\$ 500.00	\$ 153.79	\$ 346.21				
Security Alarm Systems	\$ 260.00	\$ 149.70	\$ 110.30				
USPS (Stamps)	\$ 200.00	\$ -	\$ 200.00				
Broberg Insurance (Liability & Lodger)	\$ 6,625.75	\$ 6,625.75	\$ -				
Huntina Oil (Fuel)	\$ 2,000.00	\$ 461.41	\$ 1,548.59				
PO Box Annual Renewal	\$ 70.00	\$ 78.00	\$ (8.00)				
E-coil Test (Nashoba Analytical)	\$ 350.00	\$ 260.00	\$ 90.00				
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)				
Mailings/Meeting Supplies	\$ 500.00	\$ 261.84	\$ 238.16				
Other (Not budgeted)	\$ -	\$ 334.87	\$ (347.87)				Flowers/Fruit/Print Services
Spring Cleanup/Annual Beach Party	\$ 500.00	\$ 616.00	\$ (116.00)				
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 19,301.75</b>	<b>\$ 15,007.48</b>	<b>\$ 4,294.27</b>				
<b>MAINTENANCE &amp; IMPROVEMENTS</b>							
Lodge cleaning & supplies	\$ 200.00	\$ -	\$ 200.00				
General Repairs & Maintenance	\$ 3,000.00	\$ 369.92	\$ 2,630.08				
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>\$ 5,988.08</b>	<b>\$ 2,661.92</b>				
<b>TOTAL EXPENSES</b>	<b>\$ 27,951.75</b>	<b>\$ 20,995.56</b>	<b>\$ 6,956.19</b>				
<b>TOTAL INCOME</b>	<b>\$ 100,659.00</b>	<b>\$ 25,542.40</b>	<b>\$ (75,116.60)</b>				
<b>NET CASH FLOW</b>	<b>\$ 72,707.25</b>	<b>\$ 4,546.84</b>	<b>\$ (82,072.79)</b>				