

The Tannery Master Association

10/31/2024 Financial Statements

12/31 Year End

The following reports are included:

- Balance Sheet
- Income Statement
- Income Statement Summary
- Accounts Receivable Aging Summary
- Prepaid Homeowners
- Cash Disbursement
- Accounts Payable Aging
- Month-to-Date General Ledger
- Bank Reconciliations

Submitted By: Steve Berendsen
Financial Reporting Specialist
Condominium Financial Management., Inc., APMC

If questions please call 925-566-6801
Or Email SteveB@condofinancial.com

*Please make sure to review the Cash Disbursement Report found in the middle of your package. This report shows all debits from the cash accounts, including any autopays that did not go through the online portal approval process.

CFM has prepared the accompanying balance sheet and the related statement of results of operations for the period. Our preparation is limited to presenting, in the form of financial statements, information provided by the Board of Directors or Association Management. This information has not been audited nor reviewed by a CPA, and accordingly, no expression of opinion or other form of assurance is made on the statements. The financial statements include neither footnotes nor a statement of change in financial position that would be required by generally accepted accounting principles (GAAP). Therefore, these statements are not intended for parties unacquainted with the operations of the Association, and are restricted to use by the Board of Directors and Management of the Association.

The Tannery Master Association

Balance Sheet as of 10/31/2024

Assets	Operating	Reserve	Total
Operating Fund Assets			
10100 - FCB Operating	\$62,583.17		\$62,583.17
10300 - Owners' Accounts Receivable	\$5,750.77		\$5,750.77
10310 - Allowance for Bad Debt	(\$9,000.00)		(\$9,000.00)
10510 - PPD GL/Prop/Umb/D&O/Equip Ins Exp 7/22/24-25	\$6,232.93		\$6,232.93
10513 - Crime Policy 7/22/24-25	\$608.26		\$608.26
Total Operating Fund Assets	\$66,175.13		\$66,175.13
Reserve Fund Assets			
12020 - Wells Fargo Reserve Checking		\$123,159.83	\$123,159.83
Total Reserve Fund Assets		\$123,159.83	\$123,159.83
Total Assets	\$66,175.13	\$123,159.83	\$189,334.96
Liabilities / Equity			
Liabilities			
20000 - Prepaid Assessments	\$2,888.52		\$2,888.52
20210 - Accounts Payable	\$7,766.98		\$7,766.98
20220 - Accrued Operating Expense	\$3,230.00		\$3,230.00
Total Liabilities	\$13,885.50		\$13,885.50
Equity			
37010 - Prior Year Fund Balance	\$41,976.73	\$117,252.47	\$159,229.20
37011 - Current Year Net Income (Loss)	\$10,312.90	\$5,907.36	\$16,220.26
Total Equity	\$52,289.63	\$123,159.83	\$175,449.46
Total Liabilities / Equity	\$66,175.13	\$123,159.83	\$189,334.96

The Tannery Master Association

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessments & Banking							
41010 - Owners' Assessments	18,635.99	18,635.99	-	186,359.90	186,359.90	-	223,631.88
41040 - Interest Billed	51.39	-	51.39	665.95	-	665.95	-
41060 - Operating Interest Earned	2.89	-	2.89	23.87	-	23.87	-
Total Assessments & Banking	18,690.27	18,635.99	54.28	187,049.72	186,359.90	689.82	223,631.88
Miscellaneous							
43949 - Utility Credits	-	-	-	55.17	-	55.17	-
Total Miscellaneous	-	-	-	55.17	-	55.17	-
Transfers to Reserves							
49010 - (Current Reserve Funding)	(2,000.00)	(2,000.00)	-	(20,000.00)	(20,000.00)	-	(24,000.00)
Total Transfers to Reserves	(2,000.00)	(2,000.00)	-	(20,000.00)	(20,000.00)	-	(24,000.00)
Total Income	16,690.27	16,635.99	54.28	167,104.89	166,359.90	744.99	199,631.88

