



Commonwealth  
of Massachusetts

# Form CPF M 102: Campaign Finance Report Municipal Form

Office of Campaign and Political Finance

File with: City or Town Clerk or Election Commission

Fill in Reporting Period dates: Beginning Date: 11/06/2023 Ending Date: 12/31/2023

Type of Report: (Check one)

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

Not Applicable

Candidate Full Name (if applicable)

Office Sought and District

Residential Address

E-mail:

Phone #:

Invest in Belmont

Committee Name

David Zipkin

Name of Committee Treasurer

137 Claflin St, Belmont, MA 02478

Committee Mailing Address

E-mail: david.zipkin@gmail.com

Phone #: (206) 930-8511

## SUMMARY BALANCE INFORMATION:

Line 1: Ending Balance from previous report	<u>\$0.00</u>
Line 2: Total receipts this period (page 3, line 12)	<u>\$26,520.08</u>
Line 3: Subtotal (line 1 plus line 2)	<u>\$26,520.08</u>
Line 4: Total expenditures this period (page 5, line 15)	<u>\$751.96</u>
Line 5: Ending Balance (line 3 minus line 4)	<u>\$25,768.12</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&amp;T Bank</u>

RECEIVED  
TOWN CLERK  
BELMONT, MA

### 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: [Signature] (Treasurer's signature)

Date: 1/19/2024

### 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: \_\_\_\_\_ (Candidate's signature)

Date: \_\_\_\_\_

## SCHEDULE A: RECEIPTS

M.G.L. c. 55 requires the name and residential address be reported, in alphabetical order, for all receipts from a contributor over \$50 in the aggregate in a calendar year. In addition, the occupation and employer must be reported for each contributor who contributes \$200 or more in a calendar year. Receipts from a contributor of \$50 and less in the aggregate in a calendar year can be reported in total without itemization, however, the candidate or committee must keep detailed accounts and records of all contributions received of any amount. In determining aggregate amounts received from a contributor, add monetary as well as in-kind contributions received. If a candidate intends a candidate monetary contribution to be a loan, enter the information on this schedule and on Schedule E Liabilities. *Attach additional pages as needed to report all receipts. Please include the candidate or committee name and a page number on each additional page.*

[illegible]

**SCHEDULE A: RECEIPTS (continued)**

Date Received	Name and Residential Address (alphabetical listing required)	Amount	Occupation & Employer (for contributions of \$200 or more)
	See Schedule A addendum		
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		See attached	

