



MONTHLY MANAGEMENT REPORT

Prepared for:
250 Beacon Condominium

Report Packet

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250 Beacon Condominium

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Balance Sheet

Period = Nov 2021

Book = Accrual ; Tree = ysi_bs

	Current Balance
10000	
ASSETS	
10001	
Current Assets	
10002	
Cash	
10010	
Operating Account	90,503.78
10012	
Reserve Account	28,277.39
10015	
Escrow Account	15,150.00
10100	
Total Cash	<u>133,931.17</u>
12000	
Receivables	
12001	
Accounts Receivable	5,300.38
17000	
Total Receivables	<u>5,300.38</u>
18000	
Total Current Assets	<u>139,231.55</u>
19000	
TOTAL ASSETS	<u>139,231.55</u>
20000	
LIABILITIES AND EQUITY	
20001	
Liabilities	
21004	
Security Deposit Liability	15,150.00
21007	
Move Deposit Liability	3,000.00
22000	
Accounts Payable	31,927.92
22015	
Prepaid Fees	9,016.78
28000	
Total Liabilities	<u>59,094.70</u>
30001	
Equity	
31001	
Current Year Retained Earnings	-45,957.36
31010	
Prior Year Earnings	64,872.64
31020	
Owner Equity	61,221.57
38000	
Total Equity	<u>80,136.85</u>
39000	
TOTAL LIABILITIES AND EQUITY	<u>139,231.55</u>

Income Statement

Period = Nov 2021

Book = Accrual

		Period to Date	%	Year to Date	%
40000	INCOME				
42001	Regular Assessments	25,916.67	100.00	25,916.67	100.00
49000	TOTAL INCOME	25,916.67	100.00	25,916.67	100.00
50000	EXPENSES				
50001	General and Admin Expenses				
50002	Management Fee	840.00	3.24	840.00	3.24
50015	Back Billed Expense	754.68	2.91	754.68	2.91
50050	Health Insurance	1,850.07	7.14	1,850.07	7.14
50059	Employee Phone	407.08	1.57	407.08	1.57
50060	Payroll Super 1	1,970.61	7.60	1,970.61	7.60
50061	Payroll Super 2	290.32	1.12	290.32	1.12
50062	Payroll Taxes	719.09	2.77	719.09	2.77
50064	Payroll Administration	222.00	0.86	222.00	0.86
50200	Total General and Admin Expenses	7,053.85	27.22	7,053.85	27.22
52000	Scheduled Maintenance Expenses				
52009	Landscaping	2,428.00	9.37	2,428.00	9.37
52020	Elevator Maintenance	798.00	3.08	798.00	3.08
52024	Boiler Maintenance	396.00	1.53	396.00	1.53
52200	Total Scheduled Maintenance Expenses	3,622.00	13.98	3,622.00	13.98
53000	Variable Maintenance Expenses				
53001	General Repairs	17,530.54	67.64	17,530.54	67.64
53007	Elevator Repairs	2,290.81	8.84	2,290.81	8.84
53200	Total Variable Maintenance Expenses	19,821.35	76.48	19,821.35	76.48
55000	Utility Expenses				
55002	Gas	1,079.07	4.16	1,079.07	4.16
55003	Electricity	1,082.55	4.18	1,082.55	4.18
55004	Water/Sewer	2,359.93	9.11	2,359.93	9.11
55005	Telephone/Internet	590.11	2.28	590.11	2.28
55200	Total Utility Expenses	5,111.66	19.72	5,111.66	19.72
89000	TOTAL EXPENSES	35,608.86	137.40	35,608.86	137.40
90000	Net Operating Income	-9,692.19	-37.40	-9,692.19	-37.40

Budget Comparison

Period = Nov 2021

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
40000	INCOME									
42001	Regular Assessments	25,916.67	0.00	25,916.67	N/A	25,916.67	0.00	25,916.67	N/A	0.00
49000	TOTAL INCOME	25,916.67	0.00	25,916.67	N/A	25,916.67	0.00	25,916.67	N/A	0.00
50000	EXPENSES									
50001	General and Admin Expenses									
50002	Management Fee	840.00	0.00	-840.00	N/A	840.00	0.00	-840.00	N/A	0.00
50015	Back Billed Expense	754.68	0.00	-754.68	N/A	754.68	0.00	-754.68	N/A	0.00
50050	Health Insurance	1,850.07	0.00	-1,850.07	N/A	1,850.07	0.00	-1,850.07	N/A	0.00
50059	Employee Phone	407.08	0.00	-407.08	N/A	407.08	0.00	-407.08	N/A	0.00
50060	Payroll Super 1	1,970.61	0.00	-1,970.61	N/A	1,970.61	0.00	-1,970.61	N/A	0.00
50061	Payroll Super 2	290.32	0.00	-290.32	N/A	290.32	0.00	-290.32	N/A	0.00
50062	Payroll Taxes	719.09	0.00	-719.09	N/A	719.09	0.00	-719.09	N/A	0.00
50064	Payroll Administration	222.00	0.00	-222.00	N/A	222.00	0.00	-222.00	N/A	0.00
50200	Total General and Admin Expenses	7,053.85	0.00	-7,053.85	N/A	7,053.85	0.00	-7,053.85	N/A	0.00
52000	Scheduled Maintenance Expenses									
52009	Landscaping	2,428.00	0.00	-2,428.00	N/A	2,428.00	0.00	-2,428.00	N/A	0.00
52020	Elevator Maintenance	798.00	0.00	-798.00	N/A	798.00	0.00	-798.00	N/A	0.00
52024	Boiler Maintenance	396.00	0.00	-396.00	N/A	396.00	0.00	-396.00	N/A	0.00
52200	Total Scheduled Maintenance Expenses	3,622.00	0.00	-3,622.00	N/A	3,622.00	0.00	-3,622.00	N/A	0.00
53000	Variable Maintenance Expenses									
53001	General Repairs	17,530.54	0.00	-17,530.54	N/A	17,530.54	0.00	-17,530.54	N/A	0.00
53007	Elevator Repairs	2,290.81	0.00	-2,290.81	N/A	2,290.81	0.00	-2,290.81	N/A	0.00
53200	Total Variable Maintenance Expenses	19,821.35	0.00	-19,821.35	N/A	19,821.35	0.00	-19,821.35	N/A	0.00
55000	Utility Expenses									
55002	Gas	1,079.07	0.00	-1,079.07	N/A	1,079.07	0.00	-1,079.07	N/A	0.00
55003	Electricity	1,082.55	0.00	-1,082.55	N/A	1,082.55	0.00	-1,082.55	N/A	0.00
55004	Water/Sewer	2,359.93	0.00	-2,359.93	N/A	2,359.93	0.00	-2,359.93	N/A	0.00
55005	Telephone/Internet	590.11	0.00	-590.11	N/A	590.11	0.00	-590.11	N/A	0.00
55200	Total Utility Expenses	5,111.66	0.00	-5,111.66	N/A	5,111.66	0.00	-5,111.66	N/A	0.00
89000	TOTAL EXPENSES	35,608.86	0.00	-35,608.86	N/A	35,608.86	0.00	-35,608.86	N/A	0.00
90000	Net Operating Income	-9,692.19	0.00	-9,692.19	N/A	-9,692.19	0.00	-9,692.19	N/A	0.00

Budget Comparison

Period = Nov 2021

Book = Cash

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
40000	INCOME									
42001	Regular Assessments	26,043.35	0.00	26,043.35	N/A	26,043.35	0.00	26,043.35	N/A	0.00
42151	Plus: Prepaid Fees	-150.00	0.00	-150.00	N/A	-150.00	0.00	-150.00	N/A	0.00
49000	TOTAL INCOME	25,893.35	0.00	25,893.35	N/A	25,893.35	0.00	25,893.35	N/A	0.00
50000	EXPENSES									
50001	General and Admin Expenses									
50002	Management Fee	840.00	0.00	-840.00	N/A	840.00	0.00	-840.00	N/A	0.00
50015	Back Billed Expense	754.68	0.00	-754.68	N/A	754.68	0.00	-754.68	N/A	0.00
50050	Health Insurance	1,850.07	0.00	-1,850.07	N/A	1,850.07	0.00	-1,850.07	N/A	0.00
50059	Employee Phone	407.08	0.00	-407.08	N/A	407.08	0.00	-407.08	N/A	0.00
50060	Payroll Super 1	1,970.61	0.00	-1,970.61	N/A	1,970.61	0.00	-1,970.61	N/A	0.00
50061	Payroll Super 2	290.32	0.00	-290.32	N/A	290.32	0.00	-290.32	N/A	0.00
50062	Payroll Taxes	719.09	0.00	-719.09	N/A	719.09	0.00	-719.09	N/A	0.00
50064	Payroll Administration	222.00	0.00	-222.00	N/A	222.00	0.00	-222.00	N/A	0.00
50200	Total General and Admin Expenses	7,053.85	0.00	-7,053.85	N/A	7,053.85	0.00	-7,053.85	N/A	0.00
51000	Insurance and Loan Expenses									
51001	Insurance	5,895.50	0.00	-5,895.50	N/A	5,895.50	0.00	-5,895.50	N/A	0.00
51200	Total Insurance and Loan Expenses	5,895.50	0.00	-5,895.50	N/A	5,895.50	0.00	-5,895.50	N/A	0.00
52000	Scheduled Maintenance Expenses									
52009	Landscaping	2,428.00	0.00	-2,428.00	N/A	2,428.00	0.00	-2,428.00	N/A	0.00
52020	Elevator Maintenance	399.00	0.00	-399.00	N/A	399.00	0.00	-399.00	N/A	0.00
52021	Fire Safety Maintenance	416.81	0.00	-416.81	N/A	416.81	0.00	-416.81	N/A	0.00
52024	Boiler Maintenance	396.00	0.00	-396.00	N/A	396.00	0.00	-396.00	N/A	0.00
52200	Total Scheduled Maintenance Expenses	3,639.81	0.00	-3,639.81	N/A	3,639.81	0.00	-3,639.81	N/A	0.00
53000	Variable Maintenance Expenses									
53001	General Repairs	11,170.54	0.00	-11,170.54	N/A	11,170.54	0.00	-11,170.54	N/A	0.00
53200	Total Variable Maintenance Expenses	11,170.54	0.00	-11,170.54	N/A	11,170.54	0.00	-11,170.54	N/A	0.00
55000	Utility Expenses									
55002	Gas	2,330.20	0.00	-2,330.20	N/A	2,330.20	0.00	-2,330.20	N/A	0.00
55004	Water/Sewer	1,272.48	0.00	-1,272.48	N/A	1,272.48	0.00	-1,272.48	N/A	0.00

Budget Comparison

Period = Nov 2021

Book = Cash

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
55005	Telephone/Internet	<u>668.33</u>	<u>0.00</u>	<u>-668.33</u>	N/A	<u>668.33</u>	<u>0.00</u>	<u>-668.33</u>	N/A	<u>0.00</u>
55200	Total Utility Expenses	<u>4,271.01</u>	<u>0.00</u>	<u>-4,271.01</u>	N/A	<u>4,271.01</u>	<u>0.00</u>	<u>-4,271.01</u>	N/A	<u>0.00</u>
89000	TOTAL EXPENSES	<u>32,030.71</u>	<u>0.00</u>	<u>-32,030.71</u>	N/A	<u>32,030.71</u>	<u>0.00</u>	<u>-32,030.71</u>	N/A	<u>0.00</u>
90000	Net Operating Income	<u>-6,137.36</u>	<u>0.00</u>	<u>-6,137.36</u>	N/A	<u>-6,137.36</u>	<u>0.00</u>	<u>-6,137.36</u>	N/A	<u>0.00</u>

General Ledger

Period = Nov 2021

Book = Accrual ; Tree = 0 profit loss

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				42001	Regular Assessments			0.00 = Beginning Balance =		
250bea	250 Beacon C...	11/01/2021	11/2021	Al-Jassim (t0001607)	C-85227	:Rent ...	0.00	1,078.13	-1,078.13	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Levy (t0001608)	C-85228	:Rent ...	0.00	1,228.45	-2,306.58	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Levy (t0001608)	C-85229	:Rent ...	0.00	1,078.13	-3,384.71	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Stiles (t0001609)	C-85230	:Rent ...	0.00	1,163.66	-4,548.37	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Coolidge (t0001610)	C-85231	:Rent ...	0.00	1,269.92	-5,818.29	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Doucette (t0001611)	C-85232	:Rent ...	0.00	1,207.72	-7,026.01	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	D'Amato (t0001612)	C-85233	:Rent ...	0.00	1,293.24	-8,319.25	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Bosworth (t0001613)	C-85234	:Rent ...	0.00	1,228.45	-9,547.70	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Kennedy (t0001614)	C-85235	:Rent ...	0.00	1,358.03	-10,905.73	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Albro (t0001615)	C-85236	:Rent ...	0.00	1,228.45	-12,134.18	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Joy (t0001616)	C-85237	:Rent ...	0.00	1,399.50	-13,533.68	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Hamlen (t0001617)	C-85238	:Rent ...	0.00	1,249.18	-14,782.86	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Asquith (t0001618)	C-85239	:Rent ...	0.00	1,443.56	-16,226.42	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Johnston (t0001619)	C-85240	:Rent ...	0.00	1,293.24	-17,519.66	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Van Alen (t0001621)	C-85241	:Rent ...	0.00	1,293.24	-18,812.90	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Rollins (t0001623)	C-85242	:Rent ...	0.00	1,334.71	-20,147.61	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Schaumburg (t0001624)	C-85243	:Rent ...	0.00	1,614.61	-21,762.22	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Schaumburg (t0001624)	C-85244	:Rent ...	0.00	645.33	-22,407.55	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Ghavanini (t0004401)	C-85245	:Rent ...	0.00	432.81	-22,840.36	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Dukach (t0004611)	C-85246	:Rent ...	0.00	1,508.35	-24,348.71	Regular Assessments (11/2021)
250bea	250 Beacon C...	11/01/2021	11/2021	Dukach (t0004611)	C-85247	:Rent ...	0.00	1,567.96	-25,916.67	Regular Assessments (11/2021)
Net Change=-25,916.67							0.00	25,916.67	-25,916.67	= Ending Balance =
				42212	Back Billed Expense Income			0.00 = Beginning Balance =		
250bea	250 Beacon C...	10/13/2021	11/2021	Coolidge (t0001610)	C-87267	:Quic...	447.75	0.00	447.75	:Reverse Charge Ctr#86749 Leak Investigation to be charged to unit 8
250bea	250 Beacon C...	10/13/2021	11/2021	D'Amato (t0001612)	C-87268		0.00	447.75	0.00	Unit 8 - Opened Ceiling for Leak Investigation...
Net Change=0.00							447.75	447.75	0.00	= Ending Balance =
				50002	Management Fee			0.00 = Beginning Balance =		
250bea	250 Beacon C...	11/01/2021	11/2021	Lighthouse Realty Managemen...	P-70899	*mgf...	840.00	0.00	840.00	Monthly MG Fee
Net Change=840.00							840.00	0.00	840.00	= Ending Balance =
				50015	Back Billed Expense			0.00 = Beginning Balance =		
250bea	250 Beacon C...	11/08/2021	11/2021	Houghton Plumbing & Heating I...	P-72521	41765	119.00	0.00	119.00	Unit 1B - Radiator Valve Investigation, Inv# 41765
250bea	250 Beacon C...	11/08/2021	11/2021	Houghton Plumbing & Heating I...	P-72521	41765	119.00	0.00	238.00	Unit 5 - Radiator Valve Investigation, Inv# 41765
250bea	250 Beacon C...	11/08/2021	11/2021	Houghton Plumbing & Heating I...	P-72522	41847	186.33	0.00	424.33	Unit 16 - Investigated Thermostatic Radiator ...
250bea	250 Beacon C...	11/08/2021	11/2021	Houghton Plumbing & Heating I...	P-72522	41847	330.35	0.00	754.68	Unit 18 - Replaced Remote Thermostatic Head...

General Ledger

Period = Nov 2021

Book = Accrual ; Tree = 0 profit loss

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
Net Change=754.68							754.68	0.00	754.68	= Ending Balance =
50050					Health Insurance				0.00	= Beginning Balance =
250bea	250 Beacon C...	11/01/2021	11/2021	Lighthouse Realty Managemen...	P-70901	*healt...	18.45	0.00	18.45	Silva Vision SF006
250bea	250 Beacon C...	11/01/2021	11/2021	Lighthouse Realty Managemen...	P-70901	*healt...	1,628.55	0.00	1,647.00	Silva Medical BRFN
250bea	250 Beacon C...	11/01/2021	11/2021	Lighthouse Realty Managemen...	P-70901	*healt...	203.07	0.00	1,850.07	Silva Dental P4881
Net Change=1,850.07							1,850.07	0.00	1,850.07	= Ending Balance =
51001					Insurance				0.00	= Beginning Balance =
250bea	250 Beacon C...	10/04/2021	11/2021	Travelers CL Remittance Center...	P-72967	4331...	0.00	5,895.50	-5,895.50	Insurance Premium Installment, Acct# 4331...
250bea	250 Beacon C...	10/04/2021	11/2021	Travelers CL Remittance Center...	P-72967	4331...	5,895.50	0.00	0.00	Insurance Premium Installment, Acct# 4331...
250bea	250 Beacon C...	10/04/2021	11/2021	Travelers CL Remittance Center...	P-72967	4331...	0.00	5,895.50	-5,895.50	Insurance Premium Installment, Acct# 4331...
250bea	250 Beacon C...	11/04/2021	11/2021	Travelers CL Remittance Center...	P-72974	4331...	5,895.50	0.00	0.00	Insurance Premium Installment, Acct# 4331...
Net Change=0.00							11,791.00	11,791.00	0.00	= Ending Balance =
52009					Landscaping				0.00	= Beginning Balance =
250bea	250 Beacon C...	11/04/2021	11/2021	Perennial Garden (perengard)	P-72551	107552	2,428.00	0.00	2,428.00	Summer & Fall Plantings Installation & Maint...
Net Change=2,428.00							2,428.00	0.00	2,428.00	= Ending Balance =
52020					Elevator Maintenance				0.00	= Beginning Balance =
250bea	250 Beacon C...	09/01/2021	11/2021	Atlantic Elevator (atlanelev)	P-73232	260832	399.00	0.00	399.00	Monthly Elevator Maintenance, Inv# 260832-...
250bea	250 Beacon C...	11/01/2021	11/2021	Atlantic Elevator (atlanelev)	P-71634	263878	399.00	0.00	798.00	Monthly Elevator Maintenance, Inv# 263878
Net Change=798.00							798.00	0.00	798.00	= Ending Balance =
52024					Boiler Maintenance				0.00	= Beginning Balance =
250bea	250 Beacon C...	05/21/2021	11/2021	Devaney Energy (devaney)	P-73043	826960-1	396.00	0.00	396.00	Performed Annual Boiler Service/Tune Up, Ac...
Net Change=396.00							396.00	0.00	396.00	= Ending Balance =
53001					General Repairs				0.00	= Beginning Balance =
250bea	250 Beacon C...	11/03/2021	11/2021	Aqua Barriers, Inc. (aquabarrier)	P-72517	28446	5,875.00	0.00	5,875.00	Furnish & Install Charlisle Black 2x2 Interlock...
250bea	250 Beacon C...	11/03/2021	11/2021	Aqua Barriers, Inc. (aquabarrier)	P-72517	28446	0.00	5,875.00	0.00	Furnish & Install Charlisle Black 2x2 Interlock...
250bea	250 Beacon C...	11/03/2021	11/2021	Aqua Barriers, Inc. (aquabarrier)	P-72517	28446	5,875.00	0.00	5,875.00	Furnish & Install Charlisle Black 2x2 Interlock...
250bea	250 Beacon C...	11/12/2021	11/2021	Reliance Electric Corporation (r...	P-72815	83922	1,409.70	0.00	7,284.70	Installed 3 New LED Light Fixtures Relocated...
250bea	250 Beacon C...	11/16/2021	11/2021	Devaney Energy (devaney)	P-72816	845977	5,787.84	0.00	13,072.54	Replaced Heat Timer Replaced Indoor & Outd...
250bea	250 Beacon C...	11/16/2021	11/2021	Devaney Energy (devaney)	P-72817	845794	273.00	0.00	13,345.54	Checked Zone Valves & Heat timers Checke...
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	P-71903	11172...	1,900.00	0.00	15,245.54	Stairwell Deep Clean After Wet Saw
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	P-72048	15457	503.89	0.00	15,749.43	Initial Cleaning Of Stairwell Area After Roof Dr...
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	P-72048	15457	0.00	503.89	15,245.54	Initial Cleaning Of Stairwell Area After Roof Dr...

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	P-72048	15457	503.89	0.00	15,749.43	Initial Cleaning Of Stairwell Area After Roof Dr...
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	P-72107	1545...	0.00	503.89	15,245.54	Initial Cleaning Of Stairwell Area After Roof Dr...
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	P-72107	1545...	503.89	0.00	15,749.43	Initial Cleaning Of Stairwell Area After Roof Dr...
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	P-72107	1545...	0.00	503.89	15,245.54	Initial Cleaning Of Stairwell Area After Roof Dr...
250bea	250 Beacon C...	11/17/2021	11/2021	All Owners Drain Cleaning Inc. (...)	P-72407	Q5388	500.00	0.00	15,745.54	Snake & Flushed Two Kitchen Stack Lines & ...
250bea	250 Beacon C...	11/17/2021	11/2021	All Owners Drain Cleaning Inc. (...)	P-72408	Q5389	300.00	0.00	16,045.54	Snake & Flushed 4 Area Drains & One Strip D...
250bea	250 Beacon C...	11/18/2021	11/2021	Lighthouse Realty Managemen...	P-71956	11182...	1,000.00	0.00	17,045.54	Stairwell Deep Clean After Wet Saw
250bea	250 Beacon C...	11/30/2021	11/2021	All Owners Drain Cleaning Inc. (...)	P-73603	Q5602	485.00	0.00	17,530.54	Snaked & Flushed Three Bathroom Sink Lines...
Net Change=17,530.54							24,917.21	7,386.67	17,530.54	= Ending Balance =
				53007 Elevator Repairs					0.00 = Beginning Balance =	
250bea	250 Beacon C...	09/28/2021	11/2021	Atlantic Elevator (atlanelev)	P-73336	263345	985.81	0.00	985.81	Repaired Guide Shoe Lubricated Rails Repla...
250bea	250 Beacon C...	09/28/2021	11/2021	Atlantic Elevator (atlanelev)	P-73337	263346	580.00	0.00	1,565.81	Troubleshoot Stepping Problem Cleared Cont...
250bea	250 Beacon C...	09/30/2021	11/2021	Atlantic Elevator (atlanelev)	P-73338	263599	725.00	0.00	2,290.81	Investigated Elevator Stuck In Basement, In...
Net Change=2,290.81							2,290.81	0.00	2,290.81	= Ending Balance =
				55002 Gas					0.00 = Beginning Balance =	
250bea	250 Beacon C...	11/02/2021	11/2021	National Grid Gas (natgridgas)	P-72133	5134...	853.39	0.00	853.39	APT Monthly Gas Consumption, Acct# 51342...
250bea	250 Beacon C...	11/02/2021	11/2021	National Grid Gas (natgridgas)	P-72140	5134...	24.46	0.00	877.85	BLDG Monthly Gas Consumption, Acct# 513...
250bea	250 Beacon C...	11/03/2021	11/2021	Constellation New Energy Gas ...	P-72295	6096...	201.22	0.00	1,079.07	Monthly Gas Supply, Acct# 6799581-0, Stmt#...
Net Change=1,079.07							1,079.07	0.00	1,079.07	= Ending Balance =
				55003 Electricity					0.00 = Beginning Balance =	
250bea	250 Beacon C...	11/22/2021	11/2021	Eversource (eversource)	P-72722	2314 ...	686.77	0.00	686.77	JAN Monthly Electricity Consumption, Acct# 2...
250bea	250 Beacon C...	11/22/2021	11/2021	Eversource (eversource)	P-72723	2937 ...	214.67	0.00	901.44	MAIN Monthly Electricity Consumption, Acct#...
250bea	250 Beacon C...	11/22/2021	11/2021	Eversource (eversource)	P-73561	2937 ...	0.00	214.67	686.77	MAIN Monthly Electricity Consumption, Acct#...
250bea	250 Beacon C...	11/22/2021	11/2021	Eversource (eversource)	P-73562	2937 ...	395.78	0.00	1,082.55	MAIN Monthly Electricity Consumption (Inclu...
Net Change=1,082.55							1,297.22	214.67	1,082.55	= Ending Balance =
				55004 Water/Sewer					0.00 = Beginning Balance =	
250bea	250 Beacon C...	10/21/2021	11/2021	Boston Water and Sewer Comm...	P-73110	11564...	1,272.48	0.00	1,272.48	Monthly Water Consumption, Acct# 1156484
250bea	250 Beacon C...	11/22/2021	11/2021	Boston Water and Sewer Comm...	P-73173	11564...	1,087.45	0.00	2,359.93	Monthly Water Consumption, Acct# 1156484
Net Change=2,359.93							2,359.93	0.00	2,359.93	= Ending Balance =
				55005 Telephone/Internet					0.00 = Beginning Balance =	
250bea	250 Beacon C...	11/01/2021	11/2021	Comcast (comcast)	P-72282	8773 ...	194.50	0.00	194.50	Monthly Internet Expense, Acct# 8773 10 323...
250bea	250 Beacon C...	11/14/2021	11/2021	Verizon (verizon)	P-73602	351-4...	250.00	0.00	444.50	Monthly Phone Line Expense, Acct# 351-418...
250bea	250 Beacon C...	11/26/2021	11/2021	Verizon (verizon)	P-73008	951-4...	145.61	0.00	590.11	Monthly Phone Line Expense, Acct# 951-419...

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				Net Change=590.11			590.11	0.00	590.11	= Ending Balance =
							51,839.85	45,756.76		

Aged Receivables Report

Detail by Resident
 Property: 250 Beacon Condominium (250bea)
 Trans through :1/1/2021
 Age As of: 1/1/1

Unit	Resident	Charge Code	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
250bea - 250 Beacon Condominium									
03	t0001607	Mubarak Al-Jassim	1,644.60	0.00	149.80	0.00	1,494.80	-1,078.13	566.47
04	t0001608	Benjamin Levy	0.00	0.00	0.00	0.00	0.00	-295.81	-295.81
06	t0001610	Gloria Coolidge	0.00	0.00	0.00	0.00	0.00	-2,539.84	-2,539.84
08	t0001612	Tony D'Amato	447.75	0.00	447.75	0.00	0.00	0.00	447.75
09	t0001613	Christine Bosworth	0.00	1,228.45	0.00	0.00	-1,228.45	0.00	0.00
10	t0001614	Joan Kennedy	1,208.03	1,208.03	0.00	0.00	0.00	0.00	1,208.03
12	t0001616	Lauren N. Joy	0.00	0.00	0.00	0.00	0.00	-1,399.50	-1,399.50
15	t0001618	Paul Asquith	0.00	0.00	0.00	0.00	0.00	-1,443.56	-1,443.56
21	t0001624	Grant Schaumburg	0.00	0.00	0.00	0.00	0.00	-2,259.94	-2,259.94
Total 250bea			3,300.38	2,436.48	597.55	0.00	266.35	-9,016.78	-5,716.40
Total			3,300.38	2,436.48	597.55	0.00	266.35	-9,016.78	-5,716.40

Payable - Aging Detail

Property=250bea AND mm/yy=11/2021 AND Age as of=11/30/2021

Vendor Code - Name Invoice Notes	Tran#	Property	Date	Account	Invoice Number	Current Owed	0 - 30 Owed	31 - 60 Owed	61 - 90 Owed	Over 90 Owed
allowndrain - All Owners Drain C...										
Snaked & Flushed Three Bat...	P-73603	250bea	11/30/2021	53001	Q5602	485.00	485.00	0.00	0.00	0.00
Total allowndrain - All Owners Dr...						485.00	485.00	0.00	0.00	0.00
aquabarrier - Aqua Barriers, Inc.										
Roof Insulation & Replacement...	P-64746	250bea	06/02/2021	53025	2021188	20,312.50	0.00	0.00	0.00	20,312.50
Furnish & Install Charlisle Blac...	P-72517	250bea	11/03/2021	53001	28446	5,875.00	5,875.00	0.00	0.00	0.00
Total aquabarrier - Aqua Barriers...						26,187.50	5,875.00	0.00	0.00	20,312.50
atlanelev - Atlantic Elevator										
Monthly Elevator Maintenance,...	P-73232	250bea	09/01/2021	52020	260832	399.00	0.00	0.00	0.00	399.00
Repaired Guide Shoe Lubrica...	P-73336	250bea	09/28/2021	53007	263345	985.81	0.00	0.00	985.81	0.00
Troubleshoot Stepping Proble...	P-73337	250bea	09/28/2021	53007	263346	580.00	0.00	0.00	580.00	0.00
Investigated Elevator Stuck I...	P-73338	250bea	09/30/2021	53007	263599	725.00	0.00	0.00	725.00	0.00
Total atlanelev - Atlantic Elevator						2,689.81	0.00	0.00	2,290.81	399.00
bwsc - Boston Water and Sewe...										
Monthly Water Consumption, ...	P-73173	250bea	11/22/2021	55004	1156484 112221	1,087.45	1,087.45	0.00	0.00	0.00
Total bwsc - Boston Water and...						1,087.45	1,087.45	0.00	0.00	0.00
eversource - Eversource										
JAN Monthly Electricity Consu...	P-72722	250bea	11/22/2021	55003	2314 339 1003 1...	686.77	686.77	0.00	0.00	0.00
MAIN Monthly Electricity Con...	P-73562	250bea	11/22/2021	55003	2937 879 0017 1...	395.78	395.78	0.00	0.00	0.00
Total eversource - Eversource						1,082.55	1,082.55	0.00	0.00	0.00
verizon - Verizon										
Monthly Phone Line Expense, ...	P-73602	250bea	11/14/2021	55005	351-418-700-0001...	250.00	250.00	0.00	0.00	0.00
Monthly Phone Line Expense, ...	P-73008	250bea	11/26/2021	55005	951-419-998-0001...	145.61	145.61	0.00	0.00	0.00
Total verizon - Verizon						395.61	395.61	0.00	0.00	0.00
						31,927.92	8,925.61	0.00	2,290.81	20,711.50

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
10010				Operating Account					96,641.14 = Beginning Balance =	
250bea	250 Beacon C...	10/13/2021	11/2021	Coolidge (t0001610)	R-82201		447.75	0.00	97,088.89	:Reverse Charge
250bea	250 Beacon C...	10/13/2021	11/2021	Coolidge (t0001610)	R-82201		0.00	447.75	96,641.14	:Reverse Charge
250bea	250 Beacon C...	11/01/2021	11/2021	Lighthouse Realty Managemen...	K-65771	1146	0.00	840.00	95,801.14	Monthly MG Fee
250bea	250 Beacon C...	11/01/2021	11/2021	Lighthouse Realty Managemen...	K-65771	1146	0.00	203.07	95,598.07	Silva Dental P4881
250bea	250 Beacon C...	11/01/2021	11/2021	Lighthouse Realty Managemen...	K-65771	1146	0.00	1,628.55	93,969.52	Silva Medical BRFN
250bea	250 Beacon C...	11/01/2021	11/2021	Lighthouse Realty Managemen...	K-65771	1146	0.00	18.45	93,951.07	Silva Vision SF006
250bea	250 Beacon C...	11/01/2021	11/2021	Levy (t0001608)	R-80237	none	0.00	295.81	93,655.26	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Levy (t0001608)	R-80237	none	295.81	0.00	93,951.07	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Asquith (t0001618)	R-80472	none	0.00	1,443.56	92,507.51	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Asquith (t0001618)	R-80472	none	1,443.56	0.00	93,951.07	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Schaumburg (t0001624)	R-80600	none	0.00	1,614.61	92,336.46	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Schaumburg (t0001624)	R-80600	none	1,614.61	0.00	93,951.07	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Schaumburg (t0001624)	R-80601	none	0.00	645.33	93,305.74	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Schaumburg (t0001624)	R-80601	none	645.33	0.00	93,951.07	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Al-Jassim (t0001607)	R-80826	none	0.00	1,078.13	92,872.94	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Al-Jassim (t0001607)	R-80826	none	1,078.13	0.00	93,951.07	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Stiles (t0001609)	R-81067	:ACH...	1,163.66	0.00	95,114.73	Pre-Authorized Payment
250bea	250 Beacon C...	11/01/2021	11/2021	Hamlen (t0001617)	R-81068	:ACH...	1,249.18	0.00	96,363.91	Pre-Authorized Payment
250bea	250 Beacon C...	11/01/2021	11/2021	Dukach (t0004611)	R-81069	:ACH...	1,508.35	0.00	97,872.26	Pre-Authorized Payment
250bea	250 Beacon C...	11/01/2021	11/2021	Dukach (t0004611)	R-81069	:ACH...	1,567.96	0.00	99,440.22	Pre-Authorized Payment
250bea	250 Beacon C...	11/01/2021	11/2021	Ghavanini (t0004401)	R-81070	1152...	432.81	0.00	99,873.03	Recurring Credit Card Payment;
250bea	250 Beacon C...	11/01/2021	11/2021	Joy (t0001616)	R-81071	1152...	1,399.50	0.00	101,272.53	Recurring Credit Card Payment;
250bea	250 Beacon C...	11/02/2021	11/2021	Doucette (t0001611)	R-81172	:ACH...	1,207.72	0.00	102,480.25	Pre-Authorized Payment
250bea	250 Beacon C...	11/02/2021	11/2021	Albro (t0001615)	R-81312	5423	1,228.45	0.00	103,708.70	
250bea	250 Beacon C...	11/03/2021	11/2021	Lighthouse Realty Managemen...	K-65924	1147	0.00	111.00	103,597.70	PD110521
250bea	250 Beacon C...	11/03/2021	11/2021	Lighthouse Realty Managemen...	K-65924	1147	0.00	563.27	103,034.43	Silva PD110521
250bea	250 Beacon C...	11/03/2021	11/2021	Lighthouse Realty Managemen...	K-65924	1147	0.00	145.15	102,889.28	Calderon PD110521
250bea	250 Beacon C...	11/03/2021	11/2021	Lighthouse Realty Managemen...	K-65924	1147	0.00	329.04	102,560.24	PD110521
250bea	250 Beacon C...	11/03/2021	11/2021	Lighthouse Realty Managemen...	K-65924	1147	0.00	357.60	102,202.64	Silva Garnishment PD110521
250bea	250 Beacon C...	11/05/2021	11/2021	Johnston (t0001619)	R-81486	:ACH...	1,293.24	0.00	103,495.88	Pre-Authorized Payment
250bea	250 Beacon C...	11/05/2021	11/2021	Coolidge (t0001610)	R-81544		0.00	1,269.92	102,225.96	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	11/05/2021	11/2021	Coolidge (t0001610)	R-81544		1,269.92	0.00	103,495.88	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	11/05/2021	11/2021	Kennedy (t0001614)	R-81545		0.00	150.00	103,345.88	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	11/05/2021	11/2021	Kennedy (t0001614)	R-81545		150.00	0.00	103,495.88	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	11/08/2021	11/2021	Bosworth (t0001613)	R-81725	604	1,228.45	0.00	104,724.33	
250bea	250 Beacon C...	11/11/2021	11/2021	Atlantic Elevator (atlanelev)	K-66491	1149	0.00	399.00	104,325.33	Monthly Elevator Maintenance, Inv# 263878
250bea	250 Beacon C...	11/11/2021	11/2021	Comcast (comcast)	K-66492	1150	0.00	194.50	104,130.83	Monthly Internet Expense, Acct# 8773 10 323...

