

8/31/2017			
ACCOUNT	BALANCE	PORTFOLIO TOTAL	INTEREST
GFA Checking	\$7,476.84		\$0.11
GFA Savings	\$15,195.44	\$22,672.28	\$1.94
Edward Jones Investments	\$206,529.37	\$206,529.37	
Total		\$229,201.65	

FY'2018 BUDGET As of August 31, 2017

	EXPENSES			VARIANCE	INCOME			VARIANCE
	2018 PLAN	2017 ACTUAL YTD			2018 PLAN	2017 ACTUAL YTD		
Town Property Taxes	\$ 3,800.00	\$ 1,857.24	\$ 1,942.76					
United Site Services (Porta Potti)	\$ 600.00	\$ 469.00	\$ 131.00					
Charter Communications	\$ 1,540.00	\$ 755.96	\$ 784.04					
National Grid (Electric)	\$ 550.00	\$ 232.41	\$ 317.59					
Kristoff and Sons (Trash)	\$ 180.00	\$ 50.00	\$ 130.00					
Lodge Security	\$ 220.00	\$ 108.00	\$ 112.00					
USPS (Stamps)	\$ 100.00	\$ 39.20	\$ 60.80					
Broberg Insurance (Liability)	\$ 4,700.00	\$ 4,691.16	\$ 8.84					
Broberg Insurance (Lodge replacement)	\$ 1,250.00	\$ 1,232.76	\$ 17.24					
Huhtala Oil (Fuel)	\$ 800.00	\$ 275.53	\$ 524.47					
Dept of Revenue 2017 Taxes	\$ 100.00	\$ 79.00	\$ (340.00)					
US Dept of Rev/State of Mass	\$ 75.00	\$ 415.00	\$ (340.00)					
Commonwealth of Mass (Annual Rpt Filing)	\$ 18.50	\$ -	\$ 18.50					
PO Box	\$ 58.00	\$ 62.00	\$ (4.00)					
E-coil Testing (Nashoba Analytical)	\$ 850.00	\$ 300.00	\$ 550.00					
Web Site	\$ 110.00	\$ -	\$ 110.00					
Lodge Inspection: Town of Hubbardston	\$ 40.00	\$ -	\$ 40.00					
Lein/Leagal Fees (\$3 @ \$175 each)	\$ 9,275.00	\$ 300.00	\$ 8,975.00					
Tax Accountant	\$ 725.00	\$ -	\$ 725.00					
Mailings/Meetings/Supplies	\$ 275.00	\$ 49.60	\$ 225.40					
Spring Cleanup/Annual Beach Party	\$ 400.00	\$ -	\$ 400.00					
TOTAL OPERATING EXPENSES	\$ 25,666.50	\$ 11,576.86	\$ 14,089.64					
MAINTENANCE & IMPROVEMENTS								
Lodge Septic Cleaning	\$ -	\$ -	\$ -					
Lodge Cleaning & supplies	\$ 200.00	\$ -	\$ 200.00					
General Repairs & Maintenance	\$ 75.00	\$ -	\$ 75.00					
Tractor fuel & mowing supplies	\$ 500.00	\$ -	\$ 500.00					
Lodge Well Line Repair	\$ 100.00	\$ 40.00	\$ 60.00					
	\$ 2,500.00	\$ -	\$ 2,500.00					
TOT. MAINTENANCE & IMPROVEMENTS	\$ 3,375.00	\$ 40.00	\$ 3,335.00					
TOTAL EXPENSES	\$ 29,041.50	\$ 11,616.86	\$ 17,424.64					
TOTAL INCOME	\$ 43,518.00	\$ 22,069.12	\$ (21,448.88)					
NET CASH FLOW	\$ 14,476.50	\$ 10,452.26	\$ (4,024.24)					



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

Trades Soon to Settle in Two Business Days

Starting Sept. 5, 2017, the settlement cycle for most trades that currently settle in three business days will shorten to two business days. This means when you sell securities, you can expect to be paid sooner, and when you purchase securities, you'll be required to provide payment earlier. This change affects the entire financial industry. Please contact your financial advisor if you have questions.

