

	1/31/2018			
ACCOUNT	BALANCE	PORTFOLIO TOTAL	INTEREST	
GFA Checking	\$6,709.67		\$0.13	
GFA Savings	\$12,205.80	\$18,915.47	\$1.66	
Edward Jones Investments	\$223,407.52	\$223,407.52		
Total		\$242,322.99		

January FY'2018

EXPENSES			INCOME				
Town of Hubbardston (Taxes)	\$	183.04	Payments (\$135 Maint Fees)	\$	-		
United Site Services (Porta Potti)	\$	-	Payments (\$33 Memberships)	\$	-		
Comm of Mass (Corp. Fee)	\$	-	Past Due Payments	\$	-		
Charter Communications	\$	280.23	Lodge Rentals	\$	100.00		
National Grid (Electric)	\$	77.69	Interest (GFA Checking)	\$	0.13		
Kristoff and Sons (Trash)	\$	-	Interest (GFA Savings)	\$	1.66		
Lodge Security	\$	108.00	Dock Fee	\$	-		
USPS (Stamps)	\$	-	Mass IRS Refund	\$	-		
Broberg Insurance (Liability)	\$	-					
Broberg Insurance (Lodge replacement)	\$	-					
Huhtula Oil (Fuel)	\$	405.94	TOTAL INCOME		\$101.79		
PO Box	\$	-					
E coil Testing (Nashoba Analytical)	\$	-					
Rita McConville (Water Sampling)	\$	-					
US Treasury (Taxes)	\$	-					
Commonwealth of MA (Taxes)	\$	-					
Annual Report Filing	\$	-					
Legal (Advice)/Tax Accountant	\$	-					
Legal Fees	\$	-					
Lien settlement recording fee	\$	-					
Annual Meeting Mailings & Supplies	\$	-					
Web Site Hosting Renewal	\$	-					
SUB TOTAL EXPENSE (Operating Plan)	\$	1,054.90					
MAINTENANCE & IMPROVEMENTS							
Lodge Septic Cleaning	\$	-					
Lodge cleaning & supplies	\$	-					
General Repairs & Maintenance	\$	-					
Tractor fuel & mowing supplies	\$	-					
Lodge Well Line Repair	\$	-					
TOT. MAINTENANCE & IMPROVEMENTS	\$	-					
TOTAL EXPENSES	\$	1,054.90					
TOTAL INCOME	\$	101.79					
NET CASH FLOW	\$	(953.11)					