Operating Expense

Administration

50005 - Equipment Insurance	194.00	226.92	32.92	1,910.75	2,269.20	358.45	2,723.00
50006 - Gen'l Liability Insurance	964.00	1,184.17	220.17	10,175.35	11,841.70	1,666.35	14,210.00
50007 - Umbrella Insurance	120.00	295.83	175.83	1,097.44	2,958.30	1,860.86	3,550.00
50008 - Crime Insurance	67.58	98.75	31.17	668.80	987.50	318.70	1,185.00
50009 - D&O Insurance	188.00	296.00	108.00	2,136.19	2,960.00	823.81	3,552.00
50010 - Property Insurance	5,203.00	5,131.67	(71.33)	59,911.82	51,316.70	(8,595.12)	61,580.00
50012 - Postage	38.57	66.67	28.10	455.86	666.70	210.84	800.00
50014 - Copies & Printing	.01	66.67	66.66	178.45	666.70	488.25	800.00
50017 - Storage	61.00	95.00	34.00	594.00	950.00	356.00	1,140.00
50022 - CPA Services	-	300.00	300.00	1,800.00	3,000.00	1,200.00	3,600.00
50023 - State Taxes	-	66.67	66.67	-	666.70	666.70	800.00
50030 - Financial Management Contract	487.00	500.00	13.00	4,870.00	5,000.00	130.00	6,000.00
50034 - Misc. Financial Services	-	133.33	133.33	550.00	1,333.30	783.30	1,600.00
50035 - Community Management Contract	1,100.00	1,100.00	-	11,000.00	11,000.00	-	13,200.00
50040 - Legal Services	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
50047 - IT Services & Software	171.89	41.67	(130.22)	241.88	416.70	174.82	500.00
50090 - Administrative Incidentals	-	83.33	83.33	293.56	833.30	539.74	1,000.00
Total Administration	8,595.05	10,103.35	1,508.30	95,884.10	101,033.50	5,149.40	121,240.00

Building Common Areas

51014 - Common Area Maintenance	2,508.00	750.00	(1,758.00)	4,616.94	7,500.00	2,883.06	9,000.00
Total Building Common Areas	2,508.00	750.00	(1,758.00)	4,616.94	7,500.00	2,883.06	9,000.00

Grounds Common Areas

51210 - Landscape Maintenance	550.00	666.67	116.67	6,069.41	6,666.70	597.29	8,000.00
Total Grounds Common Areas	550.00	666.67	116.67	6,069.41	6,666.70	597.29	8,000.00

The Tannery Master Association

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Fire & Access Control							
54030 - Fire Alarm Monitoring	1,210.80	583.33	(627.47)	5,315.07	5,833.30	518.23	7,000.00
Total Fire & Access Control	1,210.80	583.33	(627.47)	5,315.07	5,833.30	518.23	7,000.00
Utilities							
55012 - Gas & Electricity	10.35	16.67	6.32	108.84	166.70	57.86	200.00
55013 - Water - 20% Reimb Gilman Grill	168.00	250.00	82.00	1,233.17	2,500.00	1,266.83	3,000.00
55014 - Water - Common Area	1,000.00	1,333.33	333.33	11,026.04	13,333.30	2,307.26	16,000.00
55015 - Water - Fire Line	592.26	500.00	(92.26)	5,472.13	5,000.00	(472.13)	6,000.00
55016 - Garbage	6,378.96	2,333.33	(4,045.63)	25,066.29	23,333.30	(1,732.99)	28,000.00
55017 - Recycling	200.00	200.00	-	2,000.00	2,000.00	-	2,400.00
Total Utilities	8,349.57	4,633.33	(3,716.24)	44,906.47	46,333.30	1,426.83	55,600.00
Total Expense	21,213.42	16,736.68	(4,476.74)	156,791.99	167,366.80	10,574.81	200,840.00
Operating Net Total	(4,523.15)	(100.69)	(4,422.46)	10,312.90	(1,006.90)	11,319.80	(1,208.12)

The Tannery Master Association

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Equity							
35700 - Current Reserve Funding	2,000.00	2,000.00	-	20,000.00	20,000.00	-	24,000.00
35710 - Reserve Interest Earned	1.04	-	1.04	12.36	-	12.36	-
Total Equity	2,001.04	2,000.00	1.04	20,012.36	20,000.00	12.36	24,000.00
Total Income	2,001.04	2,000.00	1.04	20,012.36	20,000.00	12.36	24,000.00
Reserve Expense							
Equity							
36000 - Asphalt	-	4,317.33	4,317.33	13,305.00	43,173.30	29,868.30	51,808.00
36770 - Trash Enclosures	-	309.00	309.00	-	3,090.00	3,090.00	3,708.00
36810 - Wood Planter Replacement	-	128.75	128.75	-	1,287.50	1,287.50	1,545.00
36998 - State & Federal Taxes	-	-	-	800.00	-	(800.00)	-
36999 - Contingency	-	237.75	237.75	-	2,377.50	2,377.50	2,853.00
Total Equity	-	4,992.83	4,992.83	14,105.00	49,928.30	35,823.30	59,914.00
Total Expense	-	4,992.83	4,992.83	14,105.00	49,928.30	35,823.30	59,914.00
Reserve Net Total	2,001.04	(2,992.83)	4,993.87	5,907.36	(29,928.30)	35,835.66	(35,914.00)
Net Total	(2,522.11)	(3,093.52)	571.41	16,220.26	(30,935.20)	47,155.46	(37,122.12)

