

MONTHLY TREASURER'S REPORT as of 4-30-2017

ACCOUNT	BALANCE	TOTAL	INTEREST
GFA Checking	\$7,481.91		\$0.00
GFA Savings	\$10,188.04	\$17,669.95	\$1.17
E. Jones - Cash	\$28.33		
E. Jones - Mutual Funds	\$95,559.97		
E. Jones - Traded & Closed End Funds	\$106,053.61	\$201,641.91	
Total		\$219,311.86	

FY'2018 BUDGET
As of April 20, 2017

FY 2018 Budget		2018 PLAN		2017 ACTUAL YTD		VARIANCE	
EXPENSES							
Town Property Taxes	\$ 3,800.00	\$ 907.23	\$ 2,892.77				
United Site Services (Porta Potti)	\$ 600.00	\$ -	\$ 600.00				
Charter Communications	\$ 1,540.00	\$ 128.07	\$ 1,411.93				
National Grid (Electric)	\$ 550.00	\$ 52.48	\$ 497.52				
Kristoff and Sons (Trash)	\$ 180.00	\$ -	\$ 180.00				
Lodge Security	\$ 220.00	\$ -	\$ 220.00				
USPS (Stamps)	\$ 100.00	\$ -	\$ 100.00				
Broberg Insurance (Liability)	\$ 4,700.00	\$ 4,691.16	\$ 8.84				
Broberg Insurance (Lodge replacement)	\$ 1,250.00	\$ 1,232.76	\$ 17.24				
Huhulua Oil (Fuel)	\$ 800.00	\$ 275.53	\$ 524.47				
Dept of Revenue 2017 Taxes	\$ 100.00	\$ -	\$ 100.00				
US Dept of Rev/State of Mass	\$ 75.00	\$ -	\$ 75.00				
Commonwealth of Mass (Annual Rpt Filing)	\$ 18.50	\$ -	\$ 18.50				
PO Box	\$ 58.00	\$ -	\$ 58.00				
Beach water testing	\$ 300.00	\$ -	\$ 300.00				
Web Site	\$ 110.00	\$ -	\$ 110.00				
Lodge Inspection: Town of Hubbardston	\$ 40.00	\$ -	\$ 40.00				
Lein Fees (63 @ \$175 each)	\$ 9,275.00	\$ -	\$ 9,275.00				
Tax Accountant	\$ 725.00	\$ -	\$ 725.00				
Mailings/Meetings/Supplies	\$ 175.00	\$ -	\$ 175.00				
Spring Cleanup/Annual Beach Party	\$ 400.00	\$ -	\$ 400.00				
TOTAL OPERATING EXPENSES	\$ 25,016.50	\$ 7,287.23	\$ 17,729.27				
MAINTENANCE & IMPROVEMENTS							
Lodge Septic Cleaning	\$ -	\$ -	\$ -				
Lodge cleaning & supplies	\$ 200.00	\$ -	\$ 200.00				
Lodge cleaning & supplies	\$ 75.00	\$ -	\$ 75.00				
General Repairs & Maintenance	\$ 500.00	\$ -	\$ 500.00				
Tractor fuel & mowing supplies	\$ 100.00	\$ -	\$ 100.00				
Lodge Well Line Repair	\$ 2,500.00	\$ -	\$ 2,500.00				
TOT. MAINTENANCE & IMPROVEMENTS	\$ 3,375.00	\$ -	\$ 3,375.00				
TOTAL EXPENSES	\$ 28,391.50	\$ 7,287.23	\$ 21,104.27				
TOTAL INCOME	\$ 43,518.00	\$ 13,547.28	\$ (29,970.72)				
NET CASH FLOW	\$ 15,126.50	\$ 6,260.05	\$ (8,866.45)				

