

Accountants' Compilation Report

We have compiled the accompanying statements of assets and liabilities of Eclipse Mill Lofts Condominium Trust as of February 28, 2018 and the related statements of revenues and expenses for the periods then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them. These statements were prepared solely for internal management informational purposes and should not be used for any other purpose.

Management has elected to omit substantially all of the disclosures required by generally accepted accounting principles. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, revenue and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Smith, Watson & Company, LLP
Certified Public Accountants

Eclipse Mill Condo Trust
Balance Sheet
February 28, 2018

ASSETS

Cash - Checking		
Cash - checking	\$	17,950.23
Cash - Savings Account		8,887.61
Berk Bank - Gallery		<u>2,249.04</u>
Total Current Assets		29,086.88
Reserves		
Special Reserve (Roof)		24,012.32
Berk Bank CD		<u>62,534.92</u>
Total Current Assets		86,547.24
Other Current Assets		
Accounts Receivable		4,347.73
Prepaid Insurance		<u>5,211.34</u>
Total Current Assets		<u>9,559.07</u>
Total Assets	\$	<u><u>125,193.19</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Prepaid Assessments	\$	6,192.76
Accounts Payable		<u>5,481.81</u>
Total Current Liabilities		<u>11,674.57</u>
Total Liabilities		11,674.57
Capital		
Escrow Equity		95,434.85
Retained Earnings - Prior		17,580.82
Net Income		<u>502.95</u>
Total Capital		<u>113,518.62</u>
Total Liabilities & Capital	\$	<u><u>125,193.19</u></u>

Eclipse Mill Condo Trust
Income Statement
For the Two Months Ending February 28, 2018

	Current Month Actual	Current Month Budget	Variance Current Month
Revenues			
Common Area Fees	\$ 12,369.29	\$ 12,342.75	26.54
Interest Income	89.12	0.00	89.12
Total Revenues	<u>12,458.41</u>	<u>12,342.75</u>	<u>115.66</u>
Cost of Sales			
Total Cost of Sales	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Gross Profit	<u>12,458.41</u>	<u>12,342.75</u>	<u>115.66</u>
Expenses			
Dues and Subscriptions	0.00	50.00	(50.00)
Elevator	377.40	500.00	(122.60)
Freight and Postage	0.00	4.58	(4.58)
Insurance	2,323.00	1,811.42	511.58
Bank Charges	20.00	15.00	5.00
Miscellaneous	0.00	16.67	(16.67)
Office and Postage	0.00	8.33	(8.33)
Legal	0.00	125.00	(125.00)
Professional Fees	1,390.50	583.33	807.17
Repairs and Maintenance	599.32	1,250.00	(650.68)
Property Management	3,000.00	3,000.00	0.00
Gallery Management	0.00	500.00	(500.00)
Telephone	237.72	91.67	146.05
Electric	800.48	1,000.00	(199.52)
Water	531.33	642.33	(111.00)
Gas	1,178.95	341.00	837.95
Trash	603.41	333.33	270.08
Fire Alarms	0.00	83.33	(83.33)
Snow Removal	0.00	500.00	(500.00)
Licenses and Registrations	0.00	10.00	(10.00)
Website Development & Hosting	0.00	333.33	(333.33)
Special Reserve Roof	1,000.00	1,000.00	0.00
Federal Corporate Taxes	0.00	33.33	(33.33)
State Corporate Taxes	0.00	8.33	(8.33)
Total Expenses	<u>12,062.11</u>	<u>12,240.98</u>	<u>(178.87)</u>
Net Income	<u>\$ 396.30</u>	<u>\$ 101.77</u>	<u>294.53</u>

Eclipse Mill Condo Trust
Income Statement
For the Two Months Ending February 28, 2018