The Tannery Master Association

Summary Statement of Revenues and Expenses For 10/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Assessments & Banking													
41010 - Owners' Assessments	18,636	18,636	18,636	18,636	18,636	18,636	18,636	18,636	18,636	18,636	-	-	186,360
41040 - Interest Billed	91	67	78	83	99	111	40	45	-	51	-	-	666
41060 - Operating Interest Earned	2	2	2	2	2	2	3	3	3	3	-	-	24
Total Assessments & Banking	18,729	18,705	18,717	18,721	18,737	18,749	18,679	18,684	18,639	18,690	-	-	187,050
Miscellaneous													
43949 - Utility Credits	-	-	-	-	55	-	-	-	-	-	-	-	55
Total Miscellaneous	-	-	-	-	55	-	-	-	-	-	-	-	55
Transfers to Reserves													
49010 - (Current Reserve Funding)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	-	-	-20,000
Total Transfers to Reserves	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	-	-	-20,000
Total Income	16,729	16,705	16,717	16,721	16,792	16,749	16,679	16,684	16,639	16,690	-	-	167,105

Operating Expense

Administration													
50005 - Equipment Insurance	191	191	191	191	191	191	191	184	194	194	-	-	1,911
50006 - Gen'l Liability Insurance	944	944	944	944	944	944	944	1,637	964	964	-	-	10,175
50007 - Umbrella Insurance	105	105	105	105	105	105	105	123	120	120	-	-	1,097
50008 - Crime Insurance	68	61	68	68	68	68	68	68	68	68	-	-	669
50009 - D&O Insurance	225	225	225	225	225	225	225	184	188	188	-	-	2,136
50010 - Property Insurance	5,048	5,048	5,048	5,048	5,048	5,048	5,048	14,168	5,203	5,203	-	-	59,912
50012 - Postage	33	32	36	31	139	31	39	35	40	39	-	-	456
50014 - Copies & Printing	-	1	1	1	162	-	-	-	13	-	-	-	178
50017 - Storage	59	59	59	59	59	59	59	59	61	61	-	-	594
50022 - CPA Services	-	-	-	1,800	-	-	-	-	-	-	-	-	1,800
50030 - Financial Management Contract	487	487	487	487	487	487	487	487	487	487	-	-	4,870
50034 - Misc. Financial Services	150	-	200	100	100	-	-	-	-	-	-	-	550

The Tannery Master Association

Summary Statement of Revenues and Expenses For 10/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
50035 - Community Management Contract	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	-	-	11,000
50047 - IT Services & Software	-	-	-	-	-	-	-	70	-	172	-	-	242
50090 - Administrative Incidentals	-	-	-	254	-	-	-	-	40	-	-	-	294
Total Administration	8,410	8,254	8,464	10,413	8,629	8,259	8,267	18,115	8,478	8,595	-	-	95,884
Building Common Areas													
51014 - Common Area Maintenance	-	-	-	164	450	-	1,482	13	-	2,508	-	-	4,617
Total Building Common Areas	-	-	-	164	450	-	1,482	13	-	2,508	-	-	4,617
Grounds Common Areas													
51210 - Landscape Maintenance	550	550	550	1,119	550	550	550	550	550	550	-	-	6,069
Total Grounds Common Areas	550	550	550	1,119	550	550	550	550	550	550	-	-	6,069
Fire & Access Control													
54030 - Fire Alarm Monitoring	-	1,211	-	-	1,211	-	1,211	472	-	1,211	-	-	5,315
Total Fire & Access Control	-	1,211	-	-	1,211	-	1,211	472	-	1,211	-	-	5,315
Utilities													
55012 - Gas & Electricity	12	11	11	11	10	11	10	11	11	10	-	-	109
55013 - Water - 20% Reimb Gilman Grill	168	168	(279)	168	168	168	168	168	168	168	-	-	1,233
55014 - Water - Common Area	1,293	1,350	924	1,100	1,086	1,050	1,066	1,100	1,057	1,000	-	-	11,026
55015 - Water - Fire Line	500	500	53	525	528	525	1,074	525	650	592	-	-	5,472
55016 - Garbage	6,447	-	-	5,861	-	-	5,850	529	-	6,379	-	-	25,066
55017 - Recycling	200	200	200	200	200	200	200	200	200	200	-	-	2,000
Total Utilities	8,620	2,229	909	7,865	1,992	1,954	8,368	2,533	2,086	8,350	-	-	44,906
Total Expense	17,581	12,243	9,924	19,561	12,832	10,763	19,878	21,683	11,114	21,213	-	-	156,792
Operating Net Total	(\$852)	\$4,462	\$6,793	(\$2,840)	\$3,960	\$5,986	(\$3,199)	(\$4,998)	\$5,525	(\$4,523)	-	-	\$10,313