INCOME		2018 PLAN		2017 ACTUAL YTD		VARIANCE	
FY 2018 Maint Fees (Plan: 189 x \$135)	\$ 25,515.00	\$ 11,783.00	\$ (13,732.00)				
FY 2018 Memberships (Plan: 189 x \$33)	\$ 6,237.00	\$ 1,683.00	\$ (4,554.00)				
Past Due Maint Fees / Interest	\$ 11,098.00	\$ -	\$ (11,098.00)				
Lodge Rentals	\$ 500.00	\$ -	\$ (500.00)				
Interest (GFA Checking)	\$ 2.00	\$ 0.11	\$ (1.89)				
Interest (GFA Savings)	\$ 16.00	\$ 1.17	\$ (14.83)				
Dock Fees	\$ 150.00	\$ 100.00	\$ (50.00)				
TOTAL INCOME	\$ 43,518.00	\$ 13,547.28	\$ (29,970.72)				

PINECREST PROP OWN ASSOC INC
PO BOX 123
HUBBARDSTON MA 01452-0123

Are Your Investments Keeping Up with You?

If you have investments that will mature soon, now is an ideal time to review your strategy. Knowing that market conditions can change, you should talk with your financial advisor about how you can take advantage of investment opportunities for the future. To learn about investments that make sense for you, call your financial advisor today.

Account Holder(s) Pinecrest Prop Own Assoc Inc
Account Number 178-18605-1-3
Account Type Corporate
Financial Advisor Ryan Laliberte, 978-630-8670
1 City Hall Avenue, Gardner, MA 01440

Statement Date Apr 1 - Apr 28, 2017



Corporate - Advisory Solutions Fund Model

For more information about the Advisory Solutions program go to www.edwardjones.com/advisorybrochures.

Account Value	
1 Month Ago	\$199,759.40
1 Year Ago	\$0.00
3 Years Ago	\$0.00
5 Years Ago	\$0.00
\$201,641.91	

Value Summary	
This Year	Ending Value
	\$201,641.91
Beginning value	\$199,759.40
Assets added to account	0.00
Assets withdrawn from account	0.00
Fees and charges	-235.69
Change in value	2,118.20
	9,653.25

For more information regarding the Value Summary section, please visit www.edwardjones.com/mystatementguide.

Asset Details (as of Apr 28, 2017)

additional details at www.edwardjones.com/access

Assets Held At Edward Jones

Current Yield/Rate	Beginning Balance	Deposits	Withdrawals	Ending Balance
0.14%*	\$336.99	\$28.33	-\$336.99	\$28.33

* The average yield on the money market fund for the past seven days.

Exchange Traded & Closed End Funds	Price	Quantity	Cost Basis	Unrealized Gain/Loss	Value
!Shares MSCI EAFE Small Cap Et	56.42	75	3,952.26	279.24	4,231.50
!Shares MSCI EAFE ETF	63.80	298	17,870.56	1,141.84	19,012.40
!Shares S&P 100 ETF	105.76	101	9,806.70	875.06	10,681.76
Vanguard Growth ETF	124.43	121	13,675.42	1,380.61	15,056.03
Vanguard Value ETF	95.34	245	21,644.44	1,713.86	23,358.30

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Asset Details (continued)

Exchange Traded & Closed End Funds	Price	Quantity	Cost Basis	Unrealized Gain/Loss	Value
Vanguard Small Cap ETF	134.42	127	15,798.43	1,272.91	17,071.34
Vangrd FTSE All-Wld exUS ETF	48.83	211	9,799.79	503.34	10,303.13
Vanguard Mid Cap ETF	140.87	45	5,880.47	458.68	6,339.15
Mutual Funds	Price	Quantity	Cost Basis	Unrealized Gain/Loss	Value
AB Intermediate Diversif Muni	14.36	673.052	9,890.68	-225.65	9,665.03
Blackrock National Municipal	10.79	535.048	5,967.64	-194.47	5,773.17
Bridge Builder Muni Bond CI I	10.08	7,710.137	79,963.21	-2,245.03	77,718.18
JP Morgan Fed Money Mkt	1.00	2,403.59	—	—	2,403.59
Total Account Value					
					\$201,641.91

Cost basis is the amount of your investment for tax purposes and is used to calculate gain or loss incurred on the sale or other disposition of a security. Cost basis is not a measure of performance. The cost basis amounts in your statement should not be relied upon for tax preparation purposes. Please refer to your official tax documents for more information about reporting cost basis to the IRS. You should consult your attorney or qualified tax advisor regarding your situation. If you believe any of this cost basis information is inaccurate, please call our Client Relations department.

