

7/31/2015			
ACCOUNT	BALANCE	PORTFOLIO TOTAL	INTEREST
GFA Checking	\$6,235.11		\$0.13
GFA Savings	\$6,041.29	\$12,276.40	\$1.25
Merrill Lynch Cash Balance	\$1,753.14		
Merrill Lynch Investments	\$205,953.44	\$207,706.58	
Total		\$219,982.98	

July FY'2015

EXPENSES		INCOME	
Town of Hubbardston (Taxes)	\$ 878.77	Payments (\$88 Maint Fees)	\$ 408.00
United Site Services (Porta Potti)	\$ 122.63	Payments (\$100 Memberships)	\$ -
Comm of Mass (Corp. Fee)	\$ -	Past Due Maint Fees / Interest	\$ 604.47
Verizon (Telephone)	\$ 98.88	Lodge Rentals	\$ -
National Grid (Electric)	\$ 16.17	Lions Lodge Rental	\$ -
Kristoff and Sons (Trash)	\$ 42.00	Interest (GFA Checking)	\$ -
Lodge Security	\$ 108.00	Interest (GFA Savings)	\$ -
USPS (Stamps)	\$ -	Dock Fee	\$ -
Broberg Insurance (Liability)	\$ -	TOTAL INCOME	\$1,012.47
Broberg Insurance (Lodge replacement)	\$ -		
Huhtala Oil (Fuel)	\$ -		
PO Box	\$ -		
Beach water testing (City of Worcester)	\$ -		
US Treasury (Taxes)	\$ -	Withdrawal from Merrill Lunch to cover operating costs & expenditures	
Commonwealth of MA (Taxes)	\$ -	Merrill Lynch Withdrawal	\$ -
Clean furnace	\$ -	TOTAL	\$ -
Lodge inspection: Town of Hubbardston	\$ -		
Beach fee: Town of Hubbardston	\$ -		
Legal (Advice)/Tax Accountant	\$ -		
Miscellaneous	\$ -		
Lien settlement recording fee	\$ -		
Annual Meeting Mailings & Supplies	\$ -		
Web Site	\$ -		
SUB TOTAL EXPENSE (Operating Plan)	\$ 1,266.45		
MAINTENANCE & IMPROVEMENTS		\$0.00 TOTAL	
Beach sand	\$ -		
Lodge Roof	\$ 5,000.00		
Lodge monthly cleaning & supplies	\$ -		
Gas Grill	\$ 365.91		
Beach Driveway Crack Fill & Sealing	\$ 1,300.00		
Tractor fuel & mowing supplies	\$ -		
Lodge chimney/furnace repair	\$ -		
Dam repair/maint. (Safety Fencing)	\$ 1,700.00		
TOT. MAINTENANCE & IMPROVEMENTS	\$ 8,365.91		
TOTAL EXPENSES	\$ 9,632.36		
TOTAL INCOME	\$ 1,012.47		
NET CASH FLOW	\$ (8,619.89)		