	Year to Date Actual	Year to Date Budget	Variance YTD
Revenues			
Common Area Fees	\$ 24,738.74	\$ 24,685.50	53.24
Interest Income	187.59	0.00	187.59
Total Revenues	<u>24,926.33</u>	<u>24,685.50</u>	<u>240.83</u>
Cost of Sales			
Total Cost of Sales	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Gross Profit	<u>24,926.33</u>	<u>24,685.50</u>	<u>240.83</u>
Expenses			
Dues and Subscriptions	0.00	100.00	(100.00)
Elevator	754.80	1,000.00	(245.20)
Freight and Postage	0.00	9.20	(9.20)
Insurance	4,646.00	3,622.80	1,023.20
Bank Charges	40.00	30.00	10.00
Miscellaneous	0.00	33.30	(33.30)
Office and Postage	0.00	16.70	(16.70)
Legal	0.00	250.00	(250.00)
Professional Fees	1,867.38	1,166.70	700.68
Repairs and Maintenance	1,587.00	2,500.00	(913.00)
Property Management	6,000.00	6,000.00	0.00
Gallery Management	0.00	1,000.00	(1,000.00)
Telephone	237.72	183.30	54.42
Electric	2,605.33	2,000.00	605.33
Water	1,437.28	1,284.70	152.58
Gas	2,301.38	682.00	1,619.38
Trash	946.49	666.70	279.79
Fire Alarms	0.00	166.70	(166.70)
Snow Removal	0.00	1,000.00	(1,000.00)
Licenses and Registrations	0.00	20.00	(20.00)
Website Development & Hosting	0.00	666.70	(666.70)
Special Reserve Roof	2,000.00	2,000.00	0.00
Federal Corporate Taxes	0.00	66.70	(66.70)
State Corporate Taxes	0.00	16.70	(16.70)
Total Expenses	<u>24,423.38</u>	<u>24,482.20</u>	<u>(58.82)</u>
Net Income	<u>\$ 502.95</u>	<u>\$ 203.30</u>	<u>299.65</u>

Eclipse Mill Condo Trust
General Ledger Trial Balance
As of Feb 28, 2018

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
1020	Cash - checking	17,950.23	
1030	Cash - Savings Account	8,887.61	
1056	Berk Bank CD	62,534.92	
1057	Special Reserve (Roof)	24,012.32	
1058	Berk Bank - Gallery	2,249.04	
1060	Accounts Receivable	4,347.73	
1200	Prepaid Insurance	5,211.34	
3200	Prepaid Assessments		6,192.76
3280	Accounts Payable		5,481.81
4400	Escrow Equity		95,434.85
4450	Retained Earnings - Prior		17,580.82
5510	Common Area Fees		24,738.74
7785	Elevator	754.80	
7810	Insurance	4,646.00	
7821	Bank Charges	40.00	
7870	Professional Fees	1,867.38	
7890	Repairs and Maintenance	1,587.00	
7895	Property Management	6,000.00	
7950	Telephone	237.72	
7971	Electric	2,605.33	
7972	Water	1,437.28	
7973	Gas	2,301.38	
7974	Trash	946.49	
7990	Special Reserve Roof	2,000.00	
8880	Interest Income		187.59
	Total:	149,616.57	149,616.57

**Eclipse Mill Condo Trust
General Journal**

For the Period From Feb 1, 2018 to Feb 28, 2018

Filter Criteria includes: Report order is by Date. Report is printed with Accounts having Zero Amounts and in Detail Format.

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt
2/1/18	1057	SW0201	TO record Transfer to savings	1,000.00	
	1020		TO record Transfer to savings		1,000.00
	7990		TO record Transfer to savings	1,000.00	
	4400		TO record Transfer to savings		1,000.00
2/28/18	3200	SW02006	To adjust for prepaid assessments	902.50	
	1060		To adjust for prepaid assessments		902.50
2/28/18	7810	SW02007	To record Monthly insurance expense	2,323.00	
	1200		To record Monthly insurance expense		2,323.00
2/28/18	7890	SW0202	To record Visa payment	404.32	
	1020		To record Visa payment		404.32
2/28/18	7821	SW0203	To record Berkshire Bank Fee	20.00	
	1020		To record Berkshire Bank Fee		20.00
2/28/18	1030	SW0204	To record Interest income	0.35	
	1056		To record Interest income	87.86	
	1057		To record Interest income	0.91	
	8880		To record Interest income		89.12
	4450		To record Interest income	89.12	
	4400		To record Interest income		89.12
		Total		5,828.06	5,828.06