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250bea	250 Beacon C...	11/11/2021	11/2021	Constellation New Energy Gas ...	K-66493	1151	0.00	712.91	103,417.92	Monthly Gas Supply, Acct# 6799581-0, Stmt#...
250bea	250 Beacon C...	11/11/2021	11/2021	Gorham Fire Appliance Compa...	K-66494	1152	0.00	416.81	103,001.11	Annual Fire Extinguisher Re-Tagging, Inv# 88471
250bea	250 Beacon C...	11/11/2021	11/2021	National Grid Gas (natgridgas)	K-66495	1153	0.00	26.27	102,974.84	BLDG Monthly Gas Consumption, Acct# 513...
250bea	250 Beacon C...	11/11/2021	11/2021	National Grid Gas (natgridgas)	K-66496	1154	0.00	511.95	102,462.89	APT Monthly Gas Consumption, Acct# 51342...
250bea	250 Beacon C...	11/11/2021	11/2021	Verizon (verizon)	K-66497	1155	0.00	79.06	102,383.83	Monthly Phone Line Expense, Acct# 951-419...
250bea	250 Beacon C...	11/11/2021	11/2021	Verizon (verizon)	K-66498	1156	0.00	55.26	102,328.57	Monthly Phone Line Expense, Acct# 951-418...
250bea	250 Beacon C...	11/11/2021	11/2021	Verizon (verizon)	K-66499	1157	0.00	145.01	102,183.56	Monthly Phone Line Expense, Acct# 551-419...
250bea	250 Beacon C...	11/12/2021	11/2021	D'Amato (t0001612)	R-82040	8113	1,293.24	0.00	103,476.80	
250bea	250 Beacon C...	11/12/2021	11/2021	Rollins (t0001623)	R-82058	54895314	1,334.71	0.00	104,811.51	
250bea	250 Beacon C...	11/12/2021	11/2021	Rollins (t0001623)	R-82058	54895314	1,334.71	0.00	106,146.22	
250bea	250 Beacon C...	11/16/2021	11/2021	Travelers CL Remittance Center...	K-67725	1134	5,895.50	0.00	112,041.72	Insurance Premium Installment, Acct# 4331...
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	K-66745	1158	0.00	111.00	111,930.72	PD111921
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	K-66745	1158	0.00	692.14	111,238.58	Silva PD111921
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	K-66745	1158	0.00	145.17	111,093.41	Calderon PD111921
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	K-66745	1158	0.00	390.05	110,703.36	PD111921
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	K-66745	1158	0.00	357.60	110,345.76	Silva Garnishment PD111921
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	K-66750	1159	0.00	1,900.00	108,445.76	Stairwell Deep Clean After Wet Saw
250bea	250 Beacon C...	11/18/2021	11/2021	Travelers CL Remittance Center...	K-67846	15	0.00	5,895.50	102,550.26	Insurance Premium Installment, Acct# 4331...
250bea	250 Beacon C...	11/18/2021	11/2021	Travelers CL Remittance Center...	K-67846	15	0.00	5,895.50	96,654.76	Insurance Premium Installment, Acct# 4331...
250bea	250 Beacon C...	11/19/2021	11/2021	Lighthouse Realty Managemen...	K-66784	1160	0.00	1,000.00	95,654.76	Stairwell Deep Clean After Wet Saw
250bea	250 Beacon C...	11/19/2021	11/2021	Lighthouse Realty Managemen...	K-66827	1161	0.00	503.89	95,150.87	Initial Cleaning Of Stairwell Area After Roof Dr...
250bea	250 Beacon C...	11/19/2021	11/2021	Lighthouse Realty Managemen...	K-66867	1161	503.89	0.00	95,654.76	Initial Cleaning Of Stairwell Area After Roof Dr...
250bea	250 Beacon C...	11/22/2021	11/2021	Levy (t0001608)	R-82223	5382	295.81	0.00	95,950.57	
250bea	250 Beacon C...	11/22/2021	11/2021	Levy (t0001608)	R-82223	5382	932.64	0.00	96,883.21	
250bea	250 Beacon C...	11/22/2021	11/2021	Levy (t0001608)	R-82223	5382	1,078.13	0.00	97,961.34	
250bea	250 Beacon C...	11/24/2021	11/2021	National Grid Gas (natgridgas)	K-66976	1162	0.00	853.39	97,107.95	APT Monthly Gas Consumption, Acct# 51342...
250bea	250 Beacon C...	11/24/2021	11/2021	National Grid Gas (natgridgas)	K-66977	1163	0.00	24.46	97,083.49	BLDG Monthly Gas Consumption, Acct# 513...
250bea	250 Beacon C...	11/24/2021	11/2021	Verizon Wireless (verizonwire)	K-67849	16	0.00	407.08	96,676.41	Monthly Employee Phone Line Expense (Octo...
250bea	250 Beacon C...	11/25/2021	11/2021	Al-Jassim (t0001607)	R-82432	1179...	1,078.13	0.00	97,754.54	Credit Card On-Line Payment ; Web - Reside...
250bea	250 Beacon C...	11/29/2021	11/2021	Coolidge (t0001610)	R-82486	1614	1,269.92	0.00	99,024.46	
250bea	250 Beacon C...	11/29/2021	11/2021	Van Alen (t0001621)	R-82494	2770...	1,293.24	0.00	100,317.70	
250bea	250 Beacon C...	11/29/2021	11/2021	Asquith (t0001618)	R-82502	5509	1,443.56	0.00	101,761.26	
250bea	250 Beacon C...	11/29/2021	11/2021	Schaumburg (t0001624)	R-82519	57429860	645.33	0.00	102,406.59	
250bea	250 Beacon C...	11/29/2021	11/2021	Schaumburg (t0001624)	R-82520	57429859	1,614.61	0.00	104,021.20	
250bea	250 Beacon C...	11/30/2021	11/2021	All Owners Drain Cleaning Inc. (...)	K-67907	1169	0.00	500.00	103,521.20	Snake & Flushed Two Kitchen Stack Lines & ...
250bea	250 Beacon C...	11/30/2021	11/2021	All Owners Drain Cleaning Inc. (...)	K-67907	1169	0.00	300.00	103,221.20	Snake & Flushed 4 Area Drains & One Strip D...
250bea	250 Beacon C...	11/30/2021	11/2021	Boston Water and Sewer Comm...	K-67908	1170	0.00	1,272.48	101,948.72	Monthly Water Consumption, Acct# 1156484
250bea	250 Beacon C...	11/30/2021	11/2021	Comcast (comcast)	K-67909	1171	0.00	194.50	101,754.22	Monthly Internet Expense, Acct# 8773 10 323...

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250bea	250 Beacon C...	11/30/2021	11/2021	Constellation New Energy Gas ...	K-67910	1172	0.00	201.22	101,553.00	Monthly Gas Supply, Acct# 6799581-0, Stmt#...
250bea	250 Beacon C...	11/30/2021	11/2021	Devaney Energy (devaney)	K-67911	1173	0.00	5,787.84	95,765.16	Replaced Heat Timer Replaced Indoor & Outd...
250bea	250 Beacon C...	11/30/2021	11/2021	Devaney Energy (devaney)	K-67911	1173	0.00	273.00	95,492.16	Checked Zone Valves & Heat timers Checke...
250bea	250 Beacon C...	11/30/2021	11/2021	Devaney Energy (devaney)	K-67911	1173	0.00	396.00	95,096.16	Performed Annual Boiler Service/Tune Up, Ac...
250bea	250 Beacon C...	11/30/2021	11/2021	Houghton Plumbing & Heating I...	K-67912	1174	0.00	119.00	94,977.16	Unit 1B - Radiator Valve Investigation, Inv# 41765
250bea	250 Beacon C...	11/30/2021	11/2021	Houghton Plumbing & Heating I...	K-67912	1174	0.00	119.00	94,858.16	Unit 5 - Radiator Valve Investigation, Inv# 41765
250bea	250 Beacon C...	11/30/2021	11/2021	Houghton Plumbing & Heating I...	K-67912	1174	0.00	186.33	94,671.83	Unit 16 - Investigated Thermostatic Radiator ...
250bea	250 Beacon C...	11/30/2021	11/2021	Houghton Plumbing & Heating I...	K-67912	1174	0.00	330.35	94,341.48	Unit 18 - Replaced Remote Thermostatic Head...
250bea	250 Beacon C...	11/30/2021	11/2021	Perennial Garden (perengard)	K-67913	1175	0.00	2,428.00	91,913.48	Summer & Fall Plantings Installation & Maint...
250bea	250 Beacon C...	11/30/2021	11/2021	Reliance Electric Corporation (r...	K-67914	1176	0.00	1,409.70	90,503.78	Installed 3 New LED Light Fixtures Relocated...
				Net Change=-6,137.36			39,237.85	45,375.21	90,503.78	= Ending Balance =
10011				Operating 2 Account					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10012				Reserve Account					28,277.39	= Beginning Balance =
							0.00	0.00	28,277.39	
				Net Change=0.00			0.00	0.00	28,277.39	= Ending Balance =
10013				Capital Reserve					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10014				Laundry Account					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10015				Escrow Account					15,150.00	= Beginning Balance =
							0.00	0.00	15,150.00	
				Net Change=0.00			0.00	0.00	15,150.00	= Ending Balance =
10016				Insurance Reserve					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10017				Prepaid Insurance Reserve					0.00	= Beginning Balance =
							0.00	0.00	0.00	

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				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10021				Due to Reserves From Operating					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
11002				Prepaid Insurance					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
11003				Prepaid Expenses					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
12001				Accounts Receivable					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
12002				Other Receivables					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
21001				Last Month Rent Deposit					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
21002				Last Month Rent Interest					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
21004				Security Deposit Liability					-15,150.00	= Beginning Balance =
							0.00	0.00	-15,150.00	
				Net Change=0.00			0.00	0.00	-15,150.00	= Ending Balance =
21005				Security Deposit Interest					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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21007				Move Deposit Liability					-1,000.00	= Beginning Balance =
							0.00	0.00	-1,000.00	
				Net Change=0.00			0.00	0.00	-1,000.00	= Ending Balance =
21009				Refund Clearing Account					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
22000				Accounts Payable					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
22005				Payroll Liabilities					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
22015				Prepaid Fees					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
22019				Borrowed Portfolio Funds					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
22021				Due From Operating to Reserves					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
31001				Current Year Retained Earnings					18,766.92	= Beginning Balance =
							0.00	0.00	18,766.92	
				Net Change=0.00			0.00	0.00	18,766.92	= Ending Balance =
31002				Current Year Retained Earnings...					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
31010				Prior Year Earnings					-81,463.88	= Beginning Balance =
							0.00	0.00	-81,463.88	

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				Net Change=0.00			0.00	0.00	-81,463.88	= Ending Balance =
31020				Owner Equity					-61,221.57	= Beginning Balance =
							0.00	0.00	-61,221.57	
				Net Change=0.00			0.00	0.00	-61,221.57	= Ending Balance =
31021				Owner Equity - Reserves					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
31030				Portfolio Cash Loan					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
41100				Market Rent					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
41500				Loss Gain to Lease					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42001				Regular Assessments					0.00	= Beginning Balance =
250bea	250 Beacon C...	11/01/2021	11/2021	Levy (t0001608)	R-80237	none	0.00	295.81	-295.81	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Asquith (t0001618)	R-80472	none	0.00	1,443.56	-1,739.37	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Schaumburg (t0001624)	R-80600	none	0.00	1,614.61	-3,353.98	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Schaumburg (t0001624)	R-80601	none	0.00	645.33	-3,999.31	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Al-Jassim (t0001607)	R-80826	none	0.00	1,078.13	-5,077.44	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Stiles (t0001609)	R-81067	:ACH...	0.00	1,163.66	-6,241.10	Pre-Authorized Payment
250bea	250 Beacon C...	11/01/2021	11/2021	Hamlen (t0001617)	R-81068	:ACH...	0.00	1,249.18	-7,490.28	Pre-Authorized Payment
250bea	250 Beacon C...	11/01/2021	11/2021	Dukach (t0004611)	R-81069	:ACH...	0.00	1,508.35	-8,998.63	Pre-Authorized Payment
250bea	250 Beacon C...	11/01/2021	11/2021	Dukach (t0004611)	R-81069	:ACH...	0.00	1,567.96	-10,566.59	Pre-Authorized Payment
250bea	250 Beacon C...	11/01/2021	11/2021	Ghavanini (t0004401)	R-81070	1152...	0.00	432.81	-10,999.40	Recurring Credit Card Payment;
250bea	250 Beacon C...	11/01/2021	11/2021	Joy (t0001616)	R-81071	1152...	0.00	1,399.50	-12,398.90	Recurring Credit Card Payment;
250bea	250 Beacon C...	11/02/2021	11/2021	Doucette (t0001611)	R-81172	:ACH...	0.00	1,207.72	-13,606.62	Pre-Authorized Payment
250bea	250 Beacon C...	11/02/2021	11/2021	Albro (t0001615)	R-81312	5423	0.00	1,228.45	-14,835.07	
250bea	250 Beacon C...	11/05/2021	11/2021	Johnston (t0001619)	R-81486	:ACH...	0.00	1,293.24	-16,128.31	Pre-Authorized Payment
250bea	250 Beacon C...	11/05/2021	11/2021	Coolidge (t0001610)	R-81544		0.00	1,269.92	-17,398.23	Automatically generated apply prepay receipt.

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250bea	250 Beacon C...	11/05/2021	11/2021	Kennedy (t0001614)	R-81545		0.00	150.00	-17,548.23	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	11/08/2021	11/2021	Bosworth (t0001613)	R-81725	604	0.00	1,228.45	-18,776.68	
250bea	250 Beacon C...	11/12/2021	11/2021	D'Amato (t0001612)	R-82040	8113	0.00	1,293.24	-20,069.92	
250bea	250 Beacon C...	11/12/2021	11/2021	Rollins (t0001623)	R-82058	54895314	0.00	1,334.71	-21,404.63	
250bea	250 Beacon C...	11/12/2021	11/2021	Rollins (t0001623)	R-82058	54895314	0.00	1,334.71	-22,739.34	
250bea	250 Beacon C...	11/22/2021	11/2021	Levy (t0001608)	R-82223	5382	0.00	932.64	-23,671.98	
250bea	250 Beacon C...	11/22/2021	11/2021	Levy (t0001608)	R-82223	5382	0.00	1,078.13	-24,750.11	
250bea	250 Beacon C...	11/29/2021	11/2021	Van Alen (t0001621)	R-82494	2770...	0.00	1,293.24	-26,043.35	
				Net Change=-26,043.35			0.00	26,043.35	-26,043.35	= Ending Balance =
42011				Condo Fee 2					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42012				Condo Fee 3					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42021				Parking Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42031				Late Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42041				Pet Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42051				Laundry Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42061				Utility Reimbursement Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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42065				Owner Loan Repayment Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42066				Owner Loan Repayment Income 2					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42071				Rental Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42101				Less Rent Concession					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42111				Less Rent Abatement					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42121				Less Rent Delinquency					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42131				Less Rent Vacancy					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42141				Less Rent Write Offs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42151				Plus: Prepaid Fees					0.00	= Beginning Balance =
250bea	250 Beacon C...	11/01/2021	11/2021	Levy (t0001608)	R-80237	none	295.81	0.00	295.81	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Asquith (t0001618)	R-80472	none	1,443.56	0.00	1,739.37	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Schaumburg (t0001624)	R-80600	none	1,614.61	0.00	3,353.98	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Schaumburg (t0001624)	R-80601	none	645.33	0.00	3,999.31	:Prog Gen prepayment transfer
250bea	250 Beacon C...	11/01/2021	11/2021	Al-Jassim (t0001607)	R-80826	none	1,078.13	0.00	5,077.44	:Prog Gen prepayment transfer

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250bea	250 Beacon C...	11/05/2021	11/2021	Coolidge (t0001610)	R-81544		1,269.92	0.00	6,347.36	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	11/05/2021	11/2021	Kennedy (t0001614)	R-81545		150.00	0.00	6,497.36	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	11/22/2021	11/2021	Levy (t0001608)	R-82223	5382	0.00	295.81	6,201.55	
250bea	250 Beacon C...	11/25/2021	11/2021	Al-Jassim (t0001607)	R-82432	1179...	0.00	1,078.13	5,123.42	Credit Card On-Line Payment ; Web - Reside...
250bea	250 Beacon C...	11/29/2021	11/2021	Coolidge (t0001610)	R-82486	1614	0.00	1,269.92	3,853.50	
250bea	250 Beacon C...	11/29/2021	11/2021	Asquith (t0001618)	R-82502	5509	0.00	1,443.56	2,409.94	
250bea	250 Beacon C...	11/29/2021	11/2021	Schaumburg (t0001624)	R-82519	57429860	0.00	645.33	1,764.61	
250bea	250 Beacon C...	11/29/2021	11/2021	Schaumburg (t0001624)	R-82520	57429859	0.00	1,614.61	150.00	
				Net Change=150.00			6,497.36	6,347.36	150.00	= Ending Balance =
42201				Other Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42202				Interest Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42203				Operating Expense Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42204				Expense Reimbursement Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42205				Document Prep Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42206				Maintenance Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42207				Snow Removal Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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42208				Janitorial Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42209				Management Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42210				Project MG Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42211				On-Site Coordination Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42212				Back Billed Expense Income					0.00	= Beginning Balance =
250bea	250 Beacon C...	10/13/2021	11/2021	Coolidge (t0001610)	R-82201		0.00	447.75	-447.75	:Reverse Charge
250bea	250 Beacon C...	10/13/2021	11/2021	Coolidge (t0001610)	R-82201		447.75	0.00	0.00	:Reverse Charge
				Net Change=0.00			447.75	447.75	0.00	= Ending Balance =
42213				Insurance Claim Proceeds Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42214				Move Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42215				Move Deposit Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42216				Deposit Forfeiture					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42217				Termination Fee					0.00	= Beginning Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42218				NSF Fee Income					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42219				Reconciliation					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42220				Miscellaneous Fee Income					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42221				Quick Clean Up					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42222				Violation Fine Income					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
48001				Reserve Contribution Income					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50002				Management Fee					0.00	= Beginning Balance =
250bea	250 Beacon C...	11/01/2021	11/2021	Lighthouse Realty Managemen...	K-65771	1146	840.00	0.00	840.00	Monthly MG Fee
				Net Change=840.00			840.00	0.00	840.00	= Ending Balance =
50003				On-Site Coordination					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50004				Project MG Fee					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
50009				Broker/Agent Fee					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
50013				Copies and Postage					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
50014				Bank Service Charges					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
50015				Back Billed Expense					0.00 = Beginning Balance =	
250bea	250 Beacon C...	11/30/2021	11/2021	Houghton Plumbing & Heating I...	K-67912	1174	119.00	0.00	119.00	Unit 1B - Radiator Valve Investigation, Inv# 41765
250bea	250 Beacon C...	11/30/2021	11/2021	Houghton Plumbing & Heating I...	K-67912	1174	119.00	0.00	238.00	Unit 5 - Radiator Valve Investigation, Inv# 41765
250bea	250 Beacon C...	11/30/2021	11/2021	Houghton Plumbing & Heating I...	K-67912	1174	186.33	0.00	424.33	Unit 16 - Investigated Thermostatic Radiator ...
250bea	250 Beacon C...	11/30/2021	11/2021	Houghton Plumbing & Heating I...	K-67912	1174	330.35	0.00	754.68	Unit 18 - Replaced Remote Thermostatic Head...
				Net Change=754.68			754.68	0.00	754.68 = Ending Balance =	
50037				Supplies					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
50038				Office Supplies					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
50039				IT Expense					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
50040				Marketing Expense					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
50041				Expense Reimbursement					0.00 = Beginning Balance =	
							0.00	0.00	0.00	

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50042				Administrative and Filing Fees			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50043				Accounting Fees			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50044				Permit Fees			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50045				Fines and Fees			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50046				Taxes			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50047				Tax Return Prep			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50048				Payroll Office			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50049				Payroll Maintenance			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50050				Health Insurance					0.00	= Beginning Balance =
250bea	250 Beacon C...	11/01/2021	11/2021	Lighthouse Realty Managemen...	K-65771	1146	203.07	0.00	203.07	Silva Dental P4881
250bea	250 Beacon C...	11/01/2021	11/2021	Lighthouse Realty Managemen...	K-65771	1146	1,628.55	0.00	1,831.62	Silva Medical BRFN
250bea	250 Beacon C...	11/01/2021	11/2021	Lighthouse Realty Managemen...	K-65771	1146	18.45	0.00	1,850.07	Silva Vision SF006

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=1,850.07			1,850.07	0.00	1,850.07	= Ending Balance =
50051				Retirement					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50058				Employee Parking Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50059				Employee Phone					0.00	= Beginning Balance =
250bea	250 Beacon C...	11/24/2021	11/2021	Verizon Wireless (verizonwire)	K-67849	16	407.08	0.00	407.08	Monthly Employee Phone Line Expense (Octo...
				Net Change=407.08			407.08	0.00	407.08	= Ending Balance =
50060				Payroll Super 1					0.00	= Beginning Balance =
250bea	250 Beacon C...	11/03/2021	11/2021	Lighthouse Realty Managemen...	K-65924	1147	563.27	0.00	563.27	Silva PD110521
250bea	250 Beacon C...	11/03/2021	11/2021	Lighthouse Realty Managemen...	K-65924	1147	357.60	0.00	920.87	Silva Garnishment PD110521
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	K-66745	1158	692.14	0.00	1,613.01	Silva PD111921
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	K-66745	1158	357.60	0.00	1,970.61	Silva Garnishment PD111921
				Net Change=1,970.61			1,970.61	0.00	1,970.61	= Ending Balance =
50061				Payroll Super 2					0.00	= Beginning Balance =
250bea	250 Beacon C...	11/03/2021	11/2021	Lighthouse Realty Managemen...	K-65924	1147	145.15	0.00	145.15	Calderon PD110521
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	K-66745	1158	145.17	0.00	290.32	Calderon PD111921
				Net Change=290.32			290.32	0.00	290.32	= Ending Balance =
50062				Payroll Taxes					0.00	= Beginning Balance =
250bea	250 Beacon C...	11/03/2021	11/2021	Lighthouse Realty Managemen...	K-65924	1147	329.04	0.00	329.04	PD110521
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	K-66745	1158	390.05	0.00	719.09	PD111921
				Net Change=719.09			719.09	0.00	719.09	= Ending Balance =
50063				Payroll Bonus					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50064				Payroll Administration					0.00	= Beginning Balance =
250bea	250 Beacon C...	11/03/2021	11/2021	Lighthouse Realty Managemen...	K-65924	1147	111.00	0.00	111.00	PD110521
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	K-66745	1158	111.00	0.00	222.00	PD111921

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=222.00			222.00	0.00	222.00	= Ending Balance =
50100				Rent Expense			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50101				Condo Fee Expense			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50102				Legal Expense			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50103				Other Expenses			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50104				Owner Payment			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50105				Client Refunds			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50106				Last Month Rent			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50107				Security Deposit Return			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50108				Miscellaneous			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
50109				Engineering					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50110				Social Committee					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51001				Insurance					0.00	= Beginning Balance =
250bea	250 Beacon C...	11/16/2021	11/2021	Travelers CL Remittance Center...	K-67725	1134	0.00	5,895.50	-5,895.50	Insurance Premium Installment, Acct# 4331...
250bea	250 Beacon C...	11/18/2021	11/2021	Travelers CL Remittance Center...	K-67846	15	5,895.50	0.00	0.00	Insurance Premium Installment, Acct# 4331...
250bea	250 Beacon C...	11/18/2021	11/2021	Travelers CL Remittance Center...	K-67846	15	5,895.50	0.00	5,895.50	Insurance Premium Installment, Acct# 4331...
				Net Change=5,895.50			11,791.00	5,895.50	5,895.50	= Ending Balance =
51002				Insurance Deductible Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51003				Insurance Claim Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51100				Loan Payment					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51101				Loan Interest					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51149				Property Purchase Price					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51150				Mortgage Payment					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
52001				Maintenance					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52003				Pest Control Services					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52004				Security Services					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52005				Janitorial Services					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52006				Window Cleaning					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52007				Carpet Cleaning					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52008				Chimney Cleaning					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52009				Landscaping					0.00	= Beginning Balance =
250bea	250 Beacon C...	11/30/2021	11/2021	Perennial Garden (perengard)	K-67913	1175	2,428.00	0.00	2,428.00	Summer & Fall Plantings Installation & Maint...
				Net Change=2,428.00			2,428.00	0.00	2,428.00	= Ending Balance =
52010				Snow Removal					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52011				Trash Removal					0.00	= Beginning Balance =
							0.00	0.00	0.00	

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52018				Water Testing					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52019				Garage Maintenance					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52020				Elevator Maintenance					0.00	= Beginning Balance =
250bea	250 Beacon C...	11/11/2021	11/2021	Atlantic Elevator (atlanelev)	K-66491	1149	399.00	0.00	399.00	Monthly Elevator Maintenance, Inv# 263878
				Net Change=399.00			399.00	0.00	399.00	= Ending Balance =
52021				Fire Safety Maintenance					0.00	= Beginning Balance =
250bea	250 Beacon C...	11/11/2021	11/2021	Gorham Fire Appliance Compa...	K-66494	1152	416.81	0.00	416.81	Annual Fire Extinguisher Re-Tagging, Inv# 88471
				Net Change=416.81			416.81	0.00	416.81	= Ending Balance =
52022				Fire Sprinkler Maintenance					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52023				HVAC Maintenance					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52024				Boiler Maintenance					0.00	= Beginning Balance =
250bea	250 Beacon C...	11/30/2021	11/2021	Devaney Energy (devaney)	K-67911	1173	396.00	0.00	396.00	Performed Annual Boiler Service/Tune Up, Ac...
				Net Change=396.00			396.00	0.00	396.00	= Ending Balance =
53001				General Repairs					0.00	= Beginning Balance =
250bea	250 Beacon C...	11/17/2021	11/2021	Lighthouse Realty Managemen...	K-66750	1159	1,900.00	0.00	1,900.00	Stairwell Deep Clean After Wet Saw
250bea	250 Beacon C...	11/19/2021	11/2021	Lighthouse Realty Managemen...	K-66784	1160	1,000.00	0.00	2,900.00	Stairwell Deep Clean After Wet Saw
250bea	250 Beacon C...	11/19/2021	11/2021	Lighthouse Realty Managemen...	K-66827	1161	503.89	0.00	3,403.89	Initial Cleaning Of Stairwell Area After Roof Dr...
250bea	250 Beacon C...	11/19/2021	11/2021	Lighthouse Realty Managemen...	K-66867	1161	0.00	503.89	2,900.00	Initial Cleaning Of Stairwell Area After Roof Dr...
250bea	250 Beacon C...	11/30/2021	11/2021	All Owners Drain Cleaning Inc. (...)	K-67907	1169	500.00	0.00	3,400.00	Snake & Flushed Two Kitchen Stack Lines & ...
250bea	250 Beacon C...	11/30/2021	11/2021	All Owners Drain Cleaning Inc. (...)	K-67907	1169	300.00	0.00	3,700.00	Snake & Flushed 4 Area Drains & One Strip D...
250bea	250 Beacon C...	11/30/2021	11/2021	Devaney Energy (devaney)	K-67911	1173	5,787.84	0.00	9,487.84	Replaced Heat Timer Replaced Indoor & Outd...

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250bea	250 Beacon C...	11/30/2021	11/2021	Devaney Energy (devaney)	K-67911	1173	273.00	0.00	9,760.84	Checked Zone Valves & Heat timers Checke...
250bea	250 Beacon C...	11/30/2021	11/2021	Reliance Electric Corporation (r...	K-67914	1176	1,409.70	0.00	11,170.54	Installed 3 New LED Light Fixtures Relocated...
				Net Change=11,170.54			11,674.43	503.89	11,170.54	= Ending Balance =
53003				Interior Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53004				Water Damage Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53005				Exterior Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53006				Garage Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53007				Elevator Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53008				Snow Removal - Contract Overage					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53009				Fire Safety Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53010				Landscaping Improvements					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53011				Fire Sprinkler Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	

General Ledger

Period = Nov 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53013				HVAC Repairs					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53015				Boiler Repairs					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53017				Plumbing					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53019				Electrical					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53020				Locks and Entry					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53021				Laundry					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53022				Kitchen Appliances					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53025				Special Projects					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53099				COVID-19 Expenses					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

General Ledger

Period = Nov 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
55001				Oil					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
55002				Gas					0.00 = Beginning Balance =	
250bea	250 Beacon C...	11/11/2021	11/2021	Constellation New Energy Gas ...	K-66493	1151	712.91	0.00	712.91	Monthly Gas Supply, Acct# 6799581-0, Stmt#...
250bea	250 Beacon C...	11/11/2021	11/2021	National Grid Gas (natgridgas)	K-66495	1153	26.27	0.00	739.18	BLDG Monthly Gas Consumption, Acct# 513...
250bea	250 Beacon C...	11/11/2021	11/2021	National Grid Gas (natgridgas)	K-66496	1154	511.95	0.00	1,251.13	APT Monthly Gas Consumption, Acct# 51342...
250bea	250 Beacon C...	11/24/2021	11/2021	National Grid Gas (natgridgas)	K-66976	1162	853.39	0.00	2,104.52	APT Monthly Gas Consumption, Acct# 51342...
250bea	250 Beacon C...	11/24/2021	11/2021	National Grid Gas (natgridgas)	K-66977	1163	24.46	0.00	2,128.98	BLDG Monthly Gas Consumption, Acct# 513...
250bea	250 Beacon C...	11/30/2021	11/2021	Constellation New Energy Gas ...	K-67910	1172	201.22	0.00	2,330.20	Monthly Gas Supply, Acct# 6799581-0, Stmt#...
				Net Change=2,330.20			2,330.20	0.00	2,330.20 = Ending Balance =	
55003				Electricity					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
55004				Water/Sewer					0.00 = Beginning Balance =	
250bea	250 Beacon C...	11/30/2021	11/2021	Boston Water and Sewer Comm...	K-67908	1170	1,272.48	0.00	1,272.48	Monthly Water Consumption, Acct# 1156484
				Net Change=1,272.48			1,272.48	0.00	1,272.48 = Ending Balance =	
55005				Telephone/Internet					0.00 = Beginning Balance =	
250bea	250 Beacon C...	11/11/2021	11/2021	Comcast (comcast)	K-66492	1150	194.50	0.00	194.50	Monthly Internet Expense, Acct# 8773 10 323...
250bea	250 Beacon C...	11/11/2021	11/2021	Verizon (verizon)	K-66497	1155	79.06	0.00	273.56	Monthly Phone Line Expense, Acct# 951-419...
250bea	250 Beacon C...	11/11/2021	11/2021	Verizon (verizon)	K-66498	1156	55.26	0.00	328.82	Monthly Phone Line Expense, Acct# 951-418...
250bea	250 Beacon C...	11/11/2021	11/2021	Verizon (verizon)	K-66499	1157	145.01	0.00	473.83	Monthly Phone Line Expense, Acct# 551-419...
250bea	250 Beacon C...	11/30/2021	11/2021	Comcast (comcast)	K-67909	1171	194.50	0.00	668.33	Monthly Internet Expense, Acct# 8773 10 323...
				Net Change=668.33			668.33	0.00	668.33 = Ending Balance =	
55006				Cable					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
68001				Reserve Contribution					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
							84,613.06	84,613.06		



MONTHLY MANAGEMENT REPORT

Prepared for:
250 Beacon Condominium

Report Packet

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250 Beacon Condominium

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Balance Sheet

Period = Dec 2021

Book = Accrual ; Tree = ysi_bs

	Current Balance
10000	
ASSETS	
10001	
Current Assets	
10002	
Cash	
10010	
Operating Account	67,362.53
10012	
Reserve Account	28,277.39
10015	
Escrow Account	15,150.00
10100	
Total Cash	110,789.92
12000	
Receivables	
12001	
Accounts Receivable	5,201.74
17000	
Total Receivables	5,201.74
18000	
Total Current Assets	115,991.66
19000	
TOTAL ASSETS	115,991.66
20000	
LIABILITIES AND EQUITY	
20001	
Liabilities	
21004	
Security Deposit Liability	15,150.00
21007	
Move Deposit Liability	3,000.00
22000	
Accounts Payable	22,933.32
22015	
Prepaid Fees	5,313.28
28000	
Total Liabilities	46,396.60
30001	
Equity	
31001	
Current Year Retained Earnings	-20,233.98
31010	
Prior Year Earnings	28,607.47
31020	
Owner Equity	61,221.57
38000	
Total Equity	69,595.06
39000	
TOTAL LIABILITIES AND EQUITY	115,991.66