The Tannery Master Association

Summary Statement of Revenues and Expenses For 10/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Equity													
35700 - Current Reserve Funding	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	-	-	20,000
35710 - Reserve Interest Earned	3	1	1	1	1	1	1	1	1	1	-	-	12
Total Equity	2,003	2,001	2,001	2,001	2,001	2,001	2,001	2,001	2,001	2,001	-	-	20,012
Total Income	2,003	2,001	2,001	2,001	2,001	2,001	2,001	2,001	2,001	2,001	-	-	20,012

Reserve Expense

Equity													
36000 - Asphalt	-	-	-	-	13,305	-	-	-	-	-	-	-	13,305
36998 - State & Federal Taxes	-	-	-	820	(20)	-	-	-	-	-	-	-	800
Total Equity	-	-	-	820	13,285	-	-	-	-	-	-	-	14,105
Total Expense	-	-	-	820	13,285	-	-	-	-	-	-	-	14,105
Reserve Net Total	\$2,003	\$2,001	\$2,001	\$1,181	(\$11,284)	\$2,001	\$2,001	\$2,001	\$2,001	\$2,001	-	-	\$5,907
Net Total	\$1,151	\$6,463	\$8,794	(\$1,659)	(\$7,324)	\$7,987	(\$1,198)	(\$2,997)	\$7,526	(\$2,522)	-	-	\$16,220

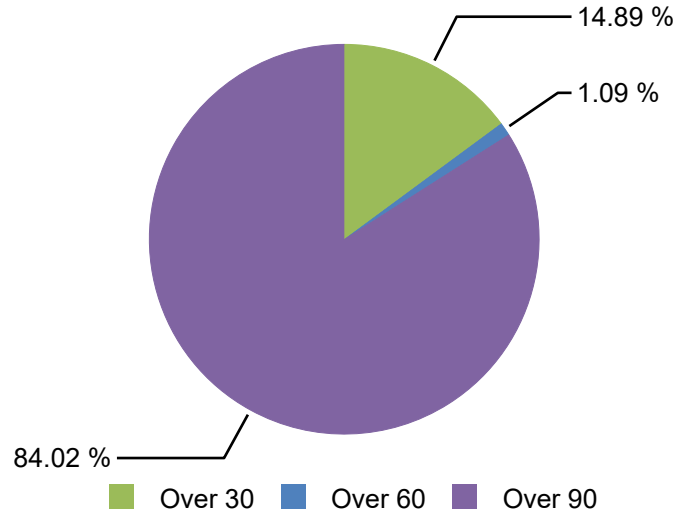
The Tannery Master Association

AR Aging - 10/31/2024

SUMMARY

Charge	Balance
Collection Referral (4)	\$940.66
Interest (5)	\$235.82
Late Charge (5)	\$763.85
Mailed Payment Reminder (5)	\$141.44
Monthly Assessment (19)	\$3,221.83
Past Due (4)	\$447.17
Total	\$5,750.77

