



Commonwealth of Massachusetts

Form CPF M 102: Campaign Finance Report Municipal Form

Office of Campaign and Political Finance

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2024 MAR 25 PM 2:52

File with: City or Town Clerk or Election Commission

Fill in Reporting Period dates: Beginning Date: 01/01/2024 Ending Date: 03/25/2024

Type of Report: (Check one)

8th day preceding preliminary 8th day preceding election 30 day after election year-end report dissolution

Geoffrey G Lubien
Candidate Full Name (if applicable)

Select Board
Office Sought and District

38 Unity Ave, Belmont MA 02478
Residential Address

E-mail: glubien@gmail.com

Phone #: 617-852-7060

Committee to Elect Geoff Lubien
Committee Name

Cabell Eames
Name of Committee Treasurer

26 Lewis Road, Belmont Ma 02478
Committee Mailing Address

E-mail: geoff@lubienforbelmont.com

Phone #: 978-994-9014

SUMMARY BALANCE INFORMATION:	
Line 1: Ending Balance from previous report	<u>6,771.07</u>
Line 2: Total receipts this period (page 3, line 12)	<u>9,545.00</u>
Line 3: Subtotal (line 1 plus line 2)	<u>16,316.07</u>
Line 4: Total expenditures this period (page 5, line 15)	<u>11,002.43</u>
Line 5: Ending Balance (line 3 minus line 4)	<u>5,313.64</u>
Line 6: Total in-kind contributions this period (page 6, line 18)	<u>\$0.00</u>
Line 7: Total (all) outstanding liabilities (page 7, line 19)	<u>\$0.00</u>
Line 8: Total out-of-pocket expenses this period (page 8, line 22)	<u>\$0.00</u>
Line 9: Name of bank(s) used:	<u>M&T Bank</u>

Affidavit of Committee Treasurer:
I certify that I have examined this report including attached schedules and it is, to the best of my knowledge and belief, a true and complete statement of all campaign finance activity, including all contributions, loans, receipts, expenditures, disbursements, in-kind contributions and liabilities for this reporting period and represents the campaign finance activity of all persons acting under the authority or on behalf of this committee in accordance with the requirements of M.G.L. c. 55.

Signed under the penalties of perjury: Cabell Eames (Treasurer's signature) Date: 03/25/2024

FOR CANDIDATE FILINGS ONLY: Affidavit of Candidate: (check 1 box only)

Candidate with Committee
 I certify that I have examined this report including attached schedules and it is, to the best of my knowledge and belief, a true and complete statement of all campaign finance activity, of all persons acting under the authority or on behalf of this committee in accordance with the requirements of M.G.L. c. 55. I have not received any contributions, incurred any liabilities nor made any expenditures on my behalf during this reporting period that are not otherwise disclosed in this report.

Candidate without Committee
 I certify that I have examined this report including attached schedules and it is, to the best of my knowledge and belief, a true and complete statement of all campaign finance activity, including contributions, loans, receipts, expenditures, disbursements, in-kind contributions and liabilities for this reporting period and represents the campaign finance activity of all persons acting under the authority or on behalf of this candidate in accordance with the requirements of M.G.L. c. 55.

Signed under the penalties of perjury: Geoffrey G Lubien (Candidate's signature) Date: 03/25/2024

SCHEDULE A: RECEIPTS (continued)

Date Received	Name and Residential Address (alphabetical listing required)	Amount	Occupation & Employer (for contributions of \$200 or more)
	See Attached		
Line 10: Total Receipts over \$50 (or listed above)			<i>* If you have itemized receipts of \$50 and under, include them in line 10. Line 11 should include only those receipts not itemized above.</i>
Line 11: Total Receipts \$50 and under (not listed above)			
Line 12: TOTAL RECEIPTS IN THE PERIOD		\$9,545.00	