Income Statement

Period = Dec 2021

Book = Accrual

		Period to Date	%	Year to Date	%
40000	INCOME				
42001	Regular Assessments	25,916.67	72.89	51,833.34	83.29
42212	Back Billed Expense Income	0.00	0.00	754.68	1.21
42213	Insurance Claim Proceeds Income	9,641.33	27.11	9,641.33	15.49
49000	TOTAL INCOME	35,558.00	100.00	62,229.35	100.00
50000	EXPENSES				
50001	General and Admin Expenses				
50002	Management Fee	840.00	2.36	1,680.00	2.70
50015	Back Billed Expense	378.00	1.06	1,132.68	1.82
50050	Health Insurance	2,002.20	5.63	3,852.27	6.19
50059	Employee Phone	0.00	0.00	407.08	0.65
50060	Payroll Super 1	2,915.09	8.20	4,885.70	7.85
50061	Payroll Super 2	435.47	1.22	725.79	1.17
50062	Payroll Taxes	1,071.99	3.01	1,791.08	2.88
50063	Payroll Bonus	4,600.00	12.94	4,600.00	7.39
50064	Payroll Administration	333.00	0.94	555.00	0.89
50102	Legal Expense	1,484.85	4.18	1,484.85	2.39
50200	Total General and Admin Expenses	14,060.60	39.54	21,114.45	33.93
51000	Insurance and Loan Expenses				
51001	Insurance	5,895.50	16.58	5,895.50	9.47
51200	Total Insurance and Loan Expenses	5,895.50	16.58	5,895.50	9.47
52000	Scheduled Maintenance Expenses				
52009	Landscaping	3,825.02	10.76	6,253.02	10.05
52020	Elevator Maintenance	399.00	1.12	1,197.00	1.92
52021	Fire Safety Maintenance	519.24	1.46	519.24	0.83
52024	Boiler Maintenance	0.00	0.00	396.00	0.64
52200	Total Scheduled Maintenance Expenses	4,743.26	13.34	8,365.26	13.44
53000	Variable Maintenance Expenses				
53001	General Repairs	4,329.62	12.18	21,860.16	35.13
53007	Elevator Repairs	435.00	1.22	2,725.81	4.38
53025	Special Projects	7,400.00	20.81	7,400.00	11.89
53200	Total Variable Maintenance Expenses	12,164.62	34.21	31,985.97	51.40
55000	Utility Expenses				
55002	Gas	6,005.65	16.89	7,084.72	11.38

Income Statement

Period = Dec 2021

Book = Accrual

		Period to Date	%	Year to Date	%
55003	Electricity	861.34	2.42	1,943.89	3.12
55004	Water/Sewer	1,503.17	4.23	3,863.10	6.21
55005	Telephone/Internet	<u>1,620.33</u>	<u>4.56</u>	<u>2,210.44</u>	<u>3.55</u>
55200	Total Utility Expenses	<u>9,990.49</u>	<u>28.10</u>	<u>15,102.15</u>	<u>24.27</u>
89000	TOTAL EXPENSES	<u>46,854.47</u>	<u>131.77</u>	<u>82,463.33</u>	<u>132.52</u>
90000	Net Operating Income	-11,296.47	-31.77	-20,233.98	-32.52

Budget Comparison

Period = Dec 2021

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
40000	INCOME									
42001	Regular Assessments	25,916.67	25,916.67	0.00	0.00	51,833.34	51,833.34	0.00	0.00	311,000.00
42212	Back Billed Expense Income	0.00	0.00	0.00	N/A	754.68	0.00	754.68	N/A	0.00
42213	Insurance Claim Proceeds Income	9,641.33	0.00	9,641.33	N/A	9,641.33	0.00	9,641.33	N/A	0.00
49000	TOTAL INCOME	35,558.00	25,916.67	9,641.33	37.20	62,229.35	51,833.34	10,396.01	20.06	311,000.00
50000	EXPENSES									
50001	General and Admin Expenses									
50002	Management Fee	840.00	840.00	0.00	0.00	1,680.00	1,680.00	0.00	0.00	10,080.00
50003	On-Site Coordination	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
50013	Copies and Postage	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
50014	Bank Service Charges	0.00	8.33	8.33	100.00	0.00	16.66	16.66	100.00	100.00
50015	Back Billed Expense	378.00	0.00	-378.00	N/A	1,132.68	0.00	-1,132.68	N/A	0.00
50037	Supplies	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
50043	Accounting Fees	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
50050	Health Insurance	2,002.20	1,850.00	-152.20	-8.23	3,852.27	3,700.00	-152.27	-4.12	22,200.00
50059	Employee Phone	0.00	166.67	166.67	100.00	407.08	333.34	-73.74	-22.12	2,000.00
50060	Payroll Super 1	2,915.09	2,000.00	-915.09	-45.75	4,885.70	4,000.00	-885.70	-22.14	24,000.00
50061	Payroll Super 2	435.47	416.67	-18.80	-4.51	725.79	833.34	107.55	12.91	5,000.00
50062	Payroll Taxes	1,071.99	900.00	-171.99	-19.11	1,791.08	1,800.00	8.92	0.50	10,800.00
50063	Payroll Bonus	4,600.00	191.67	-4,408.33	-2,299.96	4,600.00	383.34	-4,216.66	-1,099.98	2,300.00
50064	Payroll Administration	333.00	191.67	-141.33	-73.74	555.00	383.34	-171.66	-44.78	2,300.00
50102	Legal Expense	1,484.85	125.00	-1,359.85	-1,087.88	1,484.85	250.00	-1,234.85	-493.94	1,500.00
50200	Total General and Admin Expenses	14,060.60	7,031.68	-7,028.92	-99.96	21,114.45	14,063.36	-7,051.09	-50.14	84,380.00
51000	Insurance and Loan Expenses									
51001	Insurance	5,895.50	4,916.67	-978.83	-19.91	5,895.50	9,833.34	3,937.84	40.05	59,000.00
51200	Total Insurance and Loan Expenses	5,895.50	4,916.67	-978.83	-19.91	5,895.50	9,833.34	3,937.84	40.05	59,000.00
52000	Scheduled Maintenance Expenses									
52003	Pest Control Services	0.00	108.33	108.33	100.00	0.00	216.66	216.66	100.00	1,300.00
52005	Janitorial Services	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
52006	Window Cleaning	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
52009	Landscaping	3,825.02	995.00	-2,830.02	-284.42	6,253.02	1,990.00	-4,263.02	-214.22	11,940.00

Budget Comparison

Period = Dec 2021

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
52020	Elevator Maintenance	399.00	643.33	244.33	37.98	1,197.00	1,286.66	89.66	6.97	7,720.00
52021	Fire Safety Maintenance	519.24	250.00	-269.24	-107.70	519.24	500.00	-19.24	-3.85	3,000.00
52022	Fire Sprinkler Maintenance	0.00	45.83	45.83	100.00	0.00	91.66	91.66	100.00	550.00
52023	HVAC Maintenance	0.00	16.67	16.67	100.00	0.00	33.34	33.34	100.00	200.00
52024	Boiler Maintenance	0.00	125.00	125.00	100.00	396.00	250.00	-146.00	-58.40	1,500.00
52200	Total Scheduled Maintenance Expenses	4,743.26	2,517.49	-2,225.77	-88.41	8,365.26	5,034.98	-3,330.28	-66.14	30,210.00
53000	Variable Maintenance Expenses									
53001	General Repairs	4,329.62	1,750.83	-2,578.79	-147.29	21,860.16	3,501.66	-18,358.50	-524.28	21,010.00
53007	Elevator Repairs	435.00	416.67	-18.33	-4.40	2,725.81	833.34	-1,892.47	-227.09	5,000.00
53009	Fire Safety Repairs	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
53017	Plumbing	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.00
53019	Electrical	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
53025	Special Projects	7,400.00	0.00	-7,400.00	N/A	7,400.00	0.00	-7,400.00	N/A	0.00
53200	Total Variable Maintenance Expenses	12,164.62	2,834.17	-9,330.45	-329.21	31,985.97	5,668.34	-26,317.63	-464.29	34,010.00
55000	Utility Expenses									
55002	Gas	6,005.65	3,333.33	-2,672.32	-80.17	7,084.72	6,666.66	-418.06	-6.27	40,000.00
55003	Electricity	861.34	1,083.33	221.99	20.49	1,943.89	2,166.66	222.77	10.28	13,000.00
55004	Water/Sewer	1,503.17	1,000.00	-503.17	-50.32	3,863.10	2,000.00	-1,863.10	-93.16	12,000.00
55005	Telephone/Internet	1,620.33	533.33	-1,087.00	-203.81	2,210.44	1,066.66	-1,143.78	-107.23	6,400.00
55200	Total Utility Expenses	9,990.49	5,949.99	-4,040.50	-67.91	15,102.15	11,899.98	-3,202.17	-26.91	71,400.00
68001	Reserve Contribution	0.00	2,666.67	2,666.67	100.00	0.00	5,333.34	5,333.34	100.00	32,000.00
89000	TOTAL EXPENSES	46,854.47	25,916.67	-20,937.80	-80.79	82,463.33	51,833.34	-30,629.99	-59.09	311,000.00
90000	Net Operating Income	-11,296.47	0.00	-11,296.47	N/A	-20,233.98	0.00	-20,233.98	N/A	0.00

Budget Comparison

Period = Dec 2021

Book = Cash

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
40000	INCOME									
42001	Regular Assessments	24,558.64	0.00	24,558.64	N/A	50,601.99	0.00	50,601.99	N/A	0.00
42151	Plus: Prepaid Fees	-3,703.50	0.00	-3,703.50	N/A	-3,853.50	0.00	-3,853.50	N/A	0.00
42201	Other Income	250.00	0.00	250.00	N/A	250.00	0.00	250.00	N/A	0.00
42212	Back Billed Expense Income	1,961.35	0.00	1,961.35	N/A	1,961.35	0.00	1,961.35	N/A	0.00
42213	Insurance Claim Proceeds Income	9,641.33	0.00	9,641.33	N/A	9,641.33	0.00	9,641.33	N/A	0.00
49000	TOTAL INCOME	<u>32,707.82</u>	<u>0.00</u>	<u>32,707.82</u>	N/A	<u>58,601.17</u>	<u>0.00</u>	<u>58,601.17</u>	N/A	<u>0.00</u>
50000	EXPENSES									
50001	General and Admin Expenses									
50002	Management Fee	840.00	0.00	-840.00	N/A	1,680.00	0.00	-1,680.00	N/A	0.00
50015	Back Billed Expense	0.00	0.00	0.00	N/A	754.68	0.00	-754.68	N/A	0.00
50050	Health Insurance	2,002.20	0.00	-2,002.20	N/A	3,852.27	0.00	-3,852.27	N/A	0.00
50059	Employee Phone	0.00	0.00	0.00	N/A	407.08	0.00	-407.08	N/A	0.00
50060	Payroll Super 1	2,915.09	0.00	-2,915.09	N/A	4,885.70	0.00	-4,885.70	N/A	0.00
50061	Payroll Super 2	435.47	0.00	-435.47	N/A	725.79	0.00	-725.79	N/A	0.00
50062	Payroll Taxes	1,071.99	0.00	-1,071.99	N/A	1,791.08	0.00	-1,791.08	N/A	0.00
50063	Payroll Bonus	4,600.00	0.00	-4,600.00	N/A	4,600.00	0.00	-4,600.00	N/A	0.00
50064	Payroll Administration	<u>333.00</u>	<u>0.00</u>	<u>-333.00</u>	N/A	<u>555.00</u>	<u>0.00</u>	<u>-555.00</u>	N/A	<u>0.00</u>
50200	Total General and Admin Expenses	<u>12,197.75</u>	<u>0.00</u>	<u>-12,197.75</u>	N/A	<u>19,251.60</u>	<u>0.00</u>	<u>-19,251.60</u>	N/A	<u>0.00</u>
51000	Insurance and Loan Expenses									
51001	Insurance	<u>5,895.50</u>	<u>0.00</u>	<u>-5,895.50</u>	N/A	<u>11,791.00</u>	<u>0.00</u>	<u>-11,791.00</u>	N/A	<u>0.00</u>
51200	Total Insurance and Loan Expenses	<u>5,895.50</u>	<u>0.00</u>	<u>-5,895.50</u>	N/A	<u>11,791.00</u>	<u>0.00</u>	<u>-11,791.00</u>	N/A	<u>0.00</u>
52000	Scheduled Maintenance Expenses									
52009	Landscaping	3,825.02	0.00	-3,825.02	N/A	6,253.02	0.00	-6,253.02	N/A	0.00
52020	Elevator Maintenance	798.00	0.00	-798.00	N/A	1,197.00	0.00	-1,197.00	N/A	0.00
52021	Fire Safety Maintenance	0.00	0.00	0.00	N/A	416.81	0.00	-416.81	N/A	0.00
52024	Boiler Maintenance	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	N/A	<u>396.00</u>	<u>0.00</u>	<u>-396.00</u>	N/A	<u>0.00</u>
52200	Total Scheduled Maintenance Expenses	<u>4,623.02</u>	<u>0.00</u>	<u>-4,623.02</u>	N/A	<u>8,262.83</u>	<u>0.00</u>	<u>-8,262.83</u>	N/A	<u>0.00</u>
53000	Variable Maintenance Expenses									
53001	General Repairs	4,814.62	0.00	-4,814.62	N/A	15,985.16	0.00	-15,985.16	N/A	0.00

Budget Comparison

Period = Dec 2021

Book = Cash

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
53007	Elevator Repairs	2,290.81	0.00	-2,290.81	N/A	2,290.81	0.00	-2,290.81	N/A	0.00
53025	Special Projects	20,312.50	0.00	-20,312.50	N/A	20,312.50	0.00	-20,312.50	N/A	0.00
53200	Total Variable Maintenance Expenses	27,417.93	0.00	-27,417.93	N/A	38,588.47	0.00	-38,588.47	N/A	0.00
55000	Utility Expenses									
55002	Gas	2,422.29	0.00	-2,422.29	N/A	4,752.49	0.00	-4,752.49	N/A	0.00
55003	Electricity	1,082.55	0.00	-1,082.55	N/A	1,082.55	0.00	-1,082.55	N/A	0.00
55004	Water/Sewer	1,087.45	0.00	-1,087.45	N/A	2,359.93	0.00	-2,359.93	N/A	0.00
55005	Telephone/Internet	1,122.58	0.00	-1,122.58	N/A	1,790.91	0.00	-1,790.91	N/A	0.00
55200	Total Utility Expenses	5,714.87	0.00	-5,714.87	N/A	9,985.88	0.00	-9,985.88	N/A	0.00
89000	TOTAL EXPENSES	55,849.07	0.00	-55,849.07	N/A	87,879.78	0.00	-87,879.78	N/A	0.00
90000	Net Operating Income	-23,141.25	0.00	-23,141.25	N/A	-29,278.61	0.00	-29,278.61	N/A	0.00

General Ledger

Period = Dec 2021

Book = Accrual ; Tree = 0 profit loss

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
42001				Regular Assessments					-25,916.67 = Beginning Balance =	
250bea	250 Beacon C...	12/01/2021	12/2021	Al-Jassim (t0001607)	C-87540	:Rent ...	0.00	1,078.13	-26,994.80	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Levy (t0001608)	C-87541	:Rent ...	0.00	1,228.45	-28,223.25	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Levy (t0001608)	C-87542	:Rent ...	0.00	1,078.13	-29,301.38	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Stiles (t0001609)	C-87543	:Rent ...	0.00	1,163.66	-30,465.04	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Coolidge (t0001610)	C-87544	:Rent ...	0.00	1,269.92	-31,734.96	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Doucette (t0001611)	C-87545	:Rent ...	0.00	1,207.72	-32,942.68	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	D'Amato (t0001612)	C-87546	:Rent ...	0.00	1,293.24	-34,235.92	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Bosworth (t0001613)	C-87547	:Rent ...	0.00	1,228.45	-35,464.37	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Kennedy (t0001614)	C-87548	:Rent ...	0.00	1,358.03	-36,822.40	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Albro (t0001615)	C-87549	:Rent ...	0.00	1,228.45	-38,050.85	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Joy (t0001616)	C-87550	:Rent ...	0.00	1,399.50	-39,450.35	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Hamlen (t0001617)	C-87551	:Rent ...	0.00	1,249.18	-40,699.53	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Asquith (t0001618)	C-87552	:Rent ...	0.00	1,443.56	-42,143.09	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Johnston (t0001619)	C-87553	:Rent ...	0.00	1,293.24	-43,436.33	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Van Alen (t0001621)	C-87554	:Rent ...	0.00	1,293.24	-44,729.57	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Rollins (t0001623)	C-87555	:Rent ...	0.00	1,334.71	-46,064.28	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Schaumburg (t0001624)	C-87556	:Rent ...	0.00	1,614.61	-47,678.89	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Schaumburg (t0001624)	C-87557	:Rent ...	0.00	645.33	-48,324.22	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Ghavanini (t0004401)	C-87558	:Rent ...	0.00	432.81	-48,757.03	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Dukach (t0004611)	C-87559	:Rent ...	0.00	1,508.35	-50,265.38	Regular Assessments (12/2021)
250bea	250 Beacon C...	12/01/2021	12/2021	Dukach (t0004611)	C-87560	:Rent ...	0.00	1,567.96	-51,833.34	Regular Assessments (12/2021)
				Net Change=-25,916.67			0.00	25,916.67	-51,833.34 = Ending Balance =	
42212				Back Billed Expense Income					-754.68 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-754.68 = Ending Balance =	
42213				Insurance Claim Proceeds Income					0.00 = Beginning Balance =	
250bea	250 Beacon C...	12/01/2021	12/2021	Insurance Claim Proceeds	R-83422	92279191	0.00	9,641.33	-9,641.33	Claim# FLP8578
				Net Change=-9,641.33			0.00	9,641.33	-9,641.33 = Ending Balance =	
50002				Management Fee					840.00 = Beginning Balance =	
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	P-72593	*mgf...	840.00	0.00	1,680.00	Monthly MG Fee
				Net Change=840.00			840.00	0.00	1,680.00 = Ending Balance =	
50015				Back Billed Expense					754.68 = Beginning Balance =	
250bea	250 Beacon C...	12/08/2021	12/2021	Houghton Plumbing & Heating I...	P-75502	42050	378.00	0.00	1,132.68	Unit 1B Low Heat Investigation, Adjusted Boil...
				Net Change=378.00			378.00	0.00	1,132.68 = Ending Balance =	

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
50050				Health Insurance					1,850.07 = Beginning Balance =	
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	P-72595	*healt...	18.45	0.00	1,868.52	Silva Vision SF006
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	P-72595	*healt...	1,784.13	0.00	3,652.65	Silva Medical CE-9Z
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	P-72595	*healt...	200.57	0.00	3,853.22	Silva Dental P4881
250bea	250 Beacon C...	12/07/2021	12/2021	Lighthouse Realty Managemen...	P-72929	*healt...	0.00	0.95	3,852.27	Silva Dental P4881 - Renewal Rate Adjustment
				Net Change=2,002.20			2,003.15	0.95	3,852.27 = Ending Balance =	
50102				Legal Expense					0.00 = Beginning Balance =	
250bea	250 Beacon C...	12/31/2021	12/2021	Davis, Malm & D'Agostine (dav...	P-76713	225120	1,484.85	0.00	1,484.85	Legal Fees Re: Smoke/CO Detectors, Acct# ...
				Net Change=1,484.85			1,484.85	0.00	1,484.85 = Ending Balance =	
51001				Insurance					0.00 = Beginning Balance =	
250bea	250 Beacon C...	12/03/2021	12/2021	Travelers CL Remittance Center...	P-73046	4331...	5,895.50	0.00	5,895.50	Insurance Premium Installment, Acct# 4331...
				Net Change=5,895.50			5,895.50	0.00	5,895.50 = Ending Balance =	
52009				Landscaping					2,428.00 = Beginning Balance =	
250bea	250 Beacon C...	12/10/2021	12/2021	Perennial Garden (perengard)	P-73604	107669	3,618.00	0.00	6,046.00	Fall Garden Plantings & Seasonal Installation...
250bea	250 Beacon C...	12/14/2021	12/2021	Rodolfa Silva (rodolfosilva)	P-73529	12142...	207.02	0.00	6,253.02	Expense Reimbursement - Gardening Supplies
				Net Change=3,825.02			3,825.02	0.00	6,253.02 = Ending Balance =	
52020				Elevator Maintenance					798.00 = Beginning Balance =	
250bea	250 Beacon C...	12/01/2021	12/2021	Atlantic Elevator (atlanelev)	P-73391	265473	399.00	0.00	1,197.00	Monthly Elevator Maintenance, Inv# 265473
				Net Change=399.00			399.00	0.00	1,197.00 = Ending Balance =	
52021				Fire Alarm Maintenance					0.00 = Beginning Balance =	
250bea	250 Beacon C...	12/10/2021	12/2021	American Alarm (ameralarm)	P-75262	1203396	519.24	0.00	519.24	Quarterly Alarm Monitoring & Inspection, AR#...
				Net Change=519.24			519.24	0.00	519.24 = Ending Balance =	
52024				Boiler Maintenance					396.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	396.00 = Ending Balance =	
53001				General Repairs					17,530.54 = Beginning Balance =	
250bea	250 Beacon C...	08/23/2021	12/2021	Sounder Systems, Inc. (sounde...	P-73606	2473...	0.00	1,704.28	15,826.26	Balance of Replacement Of Entry System Cont...
250bea	250 Beacon C...	08/23/2021	12/2021	Sounder Systems, Inc. (sounde...	P-73606	2473...	1,704.28	0.00	17,530.54	Balance of Replacement Of Entry System Cont...
250bea	250 Beacon C...	08/23/2021	12/2021	Sounder Systems, Inc. (sounde...	P-73606	2473...	0.00	1,704.28	15,826.26	Balance of Replacement Of Entry System Cont...
250bea	250 Beacon C...	08/23/2021	12/2021	Sounder Systems, Inc. (sounde...	P-73607	247356	105.00	0.00	15,931.26	Balance of Replacement Of Entry System Cont...
250bea	250 Beacon C...	11/22/2021	12/2021	Aqua Barriers, Inc. (aquabarrier)	P-73563	28507	2,949.90	0.00	18,881.16	Installed New Drain With Wedgeboard To Cre...

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
250bea	250 Beacon C...	12/14/2021	12/2021	Lighthouse Realty Managemen...	P-73511	12142...	2,900.00	0.00	21,781.16	Leak Test Exterior of Building
250bea	250 Beacon C...	12/14/2021	12/2021	Lighthouse Realty Managemen...	P-73649	15596	79.00	0.00	21,860.16	Reviewed Crumbling Sills On Exterior Of The ...
Net Change=4,329.62							7,738.18	3,408.56	21,860.16	= Ending Balance =
									2,290.81	= Beginning Balance =
53007				Elevator Repairs						
250bea	250 Beacon C...	11/30/2021	12/2021	Atlantic Elevator (atlanelev)	P-75252	266554	435.00	0.00	2,725.81	Repaired Kick Plate On Eight Floor Door, Inv...
Net Change=435.00							435.00	0.00	2,725.81	= Ending Balance =
									0.00	= Beginning Balance =
53025				Special Projects						
250bea	250 Beacon C...	12/17/2021	12/2021	Alpha Weatherproofing Corp. (...)	P-75503	01142...	7,400.00	0.00	7,400.00	Spalling 5th Floor Window Sill Cut Out & Re-c...
Net Change=7,400.00							7,400.00	0.00	7,400.00	= Ending Balance =
									1,079.07	= Beginning Balance =
55002				Gas						
250bea	250 Beacon C...	12/03/2021	12/2021	National Grid Gas (natgridgas)	P-73443	5134...	31.04	0.00	1,110.11	BLDG Monthly Gas Consumption, Acct# 513...
250bea	250 Beacon C...	12/03/2021	12/2021	National Grid Gas (natgridgas)	P-73446	5134...	2,391.25	0.00	3,501.36	APT Monthly Gas Consumption, Acct# 51342...
250bea	250 Beacon C...	12/06/2021	12/2021	Constellation New Energy Gas ...	P-74927	5134...	3,583.36	0.00	7,084.72	Monthly Gas Supply, Acct# 6799581-0, Stmt#...
Net Change=6,005.65							6,005.65	0.00	7,084.72	= Ending Balance =
									1,082.55	= Beginning Balance =
55003				Electricity						
250bea	250 Beacon C...	12/22/2021	12/2021	Eversource (eversource)	P-74482	2937 ...	225.85	0.00	1,308.40	MAIN Monthly Electricity Consumption, Acct#...
250bea	250 Beacon C...	12/22/2021	12/2021	Eversource (eversource)	P-74501	2314 ...	635.49	0.00	1,943.89	JAN Monthly Electricity Consumption, Acct# 2...
Net Change=861.34							861.34	0.00	1,943.89	= Ending Balance =
									2,359.93	= Beginning Balance =
55004				Water/Sewer						
250bea	250 Beacon C...	12/21/2021	12/2021	Boston Water and Sewer Comm...	P-74393	11564...	1,503.17	0.00	3,863.10	Monthly Water Consumption, Acct# 1156484
Net Change=1,503.17							1,503.17	0.00	3,863.10	= Ending Balance =
									590.11	= Beginning Balance =
55005				Telephone/Internet						
250bea	250 Beacon C...	11/18/2021	12/2021	Verizon (verizon)	P-73564	551-4...	144.22	0.00	734.33	Monthly Phone Line Expense, Acct# 551-419...
250bea	250 Beacon C...	12/01/2021	12/2021	Verizon (verizon)	P-73601	351-4...	388.25	0.00	1,122.58	Monthly Phone Line Expense (Unpaid Balanc...
250bea	250 Beacon C...	12/01/2021	12/2021	Comcast (comcast)	P-73605	8773 ...	194.50	0.00	1,317.08	Monthly Internet Expense, Acct# 8773 10 323...
250bea	250 Beacon C...	12/14/2021	12/2021	Verizon (verizon)	P-76721	351-4...	789.86	0.00	2,106.94	Monthly Phone Line Expense, Acct# 351-418...
250bea	250 Beacon C...	12/18/2021	12/2021	Verizon (verizon)	P-74536	551-4...	103.50	0.00	2,210.44	Monthly Phone Line Expense, Acct# 551-419...
Net Change=1,620.33							1,620.33	0.00	2,210.44	= Ending Balance =
							40,908.43	38,967.51		

Aged Receivables Report

Detail by Resident
 Property: 250 Beacon Condominium (250bea)
 Trans through :12/2021
 Age As of: 1/1/1

Unit	Resident	Charge Code	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
250bea - 250 Beacon Condominium									
03	t0001607	Mubarak Al-Jassim	0.00	0.00	0.00	0.00	0.00	-1,078.13	-1,078.13
04	t0001608	Benjamin Levy	0.00	0.00	0.00	0.00	0.00	-295.81	-295.81
05	t0001609	Julie Stiles	119.00	119.00	0.00	0.00	0.00	0.00	119.00
06	t0001610	Gloria Coolidge	0.00	0.00	0.00	0.00	0.00	-2,539.84	-2,539.84
09	t0001613	Christine Bosworth	0.00	1,228.45	0.00	0.00	-1,228.45	0.00	0.00
10	t0001614	Joan Kennedy	2,566.06	1,358.03	1,208.03	0.00	0.00	0.00	2,566.06
12	t0001616	Lauren N. Joy	0.00	0.00	0.00	0.00	0.00	-1,399.50	-1,399.50
16	t0001619	Susan A. Johnston	186.33	186.33	0.00	0.00	0.00	0.00	186.33
18	t0001621	James Van Alen	330.35	330.35	0.00	0.00	0.00	0.00	330.35
Total 250bea			3,201.74	3,222.16	1,208.03	0.00	-1,228.45	-5,313.28	-2,111.54
Total			3,201.74	3,222.16	1,208.03	0.00	-1,228.45	-5,313.28	-2,111.54

Payable - Aging Detail

Property=250bea AND mm/yy=12/2021 AND Age as of=11/30/2021

Vendor Code - Name Invoice Notes	Tran#	Property	Date	Account	Invoice Number	Current Owed	0 - 30 Owed	31 - 60 Owed	61 - 90 Owed	Over 90 Owed
aquabarrier - Aqua Barriers, Inc.										
Furnish & Install Charlisle Blac...	P-72517	250bea	11/03/2021	53001	28446	5,875.00	5,875.00	0.00	0.00	0.00
Total aquabarrier - Aqua Barriers...						5,875.00	5,875.00	0.00	0.00	0.00
atlanelev - Atlantic Elevator										
Repaired Kick Plate On Eight F...	P-75252	250bea	11/30/2021	53007	266554	435.00	435.00	0.00	0.00	0.00
Total atlanelev - Atlantic Elevator						435.00	435.00	0.00	0.00	0.00
						6,310.00	6,310.00	0.00	0.00	0.00

General Ledger

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Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
10010	Operating Account								90,503.78 = Beginning Balance =	
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67234	1164	0.00	840.00	89,663.78	Monthly MG Fee
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67234	1164	0.00	200.57	89,463.21	Silva Dental P4881
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67234	1164	0.00	1,784.13	87,679.08	Silva Medical CE-9Z
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67234	1164	0.00	18.45	87,660.63	Silva Vision SF006
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67354	1165	0.00	111.00	87,549.63	PD120321
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67354	1165	0.00	559.00	86,990.63	Silva PD120321
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67354	1165	0.00	145.15	86,845.48	Calderon PD120321
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67354	1165	0.00	333.31	86,512.17	PD120321
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67354	1165	0.00	357.60	86,154.57	Silva Garnishment PD120321
250bea	250 Beacon C...	12/01/2021	12/2021	Sounder Systems, Inc. (sounde...	K-68176	1124	1,704.28	0.00	87,858.85	Balance of Replacement Of Entry System Cont...
250bea	250 Beacon C...	12/01/2021	12/2021	Sounder Systems, Inc. (sounde...	K-68176	1124	210.00	0.00	88,068.85	Troubleshoot Access Card Readers, Inv# 247345
250bea	250 Beacon C...	12/01/2021	12/2021	Sounder Systems, Inc. (sounde...	K-68176	1124	210.00	0.00	88,278.85	Disconnected Phoneline From Door King Int...
250bea	250 Beacon C...	12/01/2021	12/2021	Al-Jassim (t0001607)	R-82442	none	0.00	1,078.13	87,200.72	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Al-Jassim (t0001607)	R-82442	none	1,078.13	0.00	88,278.85	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Coolidge (t0001610)	R-82545	none	0.00	1,269.92	87,008.93	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Coolidge (t0001610)	R-82545	none	1,269.92	0.00	88,278.85	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Asquith (t0001618)	R-82559	none	0.00	1,443.56	86,835.29	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Asquith (t0001618)	R-82559	none	1,443.56	0.00	88,278.85	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Schaumburg (t0001624)	R-82575	none	0.00	645.33	87,633.52	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Schaumburg (t0001624)	R-82575	none	645.33	0.00	88,278.85	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Schaumburg (t0001624)	R-82576	none	0.00	1,614.61	86,664.24	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Schaumburg (t0001624)	R-82576	none	1,614.61	0.00	88,278.85	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Stiles (t0001609)	R-83315	:ACH...	1,163.66	0.00	89,442.51	Pre-Authorized Payment
250bea	250 Beacon C...	12/01/2021	12/2021	Hamlen (t0001617)	R-83316	:ACH...	1,249.18	0.00	90,691.69	Pre-Authorized Payment
250bea	250 Beacon C...	12/01/2021	12/2021	Dukach (t0004611)	R-83317	:ACH...	1,508.35	0.00	92,200.04	Pre-Authorized Payment
250bea	250 Beacon C...	12/01/2021	12/2021	Dukach (t0004611)	R-83317	:ACH...	1,567.96	0.00	93,768.00	Pre-Authorized Payment
250bea	250 Beacon C...	12/01/2021	12/2021	Ghavanini (t0004401)	R-83318	1184...	432.81	0.00	94,200.81	Recurring Credit Card Payment;
250bea	250 Beacon C...	12/01/2021	12/2021	Joy (t0001616)	R-83319	1184...	1,399.50	0.00	95,600.31	Recurring Credit Card Payment;
250bea	250 Beacon C...	12/01/2021	12/2021	Insurance Claim Proceeds	R-83422	92279191	9,641.33	0.00	105,241.64	Claim# FLP8578
250bea	250 Beacon C...	12/02/2021	12/2021	Verizon (verizon)	K-71165	18	0.00	388.25	104,853.39	Monthly Phone Line Expense (Unpaid Balanc...
250bea	250 Beacon C...	12/02/2021	12/2021	Doucette (t0001611)	R-83741	:ACH...	1,207.72	0.00	106,061.11	Pre-Authorized Payment
250bea	250 Beacon C...	12/05/2021	12/2021	Johnston (t0001619)	R-83914	:ACH...	1,293.24	0.00	107,354.35	Pre-Authorized Payment
250bea	250 Beacon C...	12/05/2021	12/2021	Levy (t0001608)	R-83986		0.00	295.81	107,058.54	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	12/05/2021	12/2021	Levy (t0001608)	R-83986		295.81	0.00	107,354.35	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	12/06/2021	12/2021	Bosworth (t0001613)	R-84074	609	1,228.45	0.00	108,582.80	
250bea	250 Beacon C...	12/06/2021	12/2021	Albro (t0001615)	R-84177	5433	1,228.45	0.00	109,811.25	
250bea	250 Beacon C...	12/09/2021	12/2021	Travelers CL Remittance Center...	K-67755	1166	0.00	5,895.50	103,915.75	Insurance Premium Installment, Acct# 4331...