← Enter on page 1 line 2

Date Received	Name	Address	Address	Amount	Occupation / Employer
12/19/23	Adidian, Chris	32 Palfrey Rd	Belmont, MA 02478	\$52.30	
12/15/23	Alcock, John	5 Stables Way	Belmont, MA 02478	\$208.28	Retired   Retired
12/27/23	Almquist, Nancy	121 Clifton St	Belmont, MA 02478	\$104.30	
11/26/23	Barry, Barbara	129 Goden St	Belmont, MA 02478	\$200.00	Teacher   Watertown Public Schools
12/6/23	Becker, Claus	20 Poplar St	Belmont, MA 02478	\$104.30	
12/20/23	Bowe, John	20 Elizabeth Rd	Belmont, MA 02478	\$104.30	
12/12/23	Brattwaite, Gavin	39 Benton Rd	Belmont, MA 02478	\$1,000.00	Engineer   Cambridge Polymer Group, Inc
12/21/23	Brams, David	15 Cedar Rd	Belmont, MA 02478	\$520.24	Physician   Beth Israel Lahey Health
12/23/23	Brenhouse, Doug	42 Bacon Rd	Belmont, MA 02478	\$260.28	Not employed   Not employed
11/28/23	Brett, Jennifer	21 Cedar Rd	Belmont, MA 02478	\$100.00	
11/28/23	Burnes, Laura	24 Branchaud Rd	Belmont, MA 02478	\$500.00	General Contractor   Adams & Beasley, Associates
12/19/23	Busch, Brian	71 Middlecot St	Belmont, MA 02478	\$10.43	
11/20/23	Cahalane, Shanna	22 Anis Rd	Belmont, MA 02478	\$51.99	
11/26/23	Capitani, Michael	112 Winter St	Belmont, MA 02478	\$200.00	Sr Equity Trader   Thornburg Investment Management
12/27/23	Checkoway, Amy	26 Peguossotte Rd	Belmont, MA 02478	\$208.28	Research & Data Analytics   Dept of Early Education and Care
12/19/23	Chen, Wei	16 Cumberland Rd	Belmont, MA 02478	\$104.30	
12/20/23	Colleary, Sara	299 Waverley St	Belmont, MA 02478	\$26.31	
12/7/23	Dash, Adam	12 Goden St	Belmont, MA 02478	\$104.30	
12/12/23	Deane, Jeremy	28 Horace Rd	Belmont, MA 02478	\$520.24	Software Engineering   Foundational Medicine
12/19/23	Dilawari, Katherine	55 Munroe St	Belmont, MA 02478	\$21.11	
11/27/23	Dizikes, Peter	34 Randolph St	Belmont, MA 02478	\$200.00	Writer   Massachusetts Institute of Technology
11/26/23	Donner, Tara	47 Payson Rd	Belmont, MA 02478	\$103.48	
12/31/23	Doni, Nicole	42 Madison St	Belmont, MA 02478	\$260.28	Chief of Finance and Strategy   Bridge Boston Charter School
12/23/23	Edrington, April	19 Elizabeth Rd	Belmont, MA 02478	\$750.00	Consultant   Edrington Consulting LLC
12/29/23	Fischer, Hannah	41 Hurd Rd	Belmont, MA 02478	\$52.30	
12/19/23	Fussa, Rogelio	153 Channing Rd	Belmont, MA 02478	\$104.30	
11/26/23	Gao, Guanghua	9 Plymouth Ave	Belmont, MA 02478	\$100.00	
12/25/23	Grad, Elissa	40 Greyburch Park	Belmont, MA 02478	\$26.31	
12/30/23	Griffin, Susan	9 Anis Rd	Belmont, MA 02478	\$52.30	
12/19/23	Gubin, Alexandra	74 Gilbert Rd	Belmont, MA 02478	\$10.71	
11/30/23	Hausman, Jessica	11 Sharpe Rd	Belmont, MA 02478	\$200.00	Not employed   Not employed
12/19/23	Howe, Elisabeth	9 Edgemoor Rd	Belmont, MA 02478	\$52.30	
12/18/23	Imberman, Kelly	450 School St	Belmont, MA 02478	\$250.00	Consultant   Self-employed
12/4/23	Isaacson, Anna	16 Chandler St	Belmont, MA 02478	\$21.10	
12/19/23	Jason, Will	60 Newcastle Rd	Belmont, MA 02478	\$260.28	Consultant   Self-employed
12/21/23	Jones, Ralph	56 Summit Rd	Belmont, MA 02478	\$1,000.00	Retired   None
12/19/23	Kapur, Patricia	77 Dean St	Belmont, MA 02478	\$26.31	
12/31/23	Kathrins, Martin	294 Orchard St	Belmont, MA 02478	\$26.31	
12/6/23	Kats, Yury	9 Newton St	Belmont, MA 02478	\$104.30	