**Eclipse Mill Condo Trust
General Ledger**

For the Period From Feb 1, 2018 to Feb 28, 2018

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
1020 Cash - checking	2/1/18			Beginning Balance			21,355.15
	2/1/18	SW0201	GEN	TO record Transfer to savings		1,000.00	
	2/2/18	303 - fy18 -	CRJ	LINDA ALLEN	361.04		
	2/2/18	205 - fy18 -	CRJ	CARL OMAN & DEBRA PENDELL	306.10		
	2/2/18	209 - fy18 -	CRJ	CARL OMAN & DEBRA PENDELL	246.86		
	2/2/18	403 - fy18 -	CRJ	Mary M. Lum	312.27		
	2/2/18	103 - fy18 -	CRJ	PHILLIP & GAIL SELLERS	314.74		
	2/2/18	104 - fy18 -	CRJ	PHILLIP & GAIL SELLERS	325.85		
	2/2/18	201 - fy18 -	CRJ	DAVID LANE	318.44		
	2/2/18	105 - fy18 -	CRJ	Robert and Lynn Gall	369.05		
	2/2/18	LL1 - fy18 -	CRJ	Robert & Linda O'Brien	306.10		
	2/2/18	305 - fy18 -	CRJ	JEFFREY LEVINE	311.04		
	2/2/18	306 - fy18 -	CRJ	Brian & Elizabeth Cunningham	299.93		
	2/2/18	401 - fy18 -	CRJ	EDWARD W. & SHARON L. CARSON	324.61		
	2/2/18	307 - fy18 -	CRJ	MARJORIE MINKIN	319.68		
	2/2/18	310 - fy18 -	CRJ	JOAN M. KILEY	303.63		
	2/2/18	407 - fy18 -	CRJ	BRUCE HARLEY	377.69		
	2/6/18	203 - fy18 -	CRJ	MICHAEL BEDFORD & SARAH SUTRO	304.87		
	2/7/18	2909	CDJ	Bay State Elevator Company		377.40	
	2/7/18	2910	CDJ	Larry Kurowski		3,000.00	
	2/7/18	2911	CDJ	NATIONAL GRID		1,083.30	
	2/7/18	2912	CDJ	Norfolk & Dedham Insurance Com		4,928.67	
	2/7/18	2913	CDJ	SMITH, WATSON & COMPANY, LLP		476.88	
	2/8/18	207 - fy18 -	CRJ	RICHARD HARLOW	317.21		
	2/8/18	208 - fy18 -	CRJ	CHARLES GIULIANO	306.10		
	2/8/18	109 - fy18 -	CRJ	RALPH BRILL	324.61		
	2/8/18	406 - fy18 -	CRJ	PATRICK M. DETHRIDGE & SANDRA	265.37		
	2/8/18	210 - fy18 -	CRJ	BETTY VERA	304.87		
	2/8/18	202 - fy18 -	CRJ	SYDNEY JENSEN	220.00		
	2/8/18	200 - fy18 -	CRJ	Bill and Dawn Guild	432.00		
	2/8/18	302 - fy18 -	CRJ	ERIN COUGHLAN	261.67		
	2/8/18	402 - fy18 -	CRJ	ERIN COUGHLAN	262.90		
	2/8/18	308 - fy18 -	CRJ	Robert Rendo	306.10		
	2/8/18	301 - fy18 -	CRJ	Jesse Freidin	322.15		
	2/8/18	101 - fy18 -	CRJ	Stacey Hetherington	218.47		
	2/10/18	276184587	CDJ	Republic Services		343.08	
	2/10/18	276183483	CDJ	Republic Services		603.41	
	2/15/18	106 - fy18 -	CRJ	James Bechtel and Joanna Klain	260.43		
	2/15/18	108 - fy18 -	CRJ	GROVER ASKINS	336.97		
	2/15/18	100 - fy18 -	CRJ	STEVEN BORNS	422.12		
	2/15/18	204 - fy18 -	CRJ	Dawn Nelson	250.00		

**Eclipse Mill Condo Trust
General Ledger**

For the Period From Feb 1, 2018 to Feb 28, 2018

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	2/24/18	304 - fy18 -	CRJ	Wayne Hopkins & Cathy Wysocki	251.79		
	2/24/18	107 - fy17 -	CRJ	LARRY KUROWSKI	255.49		
	2/24/18	310 - fy18 -	CRJ	JOAN M. KILEY	303.63		
	2/24/18	408 - fy18 -	CRJ	BARRY M. GOLDSTEIN & ANDREA F.	471.49		
	2/24/18	405 - fy18 -	CRJ	PATRICK M. DETHRIDGE & SANDRA	294.99		
	2/24/18	2914	CDJ	BERKSHIRE GAS		1,178.95	
	2/24/18	2915	CDJ	CITY OF NORTH ADAMS		805.95	
	2/24/18	2916	CDJ	Donovan & O'Connor, LLP		240.50	
	2/24/18	2917	CDJ	Kerns Plumbing & Heating, Inc		195.00	
	2/24/18	2918	CDJ	VERIZON		237.72	
	2/28/18	SW0202	GEN	To record Visa payment		404.32	
	2/28/18	SW0203	GEN	To record Berkshire Bank Fee		20.00	
				Current Period Change	11,490.26	14,895.18	-3,404.92
	2/28/18			Ending Balance			17,950.23
1030 Cash - Savings Accou	2/1/18			Beginning Balance			8,887.26
	2/28/18	SW0204	GEN	To record Interest income	0.35		
				Current Period Change	0.35		0.35
	2/28/18			Ending Balance			8,887.61
1056 Berk Bank CD	2/1/18			Beginning Balance			62,447.06
	2/28/18	SW0204	GEN	To record Interest income	87.86		
				Current Period Change	87.86		87.86
	2/28/18			Ending Balance			62,534.92
1057 Special Reserve (Roo	2/1/18			Beginning Balance			23,011.41
	2/1/18	SW0201	GEN	TO record Transfer to savings	1,000.00		
	2/28/18	SW0204	GEN	To record Interest income	0.91		
				Current Period Change	1,000.91		1,000.91
	2/28/18			Ending Balance			24,012.32
1058 Berk Bank - Gallery	2/1/18			Beginning Balance			2,249.04
	2/28/18			Ending Balance			2,249.04
1060 Accounts Receivable	2/1/18			Beginning Balance			4,371.20
	2/1/18	106 - fy18 -	SJ	James Bechtel and Joanna Klain	260.43		
	2/1/18	307 - fy18 -	SJ	MARJORIE MINKIN	319.68		