Schedule A - Receipts Committee to Elect Geoffrey Lubien

Date Received	First Name	Last Name	Address	Address	Amount	Occupation	Employer
1/1/2024	Mary	Stearns	15 Wirthrop Rd	Belmont, MA 02478	\$25.00	teacher	Tufts University
1/1/2024	Abe	Berman	177 Maecik Farm Road	Shelburne, VT 05482	\$500.00	CEO	OneCare Vermont
1/12/2024	Robert	McLaughlin	81 Welleley Road	Belmont, MA 02478	\$500.00	Attorney	Self
1/12/2024	Joslin	Higgins	20 Stearns Rd	Brookline, MA 02446	\$100.00	marketing	Robot
1/12/2024	Jeanette	Getzton	20 Fairview Ave	Belmont, MA 02478	\$100.00	Not Employed	Not Employed
1/16/2024	Gayle	Pedroty	8 Coenfield Dr	South Windsor, CT 06074	\$50.00	Not Employed	Not Employed
1/18/2024	Hamilton	Jones	60 Countryside Lane	Milton, MA 02186	\$50.00	Video Editor	America's Test Kitchen
1/18/2024	Dante	Muzzoli	22 Hought Rd	Belmont, MA 02478	\$300.00	President	D. Muzzoli Associates
1/18/2024	Peter	Sniialek	60 Horace Road	Belmont, MA 02478	\$100.00	Software Sales	Sitetracker Inc.
1/19/2024	Linda	Levin-Scherz	75 Woodbine Rd	Belmont, MA 02478	\$100.00	Not Employed	Not Employed
1/20/2024	James	Williams	230 Murray Ct	Jupiter, FL 33458	\$250.00	Not Employed	Not Employed
1/20/2024	Michael	McNamara	41 MAARIBORO ST	Belmont, MA 02478	\$50.00	Document Clerk	M.S. Walker
1/20/2024	Stephen	Rosales	48 Franham St	Belmont, MA 02478	\$250.00	Attorney	Rosales & Rosales
1/20/2024	Allison	Elizabeth	69 Pinehurst Rd	Belmont, MA 02478	\$500.00	Economist	The Stanton Foundation
1/20/2024	Vincent	Stanton	32 Royal Rd	Belmont, MA 02478	\$75.00	Not Employed	Not Employed
1/21/2024	Erin	Lubien	38 Uhrlay Ave	Belmont, MA 02478	\$350.00	Consultant	Self-employed
1/21/2024	Kathryn	Austin	143 Madison St	Dedham, MA 02026	\$250.00	Higher Education	Harvard
1/22/2024	Ioanna	Epstein	34 Cushing Ave.	Belmont, MA 02478	\$250.00	Not Employed	Not Employed
1/25/2024	Linda	Oates	302 Payson Rd.	Belmont, MA 02478	\$100.00	Not Employed	Not Employed
1/26/2024	Shannyn	Heyer	62 Benwick St	Belmont, MA 02478	\$50.00	Bookkeeper	Self
1/26/2024	William R	Mann	68 Welleley Rd	Belmont, MA 02478	\$200.00	Finance	Pine Island Capital Partners
2/1/2024	Catherine	Oberhauser	2 Sargent Road	Belmont, MA 02478	\$100.00	Not Employed	Not Employed
2/5/2024	Jack	Sy	28 Francis Street	Belmont, MA 02478	\$100.00	Self employed	Syx Belmont corp
2/6/2024	Pauli	Joy	9 Harvard Rd	Belmont, MA 02478	\$25.00	Consultant	DuckerCarliele
2/10/2024	Marie	Warner	39 Hillside Terrace	Belmont, MA 02478	\$50.00	Manager	ethoney
2/10/2024	Joanna	Epstein	34 Cushing Ave.	Belmont, MA 02478	\$250.00	Not Employed	Not Employed
2/17/2024	Sheryl	Grace	30 Bow Rd	Belmont, MA 02478	\$50.00	Professor	Boston University
2/18/2024	James	Gammill	19 Dorset Rd	Belmont, MA 02478	\$120.00	Not Employed	Not Employed