Corporate - Advisory Solutions Fund Model

Portfolio Objective - Account: Balanced Growth and Income

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

Account Value	
\$206,529.37	
1 Month Ago	\$207,221.66
1 Year Ago	\$195,502.10
3 Years Ago	\$0.00
5 Years Ago	\$0.00

Value Summary		
	This Period	This Year
Beginning value	\$207,221.66	\$192,891.23
Assets added to account	0.00	0.00
Assets withdrawn from account	0.00	0.00
Fees and charges	-249.21	-1,871.14
Change in value	-443.08	15,509.28
Ending Value	\$206,529.37	

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

Asset Details (as of Aug 25, 2017)

additional details at www.edwardjones.com/access

Assets Held At Edward Jones

	Current Yield/Rate	Beginning Balance	Deposits	Withdrawals	Ending Balance
Money Market	0.36%*	\$2.74	\$2.70	—	\$5.44

* 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
iShares MSCI EAFE Small Cap Et	59.97	75	3,952.26	545.49	4,497.75
iShares MSCI EAFE ETF	66.75	298	17,870.56	2,020.94	19,891.50
iShares S&P 100 ETF	108.54	101	9,806.70	1,155.84	10,962.54
Vanguard Growth ETF	129.18	121	13,675.42	1,955.36	15,630.78



Asset Details (continued)

Exchange Traded & Closed End Funds	Price	Quantity	Cost Basis	Unrealized Gain/Loss	Value
Vanguard Value ETF	97.16	245	21,644.44	2,159.76	23,804.20
Vanguard Small Cap ETF	133.44	127	15,798.43	1,148.45	16,946.88
Vangrd FTSE All-Wrld exUS ETF	51.93	211	9,799.79	1,157.44	10,957.23
Vanguard Mid Cap ETF	142.81	45	5,880.47	545.98	6,426.45
Mutual Funds					
	Price	Quantity	Cost Basis	Unrealized Gain/Loss	Value
AB Intermediate Diversif Muni	14.50	677.563	9,955.88	-131.22	9,824.66
Blackrock National Municipal	10.94	540.674	6,028.79	-113.82	5,914.97
Bridge Builder Muni Bond CI I	10.24	7,809.143	80,968.64	-1,003.02	79,965.62
JP Morgan Fed Money Mkt	1.00	1,701.35	—	—	1,701.35
Total Account Value					\$206,529.37

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

	This Year
Short Term (assets held 1 year or less)	\$80.83
Long Term (held over 1 year)	0.00
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
8/01	Dividend on JP Morgan Fed Money Mkt on 1,951.85 Shares at Daily Accrual Rate		\$1.41
8/01	Reinvestment into JP Morgan Fed Money Mkt @ 1.00	1.41	-1.41
8/01	Dividend on Blackrock National Municipal on 539.32 Shares at Daily Accrual Rate		14.77
8/01	Reinvestment into Blackrock National Municipal @ 10.91	1.354	-14.77
8/01	Dividend on Bridge Builder Muni Bond CI I on 7,798.17 Shares at Daily Accrual Rate		111.92
8/01	Reinvestment into Bridge Builder Muni Bond CI I @ 10.20	10.973	-111.92
8/07	Redeemed JP Morgan Fed Money Mkt @ 1.00	-251.91	251.91
8/07	Program and Administrative Fee		-251.91



Investment and Other Activity by Date (continued)

Date	Description	Quantity	Amount
8/17	Fee Offset		2.70
8/21	Dividend on AB Intermediate Diversif Muni on 676.414 Shares at Daily Accrual Rate		16.65
8/21	Reinvestment into AB Intermediate Diversif Muni @ 14.49	1.149	-16.65

Money Market Detail by Date

Beginning Balance on Jul 29					\$2.74
Date	Transaction	Description	Deposits	Withdrawals	Balance
8/18	Deposit		2.70		\$5.44
Total			\$2.70		
Ending Balance on Aug 25					\$5.44

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 also 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.

For more information about the Advisory Solutions program, see the applicable program brochure at www.edwardjones.com/advisorybrochures.