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250bea	250 Beacon C...	12/10/2021	12/2021	Rollins (t0001623)	R-84360	60624559	1,334.71	0.00	105,250.46	
250bea	250 Beacon C...	12/13/2021	12/2021	Coolidge (t0001610)	R-84705	1626	1,269.92	0.00	106,520.38	
250bea	250 Beacon C...	12/15/2021	12/2021	Lighthouse Realty Managemen...	K-67889	1167	0.00	2,900.00	103,620.38	Leak Test Exterior of Building
250bea	250 Beacon C...	12/15/2021	12/2021	Lighthouse Realty Managemen...	K-67902	1168	0.95	0.00	103,621.33	Silva Dental P4881 - Renewal Rate Adjustment
250bea	250 Beacon C...	12/15/2021	12/2021	Lighthouse Realty Managemen...	K-67902	1168	0.00	111.00	103,510.33	PD120721
250bea	250 Beacon C...	12/15/2021	12/2021	Lighthouse Realty Managemen...	K-67902	1168	0.00	724.29	102,786.04	Silva PD120721
250bea	250 Beacon C...	12/15/2021	12/2021	Lighthouse Realty Managemen...	K-67902	1168	0.00	145.15	102,640.89	Calderon PD120721
250bea	250 Beacon C...	12/15/2021	12/2021	Lighthouse Realty Managemen...	K-67902	1168	0.00	405.39	102,235.50	PD120721
250bea	250 Beacon C...	12/15/2021	12/2021	Lighthouse Realty Managemen...	K-67902	1168	0.00	357.60	101,877.90	Silva Garnishment PD120721
250bea	250 Beacon C...	12/15/2021	12/2021	Melvin Calderon (melvincalder)	K-67915	1177	0.00	600.00	101,277.90	2021 Bonus
250bea	250 Beacon C...	12/15/2021	12/2021	Rodolfa Silva (rodolfosilva)	K-67916	1178	0.00	207.02	101,070.88	Expense Reimbursement - Gardening Supplies
250bea	250 Beacon C...	12/15/2021	12/2021	Rodolfa Silva (rodolfosilva)	K-67916	1178	0.00	4,000.00	97,070.88	2021 Bonus
250bea	250 Beacon C...	12/15/2021	12/2021	National Grid Gas (natgridgas)	K-67951	1179	0.00	31.04	97,039.84	BLDG Monthly Gas Consumption, Acct# 513...
250bea	250 Beacon C...	12/15/2021	12/2021	National Grid Gas (natgridgas)	K-67952	1180	0.00	2,391.25	94,648.59	APT Monthly Gas Consumption, Acct# 51342...
250bea	250 Beacon C...	12/15/2021	12/2021	Boston Water and Sewer Comm...	K-67966	1181	0.00	1,087.45	93,561.14	Monthly Water Consumption, Acct# 1156484
250bea	250 Beacon C...	12/15/2021	12/2021	Verizon (verizon)	K-67995	1182	0.00	145.61	93,415.53	Monthly Phone Line Expense, Acct# 951-419...
250bea	250 Beacon C...	12/15/2021	12/2021	Eversource (eversource)	K-68036	1183	0.00	686.77	92,728.76	JAN Monthly Electricity Consumption, Acct# 2...
250bea	250 Beacon C...	12/15/2021	12/2021	Eversource (eversource)	K-68037	1184	0.00	395.78	92,332.98	MAIN Monthly Electricity Consumption (Inclu...
250bea	250 Beacon C...	12/15/2021	12/2021	Verizon (verizon)	K-68038	1185	0.00	144.22	92,188.76	Monthly Phone Line Expense, Acct# 551-419...
250bea	250 Beacon C...	12/15/2021	12/2021	Aqua Barriers, Inc. (aquabarrier)	K-68111	1186	0.00	5,875.00	86,313.76	Furnish & Install Charlisle Black 2x2 Interlock...
250bea	250 Beacon C...	12/15/2021	12/2021	Atlantic Elevator (atlanelev)	K-68112	1187	0.00	399.00	85,914.76	Monthly Elevator Maintenance, Inv# 260832-...
250bea	250 Beacon C...	12/15/2021	12/2021	Atlantic Elevator (atlanelev)	K-68112	1187	0.00	985.81	84,928.95	Repaired Guide Shoe Lubricated Rails Repla...
250bea	250 Beacon C...	12/15/2021	12/2021	Atlantic Elevator (atlanelev)	K-68112	1187	0.00	580.00	84,348.95	Troubleshoot Stepping Problem Cleared Cont...
250bea	250 Beacon C...	12/15/2021	12/2021	Atlantic Elevator (atlanelev)	K-68112	1187	0.00	725.00	83,623.95	Investigated Elevator Stuck In Basement, In...
250bea	250 Beacon C...	12/15/2021	12/2021	Atlantic Elevator (atlanelev)	K-68112	1187	0.00	399.00	83,224.95	Monthly Elevator Maintenance, Inv# 265473
250bea	250 Beacon C...	12/15/2021	12/2021	Aqua Barriers, Inc. (aquabarrier)	K-68175	1186	5,875.00	0.00	89,099.95	Furnish & Install Charlisle Black 2x2 Interlock...
250bea	250 Beacon C...	12/16/2021	12/2021	Comcast (comcast)	K-68195	1188	0.00	194.50	88,905.45	Monthly Internet Expense, Acct# 8773 10 323...
250bea	250 Beacon C...	12/16/2021	12/2021	Verizon (verizon)	K-68292	1189	0.00	250.00	88,655.45	Monthly Phone Line Expense, Acct# 351-418...
250bea	250 Beacon C...	12/16/2021	12/2021	All Owners Drain Cleaning Inc. (...)	K-68358	1190	0.00	485.00	88,170.45	Snaked & Flushed Three Bathroom Sink Lines...
250bea	250 Beacon C...	12/16/2021	12/2021	Aqua Barriers, Inc. (aquabarrier)	K-68359	1191	0.00	20,312.50	67,857.95	Roof Insulation & Replacement Of EDPM Sect...
250bea	250 Beacon C...	12/16/2021	12/2021	Aqua Barriers, Inc. (aquabarrier)	K-68359	1191	0.00	2,949.90	64,908.05	Installed New Drain With Wedgeboard To Cre...
250bea	250 Beacon C...	12/16/2021	12/2021	Perennial Garden (perengard)	K-68360	1192	0.00	3,618.00	61,290.05	Fall Garden Plantings & Seasonal Installation...
250bea	250 Beacon C...	12/16/2021	12/2021	Sounder Systems, Inc. (sounde...	K-68361	1193	0.00	210.00	61,080.05	Troubleshoot Access Card Readers, Inv# 247345
250bea	250 Beacon C...	12/16/2021	12/2021	Sounder Systems, Inc. (sounde...	K-68361	1193	0.00	210.00	60,870.05	Disconnected Phoneline From Door King Int...
250bea	250 Beacon C...	12/16/2021	12/2021	Sounder Systems, Inc. (sounde...	K-68361	1193	0.00	105.00	60,765.05	Balance of Replacement Of Entry System Cont...
250bea	250 Beacon C...	12/17/2021	12/2021	Lighthouse Realty Managemen...	K-68429	1194	0.00	79.00	60,686.05	Reviewed Crumbling Sills On Exterior Of The ...
250bea	250 Beacon C...	12/17/2021	12/2021	D'Amato (t0001612)	R-84962	8132	447.75	0.00	61,133.80	
250bea	250 Beacon C...	12/17/2021	12/2021	D'Amato (t0001612)	R-84962	8132	1,293.24	0.00	62,427.04	

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250bea	250 Beacon C...	12/21/2021	12/2021	Levy (t0001608)	R-85665	5386	295.81	0.00	62,722.85	
250bea	250 Beacon C...	12/21/2021	12/2021	Levy (t0001608)	R-85665	5386	932.64	0.00	63,655.49	
250bea	250 Beacon C...	12/21/2021	12/2021	Levy (t0001608)	R-85665	5386	1,078.13	0.00	64,733.62	
250bea	250 Beacon C...	12/22/2021	12/2021	Al-Jassim (t0001607)	R-85674	1209...	149.80	0.00	64,883.42	Credit Card On-Line Payment ; Web - Reside...
250bea	250 Beacon C...	12/22/2021	12/2021	Al-Jassim (t0001607)	R-85674	1209...	318.80	0.00	65,202.22	Credit Card On-Line Payment ; Web - Reside...
250bea	250 Beacon C...	12/22/2021	12/2021	Al-Jassim (t0001607)	R-85674	1209...	746.00	0.00	65,948.22	Credit Card On-Line Payment ; Web - Reside...
250bea	250 Beacon C...	12/22/2021	12/2021	Al-Jassim (t0001607)	R-85674	1209...	180.00	0.00	66,128.22	Credit Card On-Line Payment ; Web - Reside...
250bea	250 Beacon C...	12/22/2021	12/2021	Al-Jassim (t0001607)	R-85674	1209...	250.00	0.00	66,378.22	Credit Card On-Line Payment ; Web - Reside...
250bea	250 Beacon C...	12/23/2021	12/2021	Ghavanini (t0004401)	R-85772	1210...	119.00	0.00	66,497.22	Credit Card On-Line Payment ; Web - Reside...
250bea	250 Beacon C...	12/27/2021	12/2021	Van Alen (t0001621)	R-85876	2784...	1,293.24	0.00	67,790.46	
250bea	250 Beacon C...	12/30/2021	12/2021	Lighthouse Realty Managemen...	K-68812	1195	0.00	111.00	67,679.46	PD123121
250bea	250 Beacon C...	12/30/2021	12/2021	Lighthouse Realty Managemen...	K-68812	1195	0.00	559.00	67,120.46	Silva PD123121
250bea	250 Beacon C...	12/30/2021	12/2021	Lighthouse Realty Managemen...	K-68812	1195	0.00	145.17	66,975.29	Calderon PD123121
250bea	250 Beacon C...	12/30/2021	12/2021	Lighthouse Realty Managemen...	K-68812	1195	0.00	333.29	66,642.00	PD123121
250bea	250 Beacon C...	12/30/2021	12/2021	Lighthouse Realty Managemen...	K-68812	1195	0.00	357.60	66,284.40	Silva Garnishment PD123121
250bea	250 Beacon C...	12/30/2021	12/2021	Al-Jassim (t0001607)	R-86033	1213...	1,078.13	0.00	67,362.53	Credit Card On-Line Payment ; Web - Reside...
				Net Change=-23,141.25			47,055.41	70,196.66	67,362.53	= Ending Balance =
10011				Operating 2 Account					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10012				Reserve Account					28,277.39	= Beginning Balance =
							0.00	0.00	28,277.39	
				Net Change=0.00			0.00	0.00	28,277.39	= Ending Balance =
10013				Capital Reserve					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10014				Laundry Account					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10015				Escrow Account					15,150.00	= Beginning Balance =
							0.00	0.00	15,150.00	
				Net Change=0.00			0.00	0.00	15,150.00	= Ending Balance =

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10016				Insurance Reserve					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10017				Prepaid Insurance Reserve					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10019				Loan Draw					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10021				Due to Reserves From Operating					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
11002				Prepaid Insurance					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
11003				Prepaid Expenses					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
12001				Accounts Receivable					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
12002				Other Receivables					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
21001				Last Month Rent Deposit					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
21002				Last Month Rent Interest					0.00	= Beginning Balance =
							0.00	0.00	0.00	

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				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
21004				Security Deposit Liability					-15,150.00	= Beginning Balance =
							0.00	0.00	-15,150.00	
				Net Change=0.00			0.00	0.00	-15,150.00	= Ending Balance =
21005				Security Deposit Interest					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
21007				Move Deposit Liability					-1,000.00	= Beginning Balance =
							0.00	0.00	-1,000.00	
				Net Change=0.00			0.00	0.00	-1,000.00	= Ending Balance =
21009				Refund Clearing Account					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
22000				Accounts Payable					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
22005				Payroll Liabilities					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
22015				Prepaid Fees					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
22019				Borrowed Portfolio Funds					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
22021				Due From Operating to Reserves					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
31001				Current Year Retained Earnings					18,766.92	= Beginning Balance =
							0.00	0.00	18,766.92	
				Net Change=0.00			0.00	0.00	18,766.92	= Ending Balance =
31002				Current Year Retained Earnings...					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
31010				Prior Year Earnings					-81,463.88	= Beginning Balance =
							0.00	0.00	-81,463.88	
				Net Change=0.00			0.00	0.00	-81,463.88	= Ending Balance =
31020				Owner Equity					-61,221.57	= Beginning Balance =
							0.00	0.00	-61,221.57	
				Net Change=0.00			0.00	0.00	-61,221.57	= Ending Balance =
31021				Owner Equity - Reserves					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
31030				Portfolio Cash Loan					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
41100				Market Rent					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
41500				Loss Gain to Lease					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42001				Regular Assessments					-26,043.35	= Beginning Balance =
250bea	250 Beacon C...	12/01/2021	12/2021	Al-Jassim (t0001607)	R-82442	none	0.00	1,078.13	-27,121.48	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Coolidge (t0001610)	R-82545	none	0.00	1,269.92	-28,391.40	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Asquith (t0001618)	R-82559	none	0.00	1,443.56	-29,834.96	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Schaumburg (t0001624)	R-82575	none	0.00	645.33	-30,480.29	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Schaumburg (t0001624)	R-82576	none	0.00	1,614.61	-32,094.90	:Prog Gen prepayment transfer

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250bea	250 Beacon C...	12/01/2021	12/2021	Stiles (t0001609)	R-83315	:ACH...	0.00	1,163.66	-33,258.56	Pre-Authorized Payment
250bea	250 Beacon C...	12/01/2021	12/2021	Hamlen (t0001617)	R-83316	:ACH...	0.00	1,249.18	-34,507.74	Pre-Authorized Payment
250bea	250 Beacon C...	12/01/2021	12/2021	Dukach (t0004611)	R-83317	:ACH...	0.00	1,508.35	-36,016.09	Pre-Authorized Payment
250bea	250 Beacon C...	12/01/2021	12/2021	Dukach (t0004611)	R-83317	:ACH...	0.00	1,567.96	-37,584.05	Pre-Authorized Payment
250bea	250 Beacon C...	12/01/2021	12/2021	Ghavanini (t0004401)	R-83318	1184...	0.00	432.81	-38,016.86	Recurring Credit Card Payment;
250bea	250 Beacon C...	12/01/2021	12/2021	Joy (t0001616)	R-83319	1184...	0.00	1,399.50	-39,416.36	Recurring Credit Card Payment;
250bea	250 Beacon C...	12/02/2021	12/2021	Doucette (t0001611)	R-83741	:ACH...	0.00	1,207.72	-40,624.08	Pre-Authorized Payment
250bea	250 Beacon C...	12/05/2021	12/2021	Johnston (t0001619)	R-83914	:ACH...	0.00	1,293.24	-41,917.32	Pre-Authorized Payment
250bea	250 Beacon C...	12/05/2021	12/2021	Levy (t0001608)	R-83986		0.00	295.81	-42,213.13	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	12/06/2021	12/2021	Bosworth (t0001613)	R-84074	609	0.00	1,228.45	-43,441.58	
250bea	250 Beacon C...	12/06/2021	12/2021	Albro (t0001615)	R-84177	5433	0.00	1,228.45	-44,670.03	
250bea	250 Beacon C...	12/10/2021	12/2021	Rollins (t0001623)	R-84360	60624559	0.00	1,334.71	-46,004.74	
250bea	250 Beacon C...	12/17/2021	12/2021	D'Amato (t0001612)	R-84962	8132	0.00	1,293.24	-47,297.98	
250bea	250 Beacon C...	12/21/2021	12/2021	Levy (t0001608)	R-85665	5386	0.00	932.64	-48,230.62	
250bea	250 Beacon C...	12/21/2021	12/2021	Levy (t0001608)	R-85665	5386	0.00	1,078.13	-49,308.75	
250bea	250 Beacon C...	12/27/2021	12/2021	Van Alen (t0001621)	R-85876	2784...	0.00	1,293.24	-50,601.99	
				Net Change=-24,558.64			0.00	24,558.64	-50,601.99	= Ending Balance =
42011				Condo Fee 2					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42012				Condo Fee 3					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42021				Parking Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42031				Late Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42041				Pet Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
42051				Laundry Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42061				Utility Reimbursement Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42065				Owner Loan Repayment Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42066				Owner Loan Repayment Income 2					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42071				Rental Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42101				Less Rent Concession					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42111				Less Rent Abatement					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42121				Less Rent Delinquency					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42131				Less Rent Vacancy					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42141				Less Rent Write Offs					0.00	= Beginning Balance =
							0.00	0.00	0.00	

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
Net Change=0.00							0.00	0.00	0.00	= Ending Balance =
42151	Plus: Prepaid Fees								150.00	= Beginning Balance =
250bea	250 Beacon C...	12/01/2021	12/2021	Al-Jassim (t0001607)	R-82442	none	1,078.13	0.00	1,228.13	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Coolidge (t0001610)	R-82545	none	1,269.92	0.00	2,498.05	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Asquith (t0001618)	R-82559	none	1,443.56	0.00	3,941.61	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Schaumburg (t0001624)	R-82575	none	645.33	0.00	4,586.94	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/01/2021	12/2021	Schaumburg (t0001624)	R-82576	none	1,614.61	0.00	6,201.55	:Prog Gen prepayment transfer
250bea	250 Beacon C...	12/05/2021	12/2021	Levy (t0001608)	R-83986		295.81	0.00	6,497.36	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	12/13/2021	12/2021	Coolidge (t0001610)	R-84705	1626	0.00	1,269.92	5,227.44	
250bea	250 Beacon C...	12/21/2021	12/2021	Levy (t0001608)	R-85665	5386	0.00	295.81	4,931.63	
250bea	250 Beacon C...	12/30/2021	12/2021	Al-Jassim (t0001607)	R-86033	1213...	0.00	1,078.13	3,853.50	Credit Card On-Line Payment ; Web - Reside...
Net Change=3,703.50							6,347.36	2,643.86	3,853.50	= Ending Balance =
42201	Other Income								0.00	= Beginning Balance =
250bea	250 Beacon C...	12/22/2021	12/2021	Al-Jassim (t0001607)	R-85674	1209...	0.00	250.00	-250.00	Credit Card On-Line Payment ; Web - Reside...
Net Change=-250.00							0.00	250.00	-250.00	= Ending Balance =
42202	Interest Income								0.00	= Beginning Balance =
							0.00	0.00	0.00	
Net Change=0.00							0.00	0.00	0.00	= Ending Balance =
42203	Operating Expense Income								0.00	= Beginning Balance =
							0.00	0.00	0.00	
Net Change=0.00							0.00	0.00	0.00	= Ending Balance =
42204	Expense Reimbursement Income								0.00	= Beginning Balance =
							0.00	0.00	0.00	
Net Change=0.00							0.00	0.00	0.00	= Ending Balance =
42205	Document Prep Income								0.00	= Beginning Balance =
							0.00	0.00	0.00	
Net Change=0.00							0.00	0.00	0.00	= Ending Balance =
42206	Maintenance Income								0.00	= Beginning Balance =
							0.00	0.00	0.00	
Net Change=0.00							0.00	0.00	0.00	= Ending Balance =

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42207				Snow Removal Income					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
42208				Janitorial Income					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
42209				Management Fee Income					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
42210				Project MG Fee Income					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
42211				On-Site Coordination Income					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
42212				Back Billed Expense Income					0.00 = Beginning Balance =	
250bea	250 Beacon C...	12/17/2021	12/2021	D'Amato (t0001612)	R-84962	8132	0.00	447.75	-447.75	
250bea	250 Beacon C...	12/22/2021	12/2021	Al-Jassim (t0001607)	R-85674	1209...	0.00	149.80	-597.55	Credit Card On-Line Payment ; Web - Reside...
250bea	250 Beacon C...	12/22/2021	12/2021	Al-Jassim (t0001607)	R-85674	1209...	0.00	318.80	-916.35	Credit Card On-Line Payment ; Web - Reside...
250bea	250 Beacon C...	12/22/2021	12/2021	Al-Jassim (t0001607)	R-85674	1209...	0.00	746.00	-1,662.35	Credit Card On-Line Payment ; Web - Reside...
250bea	250 Beacon C...	12/22/2021	12/2021	Al-Jassim (t0001607)	R-85674	1209...	0.00	180.00	-1,842.35	Credit Card On-Line Payment ; Web - Reside...
250bea	250 Beacon C...	12/23/2021	12/2021	Ghavanini (t0004401)	R-85772	1210...	0.00	119.00	-1,961.35	Credit Card On-Line Payment ; Web - Reside...
				Net Change=-1,961.35			0.00	1,961.35	-1,961.35 = Ending Balance =	
42213				Insurance Claim Proceeds Income					0.00 = Beginning Balance =	
250bea	250 Beacon C...	12/01/2021	12/2021	Insurance Claim Proceeds	R-83422	92279191	0.00	9,641.33	-9,641.33	Claim# FLP8578
				Net Change=-9,641.33			0.00	9,641.33	-9,641.33 = Ending Balance =	
42214				Move Fee Income					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
42215				Move Deposit Income					0.00 = Beginning Balance =	

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42216				Deposit Forfeiture					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42217				Termination Fee					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42218				NSF Fee Income					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42219				Reconciliation					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42220				Miscellaneous Fee Income					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42221				Quick Clean Up					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42222				Violation Fine Income					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
48001				Reserve Contribution Income					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50002				Management Fee					840.00	= Beginning Balance =
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67234	1164	840.00	0.00	1,680.00	Monthly MG Fee
				Net Change=840.00			840.00	0.00	1,680.00	= Ending Balance =

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50003				On-Site Coordination					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50004				Project MG Fee					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50009				Broker/Agent Fee					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50013				Copies and Postage					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50014				Bank Service Charges					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50015				Back Billed Expense					754.68	= Beginning Balance =
							0.00	0.00	754.68	
				Net Change=0.00			0.00	0.00	754.68	= Ending Balance =
50037				Supplies					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50038				Office Supplies					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50039				IT Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50040				Marketing Expense					0.00	= Beginning Balance =

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							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50041				Expense Reimbursement					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50042				Administrative and Filing Fees					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50043				Accounting Fees					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50044				Permit Fees					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50045				Fines and Fees					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50046				Taxes					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50047				Tax Return Prep					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50048				Payroll Office					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50049				Payroll Maintenance					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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50050				Health Insurance					1,850.07 = Beginning Balance =	
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67234	1164	200.57	0.00	2,050.64	Silva Dental P4881
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67234	1164	1,784.13	0.00	3,834.77	Silva Medical CE-9Z
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67234	1164	18.45	0.00	3,853.22	Silva Vision SF006
250bea	250 Beacon C...	12/15/2021	12/2021	Lighthouse Realty Managemen...	K-67902	1168	0.00	0.95	3,852.27	Silva Dental P4881 - Renewal Rate Adjustment
				Net Change=2,002.20			2,003.15	0.95	3,852.27 = Ending Balance =	
50051				Retirement					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
50058				Employee Parking Expense					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
50059				Employee Phone					407.08 = Beginning Balance =	
							0.00	0.00	407.08	
				Net Change=0.00			0.00	0.00	407.08 = Ending Balance =	
50060				Payroll Super 1					1,970.61 = Beginning Balance =	
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67354	1165	559.00	0.00	2,529.61	Silva PD120321
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67354	1165	357.60	0.00	2,887.21	Silva Garnishment PD120321
250bea	250 Beacon C...	12/15/2021	12/2021	Lighthouse Realty Managemen...	K-67902	1168	724.29	0.00	3,611.50	Silva PD120721
250bea	250 Beacon C...	12/15/2021	12/2021	Lighthouse Realty Managemen...	K-67902	1168	357.60	0.00	3,969.10	Silva Garnishment PD120721
250bea	250 Beacon C...	12/30/2021	12/2021	Lighthouse Realty Managemen...	K-68812	1195	559.00	0.00	4,528.10	Silva PD123121
250bea	250 Beacon C...	12/30/2021	12/2021	Lighthouse Realty Managemen...	K-68812	1195	357.60	0.00	4,885.70	Silva Garnishment PD123121
				Net Change=2,915.09			2,915.09	0.00	4,885.70 = Ending Balance =	
50061				Payroll Super 2					290.32 = Beginning Balance =	
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67354	1165	145.15	0.00	435.47	Calderon PD120321
250bea	250 Beacon C...	12/15/2021	12/2021	Lighthouse Realty Managemen...	K-67902	1168	145.15	0.00	580.62	Calderon PD120721
250bea	250 Beacon C...	12/30/2021	12/2021	Lighthouse Realty Managemen...	K-68812	1195	145.17	0.00	725.79	Calderon PD123121
				Net Change=435.47			435.47	0.00	725.79 = Ending Balance =	
50062				Payroll Taxes					719.09 = Beginning Balance =	
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67354	1165	333.31	0.00	1,052.40	PD120321
250bea	250 Beacon C...	12/15/2021	12/2021	Lighthouse Realty Managemen...	K-67902	1168	405.39	0.00	1,457.79	PD120721

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250bea	250 Beacon C...	12/30/2021	12/2021	Lighthouse Realty Managemen...	K-68812	1195	333.29	0.00	1,791.08	PD123121
				Net Change=1,071.99			1,071.99	0.00	1,791.08	= Ending Balance =
50063				Payroll Bonus					0.00	= Beginning Balance =
250bea	250 Beacon C...	12/15/2021	12/2021	Melvin Calderon (melvincalder)	K-67915	1177	600.00	0.00	600.00	2021 Bonus
250bea	250 Beacon C...	12/15/2021	12/2021	Rodolfa Silva (rodolfosilva)	K-67916	1178	4,000.00	0.00	4,600.00	2021 Bonus
				Net Change=4,600.00			4,600.00	0.00	4,600.00	= Ending Balance =
50064				Payroll Administration					222.00	= Beginning Balance =
250bea	250 Beacon C...	12/01/2021	12/2021	Lighthouse Realty Managemen...	K-67354	1165	111.00	0.00	333.00	PD120321
250bea	250 Beacon C...	12/15/2021	12/2021	Lighthouse Realty Managemen...	K-67902	1168	111.00	0.00	444.00	PD120721
250bea	250 Beacon C...	12/30/2021	12/2021	Lighthouse Realty Managemen...	K-68812	1195	111.00	0.00	555.00	PD123121
				Net Change=333.00			333.00	0.00	555.00	= Ending Balance =
50100				Rent Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50101				Condo Fee Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50102				Legal Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50103				Other Expenses					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50104				Owner Payment					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50105				Client Refunds					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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50106				Last Month Rent					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50107				Security Deposit Return					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50108				Miscellaneous					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50109				Engineering					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50110				Social Committee					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51001				Insurance					5,895.50	= Beginning Balance =
250bea	250 Beacon C...	12/09/2021	12/2021	Travelers CL Remittance Center...	K-67755	1166	5,895.50	0.00	11,791.00	Insurance Premium Installment, Acct# 4331...
				Net Change=5,895.50			5,895.50	0.00	11,791.00	= Ending Balance =
51002				Insurance Deductible Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51003				Insurance Claim Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51100				Loan Payment					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51101				Loan Interest					0.00	= Beginning Balance =
							0.00	0.00	0.00	

General Ledger

Period = Dec 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51149				Property Purchase Price					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51150				Mortgage Payment					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52001				Maintenance					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52003				Pest Control Services					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52004				Security Services					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52005				Janitorial Services					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52006				Window Cleaning					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52007				Carpet Cleaning					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52008				Chimney Cleaning					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

General Ledger

Period = Dec 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
52009				Landscaping					2,428.00 = Beginning Balance =	
250bea	250 Beacon C...	12/15/2021	12/2021	Rodolfa Silva (rodolfosilva)	K-67916	1178	207.02	0.00	2,635.02	Expense Reimbursement - Gardening Supplies
250bea	250 Beacon C...	12/16/2021	12/2021	Perennial Garden (perengard)	K-68360	1192	3,618.00	0.00	6,253.02	Fall Garden Plantings & Seasonal Installation...
				Net Change=3,825.02			3,825.02	0.00	6,253.02 = Ending Balance =	
52010				Snow Removal					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
52011				Trash Removal					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
52018				Water Testing					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
52019				Garage Maintenance					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
52020				Elevator Maintenance					399.00 = Beginning Balance =	
250bea	250 Beacon C...	12/15/2021	12/2021	Atlantic Elevator (atlanelev)	K-68112	1187	399.00	0.00	798.00	Monthly Elevator Maintenance, Inv# 260832-...
250bea	250 Beacon C...	12/15/2021	12/2021	Atlantic Elevator (atlanelev)	K-68112	1187	399.00	0.00	1,197.00	Monthly Elevator Maintenance, Inv# 265473
				Net Change=798.00			798.00	0.00	1,197.00 = Ending Balance =	
52021				Fire Safety Maintenance					416.81 = Beginning Balance =	
							0.00	0.00	416.81	
				Net Change=0.00			0.00	0.00	416.81 = Ending Balance =	
52022				Fire Sprinkler Maintenance					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
52023				HVAC Maintenance					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	

General Ledger

Period = Dec 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
52024				Boiler Maintenance					396.00 = Beginning Balance =	
							0.00	0.00	396.00	
				Net Change=0.00			0.00	0.00	396.00 = Ending Balance =	
53001				General Repairs					11,170.54 = Beginning Balance =	
250bea	250 Beacon C...	12/01/2021	12/2021	Sounder Systems, Inc. (sounde...	K-68176	1124	0.00	1,704.28	9,466.26	Balance of Replacement Of Entry System Cont...
250bea	250 Beacon C...	12/01/2021	12/2021	Sounder Systems, Inc. (sounde...	K-68176	1124	0.00	210.00	9,256.26	Troubleshoot Access Card Readers, Inv# 247345
250bea	250 Beacon C...	12/01/2021	12/2021	Sounder Systems, Inc. (sounde...	K-68176	1124	0.00	210.00	9,046.26	Disconnected Phoneline From Door King Int...
250bea	250 Beacon C...	12/15/2021	12/2021	Lighthouse Realty Managemen...	K-67889	1167	2,900.00	0.00	11,946.26	Leak Test Exterior of Building
250bea	250 Beacon C...	12/15/2021	12/2021	Aqua Barriers, Inc. (aquabarrier)	K-68111	1186	5,875.00	0.00	17,821.26	Furnish & Install Charlisle Black 2x2 Interlock...
250bea	250 Beacon C...	12/15/2021	12/2021	Aqua Barriers, Inc. (aquabarrier)	K-68175	1186	0.00	5,875.00	11,946.26	Furnish & Install Charlisle Black 2x2 Interlock...
250bea	250 Beacon C...	12/16/2021	12/2021	All Owners Drain Cleaning Inc. (...)	K-68358	1190	485.00	0.00	12,431.26	Snaked & Flushed Three Bathroom Sink Lines...
250bea	250 Beacon C...	12/16/2021	12/2021	Aqua Barriers, Inc. (aquabarrier)	K-68359	1191	2,949.90	0.00	15,381.16	Installed New Drain With Wedgeboard To Cre...
250bea	250 Beacon C...	12/16/2021	12/2021	Sounder Systems, Inc. (sounde...	K-68361	1193	210.00	0.00	15,591.16	Troubleshoot Access Card Readers, Inv# 247345
250bea	250 Beacon C...	12/16/2021	12/2021	Sounder Systems, Inc. (sounde...	K-68361	1193	210.00	0.00	15,801.16	Disconnected Phoneline From Door King Int...
250bea	250 Beacon C...	12/16/2021	12/2021	Sounder Systems, Inc. (sounde...	K-68361	1193	105.00	0.00	15,906.16	Balance of Replacement Of Entry System Cont...
250bea	250 Beacon C...	12/17/2021	12/2021	Lighthouse Realty Managemen...	K-68429	1194	79.00	0.00	15,985.16	Reviewed Crumbling Sills On Exterior Of The ...
				Net Change=4,814.62			12,813.90	7,999.28	15,985.16 = Ending Balance =	
53003				Interior Repairs					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
53004				Water Damage Repairs					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
53005				Exterior Repairs					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
53006				Garage Repairs					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
53007				Elevator Repairs					0.00 = Beginning Balance =	
250bea	250 Beacon C...	12/15/2021	12/2021	Atlantic Elevator (atlanelev)	K-68112	1187	985.81	0.00	985.81	Repaired Guide Shoe Lubricated Rails Repla...
250bea	250 Beacon C...	12/15/2021	12/2021	Atlantic Elevator (atlanelev)	K-68112	1187	580.00	0.00	1,565.81	Troubleshoot Stepping Problem Cleared Cont...

General Ledger

Period = Dec 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
250bea	250 Beacon C...	12/15/2021	12/2021	Atlantic Elevator (atlanelev)	K-68112	1187	725.00	0.00	2,290.81	Investigated Elevator Stuck In Basement, In...
				Net Change=2,290.81			2,290.81	0.00	2,290.81	= Ending Balance =
53008				Snow Removal - Contract Overage					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53009				Fire Safety Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53010				Landscaping Improvements					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53011				Fire Sprinkler Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53013				HVAC Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53015				Boiler Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53017				Plumbing					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53019				Electrical					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53020				Locks and Entry					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

General Ledger

Period = Dec 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
53021				Laundry					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
53022				Kitchen Appliances					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
53025				Special Projects					0.00 = Beginning Balance =	
250bea	250 Beacon C...	12/16/2021	12/2021	Aqua Barriers, Inc. (aquabarrier)	K-68359	1191	20,312.50	0.00	20,312.50	Roof Insulation & Replacement Of EDPM Sect...
				Net Change=20,312.50			20,312.50	0.00	20,312.50 = Ending Balance =	
53099				COVID-19 Expenses					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
55001				Oil					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
55002				Gas					2,330.20 = Beginning Balance =	
250bea	250 Beacon C...	12/15/2021	12/2021	National Grid Gas (natgridgas)	K-67951	1179	31.04	0.00	2,361.24	BLDG Monthly Gas Consumption, Acct# 513...
250bea	250 Beacon C...	12/15/2021	12/2021	National Grid Gas (natgridgas)	K-67952	1180	2,391.25	0.00	4,752.49	APT Monthly Gas Consumption, Acct# 51342...
				Net Change=2,422.29			2,422.29	0.00	4,752.49 = Ending Balance =	
55003				Electricity					0.00 = Beginning Balance =	
250bea	250 Beacon C...	12/15/2021	12/2021	Eversource (eversource)	K-68036	1183	686.77	0.00	686.77	JAN Monthly Electricity Consumption, Acct# 2...
250bea	250 Beacon C...	12/15/2021	12/2021	Eversource (eversource)	K-68037	1184	395.78	0.00	1,082.55	MAIN Monthly Electricity Consumption (Inclu...
				Net Change=1,082.55			1,082.55	0.00	1,082.55 = Ending Balance =	
55004				Water/Sewer					1,272.48 = Beginning Balance =	
250bea	250 Beacon C...	12/15/2021	12/2021	Boston Water and Sewer Comm...	K-67966	1181	1,087.45	0.00	2,359.93	Monthly Water Consumption, Acct# 1156484
				Net Change=1,087.45			1,087.45	0.00	2,359.93 = Ending Balance =	
55005				Telephone/Internet					668.33 = Beginning Balance =	
250bea	250 Beacon C...	12/02/2021	12/2021	Verizon (verizon)	K-71165	18	388.25	0.00	1,056.58	Monthly Phone Line Expense (Unpaid Balanc...
250bea	250 Beacon C...	12/15/2021	12/2021	Verizon (verizon)	K-67995	1182	145.61	0.00	1,202.19	Monthly Phone Line Expense, Acct# 951-419...