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance	
C23623146 - 714 Gilman Street - Reader Coll Status: With Attorney/Collection Coll Attorney: UNITED TRUSTEE SERVICES 925-855-8554		\$467.68	\$391.53	\$68.32	\$4,506.62	\$5,434.15
C23623167 - 726 Gilman Street - Hipolito Coll Status: Account Review		\$344.26	\$309.52	-	\$605.96	\$1,259.74
C23623283 - 1330 4th Street - Hipolito Coll Status: Account Review		\$315.77	\$284.08	-	\$546.25	\$1,146.10
C23623233 - 1300 4th Street - Chow Coll Status: With Attorney/Collection Coll Attorney: UNITED TRUSTEE SERVICES 925-855-8554		\$355.66	-	-	\$355.66	\$711.32
C23623281 - 1328 4th Street - Castence Coll Status: Late Statement		\$326.45	\$82.77	\$10.00	\$10.00	\$429.22
C23623267 - 1322 4th Street - Hollyvale Rental Holdings	\$0.43	-	-	-	-	\$0.43
C23623288 - 1332 4th Street #A - Jolish Latham LLC	(\$189.60)	-	-	-	-	(\$189.60)
C23623072 - 1332 4th Street #D - Jolish Latham LLC	(\$189.96)	-	-	-	-	(\$189.96)
C23623075 - 1332 4th Street #E - Jolish Latham LLC	(\$191.98)	-	-	-	-	(\$191.98)
C23623110 - 1332 4th Street #O - Jolish Latham LLC	(\$193.03)	-	-	-	-	(\$193.03)
C23623292 - 1332 4th Street #B - Jolish Latham LLC	(\$193.95)	-	-	-	-	(\$193.95)
C23623089 - 1332 4th Street #I - Jolish Latham LLC	(\$221.74)	-	-	-	-	(\$221.74)
C23623078 - 1332 4th Street #F - Jolish Latham LLC	(\$223.35)	-	-	-	-	(\$223.35)
C23623091 - 1332 4th Street #J - Jolish Latham LLC	(\$226.09)	-	-	-	-	(\$226.09)
C23623081 - 1332 4th Street #G - Jolish Latham LLC	(\$227.44)	-	-	-	-	(\$227.44)

(*** indicates previous owners)

The Tannery Master Association

AR Aging - 10/31/2024

Property	0-30	Over 30	Over 60	Over 90	Balance
C23623086 - 1332 4th Street #H - Jolish Latham LLC	(\$228.10)	-	-	-	(\$228.10)
C23623102 - 1332 4th Street #M - Jolish Latham LLC	(\$230.42)	-	-	-	(\$230.42)
C23623098 - 1332 4th Street #L - Jolish Latham LLC	(\$289.92)	-	-	-	(\$289.92)
C23623095 - 1332 4th Street #K - Jolish Latham LLC	(\$292.58)	-	-	-	(\$292.58)
C23623106 - 1332 4th Street #N - Jolish Latham LLC	(\$332.03)	-	-	-	(\$332.03)
Total:	(\$1,419.94)	\$1,067.90	\$78.32	\$6,024.49	\$5,750.77
Property Count:	20	4	2	5	

(***** indicates previous owners**)

The Tannery Master Association

Pre Paid Homeowners For 10/31/2024

Account	Property	Owner Name	Credit Amount
C23623245	1310 4th Street	Gibbs Chapman	838.72
C23623112	700 Gilman Street	Shoh LLC	581.64
C23623117	702 Gilman Street	Shoh LLC	520.74
C23623265	1320 4th Street	Rico Loverde	294.18
C23623152	718 Gilman Street	Linda Wallgren	289.63
C23623069	1332 4th Street #C	Jolish Latham LLC	195.32
C23623122	704 Gilman Street	Raj Chabra	103.29
C23623126	706 Gilman Street	Raj Chabra	65.00
Total			2,888.52

(*** indicates previous owners)

The Tannery Master Association

Ownership Transfers for 10/1/2024 - 10/31/2024

Property	Current Owner	Address	Contact	Settlement Processed	Previous Owner
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The Tannery Master Association