Summary of Realized Gain/Loss

Short Term (assets held 1 year or less)	Long Term (held over 1 year)
\$80.83	0.00
This Year	
Total	\$80.83

Summary totals may not include proceeds from uncosted securities or certain corporate actions.

Investment and Other Activity by Date

Date	Description	Quantity	Amount
4/03	Dividend on JP Morgan Fed Money Mkt on 2,561.77 Shares at Daily Accrual Rate		\$1.03
4/03	Reinvestment into JP Morgan Fed Money Mkt @ 1.00	1.03	-1.03
4/03	Dividend on Blackrock National Municipal on 533,526 Shares at Daily Accrual Rate		16.39
4/03	Reinvestment into Blackrock National Municipal @ 10.77	1.522	-16.39
4/03	Dividend on Bridge Builder Muni Bond CI I on 7,677.17 Shares at Daily Accrual Rate		135.18
4/03	Reinvestment into Bridge Builder Muni Bond CI I @ 10.03	13.478	-135.18
4/04	Dividend on Vanguard Mid Cap ETF on 45 Shares @ 0.461		20.75
4/04	Buy Bridge Builder Muni Bond CI I @ 10.03	5.709	-57.26
4/05	Redeemed JP Morgan Fed Money Mkt @ 1.00		-243.27

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Investment and Other Activity by Date (continued)

Date	Description	Quantity	Amount
4/05	Program and Administrative Fee		-243.27
4/07	Buy JP Morgan Fed Money Mkt @ 1.00	84.06	-84.06
4/07	Buy Bridge Builder Muni Bond Cl I @ 10.04	19.489	-195.67
4/21	Dividend on AB Intermediate Diversif Muni on 671.882 Shares at Daily Accrual Rate		16.82
4/21	Reinvestment into AB Intermediate Diversif Muni @ 14.38	1.17	-16.82
4/25	Fee Offset		7.58

Money Market Detail by Date

Date	Transaction	Description	Deposits	Withdrawals	Balance
4/04	Deposit		20.75		\$357.74
4/04	Withdrawal			-57.26	\$300.48
4/07	Withdrawal			-279.73	\$20.75
4/26	Deposit		7.58		\$28.33
Total					\$28.33
Beginning Balance on Apr 1					\$336.99
Ending Balance on Apr 28					\$28.33

Your Relationship and Mailing Group(s)

Relationship - You have asked us to combine the accounts listed below for planning purposes as we work with you to achieve your financial goals. This means that information about these accounts and your goals and objectives may be shared with and accessible by each owner and authorized party in the relationship, including through Edward Jones Online Access and Edward Jones reports. Mailing Group - You have asked us to combine certain information about the accounts listed below into the mailing group(s) below for delivery purposes. Information for accounts within the same mailing group may be included in one envelope and mailed to the mailing group address. We may still send certain information directly to the account owners, as we believe appropriate.

Account Number	Account Owner(s)	Account Type	Mailing Group Address
XXX-XX539-1-4	Pinecrest Prop Own Assoc Inc	Corporate Account	PINECREST PROP OWN ASSOC INC PO BOX 123 HUBBARDSTON MA 01452-0123
XXX-XX605-1-3	Pinecrest Prop Own Assoc Inc	Corporate Account Advisory Solutions Fund Model	PINECREST PROP OWN ASSOC INC PO BOX 123 HUBBARDSTON MA 01452-0123

For more information on this relationship or mailing group(s), please visit www.edwardjones.com/disclosures. If you wish to make changes to either the relationship(s) or mailing group(s), please contact your financial advisor.