**Eclipse Mill Condo Trust
General Ledger**

For the Period From Feb 1, 2018 to Feb 28, 2018

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	2/1/18	100 - fy18 -	SJ	STEVEN BORNES	422.12		
	2/1/18	101 - fy18 -	SJ	Stacey Hetherington	218.47		
	2/1/18	103 - fy18 -	SJ	PHILLIP & GAIL SELLERS	314.74		
	2/1/18	104 - fy18 -	SJ	PHILLIP & GAIL SELLERS	325.85		
	2/1/18	LL1 - fy18 -	SJ	Robert & Linda O'Brien	306.10		
	2/1/18	105 - fy18 -	SJ	Robert and Lynn Gall	369.05		
	2/1/18	107 - fy18 -	SJ	LARRY KUROWSKI	255.49		
	2/1/18	108 - fy18 -	SJ	GROVER ASKINS	336.96		
	2/1/18	109 - fy18 -	SJ	RALPH BRILL	324.61		
	2/1/18	200 - fy18 -	SJ	Bill and Dawn Guild	432.00		
	2/1/18	201 - fy18 -	SJ	DAVID LANE	318.44		
	2/1/18	202 - fy18 -	SJ	SYDNEY JENSEN	219.70		
	2/1/18	203 - fy18 -	SJ	MICHAEL BEDFORD & SARAH SUTRO	304.87		
	2/1/18	204 - fy18 -	SJ	Dawn Nelson	249.32		
	2/1/18	205 - fy18 -	SJ	CARL OMAN & DEBRA PENDELL	306.10		
	2/1/18	206 - fy18 -	SJ	SUSAN GRABER	297.46		
	2/1/18	207 - fy18 -	SJ	RICHARD HARLOW	317.21		
	2/1/18	208 - fy18 -	SJ	CHARLES GIULIANO	306.10		
	2/1/18	209 - fy18 -	SJ	CARL OMAN & DEBRA PENDELL	246.86		
	2/1/18	210 - fy18 -	SJ	BETTY VERA	304.87		
	2/1/18	301 - fy18 -	SJ	Jesse Freidin	322.15		
	2/1/18	302 - fy18 -	SJ	ERIN COUGHLAN	261.67		
	2/1/18	303 - fy18 -	SJ	LINDA ALLEN	311.04		
	2/1/18	304 - fy18 -	SJ	Wayne Hopkins & Cathy Wysocki	251.79		
	2/1/18	305 - fy18 -	SJ	JEFFREY LEVINE	311.04		
	2/1/18	306 - fy18 -	SJ	Brian & Elizabeth Cunningham	299.93		
	2/1/18	308 - fy18 -	SJ	Robert Rendo	306.10		
	2/1/18	309 - fy18 -	SJ	George Aitken	250.56		
	2/1/18	310 - fy18 -	SJ	JOAN M. KILEY	303.63		
	2/1/18	401 - fy18 -	SJ	EDWARD W. & SHARON L. CARSON	324.61		
	2/1/18	402 - fy18 -	SJ	ERIN COUGHLAN	262.90		
	2/1/18	403 - fy18 -	SJ	Mary M. Lum	312.27		
	2/1/18	404 - fy18 -	SJ	George Aitken	264.13		
	2/1/18	405 - fy18 -	SJ	PATRICK M. DETHRIDGE & SANDRA	294.99		
	2/1/18	406 - fy18 -	SJ	PATRICK M. DETHRIDGE & SANDRA	265.37		
	2/1/18	407 - fy18 -	SJ	BRUCE HARLEY	377.69		
	2/1/18	409 - fy18 -	SJ	IRVING O. SLAVID	394.97		
	2/1/18	408 - fy18 -	SJ	BARRY M. GOLDSTEIN & ANDREA F.	471.49		
	2/2/18	303 - fy18 -	CRJ	LINDA ALLEN - Invoice: 303 - fy18 - 1		311.04	
	2/2/18	303 - fy18 -	CRJ	LINDA ALLEN - Invoice: INterest		26.84	