Cash Disbursement - 10/31/2024

Date	CheckNo	Description	Amount
10100 - 10100 FCB Ops Checking			
10/1/2024	Auto Draft	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT Inv # 7/15-9/12	1,149.88
		55015 - Water - Fire Line - 94943203880 7/15-9/12	1,149.88
10/3/2024	Misc Check	BRIDGE STORAGE - Storage Space Acct # Bridge236	61.00
		50017 - Storage - BRIDGE STORAGE - Storage Space OCT	61.00
10/7/2024	Auto Draft	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 757733	487.00
		50030 - Financial Management Contract - Monthly Bookkeeping	487.00
10/8/2024	Check 348	BLISSCAPES LANDSCAPE DESIGN & NURSERY Inv # 1829	1,650.00
		51210 - Landscape Maintenance - Landscape Contract AUG	550.00
		51210 - Landscape Maintenance - Landscape Contract JUL	550.00
		51210 - Landscape Maintenance - Landscape Contract SEP	550.00
10/9/2024	Auto Draft	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT Inv # 7/30-9/27	2,156.84
		55014 - Water - Common Area - 52234100001 7/30-9/27	2,156.84
10/9/2024	Auto Draft	PG&E Inv # SEP2024	11.32
		55012 - Gas & Electricity - 9652627712-2 8/22-9/22	11.32
10/10/2024	Auto Draft	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 751341	53.60
		50012 - Postage - Postage	40.36
		50014 - Copies & Printing - Copies	13.24
10/15/2024	Transfer Out	Transfer to 12020 Wells Fargo Reserve Checking	2,000.00
		12020 - Wells Fargo Reserve Checking - Transfer from 10100 FCB Ops Checking	2,000.00
10/17/2024	ACH	Bay Alarm Co. Inv # 21728842	1,210.80
		54030 - Fire Alarm Monitoring - Monitoring Fee- Fire 11/1/24-1/31/25	1,210.80
10/17/2024	ACH	LINDA WALLGREN Inv # OCT2024	1,100.00
		50035 - Community Management Contract - Management Fee OCT	1,100.00
10/21/2024	Misc Check	Zoom Video Communications, Inc - Misc. Expense	171.89
		50047 - IT Services & Software - Zoom Video Communications, Inc - Zoom 10/19/24-25	171.89
10/22/2024	Misc Check	AFCO - 02-20446438-01 Acct # AFCO236	7,684.01
		10510 - PPD GL/Prop/Umb/D&O/Equip Ins Exp 7/22/24-25 - AFCO - 02-20446438-01 7/22/23-24	7,684.01
10/22/2024	Check 351	Tannery Sub Association 4 Inv # 9-26-1030272	2,508.00
		51014 - Common Area Maintenance - Repair PG&E Connector	2,508.00

The Tannery Master Association

Cash Disbursement - 10/31/2024

Date	CheckNo	Description	Amount
10/31/2024	Misc Check	CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Services Acct # MgtC- Extras	0.01
	50014 - Copies & Printing -	CFM - CONDOMINIUM FINANCIAL MGMT - Copies	0.01
		Total	20,244.35

The Tannery Master Association

AP Aging by Fund for Ending Date: 10/31/2024

Provider	Current	Over 30	Over 60	Over 90	Total
Operating					
CFM - CONDOMINIUM FINANCIAL MGMT Acct # MgtC-Extras Inv # 784282 10/31/2024 - A/R & Delinquencies - Accounts Payable - CFM	235.41	0.00	0.00	0.00	235.41
CITY OF BERKELEY-REFUSE Acct # 236-Garbage Inv # 9/30-12/31 2024 10/28/2024 - 9/30-12/31 - Garbage	6,378.96	0.00	0.00	0.00	6,378.96
EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT Acct # EBMUD236- 3880 Inv # 9/12-11/14 10/31/2024 - 94943203880 9/12-11/14 - Water - Fire Line	1,142.26	0.00	0.00	0.00	1,142.26
PG&E Acct # PG&E-236 Inv # OCT2024 10/30/2024 - 9652627712-2 9/23-10/21 - Gas & Electricity	10.35	0.00	0.00	0.00	10.35
Total	7,766.98	0.00	0.00	0.00	7,766.98