Date Received	Name	Address	Address	Amount	Occupation / Employer
12/6/23	Kentur, Aylin	21 Knox St	Belmont, MA 02478	\$206.46	Teacher's assistant   Belmont Public Schools
12/6/23	Krishner, Sarah	16 Marion Rd	Belmont, MA 02478	\$50.00	
12/19/23	Knight, Aritha	55 Watson Rd	Belmont, MA 02478	\$104.30	
12/19/23	Lester, Toby	47 Hurd Rd	Belmont, MA 02478	\$26.31	
11/6/23	Lewis, Mary	34 Randolph St	Belmont, MA 02478	\$200.00	Professor   Harvard University
11/28/23	Licht, Jeffrey	174 Lewis Rd	Belmont, MA 02478	\$50.00	
11/26/23	Lind, Katherine	39 Gilmore Rd	Belmont, MA 02478	\$100.00	
12/4/23	Link, Larry	49 Orchard St	Belmont, MA 02478	\$1,000.00	Principal   Minuteman Advisors
12/29/23	Lubetsky, Ben	21 Cedar Rd	Belmont, MA 02478	\$104.30	
12/29/23	Luss Lusis, Allison	53 Oak Ave	Belmont, MA 02478	\$104.30	
11/22/23	Mañon, Anne	19 Alma Ave	Belmont, MA 02478	\$1,000.00	Realtor   Anne Mañon Realty
12/19/23	Marcos, Kathleen	10 Ivy Rd	Belmont, MA 02478	\$10.71	
11/26/23	Martin, Sally	29 Oak St	Belmont, MA 02478	\$206.46	Marketing consultant   Self-employed
12/6/23	Masucci, Sara	5 Scott Rd	Belmont, MA 02478	\$51.99	
12/23/23	McCarthy, Diane	46 Carleton Circle	Belmont, MA 02478	\$52.30	
12/30/23	McLaughlin, Robert	81 Wellesley Rd	Belmont, MA 02478	\$260.28	Attorney   Self-employed
11/28/23	Meade, Sarah	64 Leicester Rd	Belmont, MA 02478	\$51.99	
12/19/23	Meltz, Marc	34 Centre Ave	Belmont, MA 02478	\$26.31	
11/16/23	Michaud, Kelly	11 Stone Rd	Belmont, MA 02478	\$50.00	
12/19/23	Miller, Audrey	314 Payson Rd	Belmont, MA 02478	\$52.30	
12/19/23	Myakawa, Laura	1 Broad St	Belmont, MA 02478	\$10.71	
12/19/23	Monarty, Meghan	22 Garfield Rd	Belmont, MA 02478	\$260.28	Consultant   MegMor Research & Evaluation, LLC
11/22/23	Murakami, Lisa	214 Lewis Rd	Belmont, MA 02478	\$206.46	Marketer   Self-employed
12/22/23	Palmer, Christopher	76 Claffin St	Belmont, MA 02478	\$21.11	
12/19/23	Peterson, Emily	22 Glendale Rd	Belmont, MA 02478	\$52.30	
11/30/23	Pikclingis, Aaron	24 Branchaud Rd	Belmont, MA 02478	\$500.00	Consultant   Self
11/25/23	Regier, John	89 Farnham St	Belmont, MA 02478	\$206.46	Attorney   Retired
11/19/23	Rigopoulos, Alexander	2 Emerson St	Belmont, MA 02478	\$10,000.00	Video Game Designer   Epic Games, Inc
12/19/23	Rosen, Rebecca	112 Slade St	Belmont, MA 02478	\$104.30	
11/19/23	Rowland, Erin	178 Goden St	Belmont, MA 02478	\$500.00	Communications Consultant   Self-employed
11/24/23	Rubelski, Heather	133 Dalton Rd	Belmont, MA 02478	\$200.00	Fundraising   Stand for Children Leadership Center
12/6/23	Rule, Michelle	202 Goden St	Belmont, MA 02478	\$104.30	
12/19/23	Rutkowski, Susan	148 Beech St	Belmont, MA 02478	\$26.31	
12/6/23	Sennels, Marsha	18 Bellevue Rd	Belmont, MA 02478	\$103.48	
12/6/23	Siegfried, Edward	39 Gilmore Rd	Belmont, MA 02478	\$100.00	
12/5/23	Sigel, Katherine	181 Slade St	Belmont, MA 02478	\$253.74	Not employed   Not employed
11/25/23	Smith, Jessica	191 Common St	Belmont, MA 02478	\$51.99	
12/8/23	Tatelbaum, Emily	47 Homer Rd	Belmont, MA 02478	\$104.30	
12/21/23	Torchia, Andrew	10 Worcester St	Belmont, MA 02478	\$104.30	

Date Received	Name	Address	Address	Amount	Occupation / Employer
12/23/23	Turner, Deacon	1441 Little Raven St, Apt. 27001	Denver, CO 80202	\$780.21	Wealth Advisor   Alliance Bernstein
12/9/23	Yose, Rebecca	48 Clark St	Belmont, MA 02478	\$260.28	Retired   Retired
12/19/23	Yueh, Jung	151 Waverley St	Belmont, MA 02478	\$104.30	
11/6/23	Zipkin, David	137 Clafin St	Belmont, MA 02478	\$256.00	Product Development   Amazon, Inc
12/29/23	Zuniga, Lucinda	118 Rutledge Rd	Belmont, MA 02478	\$500.00	Development   Museum of Fine Arts, Boston
Total Receipts in the period				\$26,520.08	

## SCHEDULE B: EXPENDITURES

M.G.L. c. 55 requires for each expenditure over \$50 that the candidate or committee list the name and address, in alphabetical order, to whom each expenditure is paid in a reporting period. Expenditures of \$50 and less can be reported in total without itemization, however, the candidate or committee must keep detailed accounts and records of all expenditures made of any amount. Do not include out-of-pocket expenditures of candidate reported on Schedule D. *Attach additional pages as needed to report all expenditures. Please include the candidate or committee name and a page number on each additional page.*

[illegible]