**Eclipse Mill Condo Trust
General Ledger**

For the Period From Feb 1, 2018 to Feb 28, 2018

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	2/2/18	303 - fy18 -	CRJ	Invoice: INterest 12/2017 LINDA ALLEN - Invoice: 303 - FY13 - 8		23.16	
	2/2/18	205 - fy18 -	CRJ	CARL OMAN & DEBRA PENDELL - Invoice: 205 - fy18 - 2		306.10	
	2/2/18	209 - fy18 -	CRJ	CARL OMAN & DEBRA PENDELL - Invoice: 209 - fy18 - 2		246.86	
	2/2/18	403 - fy18 -	CRJ	Mary M. Lum - Invoice: 403 - fy18 - 3		4.99	
	2/2/18	403 - fy18 -	CRJ	Mary M. Lum - Invoice: 403 - fy18 - 2		307.28	
	2/2/18	103 - fy18 -	CRJ	PHILLIP & GAIL SELLERS - Invoice: 103 - fy18 - 2		314.74	
	2/2/18	104 - fy18 -	CRJ	PHILLIP & GAIL SELLERS - Invoice: 104 - fy18 - 2		325.81	
	2/2/18	104 - fy18 -	CRJ	PHILLIP & GAIL SELLERS - Invoice: 104 - fy18 - 3		0.04	
	2/2/18	201 - fy18 -	CRJ	DAVID LANE - Invoice: 201 - fy18 - 2		318.44	
	2/2/18	105 - fy18 -	CRJ	Robert and Lynn Gall - Invoice: 105 - fy18 - 2		369.05	
	2/2/18	LL1 - fy18 -	CRJ	Robert & Linda O'Brien - Invoice: LL1 - fy18 - 2		306.10	
	2/2/18	305 - fy18 -	CRJ	JEFFREY LEVINE - Invoice: 305 - fy18 - 2		311.04	
	2/2/18	306 - fy18 -	CRJ	Brian & Elizabeth Cunningham - Invoice: 306 - fy18 - 2		299.93	
	2/2/18	401 - fy18 -	CRJ	EDWARD W. & SHARON L. CARSON - Invoice: 401 - fy18 - 2		324.61	
	2/2/18	307 - fy18 -	CRJ	MARJORIE MINKIN - Invoice: 307 - fy18 - 3		319.68	
	2/2/18	310 - fy18 -	CRJ	JOAN M. KILEY - Invoice: 310 - fy18 - 2		303.63	
	2/2/18	407 - fy18 -	CRJ	BRUCE HARLEY - Invoice: 407 - fy18 - 2		377.69	
	2/6/18	203 - fy18 -	CRJ	MICHAEL BEDFORD & SARAH SUTRO - Invoice: 203 - fy18 - 3		286.31	

**Eclipse Mill Condo Trust
General Ledger**

For the Period From Feb 1, 2018 to Feb 28, 2018

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	2/6/18	203 - fy18 -	CRJ	MICHAEL BEDFORD & SARAH SUTRO - Invoice: 203 - fy18 - 2		18.56	
	2/8/18	207 - fy18 -	CRJ	RICHARD HARLOW - Invoice: 207 - fy18 - 2		317.21	
	2/8/18	208 - fy18 -	CRJ	CHARLES GIULIANO - Invoice: 208 - fy18 - 2		306.10	
	2/8/18	109 - fy18 -	CRJ	RALPH BRILL - Invoice: 109 - fy18 - 2		324.61	
	2/8/18	406 - fy18 -	CRJ	PATRICK M. DETHRIDGE & SANDRA - Invoice: 406 - fy18 - 3		265.37	
	2/8/18	210 - fy18 -	CRJ	BETTY VERA - Invoice: 210 - fy18 - 2		304.87	
	2/8/18	202 - fy18 -	CRJ	SYDNEY JENSEN - Invoice: 202 - fy18 - 2		219.07	
	2/8/18	202 - fy18 -	CRJ	SYDNEY JENSEN - Invoice: 202 - fy18 - 3		0.93	
	2/8/18	200 - fy18 -	CRJ	Bill and Dawn Guild - Invoice: 200 - fy18 - 2		432.00	
	2/8/18	302 - fy18 -	CRJ	ERIN COUGHLAN - Invoice: 302 - fy18 - 2		261.67	
	2/8/18	402 - fy18 -	CRJ	ERIN COUGHLAN - Invoice: 402 - fy18 - 2		262.90	
	2/8/18	308 - fy18 -	CRJ	Robert Rendo - Invoice: 308 - fy18 - 3		306.10	
	2/8/18	301 - fy18 -	CRJ	Jesse Freidin - Invoice: 301 - fy18 - 3		322.15	
	2/8/18	101 - fy18 -	CRJ	Stacey Hetherington - Invoice: 101 - fy18 - 3		218.47	
	2/15/18	106 - fy18 -	CRJ	James Bechtel and Joanna Klain - Invoice: 106 - fy18 - 4		260.43	
	2/15/18	108 - fy18 -	CRJ	GROVER ASKINS - Invoice: 108 - fy18 - 3		0.45	
	2/15/18	108 - fy18 -	CRJ	GROVER ASKINS - Invoice: 108 - fy18 - 2		336.52	
	2/15/18	100 - fy18 -	CRJ	STEVEN BORNS - Invoice: 100 - fy18 - 2		422.12	
	2/15/18	204 - fy18 -	CRJ	Dawn Nelson - Invoice: 204 - fy18 - 7		44.65	
	2/15/18	204 - fy18 -	CRJ	Dawn Nelson - Invoice: 204 - fy18		205.35	