General Ledger

Period = Dec 2021

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
250bea	250 Beacon C...	12/15/2021	12/2021	Verizon (verizon)	K-68038	1185	144.22	0.00	1,346.41	Monthly Phone Line Expense, Acct# 551-419...
250bea	250 Beacon C...	12/16/2021	12/2021	Comcast (comcast)	K-68195	1188	194.50	0.00	1,540.91	Monthly Internet Expense, Acct# 8773 10 323...
250bea	250 Beacon C...	12/16/2021	12/2021	Verizon (verizon)	K-68292	1189	250.00	0.00	1,790.91	Monthly Phone Line Expense, Acct# 351-418...
				Net Change=1,122.58			1,122.58	0.00	1,790.91	= Ending Balance =
55006				Cable					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
68001				Reserve Contribution					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
							117,252.07	117,252.07		



MONTHLY MANAGEMENT REPORT

Prepared for:
250 Beacon Condominium

Report Packet

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250 Beacon Condominium

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Balance Sheet

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

	Current Balance
10000	
ASSETS	
10001	
Current Assets	
10002	
Cash	
10010	
Operating Account	59,477.95
10012	
Reserve Account	28,277.39
10015	
Escrow Account	16,150.00
10100	
Total Cash	<u>103,905.34</u>
12000	
Receivables	
12001	
Accounts Receivable	9,396.04
17000	
Total Receivables	<u>9,396.04</u>
18000	
Total Current Assets	<u>113,301.38</u>
19000	
TOTAL ASSETS	<u>113,301.38</u>
20000	
LIABILITIES AND EQUITY	
20001	
Liabilities	
21004	
Security Deposit Liability	15,150.00
21007	
Move Deposit Liability	4,000.00
22000	
Accounts Payable	64,507.29
22015	
Prepaid Fees	4,235.15
28000	
Total Liabilities	<u>87,892.44</u>
30001	
Equity	
31001	
Current Year Retained Earnings	-64,420.10
31010	
Prior Year Earnings	28,607.47
31020	
Owner Equity	61,221.57
38000	
Total Equity	<u>25,408.94</u>
39000	
TOTAL LIABILITIES AND EQUITY	<u>113,301.38</u>

Income Statement

Period = Jan 2022

Book = Accrual

		Period to Date	%	Year to Date	%
40000	INCOME				
42001	Regular Assessments	25,916.67	98.59	77,750.01	87.84
42212	Back Billed Expense Income	371.69	1.41	1,126.37	1.27
42213	Insurance Claim Proceeds Income	0.00	0.00	9,641.33	10.89
49000	TOTAL INCOME	26,288.36	100.00	88,517.71	100.00
50000	EXPENSES				
50001	General and Admin Expenses				
50002	Management Fee	840.00	3.20	2,520.00	2.85
50003	On-Site Coordination	237.00	0.90	237.00	0.27
50004	Project MG Fee	3,478.50	13.23	3,478.50	3.93
50015	Back Billed Expense	371.69	1.41	1,504.37	1.70
50050	Health Insurance	2,002.20	7.62	5,854.47	6.61
50059	Employee Phone	322.16	1.23	729.24	0.82
50060	Payroll Super 1	1,846.73	7.02	6,732.43	7.61
50061	Payroll Super 2	553.54	2.11	1,279.33	1.45
50062	Payroll Taxes	861.42	3.28	2,652.50	3.00
50063	Payroll Bonus	0.00	0.00	4,600.00	5.20
50064	Payroll Administration	324.50	1.23	879.50	0.99
50102	Legal Expense	1,024.00	3.90	2,508.85	2.83
50200	Total General and Admin Expenses	11,861.74	45.12	32,976.19	37.25
51000	Insurance and Loan Expenses				
51001	Insurance	5,895.50	22.43	11,791.00	13.32
51200	Total Insurance and Loan Expenses	5,895.50	22.43	11,791.00	13.32
52000	Scheduled Maintenance Expenses				
52009	Landscaping	0.00	0.00	6,253.02	7.06
52020	Elevator Maintenance	399.00	1.52	1,596.00	1.80
52021	Fire Safety Maintenance	0.00	0.00	519.24	0.59
52024	Boiler Maintenance	0.00	0.00	396.00	0.45
52200	Total Scheduled Maintenance Expenses	399.00	1.52	8,764.26	9.90
53000	Variable Maintenance Expenses				
53001	General Repairs	7,428.65	28.26	29,288.81	33.09
53007	Elevator Repairs	31,430.06	119.56	34,155.87	38.59
53009	Fire Safety Repairs	275.00	1.05	275.00	0.31
53025	Special Projects	0.00	0.00	7,400.00	8.36

Income Statement

Period = Jan 2022

Book = Accrual

		Period to Date	%	Year to Date	%
53200	Total Variable Maintenance Expenses	39,133.71	148.86	71,119.68	80.35
55000	Utility Expenses				
55002	Gas	10,620.53	40.40	17,705.25	20.00
55003	Electricity	1,049.75	3.99	2,993.64	3.38
55004	Water/Sewer	867.80	3.30	4,730.90	5.34
55005	Telephone/Internet	646.45	2.46	2,856.89	3.23
55200	Total Utility Expenses	13,184.53	50.15	28,286.68	31.96
89000	TOTAL EXPENSES	70,474.48	268.08	152,937.81	172.78
90000	Net Operating Income	-44,186.12	-168.08	-64,420.10	-72.78

Budget Comparison

Period = Jan 2022

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
40000	INCOME									
42001	Regular Assessments	25,916.67	25,916.67	0.00	0.00	77,750.01	77,750.01	0.00	0.00	311,000.00
42212	Back Billed Expense Income	371.69	0.00	371.69	N/A	1,126.37	0.00	1,126.37	N/A	0.00
42213	Insurance Claim Proceeds Income	0.00	0.00	0.00	N/A	9,641.33	0.00	9,641.33	N/A	0.00
49000	TOTAL INCOME	26,288.36	25,916.67	371.69	1.43	88,517.71	77,750.01	10,767.70	13.85	311,000.00
50000	EXPENSES									
50001	General and Admin Expenses									
50002	Management Fee	840.00	840.00	0.00	0.00	2,520.00	2,520.00	0.00	0.00	10,080.00
50003	On-Site Coordination	237.00	25.00	-212.00	-848.00	237.00	75.00	-162.00	-216.00	300.00
50004	Project MG Fee	3,478.50	0.00	-3,478.50	N/A	3,478.50	0.00	-3,478.50	N/A	0.00
50013	Copies and Postage	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
50014	Bank Service Charges	0.00	8.33	8.33	100.00	0.00	24.99	24.99	100.00	100.00
50015	Back Billed Expense	371.69	0.00	-371.69	N/A	1,504.37	0.00	-1,504.37	N/A	0.00
50037	Supplies	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	3,000.00
50043	Accounting Fees	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	500.00
50050	Health Insurance	2,002.20	1,850.00	-152.20	-8.23	5,854.47	5,550.00	-304.47	-5.49	22,200.00
50059	Employee Phone	322.16	166.67	-155.49	-93.29	729.24	500.01	-229.23	-45.85	2,000.00
50060	Payroll Super 1	1,846.73	2,000.00	153.27	7.66	6,732.43	6,000.00	-732.43	-12.21	24,000.00
50061	Payroll Super 2	553.54	416.67	-136.87	-32.85	1,279.33	1,250.01	-29.32	-2.35	5,000.00
50062	Payroll Taxes	861.42	900.00	38.58	4.29	2,652.50	2,700.00	47.50	1.76	10,800.00
50063	Payroll Bonus	0.00	191.67	191.67	100.00	4,600.00	575.01	-4,024.99	-699.99	2,300.00
50064	Payroll Administration	324.50	191.67	-132.83	-69.30	879.50	575.01	-304.49	-52.95	2,300.00
50102	Legal Expense	1,024.00	125.00	-899.00	-719.20	2,508.85	375.00	-2,133.85	-569.03	1,500.00
50200	Total General and Admin Expenses	11,861.74	7,031.68	-4,830.06	-68.69	32,976.19	21,095.04	-11,881.15	-56.32	84,380.00
51000	Insurance and Loan Expenses									
51001	Insurance	5,895.50	4,916.67	-978.83	-19.91	11,791.00	14,750.01	2,959.01	20.06	59,000.00
51200	Total Insurance and Loan Expenses	5,895.50	4,916.67	-978.83	-19.91	11,791.00	14,750.01	2,959.01	20.06	59,000.00
52000	Scheduled Maintenance Expenses									
52003	Pest Control Services	0.00	108.33	108.33	100.00	0.00	324.99	324.99	100.00	1,300.00
52005	Janitorial Services	0.00	83.33	83.33	100.00	0.00	249.99	249.99	100.00	1,000.00
52006	Window Cleaning	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	3,000.00

Budget Comparison

Period = Jan 2022

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
52009	Landscaping	0.00	995.00	995.00	100.00	6,253.02	2,985.00	-3,268.02	-109.48	11,940.00
52020	Elevator Maintenance	399.00	643.33	244.33	37.98	1,596.00	1,929.99	333.99	17.31	7,720.00
52021	Fire Safety Maintenance	0.00	250.00	250.00	100.00	519.24	750.00	230.76	30.77	3,000.00
52022	Fire Sprinkler Maintenance	0.00	45.83	45.83	100.00	0.00	137.49	137.49	100.00	550.00
52023	HVAC Maintenance	0.00	16.67	16.67	100.00	0.00	50.01	50.01	100.00	200.00
52024	Boiler Maintenance	0.00	125.00	125.00	100.00	396.00	375.00	-21.00	-5.60	1,500.00
52200	Total Scheduled Maintenance Expenses	399.00	2,517.49	2,118.49	84.15	8,764.26	7,552.47	-1,211.79	-16.04	30,210.00
53000	Variable Maintenance Expenses									
53001	General Repairs	7,428.65	1,750.83	-5,677.82	-324.29	29,288.81	5,252.49	-24,036.32	-457.62	21,010.00
53007	Elevator Repairs	31,430.06	416.67	-31,013.39	-7,443.15	34,155.87	1,250.01	-32,905.86	-2,632.45	5,000.00
53009	Fire Safety Repairs	275.00	125.00	-150.00	-120.00	275.00	375.00	100.00	26.67	1,500.00
53017	Plumbing	0.00	416.67	416.67	100.00	0.00	1,250.01	1,250.01	100.00	5,000.00
53019	Electrical	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	1,500.00
53025	Special Projects	0.00	0.00	0.00	N/A	7,400.00	0.00	-7,400.00	N/A	0.00
53200	Total Variable Maintenance Expenses	39,133.71	2,834.17	-36,299.54	-1,280.78	71,119.68	8,502.51	-62,617.17	-736.46	34,010.00
55000	Utility Expenses									
55002	Gas	10,620.53	3,333.33	-7,287.20	-218.62	17,705.25	9,999.99	-7,705.26	-77.05	40,000.00
55003	Electricity	1,049.75	1,083.33	33.58	3.10	2,993.64	3,249.99	256.35	7.89	13,000.00
55004	Water/Sewer	867.80	1,000.00	132.20	13.22	4,730.90	3,000.00	-1,730.90	-57.70	12,000.00
55005	Telephone/Internet	646.45	533.33	-113.12	-21.21	2,856.89	1,599.99	-1,256.90	-78.56	6,400.00
55200	Total Utility Expenses	13,184.53	5,949.99	-7,234.54	-121.59	28,286.68	17,849.97	-10,436.71	-58.47	71,400.00
68001	Reserve Contribution	0.00	2,666.67	2,666.67	100.00	0.00	8,000.01	8,000.01	100.00	32,000.00
89000	TOTAL EXPENSES	70,474.48	25,916.67	-44,557.81	-171.93	152,937.81	77,750.01	-75,187.80	-96.70	311,000.00
90000	Net Operating Income	-44,186.12	0.00	-44,186.12	N/A	-64,420.10	0.00	-64,420.10	N/A	0.00

Budget Comparison

Period = Jan 2022

Book = Cash

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
40000	INCOME									
42001	Regular Assessments	21,975.06	0.00	21,975.06	N/A	72,577.05	0.00	72,577.05	N/A	0.00
42151	Plus: Prepaid Fees	-1,078.13	0.00	-1,078.13	N/A	-4,931.63	0.00	-4,931.63	N/A	0.00
42201	Other Income	0.00	0.00	0.00	N/A	250.00	0.00	250.00	N/A	0.00
42212	Back Billed Expense Income	119.00	0.00	119.00	N/A	2,080.35	0.00	2,080.35	N/A	0.00
42213	Insurance Claim Proceeds Income	0.00	0.00	0.00	N/A	9,641.33	0.00	9,641.33	N/A	0.00
49000	TOTAL INCOME	<u>21,015.93</u>	<u>0.00</u>	<u>21,015.93</u>	N/A	<u>79,617.10</u>	<u>0.00</u>	<u>79,617.10</u>	N/A	<u>0.00</u>
50000	EXPENSES									
50001	General and Admin Expenses									
50002	Management Fee	840.00	0.00	-840.00	N/A	2,520.00	0.00	-2,520.00	N/A	0.00
50004	Project MG Fee	3,478.50	0.00	-3,478.50	N/A	3,478.50	0.00	-3,478.50	N/A	0.00
50015	Back Billed Expense	378.00	0.00	-378.00	N/A	1,132.68	0.00	-1,132.68	N/A	0.00
50050	Health Insurance	2,002.20	0.00	-2,002.20	N/A	5,854.47	0.00	-5,854.47	N/A	0.00
50059	Employee Phone	322.16	0.00	-322.16	N/A	729.24	0.00	-729.24	N/A	0.00
50060	Payroll Super 1	1,846.73	0.00	-1,846.73	N/A	6,732.43	0.00	-6,732.43	N/A	0.00
50061	Payroll Super 2	553.54	0.00	-553.54	N/A	1,279.33	0.00	-1,279.33	N/A	0.00
50062	Payroll Taxes	861.42	0.00	-861.42	N/A	2,652.50	0.00	-2,652.50	N/A	0.00
50063	Payroll Bonus	0.00	0.00	0.00	N/A	4,600.00	0.00	-4,600.00	N/A	0.00
50064	Payroll Administration	<u>324.50</u>	<u>0.00</u>	<u>-324.50</u>	N/A	<u>879.50</u>	<u>0.00</u>	<u>-879.50</u>	N/A	<u>0.00</u>
50200	Total General and Admin Expenses	<u>10,607.05</u>	<u>0.00</u>	<u>-10,607.05</u>	N/A	<u>29,858.65</u>	<u>0.00</u>	<u>-29,858.65</u>	N/A	<u>0.00</u>
51000	Insurance and Loan Expenses									
51001	Insurance	<u>5,895.50</u>	<u>0.00</u>	<u>-5,895.50</u>	N/A	<u>17,686.50</u>	<u>0.00</u>	<u>-17,686.50</u>	N/A	<u>0.00</u>
51200	Total Insurance and Loan Expenses	<u>5,895.50</u>	<u>0.00</u>	<u>-5,895.50</u>	N/A	<u>17,686.50</u>	<u>0.00</u>	<u>-17,686.50</u>	N/A	<u>0.00</u>
52000	Scheduled Maintenance Expenses									
52009	Landscaping	0.00	0.00	0.00	N/A	6,253.02	0.00	-6,253.02	N/A	0.00
52020	Elevator Maintenance	0.00	0.00	0.00	N/A	1,197.00	0.00	-1,197.00	N/A	0.00
52021	Fire Safety Maintenance	519.24	0.00	-519.24	N/A	936.05	0.00	-936.05	N/A	0.00
52024	Boiler Maintenance	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	N/A	<u>396.00</u>	<u>0.00</u>	<u>-396.00</u>	N/A	<u>0.00</u>
52200	Total Scheduled Maintenance Expenses	<u>519.24</u>	<u>0.00</u>	<u>-519.24</u>	N/A	<u>8,782.07</u>	<u>0.00</u>	<u>-8,782.07</u>	N/A	<u>0.00</u>
53000	Variable Maintenance Expenses									

Budget Comparison

Period = Jan 2022

Book = Cash

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
53001	General Repairs	5,193.25	0.00	-5,193.25	N/A	21,178.41	0.00	-21,178.41	N/A	0.00
53007	Elevator Repairs	435.00	0.00	-435.00	N/A	2,725.81	0.00	-2,725.81	N/A	0.00
53025	Special Projects	0.00	0.00	0.00	N/A	20,312.50	0.00	-20,312.50	N/A	0.00
53200	Total Variable Maintenance Expenses	5,628.25	0.00	-5,628.25	N/A	44,216.72	0.00	-44,216.72	N/A	0.00
55000	Utility Expenses									
55002	Gas	3,583.36	0.00	-3,583.36	N/A	8,335.85	0.00	-8,335.85	N/A	0.00
55003	Electricity	861.34	0.00	-861.34	N/A	1,943.89	0.00	-1,943.89	N/A	0.00
55004	Water/Sewer	1,503.17	0.00	-1,503.17	N/A	3,863.10	0.00	-3,863.10	N/A	0.00
55005	Telephone/Internet	302.60	0.00	-302.60	N/A	2,093.51	0.00	-2,093.51	N/A	0.00
55200	Total Utility Expenses	6,250.47	0.00	-6,250.47	N/A	16,236.35	0.00	-16,236.35	N/A	0.00
89000	TOTAL EXPENSES	28,900.51	0.00	-28,900.51	N/A	116,780.29	0.00	-116,780.29	N/A	0.00
90000	Net Operating Income	-7,884.58	0.00	-7,884.58	N/A	-37,163.19	0.00	-37,163.19	N/A	0.00

General Ledger

Period = Jan 2022

Book = Accrual ; Tree = 0 profit loss

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
42001				Regular Assessments					-51,833.34 = Beginning Balance =	
250bea	250 Beacon C...	01/01/2022	01/2022	Al-Jassim (t0001607)	C-91028	:Rent ...	0.00	1,078.13	-52,911.47	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Levy (t0001608)	C-91029	:Rent ...	0.00	1,228.45	-54,139.92	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Levy (t0001608)	C-91030	:Rent ...	0.00	1,078.13	-55,218.05	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Stiles (t0001609)	C-91031	:Rent ...	0.00	1,163.66	-56,381.71	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Coolidge (t0001610)	C-91032	:Rent ...	0.00	1,269.92	-57,651.63	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Doucette (t0001611)	C-91033	:Rent ...	0.00	1,207.72	-58,859.35	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	D'Amato (t0001612)	C-91034	:Rent ...	0.00	1,293.24	-60,152.59	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Bosworth (t0001613)	C-91035	:Rent ...	0.00	1,228.45	-61,381.04	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Kennedy (t0001614)	C-91036	:Rent ...	0.00	1,358.03	-62,739.07	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Albro (t0001615)	C-91037	:Rent ...	0.00	1,228.45	-63,967.52	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Joy (t0001616)	C-91038	:Rent ...	0.00	1,399.50	-65,367.02	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Hamlen (t0001617)	C-91039	:Rent ...	0.00	1,249.18	-66,616.20	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Asquith (t0001618)	C-91040	:Rent ...	0.00	1,443.56	-68,059.76	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Johnston (t0001619)	C-91041	:Rent ...	0.00	1,293.24	-69,353.00	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Van Alen (t0001621)	C-91042	:Rent ...	0.00	1,293.24	-70,646.24	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Rollins (t0001623)	C-91043	:Rent ...	0.00	1,334.71	-71,980.95	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Schaumburg (t0001624)	C-91044	:Rent ...	0.00	1,614.61	-73,595.56	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Schaumburg (t0001624)	C-91045	:Rent ...	0.00	645.33	-74,240.89	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Ghavanini (t0004401)	C-91046	:Rent ...	0.00	432.81	-74,673.70	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Dukach (t0004611)	C-91047	:Rent ...	0.00	1,508.35	-76,182.05	Regular Assessments (01/2022)
250bea	250 Beacon C...	01/01/2022	01/2022	Dukach (t0004611)	C-91048	:Rent ...	0.00	1,567.96	-77,750.01	Regular Assessments (01/2022)
				Net Change=-25,916.67			0.00	25,916.67	-77,750.01 = Ending Balance =	
42212				Back Billed Expense Income					-754.68 = Beginning Balance =	
250bea	250 Beacon C...	01/31/2022	01/2022	Rollins (t0001623)	C-95462	:Quic...	0.00	371.69	-1,126.37	Unit 20 - 1/3 Replaced Segal Deadlock, Inv# ...
				Net Change=-371.69			0.00	371.69	-1,126.37 = Ending Balance =	
42213				Insurance Claim Proceeds Income					-9,641.33 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-9,641.33 = Ending Balance =	
50002				Management Fee					1,680.00 = Beginning Balance =	
250bea	250 Beacon C...	01/01/2022	01/2022	Lighthouse Realty Managemen...	P-74242	*mgf...	840.00	0.00	2,520.00	Monthly MG Fee
				Net Change=840.00			840.00	0.00	2,520.00 = Ending Balance =	
50003				On-Site Coordination					0.00 = Beginning Balance =	
250bea	250 Beacon C...	01/24/2022	01/2022	Lighthouse Realty Managemen...	P-76056	15910	158.00	0.00	158.00	Met Onsite With Plumbers To Review Leaks ...
250bea	250 Beacon C...	01/27/2022	01/2022	Lighthouse Realty Managemen...	P-76066	15927	79.00	0.00	237.00	Met With Plumber Along With Owners Of Unit ...

General Ledger

Period = Jan 2022

Book = Accrual ; Tree = 0 profit loss

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
Net Change=237.00							237.00	0.00	237.00	= Ending Balance =
50004				Project MG Fee					0.00	= Beginning Balance =
250bea	250 Beacon C...	01/11/2022	01/2022	Lighthouse Realty Managemen...	P-74954	15746	2,812.50	0.00	2,812.50	PM Fee - New Elevator Motor, WO# 15746
250bea	250 Beacon C...	01/14/2022	01/2022	Lighthouse Realty Managemen...	P-75504	15850	666.00	0.00	3,478.50	PM Fee - Spalling 5th Floor Window Sill Cut ...
Net Change=3,478.50							3,478.50	0.00	3,478.50	= Ending Balance =
50015				Back Billed Expense					1,132.68	= Beginning Balance =
250bea	250 Beacon C...	01/03/2022	01/2022	HUB Lock & Door Closer, Inc (...)	P-76694	23269	371.69	0.00	1,504.37	Unit 20 - Replaced Segal Deadlock, Inv# 23269
250bea	250 Beacon C...	01/26/2022	01/2022	Lighthouse Realty Managemen...	P-76133	15945	745.50	0.00	2,249.87	Unit 6 - Opened Bathroom Ceiling For Plumbi...
250bea	250 Beacon C...	01/26/2022	01/2022	Lighthouse Realty Managemen...	P-76225	1594...	0.00	745.50	1,504.37	Unit 6 - Opened Bathroom Ceiling For Plumbi...
Net Change=371.69							1,117.19	745.50	1,504.37	= Ending Balance =
50050				Health Insurance					3,852.27	= Beginning Balance =
250bea	250 Beacon C...	01/01/2022	01/2022	Lighthouse Realty Managemen...	P-74244	*healt...	199.62	0.00	4,051.89	Silva Dental P4881
250bea	250 Beacon C...	01/01/2022	01/2022	Lighthouse Realty Managemen...	P-74244	*healt...	1,784.13	0.00	5,836.02	Silva Medical CE-9Z
250bea	250 Beacon C...	01/01/2022	01/2022	Lighthouse Realty Managemen...	P-74244	*healt...	18.45	0.00	5,854.47	Silva Vision SF006
Net Change=2,002.20							2,002.20	0.00	5,854.47	= Ending Balance =
50102				Legal Expense					1,484.85	= Beginning Balance =
250bea	250 Beacon C...	01/31/2022	01/2022	Davis, Malm & D'Agostine (dav...	P-77229	225838	1,024.00	0.00	2,508.85	Legal Fees - January, Inv# 225838
Net Change=1,024.00							1,024.00	0.00	2,508.85	= Ending Balance =
51001				Insurance					5,895.50	= Beginning Balance =
250bea	250 Beacon C...	01/03/2022	01/2022	Travelers CL Remittance Center...	P-75522	4331...	5,895.50	0.00	11,791.00	Insurance Premium Installment, Acct# 4331...
Net Change=5,895.50							5,895.50	0.00	11,791.00	= Ending Balance =
52009				Landscaping					6,253.02	= Beginning Balance =
Net Change=0.00							0.00	0.00	6,253.02	= Ending Balance =
52020				Elevator Maintenance					1,197.00	= Beginning Balance =
250bea	250 Beacon C...	01/01/2022	01/2022	Atlantic Elevator (atlanelev)	P-76712	267158	399.00	0.00	1,596.00	Monthly Elevator Maintenance, Inv# 267158
Net Change=399.00							399.00	0.00	1,596.00	= Ending Balance =
52021				Fire Alarm Maintenance					519.24	= Beginning Balance =
Net Change=0.00							0.00	0.00	519.24	= Ending Balance =
52024				Boiler Maintenance					396.00	= Beginning Balance =

General Ledger

Period = Jan 2022

Book = Accrual ; Tree = 0 profit loss

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks	
Net Change=0.00							0.00	0.00	396.00	= Ending Balance =	
53001	General Repairs									21,860.16	= Beginning Balance =
250bea	250 Beacon C...	12/06/2021	01/2022	Reliance Electric Corporation (r...	P-76915	83940	1,494.30	0.00	23,354.46	Investigated Power Loss Checked Floor Ope...	
250bea	250 Beacon C...	12/27/2021	01/2022	Reliance Electric Corporation (r...	P-77075	84002	273.00	0.00	23,627.46	Supplied & Installed 2 New Circuit Breakers I...	
250bea	250 Beacon C...	12/28/2021	01/2022	Reliance Electric Corporation (r...	P-76344	84016	389.10	0.00	24,016.56	Common Area Light Replacement Inv# 84016	
250bea	250 Beacon C...	01/19/2022	01/2022	Lighthouse Realty Managemen...	P-75582	01192...	2,103.25	0.00	26,119.81	East Stairwell Repair & Painting	
250bea	250 Beacon C...	01/20/2022	01/2022	Lighthouse Realty Managemen...	P-75376	01202...	2,300.00	0.00	28,419.81	East Stairwell Repair & Painting	
250bea	250 Beacon C...	01/24/2022	01/2022	Lighthouse Realty Managemen...	P-76082	15908	79.00	0.00	28,498.81	Delivered Modem To Ups Store WO# 15908	
250bea	250 Beacon C...	01/27/2022	01/2022	Lighthouse Realty Managemen...	P-75682	01272...	790.00	0.00	29,288.81	Unit 6 Ceiling Work for Plumbing Repairs	
Net Change=7,428.65							7,428.65	0.00	29,288.81	= Ending Balance =	
53007	Elevator Repairs									2,725.81	= Beginning Balance =
250bea	250 Beacon C...	12/27/2021	01/2022	Atlantic Elevator (atlanelev)	P-76332	267066	180.06	0.00	2,905.87	Troubleshoot Emergency Light & Replaced Ba...	
250bea	250 Beacon C...	01/11/2022	01/2022	Atlantic Elevator (atlanelev)	P-74979	17772-G	31,250.00	0.00	34,155.87	Furnish & Install New Motor & Coupling, Prop...	
Net Change=31,430.06							31,430.06	0.00	34,155.87	= Ending Balance =	
53009	Fire Alarm Repairs									0.00	= Beginning Balance =
250bea	250 Beacon C...	12/27/2021	01/2022	American Alarm (ameralarm)	P-76342	1209666	275.00	0.00	275.00	Reschedule Inspection Fee, Inv# 1209666	
Net Change=275.00							275.00	0.00	275.00	= Ending Balance =	
53025	Special Projects									7,400.00	= Beginning Balance =
Net Change=0.00							0.00	0.00	7,400.00	= Ending Balance =	
55002	Gas									7,084.72	= Beginning Balance =
250bea	250 Beacon C...	12/06/2021	01/2022	Constellation New Energy Gas ...	P-76470	6120...	3,583.36	0.00	10,668.08	Monthly Gas Supply, Acct# 6799581-0, Stmt#...	
250bea	250 Beacon C...	01/04/2022	01/2022	National Grid Gas (natgridgas)	P-75884	5134...	27.79	0.00	10,695.87	BLDG Monthly Gas Consumption, Acct# 513...	
250bea	250 Beacon C...	01/04/2022	01/2022	National Grid Gas (natgridgas)	P-75941	5134...	2,794.23	0.00	13,490.10	APT Monthly Gas Consumption, Acct# 51342...	
250bea	250 Beacon C...	01/05/2022	01/2022	Constellation New Energy Gas ...	P-76453	6142...	4,215.15	0.00	17,705.25	Monthly Gas Supply, Acct# 6799581-0, Stmt#...	
Net Change=10,620.53							10,620.53	0.00	17,705.25	= Ending Balance =	
55003	Electricity									1,943.89	= Beginning Balance =
250bea	250 Beacon C...	01/21/2022	01/2022	Eversource (eversource)	P-76552	2937 ...	263.20	0.00	2,207.09	MAIN Monthly Electricity Consumption, Acct#...	
250bea	250 Beacon C...	01/21/2022	01/2022	Eversource (eversource)	P-76612	2314 ...	786.55	0.00	2,993.64	JAN Monthly Electricity Consumption, Acct# 2...	
Net Change=1,049.75							1,049.75	0.00	2,993.64	= Ending Balance =	
55004	Water/Sewer									3,863.10	= Beginning Balance =
250bea	250 Beacon C...	01/23/2022	01/2022	Boston Water and Sewer Comm...	P-76714	11564...	867.80	0.00	4,730.90	Monthly Water Consumption, Acct# 1156484	

General Ledger

Period = Jan 2022

Book = Accrual ; Tree = 0 profit loss

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=867.80			867.80	0.00	4,730.90	= Ending Balance =
55005				Telephone/Internet					2,210.44	= Beginning Balance =
250bea	250 Beacon C...	01/01/2022	01/2022	Comcast (comcast)	P-74893	8773 ...	199.10	0.00	2,409.54	Monthly Internet Expense, Acct# 8773 10 323...
250bea	250 Beacon C...	01/14/2022	01/2022	Verizon (verizon)	P-76503	351-4...	443.85	0.00	2,853.39	Monthly Phone Line Expense, Acct# 351-418...
250bea	250 Beacon C...	01/14/2022	01/2022	Verizon (verizon)	P-76720	351-4...	0.00	443.85	2,409.54	Monthly Phone Line Expense, Acct# 351-418...
250bea	250 Beacon C...	01/14/2022	01/2022	Verizon (verizon)	P-76722	351-4...	447.35	0.00	2,856.89	Monthly Phone Line/Internet Expense, Acct# ...
				Net Change=646.45			1,090.30	443.85	2,856.89	= Ending Balance =
							67,755.48	27,477.71		

Aged Receivables Report

Detail by Resident
 Property: 250 Beacon Condominium (250bea)
 Trans through :1/2022
 Age As of: 1/1/1

Unit	Resident	Charge Code	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
250bea - 250 Beacon Condominium									
04	t0001608	Benjamin Levy	0.00	0.00	0.00	0.00	0.00	-295.81	-295.81
06	t0001610	Gloria Coolidge	0.00	0.00	0.00	0.00	0.00	-2,539.84	-2,539.84
08	t0001612	Tony D'Amato	1,293.24	1,293.24	0.00	0.00	0.00	0.00	1,293.24
09	t0001613	Christine Bosworth	1,228.45	1,228.45	0.00	1,228.45	-1,228.45	0.00	1,228.45
10	t0001614	Joan Kennedy	1,358.03	1,358.03	0.00	0.00	0.00	0.00	1,358.03
12	t0001616	Lauren N. Joy	0.00	0.00	0.00	0.00	0.00	-1,399.50	-1,399.50
16	t0001619	Susan A. Johnston	186.33	0.00	186.33	0.00	0.00	0.00	186.33
18	t0001621	James Van Alen	1,623.59	1,293.24	330.35	0.00	0.00	0.00	1,623.59
20	t0001623	Dr. Barrett J. Rollins	1,706.40	1,706.40	0.00	0.00	0.00	0.00	1,706.40
Total 250bea			7,396.04	6,879.36	516.68	1,228.45	-1,228.45	-4,235.15	3,160.89
Total			7,396.04	6,879.36	516.68	1,228.45	-1,228.45	-4,235.15	3,160.89

Payable - Aging Detail

Property=250bea AND mm/yy=01/2022 AND Age as of=01/31/2022

Vendor Code - Name Invoice Notes	Tran#	Property	Date	Account	Invoice Number	Current Owed	0 - 30 Owed	31 - 60 Owed	61 - 90 Owed	Over 90 Owed
alpha - Alpha Weatherproofing Corp.										
Spalling 5th Floor Window Sill ...	P-75503	250bea	12/17/2021	53025	011422 250bea	7,400.00	0.00	7,400.00	0.00	0.00
Total alpha - Alpha Weatherproof...						7,400.00	0.00	7,400.00	0.00	0.00
ameralarm - American Alarm										
Reschedule Inspection Fee, In...	P-76342	250bea	12/27/2021	53009	1209666	275.00	0.00	275.00	0.00	0.00
Total ameralarm - American Alarm						275.00	0.00	275.00	0.00	0.00
aquabarrier - Aqua Barriers, Inc.										
Furnish & Install Charliste Blac...	P-72517	250bea	11/03/2021	53001	28446	5,875.00	0.00	0.00	5,875.00	0.00
Total aquabarrier - Aqua Barriers...						5,875.00	0.00	0.00	5,875.00	0.00
atlanelev - Atlantic Elevator										
Troubleshoot Emergency Ligh...	P-76332	250bea	12/27/2021	53007	267066	180.06	0.00	180.06	0.00	0.00
Monthly Elevator Maintenance,...	P-76712	250bea	01/01/2022	52020	267158	399.00	0.00	399.00	0.00	0.00
Furnish & Install New Motor &...	P-74979	250bea	01/11/2022	53007	17772-G	31,250.00	31,250.00	0.00	0.00	0.00
Total atlanelev - Atlantic Elevator						31,829.06	31,250.00	579.06	0.00	0.00
bwsc - Boston Water and Sewe...										
Monthly Water Consumption, ...	P-76714	250bea	01/23/2022	55004	1156484 012322	867.80	867.80	0.00	0.00	0.00
Total bwsc - Boston Water and...						867.80	867.80	0.00	0.00	0.00
constell - Constellation New Ene...										
Monthly Gas Supply, Acct# 6...	P-76470	250bea	12/06/2021	55002	61200074401	3,583.36	0.00	3,583.36	0.00	0.00
Monthly Gas Supply, Acct# 6...	P-76453	250bea	01/05/2022	55002	61426210801	4,215.15	4,215.15	0.00	0.00	0.00
Total constell - Constellation Ne...						7,798.51	4,215.15	3,583.36	0.00	0.00
davismalm - Davis, Malm & D'Ag...										
Legal Fees Re: Smoke/CO De...	P-76713	250bea	12/31/2021	50102	225120	1,484.85	0.00	1,484.85	0.00	0.00
Legal Fees - January, Inv# 225838	P-77229	250bea	01/31/2022	50102	225838	1,024.00	1,024.00	0.00	0.00	0.00
Total davismalm - Davis, Malm ...						2,508.85	1,024.00	1,484.85	0.00	0.00
eversource - Eversource										
JAN Monthly Electricity Consu...	P-76612	250bea	01/21/2022	55003	2314 339 1003 0...	786.55	786.55	0.00	0.00	0.00
MAIN Monthly Electricity Con...	P-76552	250bea	01/21/2022	55003	2937 879 0017 0...	263.20	263.20	0.00	0.00	0.00
Total eversource - Eversource						1,049.75	1,049.75	0.00	0.00	0.00
hublock - HUB Lock & Door Close...										
Unit 20 - Replaced Segal Dea...	P-76694	250bea	01/03/2022	50015	23269	371.69	371.69	0.00	0.00	0.00
Total hublock - HUB Lock & Doo...						371.69	371.69	0.00	0.00	0.00