2/18/2024	John	Weis	30 Chenery Ter	Belmont, MA 02478	\$200.00	Lawyer	Harvard University
2/22/2024	Diane	Lopez	26 Farnew Avenue	Belmont, MA 02478	\$250.00	Lawyer	Harvard University
2/24/2024	Andres	Rojas	72 Drew Road	Belmont, MA 02478	\$100.00	Landscape Architect	Rojas Design Inc.
2/24/2024	Frank	French	44 Evergreen Way	Belmont, MA 02478	\$50.00	Not Employed	Not Employed
2/25/2024	Kyle	Pedroty	5 Bluebird Road	Wellesley, MA 02481	\$100.00	Software	LSQ Funding Group
2/27/2024	Joanna	Epstein	34 Cushing Ave.	Belmont, MA 02478	\$500.00	Not Employed	Not Employed
2/27/2024	Allison	Leik	145 Sherman St.	Belmont, MA 02478	\$100.00	Teacher	Brookline Public Schools
2/27/2024	Deb	Greene	22 Waverley St	Belmont, MA 02478	\$100.00	Not Employed	Not Employed
2/28/2024	Frank	French	44 Evergreen Way	Belmont, MA 02478	\$100.00	Contractor	FE French Inc
2/28/2024	Michael	French	67 Fairmont St	Belmont, MA 02478	\$50.00	Michael	French
2/29/2024	Ben	Oates	302 Payson Rd.	Belmont, MA 02478	\$100.00	Not Employed	Not Employed
2/29/2024	Bruce	Flett	800 Pleasant St	Belmont, MA 02478	\$50.00	Operations	AI Institute
2/29/2024	Elizabeth	Dionne	21 Cedar Road	Belmont, MA 02478	\$100.00	Contractor	James W. Flett Co Inc.
2/29/2024	Linda	Gates	55 Welleley Rd	Belmont, MA 02478	\$250.00	Attorney	Self
3/1/2024	Linda	Levin-Scherz	11 Agassiz St.	Belmont, MA 02478	\$25.00	Not Employed	Not Employed
3/1/2024	Keily	grey	75 Woodbine Rd	Belmont, MA 02478	\$100.00	Not Employed	Not Employed
3/1/2024	Myron	Hosey	17 Linden Ave	Belmont, MA 02478	\$200.00	Not Employed	Not Employed
3/1/2024	Shelley	Kassaraba	90 Bridle Path Rd	Belmont, MA 02478	\$100.00	Not Employed	Not Employed
3/1/2024	Myron	Kassaraba	43 Hasstings Rd	Belmont, MA 02478	\$100.00	Academic Staff	Northwestern University
3/1/2024	Jennifer	Krickerbocker	592 Pleasant Street	Belmont, MA 02478	\$100.00	Consultant	Self-employed
3/3/2024	D Bradley	Carter	303 Marsh Street	Belmont, MA 02478	\$250.00	Not Employed	Not Employed
3/4/2024	Peter	Welling	125 Rutledge Road	Belmont, MA 02478	\$100.00	Physician	Mass Eye and Ear
3/5/2024	Seah	Magni	140 Radcliffe Road	Belmont, MA 02478	\$100.00	Financial Advisor	The Bulfinch Group
3/12/2024	RALPH	JONES	33 Uhrlay Ave	Belmont, MA 02478	\$250.00	Business Development	NashBio
3/12/2024	Robert	McLaughlin	56 SUMMIT RD	Belmont, MA 02478	\$1,000.00	Not Employed	Not Employed
3/12/2024	Robert	Zoffreo	81 Welleley Road	Belmont, MA 02478	\$250.00	Attorney	self
3/17/2024	John	Sullivan	19 Foster Road	Belmont, MA 02478	\$175.00	Contractor	self
3/19/2024	Kirstin	Lise Tyurin	30 Hought Road	Belmont, MA 02478	\$250.00	Real Estate	Atlantic Management
3/19/2024	Carol	Toland	93 Walnut Street	Belmont, MA 02478	\$25.00	Not Employed	Not Employed
3/21/2024			86 Elm St.	Belmont, MA 02478	\$75.00	Realtor	self

