

<b>9/30/2023</b>			
ACCOUNT	BALANCE	PORTFOLIO TOTAL	INTEREST
GFA Checking	\$13,265.40		\$0.20
GFA Savings	\$12,246.01	\$25,511.41	\$0.49
Edward Jones Investments	\$236,844.29	\$236,844.29	
<b>Total</b>		<b>\$262,355.70</b>	

**September FY'2023**

EXPENSES		INCOME	
Town of Hubbardston (Taxes)	\$ -	Payments (\$200) Maint Fees)	\$ 200.00
Scottes Potties (Porta Potti)	\$ 145.94	Past Due Payments	\$ 739.78
Charter Communications	\$ 137.97	Lodge Rentals	\$ -
National Grid (Electric)	\$ 78.47	Interest (GFA Checking)	\$ 0.20
Republic Services (Trash @ Beach)	\$ 233.23	Interest (GFA Savings)	\$ 0.49
Lodge Security	\$ -	Other	\$ 208.00
USPS (Stamps)	\$ -	Reimbursement (T-shirts)	
Broberg Insurance (Liability)	\$ -		
Broberg Insurance (Lodge replacement)	\$ -		
Hurtula Oil (Fuel)	\$ -	<b>TOTAL INCOME</b>	<b>\$1,148.47</b>
PO Box	\$ -		
E coll Testing (Nashoba Analytical)	\$ 35.00		
Legal (Advice)/Tax Accountant	\$ -		
Legal Fees	\$ -		
Annual Meeting Mailings & Supplies	\$ -		
<b>SUB TOTAL EXPENSE (Operating Plan)</b>	<b>\$ 630.61</b>		
<b>MAINTENANCE &amp; IMPROVEMENTS</b>			
Solitude Lake Management	\$ -		
Lodge cleaning & supplies	\$ -		
General Repairs & Maintenance	\$ -		
Tractor fuel & mowing supplies	\$ -		
Other	\$ -		
<b>TOT. MAINTENANCE &amp; IMPROVEMENTS</b>	<b>\$ -</b>		
<b>TOTAL EXPENSES</b>	<b>\$ 630.61</b>		
<b>TOTAL INCOME</b>	<b>\$ 1,148.47</b>		
<b>NET CASH FLOW</b>	<b>\$ 517.86</b>		

**FY'2024 BUDGET**  
As of September 30, 2023

FY 2024 Budget							
EXPENSES	BUDGET	ACTUAL	VARIANCE	INCOME			
				BUDGET	ACTUAL	VARIANCE	
Town Real Estate Taxes	\$ 1,700.00	\$ 822.27	\$ 877.73				
Ports Party @ Beach (Scotties Parties)	\$ 800.00	\$ 699.58	\$ 100.42				
Charter Communications	\$ 3,450.00	\$ 1,567.67	\$ 1,882.33				
National Grid (Electric)	\$ 1,300.00	\$ 395.21	\$ 904.79				
Trash (Republic Services)	\$ 500.00	\$ 183.79	\$ 316.21				
Security Alarm Systems	\$ 280.00	\$ 149.70	\$ 130.30				
USPS (Stamps)	\$ 200.00	\$ -	\$ 200.00				
Broding Insurance (Liability & Lodge)	\$ 6,625.75	\$ 6,625.75	\$ -				
Huntula Oil (Fuel)	\$ 2,000.00	\$ 451.41	\$ 1,548.59				
PO Box Annual Renewal	\$ 70.00	\$ 78.00	\$ (8.00)				
E-coil Test (Nashoba Analytical)	\$ 350.00	\$ 280.00	\$ 70.00				
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)				
Mailing/Meeting Supplies	\$ 500.00	\$ 281.84	\$ 218.16				
Other (Not Budgeted)	\$ -	\$ 334.87	\$ (347.87)				
Spring Cleanup/Annual Beach Party	\$ 500.00	\$ 200.00	\$ 300.00				
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 19,301.75</b>	<b>\$ 13,135.88</b>	<b>\$ 6,165.87</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	\$ 6,350.00	\$ 5,463.56	\$ (886.44)				
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>\$ 18,863.77</b>	<b>\$ 9,087.98</b>				
<b>TOTAL INCOME</b>	<b>\$ 100,659.00</b>	<b>\$ 25,191.08</b>	<b>\$ (75,467.92)</b>				
<b>NET CASH FLOW</b>	<b>\$ 72,707.25</b>	<b>\$ 6,327.31</b>	<b>\$ (84,555.90)</b>				