Payable - Aging Detail

Property=250bea AND mm/yy=01/2022 AND Age as of=01/31/2022

Vendor Code - Name Invoice Notes	Tran#	Property	Date	Account	Invoice Number	Current Owed	0 - 30 Owed	31 - 60 Owed	61 - 90 Owed	Over 90 Owed
lighthou - Lighthouse Realty Ma...										
Delivered Modem To Ups Sto...	P-76082	250bea	01/24/2022	53001	15908	79.00	79.00	0.00	0.00	0.00
Met Onsite With Plumbers To ...	P-76056	250bea	01/24/2022	50003	15910	158.00	158.00	0.00	0.00	0.00
Met With Plumber Along With...	P-76066	250bea	01/27/2022	50003	15927	79.00	79.00	0.00	0.00	0.00
Total lighthou - Lighthouse Real...						316.00	316.00	0.00	0.00	0.00
natgridgas - National Grid Gas										
APT Monthly Gas Consumptio...	P-75941	250bea	01/04/2022	55002	51342-19750 010422	2,794.23	2,794.23	0.00	0.00	0.00
BLDG Monthly Gas Consumpti...	P-75884	250bea	01/04/2022	55002	51342-11410 010422	27.79	27.79	0.00	0.00	0.00
Total natgridgas - National Grid Gas						2,822.02	2,822.02	0.00	0.00	0.00
rellance - Reliance Electric Corpo...										
Investigated Power Loss Chec...	P-76915	250bea	12/06/2021	53001	83940	1,494.30	0.00	1,494.30	0.00	0.00
Supplied & Installed 2 New Circ...	P-77075	250bea	12/27/2021	53001	84002	273.00	0.00	273.00	0.00	0.00
Common Area Light Replacem...	P-76344	250bea	12/28/2021	53001	84016	389.10	0.00	389.10	0.00	0.00
Total reliance - Reliance Electric...						2,156.40	0.00	2,156.40	0.00	0.00
verizon - Verizon										
Monthly Phone Line Expense, ...	P-76721	250bea	12/14/2021	55005	351-418-700-0001...	789.86	0.00	789.86	0.00	0.00
Monthly Phone Line/Internet ...	P-76722	250bea	01/14/2022	55005	351-418-700-0001...	447.35	447.35	0.00	0.00	0.00
Total verizon - Verizon						1,237.21	447.35	789.86	0.00	0.00
						64,507.29	42,363.76	16,268.53	5,875.00	0.00

General Ledger

Period = Jan 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
10010				Operating Account					67,362.53	= Beginning Balance =
250bea	250 Beacon C...	01/01/2022	01/2022	Lighthouse Realty Managemen...	K-68935	1196	0.00	840.00	66,522.53	Monthly MG Fee
250bea	250 Beacon C...	01/01/2022	01/2022	Lighthouse Realty Managemen...	K-68935	1196	0.00	199.62	66,322.91	Silva Dental P4881
250bea	250 Beacon C...	01/01/2022	01/2022	Lighthouse Realty Managemen...	K-68935	1196	0.00	1,784.13	64,538.78	Silva Medical CE-9Z
250bea	250 Beacon C...	01/01/2022	01/2022	Lighthouse Realty Managemen...	K-68935	1196	0.00	18.45	64,520.33	Silva Vision SF006
250bea	250 Beacon C...	01/01/2022	01/2022	Al-Jassim (t0001607)	R-86059	none	0.00	1,078.13	63,442.20	:Prog Gen prepayment transfer
250bea	250 Beacon C...	01/01/2022	01/2022	Al-Jassim (t0001607)	R-86059	none	1,078.13	0.00	64,520.33	:Prog Gen prepayment transfer
250bea	250 Beacon C...	01/01/2022	01/2022	Stiles (t0001609)	R-86456	:ACH...	1,163.66	0.00	65,683.99	Pre-Authorized Payment
250bea	250 Beacon C...	01/01/2022	01/2022	Hamlen (t0001617)	R-86457	:ACH...	1,249.18	0.00	66,933.17	Pre-Authorized Payment
250bea	250 Beacon C...	01/01/2022	01/2022	Dukach (t0004611)	R-86458	:ACH...	1,508.35	0.00	68,441.52	Pre-Authorized Payment
250bea	250 Beacon C...	01/01/2022	01/2022	Dukach (t0004611)	R-86458	:ACH...	1,567.96	0.00	70,009.48	Pre-Authorized Payment
250bea	250 Beacon C...	01/01/2022	01/2022	Ghavanini (t0004401)	R-86459	1216...	432.81	0.00	70,442.29	Recurring Credit Card Payment;
250bea	250 Beacon C...	01/01/2022	01/2022	Joy (t0001616)	R-86460	1216...	1,399.50	0.00	71,841.79	Recurring Credit Card Payment;
250bea	250 Beacon C...	01/01/2022	01/2022	Stiles (t0001609)	R-86508	1301	119.00	0.00	71,960.79	
250bea	250 Beacon C...	01/01/2022	01/2022	Albro (t0001615)	R-86640	5442	1,228.45	0.00	73,189.24	
250bea	250 Beacon C...	01/01/2022	01/2022	Asquith (t0001618)	R-86686	5512	1,443.56	0.00	74,632.80	
250bea	250 Beacon C...	01/01/2022	01/2022	Schaumburg (t0001624)	R-86689	64185467	1,614.61	0.00	76,247.41	
250bea	250 Beacon C...	01/01/2022	01/2022	Schaumburg (t0001624)	R-86690	64185468	645.33	0.00	76,892.74	
250bea	250 Beacon C...	01/02/2022	01/2022	Doucette (t0001611)	R-86746	:ACH...	1,207.72	0.00	78,100.46	Pre-Authorized Payment
250bea	250 Beacon C...	01/04/2022	01/2022	Kennedy (t0001614)	R-87056	1044850	1,208.03	0.00	79,308.49	
250bea	250 Beacon C...	01/04/2022	01/2022	Kennedy (t0001614)	R-87056	1044850	1,358.03	0.00	80,666.52	
250bea	250 Beacon C...	01/05/2022	01/2022	Johnston (t0001619)	R-87109	:ACH...	1,293.24	0.00	81,959.76	Pre-Authorized Payment
250bea	250 Beacon C...	01/05/2022	01/2022	Levy (t0001608)	R-87161		0.00	295.81	81,663.95	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	01/05/2022	01/2022	Levy (t0001608)	R-87161		295.81	0.00	81,959.76	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	01/05/2022	01/2022	Coolidge (t0001610)	R-87162		0.00	1,269.92	80,689.84	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	01/05/2022	01/2022	Coolidge (t0001610)	R-87162		1,269.92	0.00	81,959.76	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	01/07/2022	01/2022	Boston Water and Sewer Comm...	K-69248	1197	0.00	1,503.17	80,456.59	Monthly Water Consumption, Acct# 1156484
250bea	250 Beacon C...	01/07/2022	01/2022	Verizon (verizon)	K-69396	1198	0.00	103.50	80,353.09	Monthly Phone Line Expense, Acct# 551-419...
250bea	250 Beacon C...	01/07/2022	01/2022	Eversource (eversource)	K-69436	1199	0.00	225.85	80,127.24	MAIN Monthly Electricity Consumption, Acct#...
250bea	250 Beacon C...	01/07/2022	01/2022	Eversource (eversource)	K-69437	1200	0.00	635.49	79,491.75	JAN Monthly Electricity Consumption, Acct# 2...
250bea	250 Beacon C...	01/12/2022	01/2022	Lighthouse Realty Managemen...	K-69639	1201	0.00	2,812.50	76,679.25	PM Fee - New Elevator Motor, WO# 15746
250bea	250 Beacon C...	01/13/2022	01/2022	Lighthouse Realty Managemen...	K-69716	1202	0.00	213.50	76,465.75	PD011422
250bea	250 Beacon C...	01/13/2022	01/2022	Lighthouse Realty Managemen...	K-69716	1202	0.00	565.77	75,899.98	Silva PD011422
250bea	250 Beacon C...	01/13/2022	01/2022	Lighthouse Realty Managemen...	K-69716	1202	0.00	146.74	75,753.24	Calderon PD011422
250bea	250 Beacon C...	01/13/2022	01/2022	Lighthouse Realty Managemen...	K-69716	1202	0.00	372.98	75,380.26	PD011422
250bea	250 Beacon C...	01/13/2022	01/2022	Lighthouse Realty Managemen...	K-69716	1202	0.00	357.60	75,022.66	Silva Garnishment PD011422
250bea	250 Beacon C...	01/19/2022	01/2022	Coolidge (t0001610)	R-87870	1644	1,269.92	0.00	76,292.58	
250bea	250 Beacon C...	01/20/2022	01/2022	Lighthouse Realty Managemen...	K-69972	1203	0.00	2,300.00	73,992.58	East Stairwell Repair & Painting

General Ledger

Period = Jan 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
250bea	250 Beacon C...	01/21/2022	01/2022	Levy (t0001608)	R-87988	5390	295.81	0.00	74,288.39	
250bea	250 Beacon C...	01/21/2022	01/2022	Levy (t0001608)	R-87988	5390	932.64	0.00	75,221.03	
250bea	250 Beacon C...	01/21/2022	01/2022	Levy (t0001608)	R-87988	5390	1,078.13	0.00	76,299.16	
250bea	250 Beacon C...	01/24/2022	01/2022	Comcast (comcast)	K-70155	1205	0.00	199.10	76,100.06	Monthly Internet Expense, Acct# 8773 10 323...
250bea	250 Beacon C...	01/24/2022	01/2022	Constellation New Energy Gas ...	K-70207	1206	0.00	3,583.36	72,516.70	Monthly Gas Supply, Acct# 6799581-0, Stmt#...
250bea	250 Beacon C...	01/24/2022	01/2022	Verizon Wireless (verizonwire)	K-71167	19	0.00	322.16	72,194.54	Monthly Employee Phone Line Expense (De...
250bea	250 Beacon C...	01/25/2022	01/2022	Lighthouse Realty Managemen...	K-70089	1204	0.00	666.00	71,528.54	PM Fee - Spalling 5th Floor Window Sill Cut ...
250bea	250 Beacon C...	01/26/2022	01/2022	Lighthouse Realty Managemen...	K-70289	1207	0.00	111.00	71,417.54	PD012822
250bea	250 Beacon C...	01/26/2022	01/2022	Lighthouse Realty Managemen...	K-70289	1207	0.00	565.76	70,851.78	Silva PD012822
250bea	250 Beacon C...	01/26/2022	01/2022	Lighthouse Realty Managemen...	K-70289	1207	0.00	406.80	70,444.98	Calderon PD012822
250bea	250 Beacon C...	01/26/2022	01/2022	Lighthouse Realty Managemen...	K-70289	1207	0.00	488.44	69,956.54	PD012822
250bea	250 Beacon C...	01/26/2022	01/2022	Lighthouse Realty Managemen...	K-70289	1207	0.00	357.60	69,598.94	Silva Garnishment PD012822
250bea	250 Beacon C...	01/26/2022	01/2022	Lighthouse Realty Managemen...	K-70289	1207	0.00	2,103.25	67,495.69	East Stairwell Repair & Painting
250bea	250 Beacon C...	01/27/2022	01/2022	Lighthouse Realty Managemen...	K-70353	1208	0.00	790.00	66,705.69	Unit 6 Ceiling Work for Plumbing Repairs
250bea	250 Beacon C...	01/27/2022	01/2022	Travelers CL Remittance Center...	K-71160	17	0.00	5,895.50	60,810.19	Insurance Premium Installment, Acct# 4331...
250bea	250 Beacon C...	01/31/2022	01/2022	Atlantic Elevator (atlanelev)	K-70489	1209	0.00	435.00	60,375.19	Repaired Kick Plate On Eight Floor Door, Inv...
250bea	250 Beacon C...	01/31/2022	01/2022	American Alarm (ameralarm)	K-70501	1210	0.00	519.24	59,855.95	Quarterly Alarm Monitoring & Inspection, AR#...
250bea	250 Beacon C...	01/31/2022	01/2022	Houghton Plumbing & Heating I...	K-70502	1211	0.00	378.00	59,477.95	Unit 1B Low Heat Investigation, Adjusted Boil...
				Net Change=-7,884.58			23,659.79	31,544.37	59,477.95	= Ending Balance =
10011				Operating 2 Account					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10012				Reserve Account					28,277.39	= Beginning Balance =
							0.00	0.00	28,277.39	
				Net Change=0.00			0.00	0.00	28,277.39	= Ending Balance =
10013				Capital Reserve					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10014				Laundry Account					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10015				Escrow Account					15,150.00	= Beginning Balance =
250bea	250 Beacon C...	01/31/2022	01/2022	Dukach (t0004611)	R-88691	1494	1,000.00	0.00	16,150.00	

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=1,000.00			1,000.00	0.00	16,150.00	= Ending Balance =
10016				Insurance Reserve			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10017				Prepaid Insurance Reserve			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10019				Loan Draw			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10021				Due to Reserves From Operating			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
11002				Prepaid Insurance			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
11003				Prepaid Expenses			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
12001				Accounts Receivable			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
12002				Other Receivables			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
21001				Last Month Rent Deposit			0.00	0.00	0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
21002				Last Month Rent Interest					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
							0.00	0.00	0.00	= Ending Balance =
21004				Security Deposit Liability					-15,150.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-15,150.00	
							0.00	0.00	-15,150.00	= Ending Balance =
21005				Security Deposit Interest					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
							0.00	0.00	0.00	= Ending Balance =
21007				Move Deposit Liability					-1,000.00	= Beginning Balance =
250bea	250 Beacon C...	01/31/2022	01/2022	Dukach (t0004611)	R-88691	1494	0.00	1,000.00	-2,000.00	
				Net Change=-1,000.00			0.00	1,000.00	-2,000.00	= Ending Balance =
21009				Refund Clearing Account					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
							0.00	0.00	0.00	= Ending Balance =
22000				Accounts Payable					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
							0.00	0.00	0.00	= Ending Balance =
22005				Payroll Liabilities					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
							0.00	0.00	0.00	= Ending Balance =
22015				Prepaid Fees					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
							0.00	0.00	0.00	= Ending Balance =
22019				Borrowed Portfolio Funds					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
							0.00	0.00	0.00	= Ending Balance =
22021				Due From Operating to Reserves					0.00	= Beginning Balance =
							0.00	0.00	0.00	

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
31001				Current Year Retained Earnings					18,766.92	= Beginning Balance =
							0.00	0.00	18,766.92	
				Net Change=0.00			0.00	0.00	18,766.92	= Ending Balance =
31002				Current Year Retained Earnings...					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
31010				Prior Year Earnings					-81,463.88	= Beginning Balance =
							0.00	0.00	-81,463.88	
				Net Change=0.00			0.00	0.00	-81,463.88	= Ending Balance =
31020				Owner Equity					-61,221.57	= Beginning Balance =
							0.00	0.00	-61,221.57	
				Net Change=0.00			0.00	0.00	-61,221.57	= Ending Balance =
31021				Owner Equity - Reserves					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
31030				Portfolio Cash Loan					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
41100				Market Rent					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
41500				Loss Gain to Lease					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42001				Regular Assessments					-50,601.99	= Beginning Balance =
250bea	250 Beacon C...	01/01/2022	01/2022	Al-Jassim (t0001607)	R-86059	none	0.00	1,078.13	-51,680.12	:Prog Gen prepayment transfer
250bea	250 Beacon C...	01/01/2022	01/2022	Stiles (t0001609)	R-86456	:ACH...	0.00	1,163.66	-52,843.78	Pre-Authorized Payment
250bea	250 Beacon C...	01/01/2022	01/2022	Hamlen (t0001617)	R-86457	:ACH...	0.00	1,249.18	-54,092.96	Pre-Authorized Payment

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
250bea	250 Beacon C...	01/01/2022	01/2022	Dukach (t0004611)	R-86458	:ACH...	0.00	1,508.35	-55,601.31	Pre-Authorized Payment
250bea	250 Beacon C...	01/01/2022	01/2022	Dukach (t0004611)	R-86458	:ACH...	0.00	1,567.96	-57,169.27	Pre-Authorized Payment
250bea	250 Beacon C...	01/01/2022	01/2022	Ghavanini (t0004401)	R-86459	1216...	0.00	432.81	-57,602.08	Recurring Credit Card Payment;
250bea	250 Beacon C...	01/01/2022	01/2022	Joy (t0001616)	R-86460	1216...	0.00	1,399.50	-59,001.58	Recurring Credit Card Payment;
250bea	250 Beacon C...	01/01/2022	01/2022	Albro (t0001615)	R-86640	5442	0.00	1,228.45	-60,230.03	
250bea	250 Beacon C...	01/01/2022	01/2022	Asquith (t0001618)	R-86686	5512	0.00	1,443.56	-61,673.59	
250bea	250 Beacon C...	01/01/2022	01/2022	Schaumburg (t0001624)	R-86689	64185467	0.00	1,614.61	-63,288.20	
250bea	250 Beacon C...	01/01/2022	01/2022	Schaumburg (t0001624)	R-86690	64185468	0.00	645.33	-63,933.53	
250bea	250 Beacon C...	01/02/2022	01/2022	Doucette (t0001611)	R-86746	:ACH...	0.00	1,207.72	-65,141.25	Pre-Authorized Payment
250bea	250 Beacon C...	01/04/2022	01/2022	Kennedy (t0001614)	R-87056	1044850	0.00	1,208.03	-66,349.28	
250bea	250 Beacon C...	01/04/2022	01/2022	Kennedy (t0001614)	R-87056	1044850	0.00	1,358.03	-67,707.31	
250bea	250 Beacon C...	01/05/2022	01/2022	Johnston (t0001619)	R-87109	:ACH...	0.00	1,293.24	-69,000.55	Pre-Authorized Payment
250bea	250 Beacon C...	01/05/2022	01/2022	Levy (t0001608)	R-87161		0.00	295.81	-69,296.36	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	01/05/2022	01/2022	Coolidge (t0001610)	R-87162		0.00	1,269.92	-70,566.28	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	01/21/2022	01/2022	Levy (t0001608)	R-87988	5390	0.00	932.64	-71,498.92	
250bea	250 Beacon C...	01/21/2022	01/2022	Levy (t0001608)	R-87988	5390	0.00	1,078.13	-72,577.05	
				Net Change=-21,975.06			0.00	21,975.06	-72,577.05	= Ending Balance =
42011				Condo Fee 2					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42012				Condo Fee 3					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42021				Parking Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42031				Late Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42041				Pet Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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42051				Laundry Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42061				Utility Reimbursement Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42065				Owner Loan Repayment Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42066				Owner Loan Repayment Income 2					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42071				Rental Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42101				Less Rent Concession					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42111				Less Rent Abatement					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42121				Less Rent Delinquency					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42131				Less Rent Vacancy					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42141				Less Rent Write Offs					0.00	= Beginning Balance =
							0.00	0.00	0.00	

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
Net Change=0.00							0.00	0.00	0.00	= Ending Balance =
42151				Plus: Prepaid Fees					3,853.50	= Beginning Balance =
250bea	250 Beacon C...	01/01/2022	01/2022	Al-Jassim (t0001607)	R-86059	none	1,078.13	0.00	4,931.63	:Prog Gen prepayment transfer
250bea	250 Beacon C...	01/05/2022	01/2022	Levy (t0001608)	R-87161		295.81	0.00	5,227.44	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	01/05/2022	01/2022	Coolidge (t0001610)	R-87162		1,269.92	0.00	6,497.36	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	01/19/2022	01/2022	Coolidge (t0001610)	R-87870	1644	0.00	1,269.92	5,227.44	
250bea	250 Beacon C...	01/21/2022	01/2022	Levy (t0001608)	R-87988	5390	0.00	295.81	4,931.63	
Net Change=1,078.13							2,643.86	1,565.73	4,931.63	= Ending Balance =
42201				Other Income					-250.00	= Beginning Balance =
							0.00	0.00	-250.00	
Net Change=0.00							0.00	0.00	-250.00	= Ending Balance =
42202				Interest Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
Net Change=0.00							0.00	0.00	0.00	= Ending Balance =
42203				Operating Expense Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
Net Change=0.00							0.00	0.00	0.00	= Ending Balance =
42204				Expense Reimbursement Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
Net Change=0.00							0.00	0.00	0.00	= Ending Balance =
42205				Document Prep Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
Net Change=0.00							0.00	0.00	0.00	= Ending Balance =
42206				Maintenance Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
Net Change=0.00							0.00	0.00	0.00	= Ending Balance =
42207				Snow Removal Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
Net Change=0.00							0.00	0.00	0.00	= Ending Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
42208				Janitorial Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42209				Management Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42210				Project MG Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42211				On-Site Coordination Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42212				Back Billed Expense Income					-1,961.35	= Beginning Balance =
250bea	250 Beacon C...	01/01/2022	01/2022	Stiles (t0001609)	R-86508	1301	0.00	119.00	-2,080.35	
				Net Change=-119.00			0.00	119.00	-2,080.35	= Ending Balance =
42213				Insurance Claim Proceeds Income					-9,641.33	= Beginning Balance =
							0.00	0.00	-9,641.33	
				Net Change=0.00			0.00	0.00	-9,641.33	= Ending Balance =
42214				Move Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42215				Move Deposit Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42216				Deposit Forfeiture					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42217				Termination Fee					0.00	= Beginning Balance =
							0.00	0.00	0.00	

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42218				NSF Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42219				Reconciliation					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42220				Miscellaneous Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42221				Quick Clean Up					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42222				Violation Fine Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
48001				Reserve Contribution Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50002				Management Fee					1,680.00	= Beginning Balance =
250bea	250 Beacon C...	01/01/2022	01/2022	Lighthouse Realty Managemen...	K-68935	1196	840.00	0.00	2,520.00	Monthly MG Fee
				Net Change=840.00			840.00	0.00	2,520.00	= Ending Balance =
50003				On-Site Coordination					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50004				Project MG Fee					0.00	= Beginning Balance =
250bea	250 Beacon C...	01/12/2022	01/2022	Lighthouse Realty Managemen...	K-69639	1201	2,812.50	0.00	2,812.50	PM Fee - New Elevator Motor, WO# 15746
250bea	250 Beacon C...	01/25/2022	01/2022	Lighthouse Realty Managemen...	K-70089	1204	666.00	0.00	3,478.50	PM Fee - Spalling 5th Floor Window Sill Cut ...
				Net Change=3,478.50			3,478.50	0.00	3,478.50	= Ending Balance =

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50009				Broker/Agent Fee					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50013				Copies and Postage					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50014				Bank Service Charges					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50015				Back Billed Expense					754.68	= Beginning Balance =
250bea	250 Beacon C...	01/31/2022	01/2022	Houghton Plumbing & Heating I...	K-70502	1211	378.00	0.00	1,132.68	Unit 1B Low Heat Investigation, Adjusted Boil...
				Net Change=378.00			378.00	0.00	1,132.68	= Ending Balance =
50037				Supplies					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50038				Office Supplies					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50039				IT Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50040				Marketing Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50041				Expense Reimbursement					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50042				Administrative and Filing Fees					0.00	= Beginning Balance =

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				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50043				Accounting Fees					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50044				Permit Fees					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50045				Fines and Fees					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50046				Taxes					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50047				Tax Return Prep					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50048				Payroll Office					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50049				Payroll Maintenance					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50050				Health Insurance					3,852.27	= Beginning Balance =
250bea	250 Beacon C...	01/01/2022	01/2022	Lighthouse Realty Managemen...	K-68935	1196	199.62	0.00	4,051.89	Silva Dental P4881
250bea	250 Beacon C...	01/01/2022	01/2022	Lighthouse Realty Managemen...	K-68935	1196	1,784.13	0.00	5,836.02	Silva Medical CE-9Z
250bea	250 Beacon C...	01/01/2022	01/2022	Lighthouse Realty Managemen...	K-68935	1196	18.45	0.00	5,854.47	Silva Vision SF006
				Net Change=2,002.20			2,002.20	0.00	5,854.47	= Ending Balance =
50051				Retirement					0.00	= Beginning Balance =

General Ledger

Period = Jan 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50058				Employee Parking Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50059				Employee Phone					407.08	= Beginning Balance =
250bea	250 Beacon C...	01/24/2022	01/2022	Verizon Wireless (verizonwire)	K-71167	19	322.16	0.00	729.24	Monthly Employee Phone Line Expense (De...
				Net Change=322.16			322.16	0.00	729.24	= Ending Balance =
50060				Payroll Super 1					4,885.70	= Beginning Balance =
250bea	250 Beacon C...	01/13/2022	01/2022	Lighthouse Realty Managemen...	K-69716	1202	565.77	0.00	5,451.47	Silva PD011422
250bea	250 Beacon C...	01/13/2022	01/2022	Lighthouse Realty Managemen...	K-69716	1202	357.60	0.00	5,809.07	Silva Garnishment PD011422
250bea	250 Beacon C...	01/26/2022	01/2022	Lighthouse Realty Managemen...	K-70289	1207	565.76	0.00	6,374.83	Silva PD012822
250bea	250 Beacon C...	01/26/2022	01/2022	Lighthouse Realty Managemen...	K-70289	1207	357.60	0.00	6,732.43	Silva Garnishment PD012822
				Net Change=1,846.73			1,846.73	0.00	6,732.43	= Ending Balance =
50061				Payroll Super 2					725.79	= Beginning Balance =
250bea	250 Beacon C...	01/13/2022	01/2022	Lighthouse Realty Managemen...	K-69716	1202	146.74	0.00	872.53	Calderon PD011422
250bea	250 Beacon C...	01/26/2022	01/2022	Lighthouse Realty Managemen...	K-70289	1207	406.80	0.00	1,279.33	Calderon PD012822
				Net Change=553.54			553.54	0.00	1,279.33	= Ending Balance =
50062				Payroll Taxes					1,791.08	= Beginning Balance =
250bea	250 Beacon C...	01/13/2022	01/2022	Lighthouse Realty Managemen...	K-69716	1202	372.98	0.00	2,164.06	PD011422
250bea	250 Beacon C...	01/26/2022	01/2022	Lighthouse Realty Managemen...	K-70289	1207	488.44	0.00	2,652.50	PD012822
				Net Change=861.42			861.42	0.00	2,652.50	= Ending Balance =
50063				Payroll Bonus					4,600.00	= Beginning Balance =
							0.00	0.00	4,600.00	
				Net Change=0.00			0.00	0.00	4,600.00	= Ending Balance =
50064				Payroll Administration					555.00	= Beginning Balance =
250bea	250 Beacon C...	01/13/2022	01/2022	Lighthouse Realty Managemen...	K-69716	1202	213.50	0.00	768.50	PD011422
250bea	250 Beacon C...	01/26/2022	01/2022	Lighthouse Realty Managemen...	K-70289	1207	111.00	0.00	879.50	PD012822
				Net Change=324.50			324.50	0.00	879.50	= Ending Balance =
50100				Rent Expense					0.00	= Beginning Balance =

General Ledger

Period = Jan 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50101				Condo Fee Expense					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50102				Legal Expense					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50103				Other Expenses					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50104				Owner Payment					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50105				Client Refunds					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50106				Last Month Rent					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50107				Security Deposit Return					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50108				Miscellaneous					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50109				Engineering					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

General Ledger

Period = Jan 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
50110				Social Committee					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51001				Insurance					11,791.00	= Beginning Balance =
250bea	250 Beacon C...	01/27/2022	01/2022	Travelers CL Remittance Center...	K-71160	17	5,895.50	0.00	17,686.50	Insurance Premium Installment, Acct# 4331...
				Net Change=5,895.50			5,895.50	0.00	17,686.50	= Ending Balance =
51002				Insurance Deductible Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51003				Insurance Claim Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51100				Loan Payment					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51101				Loan Interest					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51149				Property Purchase Price					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51150				Mortgage Payment					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52001				Maintenance					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52003				Pest Control Services					0.00	= Beginning Balance =

General Ledger

Period = Jan 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52004				Security Services					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52005				Janitorial Services					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52006				Window Cleaning					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52007				Carpet Cleaning					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52008				Chimney Cleaning					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52009				Landscaping					6,253.02	= Beginning Balance =
							0.00	0.00	6,253.02	
				Net Change=0.00			0.00	0.00	6,253.02	= Ending Balance =
52010				Snow Removal					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52011				Trash Removal					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52018				Water Testing					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

General Ledger

Period = Jan 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
52019				Garage Maintenance					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
52020				Elevator Maintenance					1,197.00 = Beginning Balance =	
							0.00	0.00	1,197.00	
				Net Change=0.00			0.00	0.00	1,197.00 = Ending Balance =	
52021				Fire Safety Maintenance					416.81 = Beginning Balance =	
250bea	250 Beacon C...	01/31/2022	01/2022	American Alarm (ameralarm)	K-70501	1210	519.24	0.00	936.05	Quarterly Alarm Monitoring & Inspection, AR#...
				Net Change=519.24			519.24	0.00	936.05 = Ending Balance =	
52022				Fire Sprinkler Maintenance					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
52023				HVAC Maintenance					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
52024				Boiler Maintenance					396.00 = Beginning Balance =	
							0.00	0.00	396.00	
				Net Change=0.00			0.00	0.00	396.00 = Ending Balance =	
53001				General Repairs					15,985.16 = Beginning Balance =	
250bea	250 Beacon C...	01/20/2022	01/2022	Lighthouse Realty Managemen...	K-69972	1203	2,300.00	0.00	18,285.16	East Stairwell Repair & Painting
250bea	250 Beacon C...	01/26/2022	01/2022	Lighthouse Realty Managemen...	K-70289	1207	2,103.25	0.00	20,388.41	East Stairwell Repair & Painting
250bea	250 Beacon C...	01/27/2022	01/2022	Lighthouse Realty Managemen...	K-70353	1208	790.00	0.00	21,178.41	Unit 6 Ceiling Work for Plumbing Repairs
				Net Change=5,193.25			5,193.25	0.00	21,178.41 = Ending Balance =	
53003				Interior Repairs					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
53004				Water Damage Repairs					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	

General Ledger

Period = Jan 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
53005				Exterior Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53006				Garage Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53007				Elevator Repairs					2,290.81	= Beginning Balance =
250bea	250 Beacon C...	01/31/2022	01/2022	Atlantic Elevator (atlanelev)	K-70489	1209	435.00	0.00	2,725.81	Repaired Kick Plate On Eight Floor Door, Inv...
				Net Change=435.00			435.00	0.00	2,725.81	= Ending Balance =
53008				Snow Removal - Contract Overage					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53009				Fire Safety Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53010				Landscaping Improvements					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53011				Fire Sprinkler Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53013				HVAC Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53015				Boiler Repairs					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53017				Plumbing					0.00	= Beginning Balance =

General Ledger

Period = Jan 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53019				Electrical					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53020				Locks and Entry					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53021				Laundry					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53022				Kitchen Appliances					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53025				Special Projects					20,312.50	= Beginning Balance =
				Net Change=0.00			0.00	0.00	20,312.50	
				Net Change=0.00			0.00	0.00	20,312.50	= Ending Balance =
53099				COVID-19 Expenses					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
55001				Oil					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
55002				Gas					4,752.49	= Beginning Balance =
250bea	250 Beacon C...	01/24/2022	01/2022	Constellation New Energy Gas ...	K-70207	1206	3,583.36	0.00	8,335.85	Monthly Gas Supply, Acct# 6799581-0, Stmt#...
				Net Change=3,583.36			3,583.36	0.00	8,335.85	= Ending Balance =
55003				Electricity					1,082.55	= Beginning Balance =
250bea	250 Beacon C...	01/07/2022	01/2022	Eversource (eversource)	K-69436	1199	225.85	0.00	1,308.40	MAIN Monthly Electricity Consumption, Acct#...
250bea	250 Beacon C...	01/07/2022	01/2022	Eversource (eversource)	K-69437	1200	635.49	0.00	1,943.89	JAN Monthly Electricity Consumption, Acct# 2...