**Eclipse Mill Condo Trust
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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
				Invoice: 204 - fy18 - 6			
	2/15/18	Int - 2/2018	SJ	LINDA ALLEN	26.53		
	2/24/18	304 - fy18 -	CRJ	Wayne Hopkins & Cathy Wysocki - Invoice: 304 - fy18 - 3		251.79	
	2/24/18	107 - fy17 -	CRJ	LARRY KUROWSKI - Invoice: 107 - fy18 - 3		255.49	
	2/24/18	310 - fy18 -	CRJ	JOAN M. KILEY - Invoice: 310 - fy18 - 3		303.63	
	2/24/18	408 - fy18 -	CRJ	BARRY M. GOLDSTEIN & ANDREA F. - Invoice: 408 - fy18 - 3		471.49	
	2/24/18	405 - fy18 -	CRJ	PATRICK M. DETHRIDGE & SANDRA - Invoice: 405 - fy18 - 3		294.99	
	2/28/18	SW02006	GEN	To adjust for prepaid assessments Current Period Change	12,369.29	902.50	-23.47
	2/28/18			Ending Balance			4,347.73
1200 Prepaid Insurance	2/1/18			Beginning Balance			2,605.67
	2/1/18	2/2018 inst	PJ	Norfolk & Dedham Insurance Com	4,928.67		
	2/28/18	SW02007	GEN	To record Monthly insurance expense Current Period Change	4,928.67	2,323.00	2,605.67
	2/28/18			Ending Balance			5,211.34
3200 Prepaid Assessments	2/1/18			Beginning Balance			-7,095.26
	2/28/18	SW02006	GEN	To adjust for prepaid assessments Current Period Change	902.50		902.50
	2/28/18			Ending Balance			-6,192.76
3280 Accounts Payable	2/1/18			Beginning Balance			-5,709.21
	2/1/18	466677	PJ	Bay State Elevator Company		377.40	
	2/1/18	2/2018 inst	PJ	Norfolk & Dedham Insurance Com		4,928.67	
	2/2/18	Trash - 2/2	PJ	Republic Services		603.41	
	2/7/18	2909	CDJ	Bay State Elevator Company - Invoice: 466677	377.40		
	2/7/18	2910	CDJ	Larry Kurowski - Invoice: Larry - 1/2018	3,000.00		
	2/7/18	2911	CDJ	NATIONAL GRID - Invoice: 40130-48018 - 1/2018	996.41		

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	2/7/18	2911	CDJ	1/2018 NATIONAL GRID - Invoice: 12772-39014 - 1/2018	86.89		
	2/7/18	2912	CDJ	Norfolk & Dedham Insurance Com - Invoice: 2/2018 installment	4,928.67		
	2/7/18	2913	CDJ	SMITH, WATSON & COMPANY, LLP - Invoice: 86620	476.88		
	2/9/18	10045-052	PJ	BERKSHIRE GAS		547.81	
	2/9/18	10021-020	PJ	BERKSHIRE GAS		631.14	
	2/10/18	276184587	CDJ	Republic Services - Invoice: Trash - 1/2018 - Confirmation number over the phone = 276184587052	343.08		
	2/10/18	276183483	CDJ	Republic Services - Invoice: Trash - 2/2018 - Confirmation number over the phone = 276183483052	603.41		
	2/10/18	563393	PJ	Kerns Plumbing & Heating, Inc		195.00	
	2/16/18	2/2018 - Le	PJ	Donovan & O'Connor, LLP		240.50	
	2/16/18	Phone - 2/	PJ	VERIZON		237.72	
	2/24/18	2914	CDJ	BERKSHIRE GAS - Invoice: 10045-0520 - 2/2018	547.81		
	2/24/18	2914	CDJ	BERKSHIRE GAS - Invoice: 10021-0205 - 2/2018	631.14		
	2/24/18	2915	CDJ	CITY OF NORTH ADAMS - Invoice: Water - 1/2018	805.95		
	2/24/18	2916	CDJ	Donovan & O'Connor, LLP - Invoice: 2/2018 - Legal	240.50		
	2/24/18	2917	CDJ	Kerns Plumbing & Heating, Inc - Invoice: 563393	195.00		
	2/24/18	2918	CDJ	VERIZON - Invoice: Phone - 2/2018	237.72		
	2/28/18	40130-480	PJ	NATIONAL GRID		726.95	
	2/28/18	12772-390	PJ	NATIONAL GRID		73.53	
	2/28/18	86968	PJ	SMITH, WATSON & COMPANY, LLP		1,150.00	
	2/28/18	Larry - 2/20	PJ	Larry Kurowski		3,000.00	
	2/28/18	Water - 2/2	PJ	CITY OF NORTH ADAMS		531.33	
				Current Period Change	13,470.86	13,243.46	227.40
	2/28/18			Ending Balance			-5,481.81