FY'2018 BUDGET
As of January 31, 2018

EXPENSES	2018 PLAN		2017 ACTUAL YTD		VARIANCE	INCOME	2018 PLAN		2017 ACTUAL YTD		VARIANCE	
Town Property Taxes	\$	3,900.00	\$	2,990.38	\$	809.62	\$	25,515.00	\$	18,007.00	\$	(7,508.00)
United Site Services (Porta Potti)	\$	600.00	\$	580.00	\$	20.00	\$	6,237.00	\$	2,409.00	\$	(3,828.00)
Charter Communications	\$	1,540.00	\$	2,051.90	\$	(511.90)	\$	11,098.00	\$	2,991.00	\$	(8,107.00)
National Grid (Electric)	\$	550.00	\$	558.40	\$	(8.40)	\$	500.00	\$	250.00	\$	(250.00)
Kristoff and Sons (Trash)	\$	180.00	\$	83.00	\$	97.00	\$	2.00	\$	0.93	\$	(1.07)
Lodge Security	\$	220.00	\$	216.00	\$	4.00	\$	16.00	\$	18.90	\$	2.90
USPS (Stamps)	\$	100.00	\$	39.20	\$	60.80	\$	150.00	\$	150.00	\$	-
Broberg Insurance (Liability)	\$	4,700.00	\$	4,691.16	\$	8.84	\$	-	\$	413.31	\$	413.31
Broberg Insurance (Lodge replacement)	\$	1,250.00	\$	1,232.76	\$	17.24	\$	43,518.00	\$	24,240.14	\$	(19,277.86)
Huhtala Oil (Fuel)	\$	800.00	\$	708.95	\$	91.05						
Dept of Revenue 2017 Taxes	\$	100.00	\$	799.00	\$	(699.00)						
US Dept of Rev /State of Mass	\$	75.00	\$	837.10	\$	(762.10)						
Commonwealth of Mass (Annual Rpt Filing)	\$	18.50	\$	18.50	\$	-						
PO Box	\$	58.00	\$	62.00	\$	(4.00)						
E.coli Test (Nashoba Analytical & Rita McConville (MBOH)	\$	850.00	\$	825.00	\$	25.00						
Web Site Hosting Renewal	\$	110.00	\$	112.05	\$	(2.05)						
Lodge Inspection: Town of Hubbardston	\$	40.00	\$	-	\$	40.00						
Lein/Legal Fees (53 @ \$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						
TOTAL OPERATING EXPENSES	\$	25,666.50	\$	16,845.00	\$	8,821.50						
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	\$	659.90	\$	1,840.10						
	\$	-	\$	-	\$	-						
TOT. MAINTENANCE & IMPROVEMENTS	\$	3,375.00	\$	699.90	\$	2,675.10						
TOTAL EXPENSES	\$	29,041.50	\$	17,544.90	\$	11,496.60						
TOTAL INCOME	\$	43,518.00	\$	24,240.14	\$	(19,277.86)						
NET CASH FLOW	\$	14,476.50	\$	6,695.24	\$	(7,781.26)						



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

Dividend-paying Stocks

Through the years, you've worked hard, saved and invested. If you're faced with the challenge of creating an income stream and living retirement on your terms, dividend-paying stocks may be an appropriate addition to your portfolio. Call to learn more. (Dividends may be changed or eliminated without notice. Stock investing involves risk. The value of shares will fluctuate, and you may lose principal.)

Share Your Tax Forms With Your Tax Preparer

Did you know that you can electronically share your Edward Jones tax forms with your tax professional? The process is secure, easy, fast and efficient. Just log in to Online Access, enter your tax professional's email address and indicate which tax forms to share. We'll notify him or her to download the forms. If you prefer, you can ask your financial advisor to share your tax forms with your tax professional. To learn more, contact your local branch office.

Portfolio Summary

Total Portfolio Value	
\$223,407.52	
1 Month Ago	\$215,922.41
1 Year Ago	\$196,084.08
3 Years Ago	\$0.00
5 Years Ago	\$0.00

Overview of Accounts				
Accounts	Account Holder	Account Number	Value 1 Year Ago	Current Value
Corporate Account Advisory Solutions Fund Model	Pinecrest Prop Own Assoc Inc	178-18605-1-3	\$196,084.08	\$223,407.52
Total Accounts			\$196,084.08	\$223,407.52

Although account information is provided on this page, it does not guarantee an actual statement was produced. Refer to your account statement for the exact registration and more specific details regarding each account.

Important disclosures; such as Statement of Financial Condition, Conditions that Govern Your Account, Account Safety, Errors, Complaints, Withholding, Free Credit Balance, Fair Market Value or Terminology; relating to your account(s) are available on the last page of this package or at www.edwardjones.com/statementdisclosures.



Pinecrest Prop Own Assoc Inc

Edward Jones Tax Forms

Edward Jones will furnish all Forms 1099-R and 1099-Q by Jan. 31 and all Consolidated 1099 Tax Statements by Feb. 15 per IRS requirements. Some Consolidated 1099 Tax Statements may be labeled as Figures Not Final and will be finalized by March 15. Visit www.edwardjones.com/taxcenter to learn more about your Edward Jones tax forms.