General Ledger

Period = Jan 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=861.34			861.34	0.00	1,943.89	= Ending Balance =
55004				Water/Sewer					2,359.93	= Beginning Balance =
250bea	250 Beacon C...	01/07/2022	01/2022	Boston Water and Sewer Comm...	K-69248	1197	1,503.17	0.00	3,863.10	Monthly Water Consumption, Acct# 1156484
				Net Change=1,503.17			1,503.17	0.00	3,863.10	= Ending Balance =
55005				Telephone/Internet					1,790.91	= Beginning Balance =
250bea	250 Beacon C...	01/07/2022	01/2022	Verizon (verizon)	K-69396	1198	103.50	0.00	1,894.41	Monthly Phone Line Expense, Acct# 551-419...
250bea	250 Beacon C...	01/24/2022	01/2022	Comcast (comcast)	K-70155	1205	199.10	0.00	2,093.51	Monthly Internet Expense, Acct# 8773 10 323...
				Net Change=302.60			302.60	0.00	2,093.51	= Ending Balance =
55006				Cable					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
68001				Reserve Contribution					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
							56,204.16	56,204.16		



MONTHLY MANAGEMENT REPORT

Prepared for:

250 Beacon Condominium

Report Packet

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250 Beacon Condominium

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Balance Sheet

Period = Feb 2022

Book = Accrual ; Tree = ysi_bs

	Current Balance
10000	
ASSETS	
10001	
Current Assets	
10002	
Cash	
10010	45,167.98
Operating Account	
10012	28,277.39
Reserve Account	
10015	16,150.00
Escrow Account	
10100	89,595.37
Total Cash	
12000	
Receivables	
12001	2,888.37
Accounts Receivable	
17000	2,888.37
Total Receivables	
18000	92,483.74
Total Current Assets	
19000	92,483.74
TOTAL ASSETS	
20000	
LIABILITIES AND EQUITY	
20001	
Liabilities	
21004	15,150.00
Security Deposit Liability	
21007	4,000.00
Move Deposit Liability	
22000	40,153.50
Accounts Payable	
22015	7,938.65
Prepaid Fees	
28000	67,242.15
Total Liabilities	
30001	
Equity	
31001	-64,587.45
Current Year Retained Earnings	
31010	28,607.47
Prior Year Earnings	
31020	61,221.57
Owner Equity	
38000	25,241.59
Total Equity	
39000	92,483.74
TOTAL LIABILITIES AND EQUITY	

Income Statement

Period = Feb 2022

Book = Accrual

		Period to Date	%	Year to Date	%
40000	INCOME				
42001	Regular Assessments	25,916.67	100.00	103,666.68	90.59
42212	Back Billed Expense Income	0.00	0.00	1,126.37	0.98
42213	Insurance Claim Proceeds Income	0.00	0.00	9,641.33	8.43
49000	TOTAL INCOME	25,916.67	100.00	114,434.38	100.00
50000	EXPENSES				
50001	General and Admin Expenses				
50002	Management Fee	840.00	3.24	3,360.00	2.94
50003	On-Site Coordination	158.00	0.61	395.00	0.35
50004	Project MG Fee	0.00	0.00	3,478.50	3.04
50015	Back Billed Expense	0.00	0.00	1,504.37	1.31
50037	Supplies	382.74	1.48	382.74	0.33
50050	Health Insurance	2,002.20	7.73	7,856.67	6.87
50059	Employee Phone	0.00	0.00	729.24	0.64
50060	Payroll Super 1	1,846.73	7.13	8,579.16	7.50
50061	Payroll Super 2	934.65	3.61	2,213.98	1.93
50062	Payroll Taxes	1,043.61	4.03	3,696.11	3.23
50063	Payroll Bonus	0.00	0.00	4,600.00	4.02
50064	Payroll Administration	222.00	0.86	1,101.50	0.96
50102	Legal Expense	0.00	0.00	2,508.85	2.19
50200	Total General and Admin Expenses	7,429.93	28.67	40,406.12	35.31
51000	Insurance and Loan Expenses				
51001	Insurance	5,895.50	22.75	17,686.50	15.46
51200	Total Insurance and Loan Expenses	5,895.50	22.75	17,686.50	15.46
52000	Scheduled Maintenance Expenses				
52009	Landscaping	0.00	0.00	6,253.02	5.46
52020	Elevator Maintenance	399.00	1.54	1,995.00	1.74
52021	Fire Safety Maintenance	0.00	0.00	519.24	0.45
52024	Boiler Maintenance	0.00	0.00	396.00	0.35
52200	Total Scheduled Maintenance Expenses	399.00	1.54	9,163.26	8.01
53000	Variable Maintenance Expenses				
53001	General Repairs	3,441.00	13.28	32,729.81	28.60
53007	Elevator Repairs	0.00	0.00	34,155.87	29.85
53009	Fire Safety Repairs	0.00	0.00	275.00	0.24

Income Statement

Period = Feb 2022

Book = Accrual

		Period to Date	%	Year to Date	%
53025	Special Projects	<u>0.00</u>	<u>0.00</u>	<u>7,400.00</u>	<u>6.47</u>
53200	Total Variable Maintenance Expenses	3,441.00	13.28	74,560.68	65.16
55000	Utility Expenses				
55002	Gas	8,254.96	31.85	25,960.21	22.69
55003	Electricity	0.00	0.00	2,993.64	2.62
55004	Water/Sewer	0.00	0.00	4,730.90	4.13
55005	Telephone/Internet	<u>663.63</u>	<u>2.56</u>	<u>3,520.52</u>	<u>3.08</u>
55200	Total Utility Expenses	<u>8,918.59</u>	<u>34.41</u>	<u>37,205.27</u>	<u>32.51</u>
89000	TOTAL EXPENSES	<u>26,084.02</u>	<u>100.65</u>	<u>179,021.83</u>	<u>156.44</u>
90000	Net Operating Income	-167.35	-0.65	-64,587.45	-56.44

Budget Comparison

Period = Feb 2022

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
40000	INCOME									
42001	Regular Assessments	25,916.67	25,916.67	0.00	0.00	103,666.68	103,666.68	0.00	0.00	311,000.00
42212	Back Billed Expense Income	0.00	0.00	0.00	N/A	1,126.37	0.00	1,126.37	N/A	0.00
42213	Insurance Claim Proceeds Income	0.00	0.00	0.00	N/A	9,641.33	0.00	9,641.33	N/A	0.00
49000	TOTAL INCOME	25,916.67	25,916.67	0.00	0.00	114,434.38	103,666.68	10,767.70	10.39	311,000.00
50000	EXPENSES									
50001	General and Admin Expenses									
50002	Management Fee	840.00	840.00	0.00	0.00	3,360.00	3,360.00	0.00	0.00	10,080.00
50003	On-Site Coordination	158.00	25.00	-133.00	-532.00	395.00	100.00	-295.00	-295.00	300.00
50004	Project MG Fee	0.00	0.00	0.00	N/A	3,478.50	0.00	-3,478.50	N/A	0.00
50013	Copies and Postage	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
50014	Bank Service Charges	0.00	8.33	8.33	100.00	0.00	33.32	33.32	100.00	100.00
50015	Back Billed Expense	0.00	0.00	0.00	N/A	1,504.37	0.00	-1,504.37	N/A	0.00
50037	Supplies	382.74	250.00	-132.74	-53.10	382.74	1,000.00	617.26	61.73	3,000.00
50043	Accounting Fees	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
50050	Health Insurance	2,002.20	1,850.00	-152.20	-8.23	7,856.67	7,400.00	-456.67	-6.17	22,200.00
50059	Employee Phone	0.00	166.67	166.67	100.00	729.24	666.68	-62.56	-9.38	2,000.00
50060	Payroll Super 1	1,846.73	2,000.00	153.27	7.66	8,579.16	8,000.00	-579.16	-7.24	24,000.00
50061	Payroll Super 2	934.65	416.67	-517.98	-124.31	2,213.98	1,666.68	-547.30	-32.84	5,000.00
50062	Payroll Taxes	1,043.61	900.00	-143.61	-15.96	3,696.11	3,600.00	-96.11	-2.67	10,800.00
50063	Payroll Bonus	0.00	191.67	191.67	100.00	4,600.00	766.68	-3,833.32	-499.99	2,300.00
50064	Payroll Administration	222.00	191.67	-30.33	-15.82	1,101.50	766.68	-334.82	-43.67	2,300.00
50102	Legal Expense	0.00	125.00	125.00	100.00	2,508.85	500.00	-2,008.85	-401.77	1,500.00
50200	Total General and Admin Expenses	7,429.93	7,031.68	-398.25	-5.66	40,406.12	28,126.72	-12,279.40	-43.66	84,380.00
51000	Insurance and Loan Expenses									
51001	Insurance	5,895.50	4,916.67	-978.83	-19.91	17,686.50	19,666.68	1,980.18	10.07	59,000.00
51200	Total Insurance and Loan Expenses	5,895.50	4,916.67	-978.83	-19.91	17,686.50	19,666.68	1,980.18	10.07	59,000.00
52000	Scheduled Maintenance Expenses									
52003	Pest Control Services	0.00	108.33	108.33	100.00	0.00	433.32	433.32	100.00	1,300.00
52005	Janitorial Services	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
52006	Window Cleaning	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00

Budget Comparison

Period = Feb 2022

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
52009	Landscaping	0.00	995.00	995.00	100.00	6,253.02	3,980.00	-2,273.02	-57.11	11,940.00
52020	Elevator Maintenance	399.00	643.33	244.33	37.98	1,995.00	2,573.32	578.32	22.47	7,720.00
52021	Fire Safety Maintenance	0.00	250.00	250.00	100.00	519.24	1,000.00	480.76	48.08	3,000.00
52022	Fire Sprinkler Maintenance	0.00	45.83	45.83	100.00	0.00	183.32	183.32	100.00	550.00
52023	HVAC Maintenance	0.00	16.67	16.67	100.00	0.00	66.68	66.68	100.00	200.00
52024	Boiler Maintenance	0.00	125.00	125.00	100.00	396.00	500.00	104.00	20.80	1,500.00
52200	Total Scheduled Maintenance Expenses	399.00	2,517.49	2,118.49	84.15	9,163.26	10,069.96	906.70	9.00	30,210.00
53000	Variable Maintenance Expenses									
53001	General Repairs	3,441.00	1,750.83	-1,690.17	-96.54	32,729.81	7,003.32	-25,726.49	-367.35	21,010.00
53007	Elevator Repairs	0.00	416.67	416.67	100.00	34,155.87	1,666.68	-32,489.19	-1,949.34	5,000.00
53009	Fire Safety Repairs	0.00	125.00	125.00	100.00	275.00	500.00	225.00	45.00	1,500.00
53017	Plumbing	0.00	416.67	416.67	100.00	0.00	1,666.68	1,666.68	100.00	5,000.00
53019	Electrical	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
53025	Special Projects	0.00	0.00	0.00	N/A	7,400.00	0.00	-7,400.00	N/A	0.00
53200	Total Variable Maintenance Expenses	3,441.00	2,834.17	-606.83	-21.41	74,560.68	11,336.68	-63,224.00	-557.69	34,010.00
55000	Utility Expenses									
55002	Gas	8,254.96	3,333.33	-4,921.63	-147.65	25,960.21	13,333.32	-12,626.89	-94.70	40,000.00
55003	Electricity	0.00	1,083.33	1,083.33	100.00	2,993.64	4,333.32	1,339.68	30.92	13,000.00
55004	Water/Sewer	0.00	1,000.00	1,000.00	100.00	4,730.90	4,000.00	-730.90	-18.27	12,000.00
55005	Telephone/Internet	663.63	533.33	-130.30	-24.43	3,520.52	2,133.32	-1,387.20	-65.03	6,400.00
55200	Total Utility Expenses	8,918.59	5,949.99	-2,968.60	-49.89	37,205.27	23,799.96	-13,405.31	-56.32	71,400.00
68001	Reserve Contribution	0.00	2,666.67	2,666.67	100.00	0.00	10,666.68	10,666.68	100.00	32,000.00
89000	TOTAL EXPENSES	26,084.02	25,916.67	-167.35	-0.65	179,021.83	103,666.68	-75,355.15	-72.69	311,000.00
90000	Net Operating Income	-167.35	0.00	-167.35	N/A	-64,587.45	0.00	-64,587.45	N/A	0.00

Budget Comparison

Period = Feb 2022

Book = Cash

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
40000	INCOME									
42001	Regular Assessments	32,424.34	0.00	32,424.34	N/A	105,001.39	0.00	105,001.39	N/A	0.00
42151	Plus: Prepaid Fees	3,703.50	0.00	3,703.50	N/A	-1,228.13	0.00	-1,228.13	N/A	0.00
42201	Other Income	0.00	0.00	0.00	N/A	250.00	0.00	250.00	N/A	0.00
42212	Back Billed Expense Income	0.00	0.00	0.00	N/A	2,080.35	0.00	2,080.35	N/A	0.00
42213	Insurance Claim Proceeds Income	0.00	0.00	0.00	N/A	9,641.33	0.00	9,641.33	N/A	0.00
49000	TOTAL INCOME	36,127.84	0.00	36,127.84	N/A	115,744.94	0.00	115,744.94	N/A	0.00
50000	EXPENSES									
50001	General and Admin Expenses									
50002	Management Fee	840.00	0.00	-840.00	N/A	3,360.00	0.00	-3,360.00	N/A	0.00
50003	On-Site Coordination	395.00	0.00	-395.00	N/A	395.00	0.00	-395.00	N/A	0.00
50004	Project MG Fee	0.00	0.00	0.00	N/A	3,478.50	0.00	-3,478.50	N/A	0.00
50015	Back Billed Expense	371.69	0.00	-371.69	N/A	1,504.37	0.00	-1,504.37	N/A	0.00
50037	Supplies	382.74	0.00	-382.74	N/A	382.74	0.00	-382.74	N/A	0.00
50050	Health Insurance	2,002.20	0.00	-2,002.20	N/A	7,856.67	0.00	-7,856.67	N/A	0.00
50059	Employee Phone	0.00	0.00	0.00	N/A	729.24	0.00	-729.24	N/A	0.00
50060	Payroll Super 1	1,846.73	0.00	-1,846.73	N/A	8,579.16	0.00	-8,579.16	N/A	0.00
50061	Payroll Super 2	934.65	0.00	-934.65	N/A	2,213.98	0.00	-2,213.98	N/A	0.00
50062	Payroll Taxes	1,043.61	0.00	-1,043.61	N/A	3,696.11	0.00	-3,696.11	N/A	0.00
50063	Payroll Bonus	0.00	0.00	0.00	N/A	4,600.00	0.00	-4,600.00	N/A	0.00
50064	Payroll Administration	222.00	0.00	-222.00	N/A	1,101.50	0.00	-1,101.50	N/A	0.00
50102	Legal Expense	2,508.85	0.00	-2,508.85	N/A	2,508.85	0.00	-2,508.85	N/A	0.00
50200	Total General and Admin Expenses	10,547.47	0.00	-10,547.47	N/A	40,406.12	0.00	-40,406.12	N/A	0.00
51000	Insurance and Loan Expenses									
51001	Insurance	5,895.50	0.00	-5,895.50	N/A	23,582.00	0.00	-23,582.00	N/A	0.00
51200	Total Insurance and Loan Expenses	5,895.50	0.00	-5,895.50	N/A	23,582.00	0.00	-23,582.00	N/A	0.00
52000	Scheduled Maintenance Expenses									
52009	Landscaping	0.00	0.00	0.00	N/A	6,253.02	0.00	-6,253.02	N/A	0.00
52020	Elevator Maintenance	798.00	0.00	-798.00	N/A	1,995.00	0.00	-1,995.00	N/A	0.00
52021	Fire Safety Maintenance	0.00	0.00	0.00	N/A	936.05	0.00	-936.05	N/A	0.00
52024	Boiler Maintenance	0.00	0.00	0.00	N/A	396.00	0.00	-396.00	N/A	0.00

Budget Comparison

Period = Feb 2022

Book = Cash

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
52200 Total Scheduled Maintenance Expenses	798.00	0.00	-798.00	N/A	9,580.07	0.00	-9,580.07	N/A	0.00
53000 Variable Maintenance Expenses									
53001 General Repairs	2,235.40	0.00	-2,235.40	N/A	23,413.81	0.00	-23,413.81	N/A	0.00
53007 Elevator Repairs	7,992.56	0.00	-7,992.56	N/A	10,718.37	0.00	-10,718.37	N/A	0.00
53009 Fire Safety Repairs	275.00	0.00	-275.00	N/A	275.00	0.00	-275.00	N/A	0.00
53025 Special Projects	0.00	0.00	0.00	N/A	20,312.50	0.00	-20,312.50	N/A	0.00
53200 Total Variable Maintenance Expenses	10,502.96	0.00	-10,502.96	N/A	54,719.68	0.00	-54,719.68	N/A	0.00
55000 Utility Expenses									
55002 Gas	18,875.49	0.00	-18,875.49	N/A	27,211.34	0.00	-27,211.34	N/A	0.00
55003 Electricity	1,049.75	0.00	-1,049.75	N/A	2,993.64	0.00	-2,993.64	N/A	0.00
55004 Water/Sewer	867.80	0.00	-867.80	N/A	4,730.90	0.00	-4,730.90	N/A	0.00
55005 Telephone/Internet	1,900.84	0.00	-1,900.84	N/A	3,994.35	0.00	-3,994.35	N/A	0.00
55200 Total Utility Expenses	22,693.88	0.00	-22,693.88	N/A	38,930.23	0.00	-38,930.23	N/A	0.00
89000 TOTAL EXPENSES	50,437.81	0.00	-50,437.81	N/A	167,218.10	0.00	-167,218.10	N/A	0.00
90000 Net Operating Income	-14,309.97	0.00	-14,309.97	N/A	-51,473.16	0.00	-51,473.16	N/A	0.00

General Ledger

Period = Feb 2022

Book = Accrual ; Tree = 0 profit loss

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
42001				Regular Assessments					-77,750.01 = Beginning Balance =	
250bea	250 Beacon C...	02/01/2022	02/2022	Al-Jassim (t0001607)	C-93549	:Rent ...	0.00	1,078.13	-78,828.14	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Levy (t0001608)	C-93550	:Rent ...	0.00	1,228.45	-80,056.59	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Levy (t0001608)	C-93551	:Rent ...	0.00	1,078.13	-81,134.72	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Stiles (t0001609)	C-93552	:Rent ...	0.00	1,163.66	-82,298.38	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Coolidge (t0001610)	C-93553	:Rent ...	0.00	1,269.92	-83,568.30	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Doucette (t0001611)	C-93554	:Rent ...	0.00	1,207.72	-84,776.02	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	D'Amato (t0001612)	C-93555	:Rent ...	0.00	1,293.24	-86,069.26	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Bosworth (t0001613)	C-93556	:Rent ...	0.00	1,228.45	-87,297.71	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Kennedy (t0001614)	C-93557	:Rent ...	0.00	1,358.03	-88,655.74	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Albro (t0001615)	C-93558	:Rent ...	0.00	1,228.45	-89,884.19	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Joy (t0001616)	C-93559	:Rent ...	0.00	1,399.50	-91,283.69	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Hamlen (t0001617)	C-93560	:Rent ...	0.00	1,249.18	-92,532.87	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Asquith (t0001618)	C-93561	:Rent ...	0.00	1,443.56	-93,976.43	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Johnston (t0001619)	C-93562	:Rent ...	0.00	1,293.24	-95,269.67	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Van Alen (t0001621)	C-93563	:Rent ...	0.00	1,293.24	-96,562.91	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Rollins (t0001623)	C-93564	:Rent ...	0.00	1,334.71	-97,897.62	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Schaumburg (t0001624)	C-93565	:Rent ...	0.00	1,614.61	-99,512.23	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Schaumburg (t0001624)	C-93566	:Rent ...	0.00	645.33	-100,157.56	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Ghavanini (t0004401)	C-93567	:Rent ...	0.00	432.81	-100,590.37	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Dukach (t0004611)	C-93568	:Rent ...	0.00	1,508.35	-102,098.72	Regular Assessments (02/2022)
250bea	250 Beacon C...	02/01/2022	02/2022	Dukach (t0004611)	C-93569	:Rent ...	0.00	1,567.96	-103,666.68	Regular Assessments (02/2022)
				Net Change=-25,916.67			0.00	25,916.67	-103,666.68 = Ending Balance =	
42212				Back Billed Expense Income					-1,126.37 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-1,126.37 = Ending Balance =	
42213				Insurance Claim Proceeds Income					-9,641.33 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-9,641.33 = Ending Balance =	
50002				Management Fee					2,520.00 = Beginning Balance =	
250bea	250 Beacon C...	02/01/2022	02/2022	Lighthouse Realty Managemen...	P-75969	*mgf...	840.00	0.00	3,360.00	Monthly MG Fee
				Net Change=840.00			840.00	0.00	3,360.00 = Ending Balance =	
50003				On-Site Coordination					237.00 = Beginning Balance =	
250bea	250 Beacon C...	02/03/2022	02/2022	Lighthouse Realty Managemen...	P-76748	15970	79.00	0.00	316.00	Met On Site With Alpha Weatherproofing Co...
250bea	250 Beacon C...	02/03/2022	02/2022	Lighthouse Realty Managemen...	P-76755	15971	79.00	0.00	395.00	Met With Modernization Team From Elevato...
				Net Change=158.00			158.00	0.00	395.00 = Ending Balance =	

General Ledger

Period = Feb 2022

Book = Accrual ; Tree = 0 profit loss

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
50004				Project MG Fee					3,478.50 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	3,478.50 = Ending Balance =	
50015				Back Billed Expense					1,504.37 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	1,504.37 = Ending Balance =	
50037				Supplies					0.00 = Beginning Balance =	
250bea	250 Beacon C...	01/26/2022	02/2022	Arrow Paper Corporation (arrow)	P-77972	690845	382.74	0.00	382.74	Ice Melt Supply, Cust# 0201031, Inv# 690845...
				Net Change=382.74			382.74	0.00	382.74 = Ending Balance =	
50050				Health Insurance					5,854.47 = Beginning Balance =	
250bea	250 Beacon C...	02/01/2022	02/2022	Lighthouse Realty Managemen...	P-75971	*healt...	199.62	0.00	6,054.09	Silva Dental P4881
250bea	250 Beacon C...	02/01/2022	02/2022	Lighthouse Realty Managemen...	P-75971	*healt...	1,784.13	0.00	7,838.22	Silva Medical CE-9Z
250bea	250 Beacon C...	02/01/2022	02/2022	Lighthouse Realty Managemen...	P-75971	*healt...	18.45	0.00	7,856.67	Silva Vision SF006
				Net Change=2,002.20			2,002.20	0.00	7,856.67 = Ending Balance =	
50102				Legal Expense					2,508.85 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	2,508.85 = Ending Balance =	
51001				Insurance					11,791.00 = Beginning Balance =	
250bea	250 Beacon C...	02/03/2022	02/2022	Travelers CL Remittance Center...	P-77370	4331...	5,895.50	0.00	17,686.50	Insurance Premium Installment, Acct# 4331...
				Net Change=5,895.50			5,895.50	0.00	17,686.50 = Ending Balance =	
52009				Landscaping					6,253.02 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	6,253.02 = Ending Balance =	
52020				Elevator Maintenance					1,596.00 = Beginning Balance =	
250bea	250 Beacon C...	02/01/2022	02/2022	Atlantic Elevator (atlanelev)	P-77591	268647	399.00	0.00	1,995.00	Monthly Elevator Maintenance, Inv# 268647
				Net Change=399.00			399.00	0.00	1,995.00 = Ending Balance =	
52021				Fire Alarm Maintenance					519.24 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	519.24 = Ending Balance =	
52024				Boiler Maintenance					396.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	396.00 = Ending Balance =	
53001				General Repairs					29,288.81 = Beginning Balance =	

General Ledger

Period = Feb 2022

Book = Accrual ; Tree = 0 profit loss

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
250bea	250 Beacon C...	01/20/2022	02/2022	Houghton Plumbing & Heating I...	P-78003	42304	238.00	0.00	29,526.81	Radiator Joint Repair, Inv# 42304
250bea	250 Beacon C...	02/22/2022	02/2022	Centurion Construction (centurion)	P-77973	250be...	3,120.00	0.00	32,646.81	Unit 6 Guest Bathroom Repairs, Inv# 022222
250bea	250 Beacon C...	02/23/2022	02/2022	Lighthouse Realty Managemen...	P-77917	16103	83.00	0.00	32,729.81	Delivered Elevator Certificates To Building Su...
				Net Change=3,441.00			3,441.00	0.00	32,729.81	= Ending Balance =
53007				Elevator Repairs					34,155.87	= Beginning Balance =
				Net Change=0.00			0.00	0.00	34,155.87	= Ending Balance =
53009				Fire Alarm Repairs					275.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	275.00	= Ending Balance =
53025				Special Projects					7,400.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	7,400.00	= Ending Balance =
55002				Gas					17,705.25	= Beginning Balance =
250bea	250 Beacon C...	02/02/2022	02/2022	National Grid Gas (natgridgas)	P-77269	5134...	3,257.63	0.00	20,962.88	APT Monthly Gas Consumption, Acct# 51342...
250bea	250 Beacon C...	02/02/2022	02/2022	National Grid Gas (natgridgas)	P-77270	5134...	28.30	0.00	20,991.18	BLDG Monthly Gas Consumption, Acct# 513...
250bea	250 Beacon C...	02/03/2022	02/2022	Constellation New Energy Gas ...	P-77971	6165...	4,969.03	0.00	25,960.21	Monthly Gas Supply, Acct# 6799581-0, Stmt#...
				Net Change=8,254.96			8,254.96	0.00	25,960.21	= Ending Balance =
55003				Electricity					2,993.64	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,993.64	= Ending Balance =
55004				Water/Sewer					4,730.90	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,730.90	= Ending Balance =
55005				Telephone/Internet					2,856.89	= Beginning Balance =
250bea	250 Beacon C...	02/01/2022	02/2022	Comcast (comcast)	P-77285	8773 ...	199.10	0.00	3,055.99	Monthly Internet Expense, Acct# 8773 10 323...
250bea	250 Beacon C...	02/14/2022	02/2022	Verizon (verizon)	P-77841	551-4...	464.53	0.00	3,520.52	Monthly Phone Line/Internet Expense, Acct# ...
				Net Change=663.63			663.63	0.00	3,520.52	= Ending Balance =
							22,037.03	25,916.67		

Aged Receivables Report

Detail by Resident
 Property: 250 Beacon Condominium (250bea)
 Trans through :2/2022
 Age As of: 1/1/1

Unit	Resident	Charge Code	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
250bea - 250 Beacon Condominium									
04	t0001608	Benjamin Levy	0.00	0.00	0.00	0.00	0.00	-295.81	-295.81
06	t0001610	Gloria Coolidge	0.00	0.00	0.00	0.00	0.00	-2,539.84	-2,539.84
09	t0001613	Christine Bosworth	0.00	1,228.45	0.00	0.00	-1,228.45	0.00	0.00
12	t0001616	Lauren N. Joy	0.00	0.00	0.00	0.00	0.00	-1,399.50	-1,399.50
15	t0001618	Paul Asquith	0.00	0.00	0.00	0.00	0.00	-1,443.56	-1,443.56
16	t0001619	Susan A. Johnston	186.33	0.00	0.00	186.33	0.00	0.00	186.33
18	t0001621	James Van Alen	330.35	0.00	0.00	330.35	0.00	0.00	330.35
20	t0001623	Dr. Barrett J. Rollins	371.69	0.00	0.00	0.00	0.00	0.00	371.69
21	t0001624	Grant Schaumburg	0.00	0.00	0.00	0.00	0.00	-2,259.94	-2,259.94
Total 250bea			888.37	1,600.14	0.00	516.68	-1,228.45	-7,938.65	-7,050.28
Total			888.37	1,600.14	0.00	516.68	-1,228.45	-7,938.65	-7,050.28

Payable - Aging Detail

Property=250bea AND mm/yy=02/2022 AND Age as of=02/28/2022

Vendor Code - Name Invoice Notes	Tran#	Property	Date	Account	Invoice Number	Current Owed	0 - 30 Owed	31 - 60 Owed	61 - 90 Owed	Over 90 Owed
alpha - Alpha Weatherproofing Corp.										
Spalling 5th Floor Window Sill ...	P-75503	250bea	12/17/2021	53025	011422 250bea	7,400.00	0.00	0.00	7,400.00	0.00
Total alpha - Alpha Weatherproof...						7,400.00	0.00	0.00	7,400.00	0.00
aquabarrier - Aqua Barriers, Inc.										
Furnish & Install Charlisle Blac...	P-72517	250bea	11/03/2021	53001	28446	5,875.00	0.00	0.00	0.00	5,875.00
Total aquabarrier - Aqua Barriers...						5,875.00	0.00	0.00	0.00	5,875.00
atlanelev - Atlantic Elevator										
Furnish & Install New Motor &...	P-74979	250bea	01/11/2022	53007	17772-G	23,437.50	0.00	23,437.50	0.00	0.00
Total atlanelev - Atlantic Elevator						23,437.50	0.00	23,437.50	0.00	0.00
centurion - Centurion Construction										
Unit 6 Guest Bathroom Repairs...	P-77973	250bea	02/22/2022	53001	250bea 022222	3,120.00	3,120.00	0.00	0.00	0.00
Total centurion - Centurion Cons...						3,120.00	3,120.00	0.00	0.00	0.00
houghtonplum - Houghton Plumb...										
Radiator Joint Repair, Inv# 42304	P-78003	250bea	01/20/2022	53001	42304	238.00	0.00	238.00	0.00	0.00
Total houghtonplum - Houghton...						238.00	0.00	238.00	0.00	0.00
lighthou - Lighthouse Realty Ma...										
Delivered Elevator Certificates...	P-77917	250bea	02/23/2022	53001	16103	83.00	83.00	0.00	0.00	0.00
Total lighthou - Lighthouse Real...						83.00	83.00	0.00	0.00	0.00
						40,153.50	3,203.00	23,675.50	7,400.00	5,875.00

General Ledger

Period = Feb 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
10010				Operating Account					59,477.95 = Beginning Balance =	
250bea	250 Beacon C...	02/01/2022	02/2022	Lighthouse Realty Managemen...	K-70553	1212	0.00	840.00	58,637.95	Monthly MG Fee
250bea	250 Beacon C...	02/01/2022	02/2022	Lighthouse Realty Managemen...	K-70553	1212	0.00	199.62	58,438.33	Silva Dental P4881
250bea	250 Beacon C...	02/01/2022	02/2022	Lighthouse Realty Managemen...	K-70553	1212	0.00	1,784.13	56,654.20	Silva Medical CE-9Z
250bea	250 Beacon C...	02/01/2022	02/2022	Lighthouse Realty Managemen...	K-70553	1212	0.00	18.45	56,635.75	Silva Vision SF006
250bea	250 Beacon C...	02/01/2022	02/2022	Stiles (t0001609)	R-88615	:ACH...	1,163.66	0.00	57,799.41	Pre-Authorized Payment
250bea	250 Beacon C...	02/01/2022	02/2022	Hamlen (t0001617)	R-88616	:ACH...	1,249.18	0.00	59,048.59	Pre-Authorized Payment
250bea	250 Beacon C...	02/01/2022	02/2022	Dukach (t0004611)	R-88617	:ACH...	1,508.35	0.00	60,556.94	Pre-Authorized Payment
250bea	250 Beacon C...	02/01/2022	02/2022	Dukach (t0004611)	R-88617	:ACH...	1,567.96	0.00	62,124.90	Pre-Authorized Payment
250bea	250 Beacon C...	02/01/2022	02/2022	Ghavanini (t0004401)	R-88618	1250...	432.81	0.00	62,557.71	Recurring Credit Card Payment;
250bea	250 Beacon C...	02/01/2022	02/2022	Joy (t0001616)	R-88619	1250...	1,399.50	0.00	63,957.21	Recurring Credit Card Payment;
250bea	250 Beacon C...	02/01/2022	02/2022	Van Alen (t0001621)	R-88704	2797...	1,293.24	0.00	65,250.45	
250bea	250 Beacon C...	02/01/2022	02/2022	Schaumburg (t0001624)	R-88748	70434926	1,614.61	0.00	66,865.06	
250bea	250 Beacon C...	02/01/2022	02/2022	Schaumburg (t0001624)	R-88749	70434927	645.33	0.00	67,510.39	
250bea	250 Beacon C...	02/01/2022	02/2022	Asquith (t0001618)	R-88750	5520	1,443.56	0.00	68,953.95	
250bea	250 Beacon C...	02/02/2022	02/2022	Al-Jassim (t0001607)	R-88798	1257...	1,078.13	0.00	70,032.08	Credit Card On-Line Payment ; Web - Reside...
250bea	250 Beacon C...	02/02/2022	02/2022	Doucette (t0001611)	R-88826	:ACH...	1,207.72	0.00	71,239.80	Pre-Authorized Payment
250bea	250 Beacon C...	02/03/2022	02/2022	Lighthouse Realty Managemen...	K-70813	1213	0.00	158.00	71,081.80	Met Onsite With Plumbers To Review Leaks ...
250bea	250 Beacon C...	02/03/2022	02/2022	Lighthouse Realty Managemen...	K-70813	1213	0.00	79.00	71,002.80	Met With Plumber Along With Owners Of Unit ...
250bea	250 Beacon C...	02/03/2022	02/2022	Lighthouse Realty Managemen...	K-70813	1213	0.00	79.00	70,923.80	Delivered Modem To Ups Store WO# 15908
250bea	250 Beacon C...	02/03/2022	02/2022	Albro (t0001615)	R-89290	5450	1,228.45	0.00	72,152.25	
250bea	250 Beacon C...	02/05/2022	02/2022	Johnston (t0001619)	R-89425	:ACH...	1,293.24	0.00	73,445.49	Pre-Authorized Payment
250bea	250 Beacon C...	02/05/2022	02/2022	Levy (t0001608)	R-89487		0.00	295.81	73,149.68	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	02/05/2022	02/2022	Levy (t0001608)	R-89487		295.81	0.00	73,445.49	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	02/05/2022	02/2022	Coolidge (t0001610)	R-89488		0.00	1,269.92	72,175.57	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	02/05/2022	02/2022	Coolidge (t0001610)	R-89488		1,269.92	0.00	73,445.49	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	02/07/2022	02/2022	National Grid Gas (natgridgas)	K-71022	1214	0.00	27.79	73,417.70	BLDG Monthly Gas Consumption, Acct# 513...
250bea	250 Beacon C...	02/07/2022	02/2022	National Grid Gas (natgridgas)	K-71023	1215	0.00	2,794.23	70,623.47	APT Monthly Gas Consumption, Acct# 51342...
250bea	250 Beacon C...	02/09/2022	02/2022	Eversource (eversource)	K-71211	1216	0.00	263.20	70,360.27	MAIN Monthly Electricity Consumption, Acct#...
250bea	250 Beacon C...	02/09/2022	02/2022	Eversource (eversource)	K-71212	1217	0.00	786.55	69,573.72	JAN Monthly Electricity Consumption, Acct# 2...
250bea	250 Beacon C...	02/10/2022	02/2022	Lighthouse Realty Managemen...	K-71225	1218	0.00	111.00	69,462.72	PD021122
250bea	250 Beacon C...	02/10/2022	02/2022	Lighthouse Realty Managemen...	K-71225	1218	0.00	565.76	68,896.96	Silva PD021122
250bea	250 Beacon C...	02/10/2022	02/2022	Lighthouse Realty Managemen...	K-71225	1218	0.00	787.91	68,109.05	Calderon PD021122
250bea	250 Beacon C...	02/10/2022	02/2022	Lighthouse Realty Managemen...	K-71225	1218	0.00	670.63	67,438.42	PD021122
250bea	250 Beacon C...	02/10/2022	02/2022	Lighthouse Realty Managemen...	K-71225	1218	0.00	357.60	67,080.82	Silva Garnishment PD021122
250bea	250 Beacon C...	02/10/2022	02/2022	Lighthouse Realty Managemen...	K-71225	1218	0.00	79.00	67,001.82	Met On Site With Alpha Weatherproofing Co...
250bea	250 Beacon C...	02/10/2022	02/2022	Lighthouse Realty Managemen...	K-71225	1218	0.00	79.00	66,922.82	Met With Modernization Team From Elevato...
250bea	250 Beacon C...	02/10/2022	02/2022	Boston Water and Sewer Comm...	K-71302	1219	0.00	867.80	66,055.02	Monthly Water Consumption, Acct# 1156484