The Tannery Master Association

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10100 - FCB Operating		65,915.22	26,968.29	30,300.34	62,583.17
Date	Description		Debit	Credit	Type
10/01/2024	7/15-9/12 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 7/15-9/12		-	1,149.88	Invoice
10/01/2024	Batched Credit Distribution		2,371.49	2,371.49	Credit Distribution
10/02/2024	Batched Credit Distribution		2,924.14	2,924.14	Credit Distribution
10/02/2024	Check		200.00	-	Owner Payment
10/03/2024	Bridge236 - BRIDGE STORAGE - Storage Space OCT		-	61.00	Invoice
10/04/2024	Batched Check		1,072.99	-	Owner Payment
10/07/2024	Batched Check		513.33	-	Owner Payment
10/07/2024	757733 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping		-	487.00	Invoice
10/08/2024	752802 - JESUS CASTRENCE - Recycling OCT		-	200.00	Invoice
10/08/2024	752757 - LINDA WALLGREN - Management Fee OCT		-	1,100.00	Invoice
10/08/2024	1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract AUG		-	550.00	Invoice
10/08/2024	1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract JUL		-	550.00	Invoice
10/08/2024	Batched Check		343.00	-	Owner Payment
10/08/2024	1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract SEP		-	550.00	Invoice
10/08/2024	Batched ACH		10,070.23	-	Owner Payment
10/09/2024	SEP2024 - PG&E - 9652627712-2 8/22-9/22		-	11.32	Invoice
10/09/2024	7/30-9/27 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 7/30-9/27		-	2,156.84	Invoice
10/10/2024	751341 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage		-	40.36	Invoice
10/10/2024	Check		371.05	-	Owner Payment
10/10/2024	751341 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies		-	13.24	Invoice
10/15/2024	Transfer to 12020 Wells Fargo Reserve Checking		-	2,000.00	Transfer
10/17/2024	OCT2024 - LINDA WALLGREN - Management Fee OCT		-	1,100.00	Invoice
10/17/2024	752757 - LINDA WALLGREN - Management Fee OCT		1,100.00	-	Invoice
10/17/2024	21728842 - Bay Alarm Co. - Monitoring Fee- Fire 11/1/24-1/31/25		-	1,210.80	Invoice
10/21/2024	Zoom Video Communications, Inc - Zoom 10/19/24-25		-	171.89	Invoice
10/22/2024	9-26-1030272 - Tannery Sub Association 4 - Repair PG&E Connector		-	2,508.00	Invoice
10/22/2024	Batched Check		500.00	-	Owner Payment
10/22/2024	AFCO236 - AFCO - 02-20446438-01 7/22/23-24		-	7,684.01	Invoice
10/28/2024	Check		294.18	-	Owner Payment
10/29/2024	Batched Void Split Check on Chk #864149964		-	3,455.00	Void
10/29/2024	Batched Check		7,199.63	-	Owner Payment
10/31/2024	October Interest		2.89	-	GL Entry

The Tannery Master Association

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10100 - FCB Operating		65,915.22	26,968.29	30,300.34	62,583.17
Date	Description		Debit	Credit	Type
10/31/2024	MgtC-Extras - CFM - CONDOMINIUM FINANCIAL MGMT - Copies		-	.01	Invoice
10/31/2024	Batched A/R & DEL Credit		5.36	5.36	GL Entry
10300 - Owners' Accounts Receivable		7,419.47	18,952.41	20,621.11	5,750.77
Date	Description		Debit	Credit	Type
10/01/2024	Batched Monthly Assessment		18,635.99	-	Owner Charge
10/01/2024	Batched Credit Distribution		-	2,371.49	Credit Distribution
10/02/2024	Batched Interest		51.39	-	Owner Charge
10/02/2024	Batched Credit Distribution		-	2,924.14	Credit Distribution
10/02/2024	Check		-	200.00	Owner Payment
10/07/2024	Batched Past Due - Mailed Payment Reminder (2nd)		40.00	-	Owner Charge
10/07/2024	Batched Check		-	513.33	Owner Payment
10/08/2024	Batched Check		-	343.00	Owner Payment
10/08/2024	Batched ACH		-	10,070.23	Owner Payment
10/10/2024	Check		-	371.05	Owner Payment
10/17/2024	Batched Late Charge		175.54	-	Owner Charge
10/17/2024	Batched Adjustment Courtesy Reversal/ Late Charge		-	38.70	Adjustment
10/21/2024	Mailed Payment Reminder -		20.00	-	Owner Charge
10/22/2024	Batched Check		-	500.00	Owner Payment
10/29/2024	Void Split Check on Chk #864149964		29.49	-	Void
10/29/2024	Batched Check		-	3,289.17	Owner Payment
10310 - Allowance for Bad Debt		-9,000.00	-	-	-9,000.00
Date	Description		Debit	Credit	Type
10510 - PPD GL/Prop/Umb/D&O/Equip Ins Exp 7/22/24-25		5,217.92	7,684.01	6,669.00	6,232.93
Date	Description		Debit	Credit	Type
10/22/2024	Monthly Equipment Ins Exp		-	194.00	GL Entry
10/22/2024	Monthly Gen'l Liability Ins Exp		-	964.00	GL Entry
10/22/2024	Monthly Insurance Expense		-	5,203.00	GL Entry
10/22/2024	Monthly Umbrella Ins Exp		-	120.00	GL Entry
10/22/2024	Monthly D&O Insurance Exp		-	188.00	GL Entry
10/22/2024	AFCO236 - AFCO - 02-20446438-01 7/22/23-24		7,684.01	-	Invoice