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
4400 Escrow Equity	2/1/18			Beginning Balance			-94,345.73
	2/1/18	SW0201	GEN	TO record Transfer to savings		1,000.00	
	2/28/18	SW0204	GEN	To record Interest income		89.12	
				Current Period Change		1,089.12	-1,089.12
	2/28/18			Ending Balance			-95,434.85
4450 Retained Earnings - P	2/1/18			Beginning Balance			-17,669.94
	2/28/18	SW0204	GEN	To record Interest income	89.12		
				Current Period Change	89.12		89.12
	2/28/18			Ending Balance			-17,580.82
5510 Common Area Fees	2/1/18			Beginning Balance			-12,369.45
	2/1/18	106 - fy18 -	SJ	James Bechtel and Joanna Klain		260.43	
	2/1/18	307 - fy18 -	SJ	MARJORIE MINKIN		319.68	
	2/1/18	100 - fy18 -	SJ	STEVEN BORNS		422.12	
	2/1/18	101 - fy18 -	SJ	Stacey Hetherington		218.47	
	2/1/18	103 - fy18 -	SJ	PHILLIP & GAIL SELLERS		314.74	
	2/1/18	104 - fy18 -	SJ	PHILLIP & GAIL SELLERS		325.85	
	2/1/18	LL1 - fy18 -	SJ	Robert & Linda O'Brien		306.10	
	2/1/18	105 - fy18 -	SJ	Robert and Lynn Gall		369.05	
	2/1/18	107 - fy18 -	SJ	LARRY KUROWSKI		255.49	
	2/1/18	108 - fy18 -	SJ	GROVER ASKINS		336.96	
	2/1/18	109 - fy18 -	SJ	RALPH BRILL		324.61	
	2/1/18	200 - fy18 -	SJ	Bill and Dawn Guild		432.00	
	2/1/18	201 - fy18 -	SJ	DAVID LANE		318.44	
	2/1/18	202 - fy18 -	SJ	SYDNEY JENSEN		219.70	
	2/1/18	203 - fy18 -	SJ	MICHAEL BEDFORD & SARAH SUTRO		304.87	
	2/1/18	204 - fy18 -	SJ	Dawn Nelson		249.32	
	2/1/18	205 - fy18 -	SJ	CARL OMAN & DEBRA PENDELL		306.10	
	2/1/18	206 - fy18 -	SJ	SUSAN GRABER		297.46	
	2/1/18	207 - fy18 -	SJ	RICHARD HARLOW		317.21	
	2/1/18	208 - fy18 -	SJ	CHARLES GIULIANO		306.10	
	2/1/18	209 - fy18 -	SJ	CARL OMAN & DEBRA PENDELL		246.86	
	2/1/18	210 - fy18 -	SJ	BETTY VERA		304.87	
	2/1/18	301 - fy18 -	SJ	Jesse Freidin		322.15	
	2/1/18	302 - fy18 -	SJ	ERIN COUGHLAN		261.67	
	2/1/18	303 - fy18 -	SJ	LINDA ALLEN		311.04	
	2/1/18	304 - fy18 -	SJ	Wayne Hopkins & Cathy Wysocki		251.79	
	2/1/18	305 - fy18 -	SJ	JEFFREY LEVINE		311.04	
	2/1/18	306 - fy18 -	SJ	Brian & Elizabeth Cunningham		299.93	