General Ledger

Period = Feb 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
250bea	250 Beacon C...	02/10/2022	02/2022	American Alarm (ameralarm)	K-71336	1220	0.00	275.00	65,780.02	Reschedule Inspection Fee, Inv# 1209666
250bea	250 Beacon C...	02/10/2022	02/2022	Atlantic Elevator (atlanelev)	K-71337	1221	0.00	180.06	65,599.96	Troubleshoot Emergency Light & Replaced Ba...
250bea	250 Beacon C...	02/10/2022	02/2022	Atlantic Elevator (atlanelev)	K-71337	1221	0.00	399.00	65,200.96	Monthly Elevator Maintenance, Inv# 267158
250bea	250 Beacon C...	02/10/2022	02/2022	Constellation New Energy Gas ...	K-71338	1222	0.00	4,215.15	60,985.81	Monthly Gas Supply, Acct# 6799581-0, Stmt#...
250bea	250 Beacon C...	02/10/2022	02/2022	Constellation New Energy Gas ...	K-71339	1223	0.00	3,583.36	57,402.45	Monthly Gas Supply, Acct# 6799581-0, Stmt#...
250bea	250 Beacon C...	02/10/2022	02/2022	Davis, Malm & D'Agostine (dav...	K-71340	1224	0.00	1,484.85	55,917.60	Legal Fees Re: Smoke/CO Detectors, Acct# ...
250bea	250 Beacon C...	02/10/2022	02/2022	HUB Lock & Door Closer, Inc (...	K-71341	1225	0.00	371.69	55,545.91	Unit 20 - Replaced Segal Deadlock, Inv# 23269
250bea	250 Beacon C...	02/10/2022	02/2022	Reliance Electric Corporation (r...	K-71342	1226	0.00	389.10	55,156.81	Common Area Light Replacement Inv# 84016
250bea	250 Beacon C...	02/10/2022	02/2022	Reliance Electric Corporation (r...	K-71363	1227	0.00	1,494.30	53,662.51	Investigated Power Loss Checked Floor Ope...
250bea	250 Beacon C...	02/10/2022	02/2022	Coolidge (t0001610)	R-89977	1659	1,269.92	0.00	54,932.43	
250bea	250 Beacon C...	02/11/2022	02/2022	Verizon (verizon)	K-71364	20	0.00	789.86	54,142.57	Monthly Phone Line Expense, Acct# 351-418...
250bea	250 Beacon C...	02/11/2022	02/2022	Verizon (verizon)	K-71365	21	0.00	447.35	53,695.22	Monthly Phone Line/Internet Expense, Acct# ...
250bea	250 Beacon C...	02/14/2022	02/2022	Bosworth (t0001613)	R-90190	666	1,228.45	0.00	54,923.67	
250bea	250 Beacon C...	02/14/2022	02/2022	Bosworth (t0001613)	R-90190	666	1,228.45	0.00	56,152.12	
250bea	250 Beacon C...	02/15/2022	02/2022	Davis, Malm & D'Agostine (dav...	K-71613	1228	0.00	1,024.00	55,128.12	Legal Fees - January, Inv# 225838
250bea	250 Beacon C...	02/15/2022	02/2022	Reliance Electric Corporation (r...	K-71614	1229	0.00	273.00	54,855.12	Supplied & Installed 2 New Circuit Breakers I...
250bea	250 Beacon C...	02/17/2022	02/2022	Rollins (t0001623)	R-90264	75232614	1,334.71	0.00	56,189.83	
250bea	250 Beacon C...	02/17/2022	02/2022	Rollins (t0001623)	R-90264	75232614	1,334.71	0.00	57,524.54	
250bea	250 Beacon C...	02/22/2022	02/2022	Travelers CL Remittance Center...	K-72479	22	0.00	5,895.50	51,629.04	Insurance Premium Installment, Acct# 4331...
250bea	250 Beacon C...	02/22/2022	02/2022	D'Amato (t0001612)	R-90290	8148	1,293.24	0.00	52,922.28	
250bea	250 Beacon C...	02/22/2022	02/2022	D'Amato (t0001612)	R-90290	8148	1,293.24	0.00	54,215.52	
250bea	250 Beacon C...	02/23/2022	02/2022	Lighthouse Realty Managemen...	K-71766	1230	0.00	111.00	54,104.52	PD022522
250bea	250 Beacon C...	02/23/2022	02/2022	Lighthouse Realty Managemen...	K-71766	1230	0.00	565.77	53,538.75	Silva PD022522
250bea	250 Beacon C...	02/23/2022	02/2022	Lighthouse Realty Managemen...	K-71766	1230	0.00	146.74	53,392.01	Calderon PD022522
250bea	250 Beacon C...	02/23/2022	02/2022	Lighthouse Realty Managemen...	K-71766	1230	0.00	372.98	53,019.03	PD022522
250bea	250 Beacon C...	02/23/2022	02/2022	Lighthouse Realty Managemen...	K-71766	1230	0.00	357.60	52,661.43	Silva Garnishment PD022522
250bea	250 Beacon C...	02/24/2022	02/2022	Kennedy (t0001614)	R-90427	1046308	1,358.03	0.00	54,019.46	
250bea	250 Beacon C...	02/24/2022	02/2022	Kennedy (t0001614)	R-90427	1046308	1,358.03	0.00	55,377.49	
250bea	250 Beacon C...	02/25/2022	02/2022	Atlantic Elevator (atlanelev)	K-71814	1231	0.00	399.00	54,978.49	Monthly Elevator Maintenance, Inv# 268647
250bea	250 Beacon C...	02/25/2022	02/2022	Comcast (comcast)	K-71827	1232	0.00	199.10	54,779.39	Monthly Internet Expense, Acct# 8773 10 323...
250bea	250 Beacon C...	02/25/2022	02/2022	National Grid Gas (natgridgas)	K-71842	1233	0.00	3,257.63	51,521.76	APT Monthly Gas Consumption, Acct# 51342...
250bea	250 Beacon C...	02/25/2022	02/2022	National Grid Gas (natgridgas)	K-71843	1234	0.00	28.30	51,493.46	BLDG Monthly Gas Consumption, Acct# 513...
250bea	250 Beacon C...	02/28/2022	02/2022	Arrow Paper Corporation (arrow)	K-72480	1237	0.00	382.74	51,110.72	Ice Melt Supply, Cust# 0201031, Inv# 690845...
250bea	250 Beacon C...	02/28/2022	02/2022	Atlantic Elevator (atlanelev)	K-72481	1238	0.00	7,812.50	43,298.22	Furnish & Install New Motor & Coupling, Prop...
250bea	250 Beacon C...	02/28/2022	02/2022	Constellation New Energy Gas ...	K-72482	1239	0.00	4,969.03	38,329.19	Monthly Gas Supply, Acct# 6799581-0, Stmt#...
250bea	250 Beacon C...	02/28/2022	02/2022	Verizon (verizon)	K-72483	1240	0.00	464.53	37,864.66	Monthly Phone Line/Internet Expense, Acct# ...
250bea	250 Beacon C...	02/28/2022	02/2022	Van Alen (t0001621)	R-90794	2812...	1,293.24	0.00	39,157.90	
250bea	250 Beacon C...	02/28/2022	02/2022	Asquith (t0001618)	R-90851	5528	1,443.56	0.00	40,601.46	

General Ledger

Period = Feb 2022

Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
250bea	250 Beacon C...	02/28/2022	02/2022	Levy (t0001608)	R-90876	5392	295.81	0.00	40,897.27	
250bea	250 Beacon C...	02/28/2022	02/2022	Levy (t0001608)	R-90876	5392	932.64	0.00	41,829.91	
250bea	250 Beacon C...	02/28/2022	02/2022	Levy (t0001608)	R-90876	5392	1,078.13	0.00	42,908.04	
250bea	250 Beacon C...	02/28/2022	02/2022	Schaumburg (t0001624)	R-90918	76547439	645.33	0.00	43,553.37	
250bea	250 Beacon C...	02/28/2022	02/2022	Schaumburg (t0001624)	R-90919	76547438	1,614.61	0.00	45,167.98	
				Net Change=-14,309.97			37,693.57	52,003.54	45,167.98	= Ending Balance =
10011				Operating 2 Account					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10012				Reserve Account					28,277.39	= Beginning Balance =
							0.00	0.00	28,277.39	
				Net Change=0.00			0.00	0.00	28,277.39	= Ending Balance =
10013				Capital Reserve					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10014				Laundry Account					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10015				Escrow Account					16,150.00	= Beginning Balance =
							0.00	0.00	16,150.00	
				Net Change=0.00			0.00	0.00	16,150.00	= Ending Balance =
10016				Insurance Reserve					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10017				Prepaid Insurance Reserve					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
10019				Loan Draw					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
10021				Due to Reserves From Operating					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
11002				Prepaid Insurance					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
11003				Prepaid Expenses					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
12001				Accounts Receivable					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
12002				Other Receivables					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
21001				Last Month Rent Deposit					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
21002				Last Month Rent Interest					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
21004				Security Deposit Liability					-15,150.00	= Beginning Balance =
							0.00	0.00	-15,150.00	
				Net Change=0.00			0.00	0.00	-15,150.00	= Ending Balance =
21005				Security Deposit Interest					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
21007				Move Deposit Liability					-2,000.00	= Beginning Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
							0.00	0.00	-2,000.00	
				Net Change=0.00			0.00	0.00	-2,000.00	= Ending Balance =
21009				Refund Clearing Account					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
22000				Accounts Payable					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
22005				Payroll Liabilities					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
22015				Prepaid Fees					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
22019				Borrowed Portfolio Funds					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
22021				Due From Operating to Reserves					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
31001				Current Year Retained Earnings					18,766.92	= Beginning Balance =
							0.00	0.00	18,766.92	
				Net Change=0.00			0.00	0.00	18,766.92	= Ending Balance =
31002				Current Year Retained Earnings...					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
31010				Prior Year Earnings					-81,463.88	= Beginning Balance =
							0.00	0.00	-81,463.88	
				Net Change=0.00			0.00	0.00	-81,463.88	= Ending Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
31020				Owner Equity					-61,221.57 = Beginning Balance =	
							0.00	0.00	-61,221.57	
				Net Change=0.00			0.00	0.00	-61,221.57 = Ending Balance =	
31021				Owner Equity - Reserves					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
31030				Portfolio Cash Loan					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
41100				Market Rent					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
41500				Loss Gain to Lease					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
42001				Regular Assessments					-72,577.05 = Beginning Balance =	
250bea	250 Beacon C...	02/01/2022	02/2022	Stiles (t0001609)	R-88615	:ACH...	0.00	1,163.66	-73,740.71	Pre-Authorized Payment
250bea	250 Beacon C...	02/01/2022	02/2022	Hamlen (t0001617)	R-88616	:ACH...	0.00	1,249.18	-74,989.89	Pre-Authorized Payment
250bea	250 Beacon C...	02/01/2022	02/2022	Dukach (t0004611)	R-88617	:ACH...	0.00	1,508.35	-76,498.24	Pre-Authorized Payment
250bea	250 Beacon C...	02/01/2022	02/2022	Dukach (t0004611)	R-88617	:ACH...	0.00	1,567.96	-78,066.20	Pre-Authorized Payment
250bea	250 Beacon C...	02/01/2022	02/2022	Ghavanini (t0004401)	R-88618	1250...	0.00	432.81	-78,499.01	Recurring Credit Card Payment;
250bea	250 Beacon C...	02/01/2022	02/2022	Joy (t0001616)	R-88619	1250...	0.00	1,399.50	-79,898.51	Recurring Credit Card Payment;
250bea	250 Beacon C...	02/01/2022	02/2022	Van Alen (t0001621)	R-88704	2797...	0.00	1,293.24	-81,191.75	
250bea	250 Beacon C...	02/01/2022	02/2022	Schaumburg (t0001624)	R-88748	70434926	0.00	1,614.61	-82,806.36	
250bea	250 Beacon C...	02/01/2022	02/2022	Schaumburg (t0001624)	R-88749	70434927	0.00	645.33	-83,451.69	
250bea	250 Beacon C...	02/01/2022	02/2022	Asquith (t0001618)	R-88750	5520	0.00	1,443.56	-84,895.25	
250bea	250 Beacon C...	02/02/2022	02/2022	Al-Jassim (t0001607)	R-88798	1257...	0.00	1,078.13	-85,973.38	Credit Card On-Line Payment ; Web - Reside...
250bea	250 Beacon C...	02/02/2022	02/2022	Doucette (t0001611)	R-88826	:ACH...	0.00	1,207.72	-87,181.10	Pre-Authorized Payment
250bea	250 Beacon C...	02/03/2022	02/2022	Albro (t0001615)	R-89290	5450	0.00	1,228.45	-88,409.55	
250bea	250 Beacon C...	02/05/2022	02/2022	Johnston (t0001619)	R-89425	:ACH...	0.00	1,293.24	-89,702.79	Pre-Authorized Payment
250bea	250 Beacon C...	02/05/2022	02/2022	Levy (t0001608)	R-89487		0.00	295.81	-89,998.60	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	02/05/2022	02/2022	Coolidge (t0001610)	R-89488		0.00	1,269.92	-91,268.52	Automatically generated apply prepay receipt.

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250bea	250 Beacon C...	02/14/2022	02/2022	Bosworth (t0001613)	R-90190	666	0.00	1,228.45	-92,496.97	
250bea	250 Beacon C...	02/14/2022	02/2022	Bosworth (t0001613)	R-90190	666	0.00	1,228.45	-93,725.42	
250bea	250 Beacon C...	02/17/2022	02/2022	Rollins (t0001623)	R-90264	75232614	0.00	1,334.71	-95,060.13	
250bea	250 Beacon C...	02/17/2022	02/2022	Rollins (t0001623)	R-90264	75232614	0.00	1,334.71	-96,394.84	
250bea	250 Beacon C...	02/22/2022	02/2022	D'Amato (t0001612)	R-90290	8148	0.00	1,293.24	-97,688.08	
250bea	250 Beacon C...	02/22/2022	02/2022	D'Amato (t0001612)	R-90290	8148	0.00	1,293.24	-98,981.32	
250bea	250 Beacon C...	02/24/2022	02/2022	Kennedy (t0001614)	R-90427	1046308	0.00	1,358.03	-100,339.35	
250bea	250 Beacon C...	02/24/2022	02/2022	Kennedy (t0001614)	R-90427	1046308	0.00	1,358.03	-101,697.38	
250bea	250 Beacon C...	02/28/2022	02/2022	Van Alen (t0001621)	R-90794	2812...	0.00	1,293.24	-102,990.62	
250bea	250 Beacon C...	02/28/2022	02/2022	Levy (t0001608)	R-90876	5392	0.00	932.64	-103,923.26	
250bea	250 Beacon C...	02/28/2022	02/2022	Levy (t0001608)	R-90876	5392	0.00	1,078.13	-105,001.39	
				Net Change=-32,424.34			0.00	32,424.34	-105,001.39	= Ending Balance =
42011				Condo Fee 2					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42012				Condo Fee 3					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42021				Parking Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42031				Late Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42041				Pet Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42051				Laundry Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42061				Utility Reimbursement Income					0.00	= Beginning Balance =

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							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42065				Owner Loan Repayment Income					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42066				Owner Loan Repayment Income 2					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42071				Rental Income					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42101				Less Rent Concession					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42111				Less Rent Abatement					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42121				Less Rent Delinquency					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42131				Less Rent Vacancy					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42141				Less Rent Write Offs					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42151				Plus: Prepaid Fees					4,931.63	= Beginning Balance =
250bea	250 Beacon C...	02/05/2022	02/2022	Levy (t0001608)	R-89487		295.81	0.00	5,227.44	Automatically generated apply prepay receipt.
250bea	250 Beacon C...	02/05/2022	02/2022	Coolidge (t0001610)	R-89488		1,269.92	0.00	6,497.36	Automatically generated apply prepay receipt.

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
250bea	250 Beacon C...	02/10/2022	02/2022	Coolidge (t0001610)	R-89977	1659	0.00	1,269.92	5,227.44	
250bea	250 Beacon C...	02/28/2022	02/2022	Asquith (t0001618)	R-90851	5528	0.00	1,443.56	3,783.88	
250bea	250 Beacon C...	02/28/2022	02/2022	Levy (t0001608)	R-90876	5392	0.00	295.81	3,488.07	
250bea	250 Beacon C...	02/28/2022	02/2022	Schaumburg (t0001624)	R-90918	76547439	0.00	645.33	2,842.74	
250bea	250 Beacon C...	02/28/2022	02/2022	Schaumburg (t0001624)	R-90919	76547438	0.00	1,614.61	1,228.13	
				Net Change=-3,703.50			1,565.73	5,269.23	1,228.13	= Ending Balance =
42201				Other Income					-250.00	= Beginning Balance =
							0.00	0.00	-250.00	
				Net Change=0.00			0.00	0.00	-250.00	= Ending Balance =
42202				Interest Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42203				Operating Expense Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42204				Expense Reimbursement Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42205				Document Prep Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42206				Maintenance Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42207				Snow Removal Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42208				Janitorial Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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42209				Management Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42210				Project MG Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42211				On-Site Coordination Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42212				Back Billed Expense Income					-2,080.35	= Beginning Balance =
							0.00	0.00	-2,080.35	
				Net Change=0.00			0.00	0.00	-2,080.35	= Ending Balance =
42213				Insurance Claim Proceeds Income					-9,641.33	= Beginning Balance =
							0.00	0.00	-9,641.33	
				Net Change=0.00			0.00	0.00	-9,641.33	= Ending Balance =
42214				Move Fee Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42215				Move Deposit Income					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42216				Deposit Forfeiture					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42217				Termination Fee					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42218				NSF Fee Income					0.00	= Beginning Balance =

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				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42219				Reconciliation					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42220				Miscellaneous Fee Income					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42221				Quick Clean Up					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
42222				Violation Fine Income					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
48001				Reserve Contribution Income					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50002				Management Fee					2,520.00	= Beginning Balance =
250bea	250 Beacon C...	02/01/2022	02/2022	Lighthouse Realty Managemen...	K-70553	1212	840.00	0.00	3,360.00	Monthly MG Fee
				Net Change=840.00			840.00	0.00	3,360.00	= Ending Balance =
50003				On-Site Coordination					0.00	= Beginning Balance =
250bea	250 Beacon C...	02/03/2022	02/2022	Lighthouse Realty Managemen...	K-70813	1213	158.00	0.00	158.00	Met Onsite With Plumbers To Review Leaks ...
250bea	250 Beacon C...	02/03/2022	02/2022	Lighthouse Realty Managemen...	K-70813	1213	79.00	0.00	237.00	Met With Plumber Along With Owners Of Unit ...
250bea	250 Beacon C...	02/10/2022	02/2022	Lighthouse Realty Managemen...	K-71225	1218	79.00	0.00	316.00	Met On Site With Alpha Weatherproofing Co...
250bea	250 Beacon C...	02/10/2022	02/2022	Lighthouse Realty Managemen...	K-71225	1218	79.00	0.00	395.00	Met With Modernization Team From Elevato...
				Net Change=395.00			395.00	0.00	395.00	= Ending Balance =
50004				Project MG Fee					3,478.50	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,478.50	
				Net Change=0.00			0.00	0.00	3,478.50	= Ending Balance =

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Book = Cash

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
50009				Broker/Agent Fee					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
50013				Copies and Postage					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
50014				Bank Service Charges					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
50015				Back Billed Expense					1,132.68 = Beginning Balance =	
250bea	250 Beacon C...	02/10/2022	02/2022	HUB Lock & Door Closer, Inc (...	K-71341	1225	371.69	0.00	1,504.37	Unit 20 - Replaced Segal Deadlock, Inv# 23269
				Net Change=371.69			371.69	0.00	1,504.37 = Ending Balance =	
50037				Supplies					0.00 = Beginning Balance =	
250bea	250 Beacon C...	02/28/2022	02/2022	Arrow Paper Corporation (arrow)	K-72480	1237	382.74	0.00	382.74	Ice Melt Supply, Cust# 0201031, Inv# 690845...
				Net Change=382.74			382.74	0.00	382.74 = Ending Balance =	
50038				Office Supplies					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
50039				IT Expense					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
50040				Marketing Expense					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
50041				Expense Reimbursement					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
50042				Administrative and Filing Fees					0.00 = Beginning Balance =	
							0.00	0.00	0.00	

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50043				Accounting Fees					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50044				Permit Fees					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50045				Fines and Fees					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50046				Taxes					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50047				Tax Return Prep					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50048				Payroll Office					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50049				Payroll Maintenance					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50050				Health Insurance					5,854.47	= Beginning Balance =
250bea	250 Beacon C...	02/01/2022	02/2022	Lighthouse Realty Managemen...	K-70553	1212	199.62	0.00	6,054.09	Silva Dental P4881
250bea	250 Beacon C...	02/01/2022	02/2022	Lighthouse Realty Managemen...	K-70553	1212	1,784.13	0.00	7,838.22	Silva Medical CE-9Z
250bea	250 Beacon C...	02/01/2022	02/2022	Lighthouse Realty Managemen...	K-70553	1212	18.45	0.00	7,856.67	Silva Vision SF006
				Net Change=2,002.20			2,002.20	0.00	7,856.67	= Ending Balance =
50051				Retirement					0.00	= Beginning Balance =
							0.00	0.00	0.00	

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50058				Employee Parking Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50059				Employee Phone					729.24	= Beginning Balance =
							0.00	0.00	729.24	
				Net Change=0.00			0.00	0.00	729.24	= Ending Balance =
50060				Payroll Super 1					6,732.43	= Beginning Balance =
250bea	250 Beacon C...	02/10/2022	02/2022	Lighthouse Realty Managemen...	K-71225	1218	565.76	0.00	7,298.19	Silva PD021122
250bea	250 Beacon C...	02/10/2022	02/2022	Lighthouse Realty Managemen...	K-71225	1218	357.60	0.00	7,655.79	Silva Garnishment PD021122
250bea	250 Beacon C...	02/23/2022	02/2022	Lighthouse Realty Managemen...	K-71766	1230	565.77	0.00	8,221.56	Silva PD022522
250bea	250 Beacon C...	02/23/2022	02/2022	Lighthouse Realty Managemen...	K-71766	1230	357.60	0.00	8,579.16	Silva Garnishment PD022522
				Net Change=1,846.73			1,846.73	0.00	8,579.16	= Ending Balance =
50061				Payroll Super 2					1,279.33	= Beginning Balance =
250bea	250 Beacon C...	02/10/2022	02/2022	Lighthouse Realty Managemen...	K-71225	1218	787.91	0.00	2,067.24	Calderon PD021122
250bea	250 Beacon C...	02/23/2022	02/2022	Lighthouse Realty Managemen...	K-71766	1230	146.74	0.00	2,213.98	Calderon PD022522
				Net Change=934.65			934.65	0.00	2,213.98	= Ending Balance =
50062				Payroll Taxes					2,652.50	= Beginning Balance =
250bea	250 Beacon C...	02/10/2022	02/2022	Lighthouse Realty Managemen...	K-71225	1218	670.63	0.00	3,323.13	PD021122
250bea	250 Beacon C...	02/23/2022	02/2022	Lighthouse Realty Managemen...	K-71766	1230	372.98	0.00	3,696.11	PD022522
				Net Change=1,043.61			1,043.61	0.00	3,696.11	= Ending Balance =
50063				Payroll Bonus					4,600.00	= Beginning Balance =
							0.00	0.00	4,600.00	
				Net Change=0.00			0.00	0.00	4,600.00	= Ending Balance =
50064				Payroll Administration					879.50	= Beginning Balance =
250bea	250 Beacon C...	02/10/2022	02/2022	Lighthouse Realty Managemen...	K-71225	1218	111.00	0.00	990.50	PD021122
250bea	250 Beacon C...	02/23/2022	02/2022	Lighthouse Realty Managemen...	K-71766	1230	111.00	0.00	1,101.50	PD022522
				Net Change=222.00			222.00	0.00	1,101.50	= Ending Balance =
50100				Rent Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50101				Condo Fee Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50102				Legal Expense					0.00	= Beginning Balance =
250bea	250 Beacon C...	02/10/2022	02/2022	Davis, Malm & D'Agostine (dav...	K-71340	1224	1,484.85	0.00	1,484.85	Legal Fees Re: Smoke/CO Detectors, Acct# ...
250bea	250 Beacon C...	02/15/2022	02/2022	Davis, Malm & D'Agostine (dav...	K-71613	1228	1,024.00	0.00	2,508.85	Legal Fees - January, Inv# 225838
				Net Change=2,508.85			2,508.85	0.00	2,508.85	= Ending Balance =
50103				Other Expenses					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50104				Owner Payment					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50105				Client Refunds					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50106				Last Month Rent					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50107				Security Deposit Return					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50108				Miscellaneous					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
50109				Engineering					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
50110				Social Committee					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51001				Insurance					17,686.50	= Beginning Balance =
250bea	250 Beacon C...	02/22/2022	02/2022	Travelers CL Remittance Center...	K-72479	22	5,895.50	0.00	23,582.00	Insurance Premium Installment, Acct# 4331...
				Net Change=5,895.50			5,895.50	0.00	23,582.00	= Ending Balance =
51002				Insurance Deductible Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51003				Insurance Claim Expense					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51100				Loan Payment					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51101				Loan Interest					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51149				Property Purchase Price					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
51150				Mortgage Payment					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52001				Maintenance					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52003				Pest Control Services					0.00	= Beginning Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52004				Security Services					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52005				Janitorial Services					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52006				Window Cleaning					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52007				Carpet Cleaning					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52008				Chimney Cleaning					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52009				Landscaping					6,253.02	= Beginning Balance =
							0.00	0.00	6,253.02	
				Net Change=0.00			0.00	0.00	6,253.02	= Ending Balance =
52010				Snow Removal					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52011				Trash Removal					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
52018				Water Testing					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
52019				Garage Maintenance					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
52020				Elevator Maintenance					1,197.00 = Beginning Balance =	
250bea	250 Beacon C...	02/10/2022	02/2022	Atlantic Elevator (atlanelev)	K-71337	1221	399.00	0.00	1,596.00	Monthly Elevator Maintenance, Inv# 267158
250bea	250 Beacon C...	02/25/2022	02/2022	Atlantic Elevator (atlanelev)	K-71814	1231	399.00	0.00	1,995.00	Monthly Elevator Maintenance, Inv# 268647
				Net Change=798.00			798.00	0.00	1,995.00 = Ending Balance =	
52021				Fire Safety Maintenance					936.05 = Beginning Balance =	
							0.00	0.00	936.05	
				Net Change=0.00			0.00	0.00	936.05 = Ending Balance =	
52022				Fire Sprinkler Maintenance					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
52023				HVAC Maintenance					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
52024				Boiler Maintenance					396.00 = Beginning Balance =	
							0.00	0.00	396.00	
				Net Change=0.00			0.00	0.00	396.00 = Ending Balance =	
53001				General Repairs					21,178.41 = Beginning Balance =	
250bea	250 Beacon C...	02/03/2022	02/2022	Lighthouse Realty Managemen...	K-70813	1213	79.00	0.00	21,257.41	Delivered Modem To Ups Store WO# 15908
250bea	250 Beacon C...	02/10/2022	02/2022	Reliance Electric Corporation (r...	K-71342	1226	389.10	0.00	21,646.51	Common Area Light Replacement Inv# 84016
250bea	250 Beacon C...	02/10/2022	02/2022	Reliance Electric Corporation (r...	K-71363	1227	1,494.30	0.00	23,140.81	Investigated Power Loss Checked Floor Ope...
250bea	250 Beacon C...	02/15/2022	02/2022	Reliance Electric Corporation (r...	K-71614	1229	273.00	0.00	23,413.81	Supplied & Installed 2 New Circuit Breakers I...
				Net Change=2,235.40			2,235.40	0.00	23,413.81 = Ending Balance =	
53003				Interior Repairs					0.00 = Beginning Balance =	
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00 = Ending Balance =	
53004				Water Damage Repairs					0.00 = Beginning Balance =	

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53005				Exterior Repairs					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53006				Garage Repairs					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53007				Elevator Repairs					2,725.81	= Beginning Balance =
250bea	250 Beacon C...	02/10/2022	02/2022	Atlantic Elevator (atlanelev)	K-71337	1221	180.06	0.00	2,905.87	Troubleshoot Emergency Light & Replaced Ba...
250bea	250 Beacon C...	02/28/2022	02/2022	Atlantic Elevator (atlanelev)	K-72481	1238	7,812.50	0.00	10,718.37	Furnish & Install New Motor & Coupling, Prop...
				Net Change=7,992.56			7,992.56	0.00	10,718.37	= Ending Balance =
53008				Snow Removal - Contract Overage					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53009				Fire Safety Repairs					0.00	= Beginning Balance =
250bea	250 Beacon C...	02/10/2022	02/2022	American Alarm (ameralarm)	K-71336	1220	275.00	0.00	275.00	Reschedule Inspection Fee, Inv# 1209666
				Net Change=275.00			275.00	0.00	275.00	= Ending Balance =
53010				Landscaping Improvements					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53011				Fire Sprinkler Repairs					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53013				HVAC Repairs					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53015				Boiler Repairs					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =

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				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53017				Plumbing					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53019				Electrical					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53020				Locks and Entry					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53021				Laundry					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53022				Kitchen Appliances					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
53025				Special Projects					20,312.50	= Beginning Balance =
				Net Change=0.00			0.00	0.00	20,312.50	
				Net Change=0.00			0.00	0.00	20,312.50	= Ending Balance =
53099				COVID-19 Expenses					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
55001				Oil					0.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
55002				Gas					8,335.85	= Beginning Balance =
250bea	250 Beacon C...	02/07/2022	02/2022	National Grid Gas (natgridgas)	K-71022	1214	27.79	0.00	8,363.64	BLDG Monthly Gas Consumption, Acct# 513...
250bea	250 Beacon C...	02/07/2022	02/2022	National Grid Gas (natgridgas)	K-71023	1215	2,794.23	0.00	11,157.87	APT Monthly Gas Consumption, Acct# 51342...
250bea	250 Beacon C...	02/10/2022	02/2022	Constellation New Energy Gas ...	K-71338	1222	4,215.15	0.00	15,373.02	Monthly Gas Supply, Acct# 6799581-0, Stmt#...

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250bea	250 Beacon C...	02/10/2022	02/2022	Constellation New Energy Gas ...	K-71339	1223	3,583.36	0.00	18,956.38	Monthly Gas Supply, Acct# 6799581-0, Stmt#...
250bea	250 Beacon C...	02/25/2022	02/2022	National Grid Gas (natgridgas)	K-71842	1233	3,257.63	0.00	22,214.01	APT Monthly Gas Consumption, Acct# 51342...
250bea	250 Beacon C...	02/25/2022	02/2022	National Grid Gas (natgridgas)	K-71843	1234	28.30	0.00	22,242.31	BLDG Monthly Gas Consumption, Acct# 513...
250bea	250 Beacon C...	02/28/2022	02/2022	Constellation New Energy Gas ...	K-72482	1239	4,969.03	0.00	27,211.34	Monthly Gas Supply, Acct# 6799581-0, Stmt#...
				Net Change=18,875.49			18,875.49	0.00	27,211.34	= Ending Balance =
55003				Electricity					1,943.89	= Beginning Balance =
250bea	250 Beacon C...	02/09/2022	02/2022	Eversource (eversource)	K-71211	1216	263.20	0.00	2,207.09	MAIN Monthly Electricity Consumption, Acct#...
250bea	250 Beacon C...	02/09/2022	02/2022	Eversource (eversource)	K-71212	1217	786.55	0.00	2,993.64	JAN Monthly Electricity Consumption, Acct# 2...
				Net Change=1,049.75			1,049.75	0.00	2,993.64	= Ending Balance =
55004				Water/Sewer					3,863.10	= Beginning Balance =
250bea	250 Beacon C...	02/10/2022	02/2022	Boston Water and Sewer Comm...	K-71302	1219	867.80	0.00	4,730.90	Monthly Water Consumption, Acct# 1156484
				Net Change=867.80			867.80	0.00	4,730.90	= Ending Balance =
55005				Telephone/Internet					2,093.51	= Beginning Balance =
250bea	250 Beacon C...	02/11/2022	02/2022	Verizon (verizon)	K-71364	20	789.86	0.00	2,883.37	Monthly Phone Line Expense, Acct# 351-418...
250bea	250 Beacon C...	02/11/2022	02/2022	Verizon (verizon)	K-71365	21	447.35	0.00	3,330.72	Monthly Phone Line/Internet Expense, Acct# ...
250bea	250 Beacon C...	02/25/2022	02/2022	Comcast (comcast)	K-71827	1232	199.10	0.00	3,529.82	Monthly Internet Expense, Acct# 8773 10 323...
250bea	250 Beacon C...	02/28/2022	02/2022	Verizon (verizon)	K-72483	1240	464.53	0.00	3,994.35	Monthly Phone Line/Internet Expense, Acct# ...
				Net Change=1,900.84			1,900.84	0.00	3,994.35	= Ending Balance =
55006				Cable					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
68001				Reserve Contribution					0.00	= Beginning Balance =
							0.00	0.00	0.00	
				Net Change=0.00			0.00	0.00	0.00	= Ending Balance =
							89,697.11	89,697.11		