FY'2016 BUDGET
As of July 31, 2015

FY 2016 Budget									
EXPENSES		FY2016 PLAN	FY2016 ACTUAL YTD	VARIANCE					
Taxes (Town & State)	\$ 3,500.00	\$ 1,736.93	\$ 1,763.07	\$ -					
United Site Services (Porta Pott)	\$ 325.00	\$ 220.26	\$ 104.74	\$ 150.00					
Comm of Mass (Corp. Fee)	\$ 15.00	\$ -	\$ -	\$ 15.00					
Verizon (Telephone)	\$ 1,000.00	\$ 490.17	\$ 509.83	\$ -					
National Grid (Electric)	\$ 2,000.00	\$ 771.37	\$ 1,228.63	\$ -					
Kristoff and Sons (Trash)	\$ 200.00	\$ 82.00	\$ 118.00	\$ 118.00					
Lodge Security	\$ 216.00	\$ 108.00	\$ 108.00	\$ 108.00					
USPS (Stamps)	\$ 250.00	\$ 49.00	\$ 201.00	\$ -					
Broberg Insurance (Liability)	\$ 5,585.00	\$ 5,585.00	\$ -	\$ -					
Broberg Insurance (Lodge replacement)	\$ 1,233.00	\$ 1,232.76	\$ 0.24	\$ 0.24					
Huhtula Oil (Fuel)	\$ 1,300.00	\$ 857.09	\$ 442.91	\$ -					
Commonwealth of Mass Tax	\$ 100.00	\$ 100.00	\$ -	\$ -					
PO Box	\$ 60.00	\$ 60.00	\$ -	\$ -					
Beach water testing	\$ 140.00	\$ -	\$ 140.00	\$ -					
Web Site	\$ 100.00	\$ -	\$ 100.00	\$ -					
Lodge Inspection: Town of Hubbardston	\$ 40.00	\$ -	\$ 40.00	\$ -					
Legal Fees	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -					
Miscellaneous	\$ 250.00	\$ 27.60	\$ 222.40	\$ -					
Tax Accountant	\$ 500.00	\$ -	\$ 500.00	\$ -					
Mallings/Meetings/Supplies	\$ 250.00	\$ 4.87	\$ 245.13	\$ -					
Cookouts/Annual Beach Party	\$ 400.00	\$ 147.24	\$ 252.76	\$ -					
TOTAL OPERATING EXPENSES	\$ 18,464.00	\$ 11,472.29	\$ 6,991.71	\$ 11,992.29					
MAINTENANCE & IMPROVEMENTS									
Swing Set Canvas Replacement	\$ 139.00	\$ 139.00	\$ -	\$ -					
Beach Sand	\$ 455.05	\$ 455.05	\$ -	\$ -					
Lodge Septic Cleaning	\$ 200.00	\$ -	\$ 200.00	\$ -					
Lodge cleaning & supplies	\$ 200.00	\$ -	\$ 200.00	\$ -					
Tractor fuel & mowing supplies	\$ 100.00	\$ -	\$ 100.00	\$ -					
Safety Fencing at Dam	\$ 1,700.00	\$ 1,700.00	\$ -	\$ -					
Lodge/Shed Roof Repairs	\$ 7,000.00	\$ 5,000.00	\$ 2,000.00	\$ -					
Lodge Exterior Wall Repair	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -					
Gas Grill	\$ 350.00	\$ 365.91	\$ (15.91)	\$ -					
Beach Driveway Sealing	\$ 1,300.00	\$ 1,300.00	\$ -	\$ -					
Pond Raking	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -					
TOT. MAINTENANCE & IMPROVEMENTS	\$ 16,444.05	\$ 8,959.96	\$ 7,484.09	\$ 8,464.96					
TOTAL EXPENSES	\$ 34,908.05	\$ 20,432.25	\$ 14,475.80	\$ 14,432.25					
TOTAL INCOME	\$ 33,707.00	\$ 15,553.40	\$ (18,153.60)	\$ -					
Total Withdrawal from Investments	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -					
NET CASH FLOW	\$ (1,201.05)	\$ (4,878.85)	\$ (3,677.80)	\$ -					
					INCOME	FY2016 PLAN	FY2016 ACTUAL YTD	VARIANCE	
					FY 2015 Maint Fees (Plan: 189 x \$66)	\$ 12,852.00	\$ 8,196.00	\$ (4,656.00)	
					FY 2015 Memberships (Plan: 189 x \$100)	\$ 18,900.00	\$ 6,002.00	\$ (12,898.00)	
					Past Due Maint Fees / Interest	\$ -	\$ 604.47	\$ 604.47	
					Lodge Rentals	\$ 1,450.00	\$ 250.00	\$ (1,200.00)	
					Lions Lodge Rental	\$ 350.00	\$ 350.00	\$ -	
					Interest (GFA Checking)	\$ 1.00	\$ 0.27	\$ (0.73)	
					Interest (GFA Savings)	\$ 4.00	\$ 0.66	\$ (3.34)	
					Dock Fees	\$ 150.00	\$ 150.00	\$ -	
					TOTAL INCOME	\$ 33,707.00	\$ 15,553.40	\$ (18,153.60)	
					Withdrawal from Merrill Lynch (Barn Proceeds)				
					Merrill Lynch Withdrawal	\$ 15,000.00	\$ 15,000.00	\$ -	
					Total Withdrawal from Investments	\$ 15,000.00	\$ 15,000.00	\$ -	