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	2/1/18	308 - fy18 -	SJ	Robert Rendo		306.10	
	2/1/18	309 - fy18 -	SJ	George Aitken		250.56	
	2/1/18	310 - fy18 -	SJ	JOAN M. KILEY		303.63	
	2/1/18	401 - fy18 -	SJ	EDWARD W. & SHARON L. CARSON		324.61	
	2/1/18	402 - fy18 -	SJ	ERIN COUGHLAN		262.90	
	2/1/18	403 - fy18 -	SJ	Mary M. Lum		312.27	
	2/1/18	404 - fy18 -	SJ	George Aitken		264.13	
	2/1/18	405 - fy18 -	SJ	PATRICK M. DETHRIDGE & SANDRA		294.99	
	2/1/18	406 - fy18 -	SJ	PATRICK M. DETHRIDGE & SANDRA		265.37	
	2/1/18	407 - fy18 -	SJ	BRUCE HARLEY		377.69	
	2/1/18	409 - fy18 -	SJ	IRVING O. SLAVID		394.97	
	2/1/18	408 - fy18 -	SJ	BARRY M. GOLDSTEIN & ANDREA F.		471.49	
	2/15/18	Int - 2/2018	SJ	LINDA ALLEN - February Interest on outstanding balance		26.53	
				Current Period Change		12,369.29	-12,369.29
	2/28/18			Ending Balance			-24,738.74
7785 Elevator	2/1/18			Beginning Balance			377.40
	2/1/18	466677	PJ	Bay State Elevator Company	377.40		
				Current Period Change	377.40		377.40
	2/28/18			Ending Balance			754.80
7810 Insurance	2/1/18			Beginning Balance			2,323.00
	2/28/18	SW02007	GEN	To record Monthly insurance expense	2,323.00		
				Current Period Change	2,323.00		2,323.00
	2/28/18			Ending Balance			4,646.00
7821 Bank Charges	2/1/18			Beginning Balance			20.00
	2/28/18	SW0203	GEN	To record Berkshire Bank Fee	20.00		
				Current Period Change	20.00		20.00
	2/28/18			Ending Balance			40.00
7870 Professional Fees	2/1/18			Beginning Balance			476.88
	2/16/18	2/2018 - Le	PJ	Donovan & O'Connor, LLP	240.50		
	2/28/18	86968	PJ	SMITH, WATSON & COMPANY, LLP	1,150.00		
				Current Period Change	1,390.50		1,390.50
	2/28/18			Ending Balance			1,867.38
7890	2/1/18			Beginning Balance			987.68

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Repairs and Maintena	2/10/18	563393	PJ	Kerns Plumbing & Heating, Inc	195.00		
	2/28/18	SW0202	GEN	To record Visa payment	404.32		
				Current Period Change	599.32		599.32
	2/28/18			Ending Balance			1,587.00
7895 Property Management	2/1/18			Beginning Balance			3,000.00
	2/28/18	Larry - 2/20	PJ	Larry Kurowski	3,000.00		
				Current Period Change	3,000.00		3,000.00
	2/28/18			Ending Balance			6,000.00
7950 Telephone	2/1/18			Beginning Balance			
	2/16/18	Phone - 2/	PJ	VERIZON	237.72		
				Current Period Change	237.72		237.72
	2/28/18			Ending Balance			237.72
7971 Electric	2/1/18			Beginning Balance			1,804.85
	2/28/18	40130-480	PJ	NATIONAL GRID	726.95		
	2/28/18	12772-390	PJ	NATIONAL GRID	73.53		
				Current Period Change	800.48		800.48
	2/28/18			Ending Balance			2,605.33
7972 Water	2/1/18			Beginning Balance			905.95
	2/28/18	Water - 2/2	PJ	CITY OF NORTH ADAMS	531.33		
				Current Period Change	531.33		531.33
	2/28/18			Ending Balance			1,437.28
7973 Gas	2/1/18			Beginning Balance			1,122.43
	2/9/18	10045-052	PJ	BERKSHIRE GAS	547.81		
	2/9/18	10021-020	PJ	BERKSHIRE GAS	631.14		
				Current Period Change	1,178.95		1,178.95
	2/28/18			Ending Balance			2,301.38
7974 Trash	2/1/18			Beginning Balance			343.08
	2/2/18	Trash - 2/2	PJ	Republic Services - Notice to shut down service	603.41		
				Current Period Change	603.41		603.41
	2/28/18			Ending Balance			946.49
7990 Special Reserve Roof	2/1/18			Beginning Balance			1,000.00
	2/1/18	SW0201	GEN	TO record Transfer to savings	1,000.00		
				Current Period Change	1,000.00		1,000.00
	2/28/18			Ending Balance			2,000.00
8880	2/1/18			Beginning Balance			-98.47

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Interest Income	2/28/18	SW0204	GEN	To record Interest income		89.12	
				Current Period Change		89.12	-89.12
	2/28/18			Ending Balance			-187.59