Line 11 Total Receipts In The Period

\$9,545.00

Schedule B: Expenditures Committee to Elect Geoffrey Lubien

Date Paid	To Whom Paid	Address	Purpose of Expenditure	Amount
1/7/2024	Fiver		Graphic Design	\$34.15
1/7/2024	Fiver		Graphic Design	\$34.15
1/11/2024	Zoom		Zoom One Pro - Monthly	\$16.99
1/16/2024	Fiver		Graphic Design	\$18.33
1/17/2024	Connolly Printing	178 Grill St, Woburn MA 01801	Yard Signs (18x24) - 100	\$874.44
1/18/2024	Staples	staples.com	Office supplies for kick off meeting	\$50.00
1/20/2024	Hanami Sushi Bar and Grill	89 Trapelo Rd, Belmont MA, 02478	Food for Kick Off Event	\$650.00
1/22/2024	Connolly Printing	178 Grill St, Woburn MA 01801	Dozer Hangers - 100	\$507.88
2/2/2024	Almquist & Associates		Consulting	\$750.00
2/5/2024	ACTBLUE* MASS.DEMS.FEDHTTPSSSECURE.A		Voter Database	\$600.00
2/7/2024	PAYPAL *BELMONTCHIN BE4029357733		Belmont Chinese American	\$30.00
2/12/2024	ZOOM.US 888-799-9666 WWW.ZOOM.US		Zoom One Pro - Monthly	\$16.99
2/14/2024	NGP VAN-MOTO			\$69.06
2/14/2024	# 0143 Connolly Printing	178 Grill St, Woburn MA 01801	Yard Signs II & Large Signs Website	\$1,416.32
2/28/2024	RUN] WEBSITE BUILDER DESIGNEDTORUN			\$550.00
2/28/2024	DNH*GODADDY.COM HTTPS://WWW.G			\$11.17
2/29/2024	Home Depot	615 Arsenal St, Watertown, MA 02472	Supplies for sings	\$94.01
3/1/2024	POTTER'S PRINTIN SALE			\$391.13
3/1/2024	#0103 Connolly Printing - 1st Mailer	178 Grill St, Woburn MA 01801	Zoom One Pro - Monthly	\$3,286.24
3/4/2024	NGP VAN-MOTO			\$69.06
3/12/2024	Zoom		Consulting	\$16.99
3/18/2024	Almquist & Associates			\$750.00
3/19/2024	Connolly Printing	178 Grill St, Woburn MA 01801	25 Foldover Signs & 3 Large Signs	668.05
3/22/2024	Home Depot	615 Arsenal St, Watertown, MA 02472	1X2 strapping for signs	\$38.25
3/22/2024	Home Depot	615 Arsenal St, Watertown, MA 02472	Staples for signs	\$9.22
3/25/2024	Run Website Builder			\$50.00

Total Expenditures In The Period

\$11,002.43

SCHEDULE D: LIABILITIES

M.G.L. c. 55 requires committees to report ALL liabilities which have been reported previously and the outstanding balance, as well as those liabilities incurred during this reporting period.

Date Incurred	To Whom Due	Address	Purpose	Amount
	N/A			
Enter on page 1, line 7 → Line 19: TOTAL OUTSTANDING LIABILITIES (ALL)				

SCHEDULE E: CANDIDATE OUT-OF-POCKET EXPENSES

Out-of-pocket expenses are expenditures on behalf of a candidate or candidate's committee made directly to a vendor using a candidate's personal funds. The information entered on Schedule E is not also entered on Schedule A or Schedule B. Direct monetary contributions from a candidate, which are deposited into the committee bank account, are receipts that should be listed in Schedule A. If a candidate intends an out-of-pocket expense to be a loan, enter the information on this schedule and on Schedule D: Liabilities. *Attach additional pages as needed to report all expenditures. Please include the candidate or committee name and a page number on each additional page.*

Date Paid	Name and Address of Vendor (alphabetical listing required)	Amount	Purpose of Expenditure
	N/A		
Line 20: Total Itemized Out-Of-Pocket Expenditures Over \$50 (or listed above)			<i>* If you have out-of-pocket expenses of \$50 and under, include them in line 20. Line 21 should include only those expenditures not itemized above.</i>
Line 21: Total Unitemized Out-Of-Pocket Expenditures \$50 and under (not listed above)			
Line 22: TOTAL OUT-OF-POCKET EXPENDITURES IN THE PERIOD			

← Enter on page 1, line 8

*Schedule E is not for ballot question committee use.