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	
\$223,407.52	
1 Month Ago	\$215,922.41
1 Year Ago	\$196,084.08
3 Years Ago	\$0.00
5 Years Ago	\$0.00

Value Summary		
	This Period	This Year
Beginning value	\$215,922.41	\$215,922.41
Assets added to account	0.00	0.00
Assets withdrawn from account	0.00	0.00
Fees and charges	-259.92	-259.92
Change in value	7,745.03	7,745.03
Ending Value	\$223,407.52	

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

Asset Details (as of Jan 26, 2018)

additional details at www.edwardjones.com/access

Assets Held At Edward Jones

	Current Yield/Rate	Beginning Balance	Deposits	Withdrawals	Ending Balance
Money Market	0.66%*	\$784.69	\$2.73	-\$784.63	\$2.79

* 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	69.19	75	3,952.26	1,236.99	5,189.25
iShares MSCI EAFE ETF	75.25	298	17,870.56	4,553.94	22,424.50
iShares S&P 100 ETF	127.67	101	9,806.70	3,087.97	12,894.67
Vanguard Growth ETF	152.38	121	13,675.42	4,762.56	18,437.98
Vanguard Value ETF	113.26	245	21,644.44	6,104.26	27,748.70



Asset Details (continued)

Exchange Traded & Closed End Funds	Price	Quantity	Cost Basis	Unrealized Gain/Loss	Value
Vanguard Small Cap ETF	155.07	127	15,798.43	3,895.46	19,693.89
Vangrd FTSE All-Wrld exUS ETF	58.89	211	9,799.79	2,626.00	12,425.79
Vanguard Mid Cap ETF	164.16	45	5,880.47	1,506.73	7,387.20
Mutual Funds	Price	Quantity	Cost Basis	Unrealized Gain/Loss	Value
AB Intermediate Diversif Muni	14.24	683.541	10,041.67	-308.05	9,733.62
Blackrock National Municipal	10.85	547.497	6,103.19	-162.85	5,940.34
Bridge Builder Muni Bond CI I	10.14	7,952.562	82,432.38	-1,793.40	80,638.98
JP Morgan Fed Money Mkt	1.00	889.81	—	—	889.81
Total Account Value					\$223,407.52

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.

Investment and Other Activity by Date

Date	Description	Quantity	Amount
1/02	Dividend on JP Morgan Fed Money Mkt on 1,151.64 Shares at Daily Accrual Rate		\$0.82
1/02	Reinvestment into JP Morgan Fed Money Mkt @ 1.00	0.82	-0.82
1/02	Dividend on Blackrock National Municipal on 546.142 Shares at Daily Accrual Rate		14.82
1/02	Reinvestment into Blackrock National Municipal @ 10.94	1.355	-14.82
1/02	Dividend on AB Intermediate Diversif Muni on 682.25 Shares at Daily Accrual Rate		6.26
1/02	Reinvestment into AB Intermediate Diversif Muni @ 14.31	0.437	-6.26
1/02	Dividend on Bridge Builder Muni Bond CI I on 7,932.522 Shares at Daily Accrual Rate		204.41
1/02	Reinvestment into Bridge Builder Muni Bond CI I @ 10.20	20.04	-204.41
1/02	Buy JP Morgan Fed Money Mkt @ 1.00	242.63	-242.63
1/02	Buy Bridge Builder Muni Bond CI I @ 10.20	53.137	-542.00
1/04	Redeemed JP Morgan Fed Money Mkt @ 1.00	-262.65	262.65
1/04	Program and Administrative Fee		-262.65
1/22	Dividend on AB Intermediate Diversif Muni on 682.687 Shares at Daily Accrual Rate		12.19
1/22	Reinvestment into AB Intermediate Diversif Muni @ 14.27	0.854	-12.19
1/24	Fee Offset		2.73



Money Market Detail by Date

Beginning Balance on Jan 1					\$784.69
Date	Transaction	Description	Deposits	Withdrawals	Balance
1/02	Withdrawal			-784.63	\$0.06
1/25	Deposit		2.73		\$2.79
Total			\$2.73	-\$784.63	
Ending Balance on Jan 26					\$2.79

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	

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.