**SCHEDULE B: EXPENDITURES (continued)**[illegible]



## SCHEDULE C: "IN-KIND" CONTRIBUTIONS

M.G.L. c. 55 requires the name and residential address be reported for all in-kind contributions from a contributor over \$50 in the aggregate in a calendar year. In addition, the occupation and employer must be reported for each contributor who contributes \$200 or more in a calendar year. Receipts from a contributor of \$50 and less in the aggregate in a calendar year can be reported in total without itemization, however, the candidate or committee must keep detailed accounts and records of all contributions received of any amount. In determining aggregate amounts received from a contributor, add monetary as well as in-kind contributions received. Do not include out-of-pocket expenditures of candidate reported on Schedule D. *Attach additional pages as needed to report all receipts. Please include the candidate or committee name and a page number on each additional page.*

[illegible]

## 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
Enter on page 1, line 7 →			<b>Line 19: TOTAL OUTSTANDING LIABILITIES (ALL)</b>	<b>\$0.00</b>

## 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
Line 20: Total Itemized Out-Of-Pocket Expenditures Over \$50 (or listed above)		\$0.00	<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>  ← Enter on page 1, line 8
Line 21: Total Unitemized Out-Of-Pocket Expenditures \$50 and under (not listed above)		\$0.00	
Line 22: TOTAL OUT-OF-POCKET EXPENDITURES IN THE PERIOD		\$0.00	



Commonwealth  
of Massachusetts

# Form CPF R 1: Itemization of Reimbursements

## Office of Campaign and Political Finance

Office of Campaign and Political Finance  
One Ashburton Place, Room 411  
Boston, MA 02108  
(617) 979-8300

Please itemize any reimbursements by detailing the date, payee, address, purpose and amount for each expenditure made by the person being reimbursed. The total amount reimbursed to the individual (which must be by committee check) should be the same as the amount shown on the reimbursement form.

Date of Reimbursement:		11/20, 11/27
Name of Individual Being Reimbursed:	Erin Rowland	
Committee Name:	Invest in Belmont	
CPF ID Number (if applicable):		Telephone Number (optional):

### ITEMIZE EXPENDITURES IN EXCESS OF \$50

Date Paid	Vendor Name	Vendor Address	Purpose of Expenditure	Amount
11/6//2023	GoDaddy	2150 E Warner Rd, Tempe, AZ 85284	Domain registration	\$96.80
11/15//2023	SquareSpace	225 Varick Street, New York, NY 10014	Website Service	\$204.00
11/27/2023	GoDaddy	2150 E Warner Rd, Tempe, AZ 85284	Email Service	\$25.37

(Include items listed on Page 2) →

Line 1: Expenditures in excess of \$50 (itemized above):	\$326.17
Line 2: Expenditures \$50 or under (not itemized):	\$0.00
Line 3: TOTAL AMOUNT REIMBURSED:	\$326.17

Signed under the penalties of perjury:

\_\_\_\_\_  
Signature of Candidate / Treasurer

Date: \_\_\_\_\_

Please prepare a separate report for each reimbursement check issued by the committee.



Commonwealth  
of Massachusetts

# Form CPF R 1: Itemization of Reimbursements

## Office of Campaign and Political Finance

Office of Campaign and Political Finance  
One Ashburton Place, Room 411  
Boston, MA 02108  
(617) 979-8300

Please itemize any reimbursements by detailing the date, payee, address, purpose and amount for each expenditure made by the person being reimbursed. The total amount reimbursed to the individual (which must be by committee check) should be the same as the amount shown on the reimbursement form.

Date of Reimbursement:		12/19
Name of Individual Being Reimbursed:	David Zipkin	
Committee Name:	Invest in Belmont	
CPF ID Number (if applicable):		Telephone Number (optional):

### ITEMIZE EXPENDITURES IN EXCESS OF \$50

Date Paid	Vendor Name	Vendor Address	Purpose of Expenditure	Amount
11/13/2023	Internal Revenue Service	Internal Revenue Service Kansas City, MO 64999	Filing Fee	\$50.00

(Include items listed on Page 2) →

Line 1: Expenditures in excess of \$50 (itemized above):	\$50.00
Line 2: Expenditures \$50 or under (not itemized):	\$0.00
Line 3: TOTAL AMOUNT REIMBURSED:	\$50.00

Signed under the penalties of perjury:

\_\_\_\_\_  
Signature of Candidate / Treasurer

Date: \_\_\_\_\_

Please prepare a separate report for each reimbursement check issued by the committee.