

9/30/2017			
ACCOUNT	BALANCE	PORTFOLIO TOTAL	INTEREST
GFA Checking	\$1,614.20		\$0.09
GFA Savings	\$20,197.50	\$21,811.70	\$2.06
Edward Jones Investments	\$209,984.13	\$209,984.13	
Total		\$231,795.83	



**FY'2018 BUDGET**  
As of September 30, 2017

EXPENSES	2018 PLAN		2017 ACTUAL YTD		VARIANCE	INCOME	2018 PLAN		2017 ACTUAL YTD		VARIANCE
Town Property Taxes	\$	3,800.00	\$	2,807.34	\$	992.66					
United Site Services (Porta Potti)	\$	600.00	\$	469.00	\$	131.00					
Charter Communications	\$	1,540.00	\$	1,001.12	\$	538.88					
National Grid (Electric)	\$	550.00	\$	288.39	\$	261.61					
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					
Huhtula Oil (Fuel)	\$	800.00	\$	275.53	\$	524.47					
Dept of Revenue 2017 Taxes	\$	100.00	\$	739.00	\$	(639.00)					
US Dept of Rev/State of Mass	\$	75.00	\$	830.00	\$	(755.00)					
Commonwealth of Mass (Annual Rpt Filing)	\$	18.50	\$	-	\$	18.50					
PO Box	\$	58.00	\$	62.00	\$	(4.00)					
Ecoil Test (Nashoba Analytical & Rita McConville (WBOH)	\$	850.00	\$	825.00	\$	25.00					
Web Site	\$	110.00	\$	-	\$	110.00					
Lodge Inspection: Town of Hubbardston	\$	40.00	\$	-	\$	40.00					
Lein/Legal Fees (63 @ \$175 each)	\$	9,275.00	\$	300.00	\$	8,975.00					
Tax Accountant	\$	725.00	\$	750.00	\$	(25.00)					
Mailings/Meetings/Supplies	\$	275.00	\$	49.60	\$	225.40					
Spring Cleanup/Annual Beach Party	\$	400.00	\$	-	\$	400.00					
<b>TOTAL OPERATING EXPENSES</b>	<b>\$</b>	<b>25,666.50</b>	<b>\$</b>	<b>14,518.10</b>	<b>\$</b>	<b>11,148.40</b>					
<b>MAINTENANCE &amp; IMPROVEMENTS</b>											
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	\$	659.90	\$	1,840.10					
	\$	-	\$	-	\$	-					
<b>TOT. MAINTENANCE &amp; IMPROVEMENTS</b>	<b>\$</b>	<b>3,375.00</b>	<b>\$</b>	<b>699.90</b>	<b>\$</b>	<b>2,675.10</b>					
<b>TOTAL EXPENSES</b>	<b>\$</b>	<b>29,041.50</b>	<b>\$</b>	<b>15,218.00</b>	<b>\$</b>	<b>13,823.50</b>					
<b>TOTAL INCOME</b>	<b>\$</b>	<b>43,518.00</b>	<b>\$</b>	<b>23,644.58</b>	<b>\$</b>	<b>(19,873.42)</b>					
<b>NET CASH FLOW</b>	<b>\$</b>	<b>14,476.50</b>	<b>\$</b>	<b>8,426.58</b>	<b>\$</b>	<b>(6,049.92)</b>					





PINECREST PROP OWN ASSOC INC  
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### A Long-term Partnership

Life's priorities may change, but your relationship with your financial advisor and his or her commitment to helping you achieve your goals won't. Your financial advisor focuses on helping you achieve what's most important to you, using an established process to build your personalized strategies and helping you stay on track by partnering together over the long term.

## 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](http://www.edwardjones.com/advisorybrochures).

Account Value	
<b>\$209,984.13</b>	
1 Month Ago	\$206,529.37
1 Year Ago	\$194,268.11
3 Years Ago	\$0.00
5 Years Ago	\$0.00

Value Summary		
	This Period	This Year
Beginning value	\$206,529.37	\$192,891.23
Assets added to account	0.00	0.00
Assets withdrawn from account	0.00	0.00
Fees and charges	-250.03	-2,121.17
Change in value	3,704.79	19,214.07
<b>Ending Value</b>	<b>\$209,984.13</b>	

For more information regarding the Value Summary section, please visit [www.edwardjones.com/mystatementguide](http://www.edwardjones.com/mystatementguide).

### Asset Details (as of Sep 29, 2017)

additional details at [www.edwardjones.com/access](http://www.edwardjones.com/access)

#### Assets Held At Edward Jones

	Current Yield/Rate	Beginning Balance	Deposits	Withdrawals	Ending Balance
Money Market	0.38%*	\$5.44	\$402.50	-\$138.67	<b>\$269.27</b>

\* 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	62.00	75	3,952.26	697.74	<b>4,650.00</b>
iShares MSCI EAFE ETF	68.48	298	17,870.56	2,536.48	<b>20,407.04</b>
iShares S&P 100 ETF	111.30	101	9,806.70	1,434.60	<b>11,241.30</b>
Vanguard Growth ETF	132.75	121	13,675.42	2,387.33	<b>16,062.75</b>
Vanguard Value ETF	99.82	245	21,644.44	2,811.46	<b>24,455.90</b>





**Asset Details (continued)**

<b>Exchange Traded &amp; Closed End Funds</b>	<b>Price</b>	<b>Quantity</b>	<b>Cost Basis</b>	<b>Unrealized Gain/Loss</b>	<b>Value</b>
Vanguard Small Cap ETF	141.32	127	15,798.43	2,149.21	<b>17,947.64</b>
Vangrd FTSE All-Wrld exUS ETF	52.71	211	9,799.79	1,322.02	<b>11,121.81</b>
Vanguard Mid Cap ETF	147.00	45	5,880.47	734.53	<b>6,615.00</b>
<b>Mutual Funds</b>					
	<b>Price</b>	<b>Quantity</b>	<b>Cost Basis</b>	<b>Unrealized Gain/Loss</b>	<b>Value</b>
AB Intermediate Diversif Muni	14.42	678.721	9,972.63	-185.47	<b>9,787.16</b>
Blackrock National Municipal	10.90	542.026	6,043.57	-135.49	<b>5,908.08</b>
Bridge Builder Muni Bond Cl I	10.22	7,820.895	81,229.98	-1,300.43	<b>79,929.55</b>
JP Morgan Fed Money Mkt	1.00	1,588.63	—	—	<b>1,588.63</b>
<b>Total Account Value</b>					<b>\$209,984.13</b>

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**

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

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

**Investment and Other Activity by Date**

<b>Date</b>	<b>Description</b>	<b>Quantity</b>	<b>Amount</b>
9/01	Dividend on JP Morgan Fed Money Mkt on 1,701.35 Shares at Daily Accrual Rate		\$1.30
9/01	Reinvestment into JP Morgan Fed Money Mkt @ 1.00	1.3	-1.30
9/01	Dividend on Blackrock National Municipal on 540.674 Shares at Daily Accrual Rate		14.80
9/01	Reinvestment into Blackrock National Municipal @ 10.95	1.352	-14.80
9/01	Dividend on Bridge Builder Muni Bond Cl I on 7,809.143 Shares at Daily Accrual Rate		120.58
9/01	Reinvestment into Bridge Builder Muni Bond Cl I @ 10.26	11.752	-120.58
9/08	Redeemed JP Morgan Fed Money Mkt @ 1.00	-252.69	252.69
9/08	Program and Administrative Fee		-252.69
9/21	Dividend on AB Intermediate Diversif Muni on 677.563 Shares at Daily Accrual Rate		16.75