The Tannery Master Association

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10513 - Crime Policy 7/22/24-25		675.84	-	67.58	608.26
Date	Description		Debit	Credit	Type
10/27/2024	Monthly Crime Ins Exp		-	67.58	GL Entry
12020 - Wells Fargo Reserve Checking		121,158.79	2,001.04	-	123,159.83
Date	Description		Debit	Credit	Type
10/01/2024	October Interest		1.04	-	GL Entry
10/15/2024	Transfer from 10100 FCB Ops Checking		2,000.00	-	Transfer
20000 - Prepaid Assessments		-6,332.03	8,721.14	5,277.63	-2,888.52
Date	Description		Debit	Credit	Type
10/01/2024	Batched Credit Distribution		2,371.49	-	Credit Distribution
10/02/2024	Batched Credit Distribution		2,924.14	-	Credit Distribution
10/04/2024	Batched Check		-	1,072.99	Owner Payment
10/28/2024	Check		-	294.18	Owner Payment
10/29/2024	Void split check on Chk #864149964		3,425.51	-	Void
10/29/2024	Batched Check		-	3,910.46	Owner Payment
20210 - Accounts Payable		-5,021.64	20,644.35	23,389.69	-7,766.98
Date	Description		Debit	Credit	Type
10/01/2024	752757 - LINDA WALLGREN - Management Fee OCT		-	1,100.00	Invoice
10/01/2024	752802 - JESUS CASTRENCE - Recycling OCT		-	200.00	Invoice
10/01/2024	7/15-9/12 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 7/15-9/12		1,149.88	-	Invoice
10/03/2024	Batched Bridge236 - BRIDGE STORAGE - Storage Space OCT		61.00	61.00	Invoice
10/07/2024	Batched 757733 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping		487.00	487.00	Invoice
10/08/2024	752757 - LINDA WALLGREN - Management Fee OCT		1,100.00	-	Invoice
10/08/2024	1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract JUL		550.00	-	Invoice
10/08/2024	752802 - JESUS CASTRENCE - Recycling OCT		200.00	-	Invoice
10/08/2024	1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract SEP		550.00	-	Invoice
10/08/2024	1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract AUG		550.00	-	Invoice
10/09/2024	SEP2024 - PG&E - 9652627712-2 8/22-9/22		11.32	-	Invoice
10/09/2024	7/30-9/27 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 7/30-9/27		2,156.84	-	Invoice
10/10/2024	751341 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage		40.36	-	Invoice

The Tannery Master Association

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20210 - Accounts Payable		-5,021.64	20,644.35	23,389.69	-7,766.98
Date	Description		Debit	Credit	Type
10/10/2024	751341 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies		13.24	-	Invoice
10/17/2024	Batched 752757 - LINDA WALLGREN - Management Fee OCT		1,100.00	1,100.00	Invoice
10/17/2024	Batched OCT2024 - LINDA WALLGREN - Management Fee OCT		1,100.00	1,100.00	Invoice
10/17/2024	Batched 21728842 - Bay Alarm Co. - Monitoring Fee- Fire 11/1/24-1/31/25		1,210.80	1,210.80	Invoice
10/21/2024	Batched Zoom Video Communications, Inc - Zoom 10/19/24-25		171.89	171.89	Invoice
10/21/2024	9-26-1030272 - Tannery Sub Association 4 - Repair PG&E Connector		-	2,508.00	Invoice
10/22/2024	9-26-1030272 - Tannery Sub Association 4 - Repair PG&E Connector		2,508.00	-	Invoice
10/22/2024	Batched AFCO236 - AFCO - 02-20446438-01 7/22/23-24		7,684.01	7,684.01	Invoice
10/28/2024	9/30-12/31 2024 - City of Berkeley-Refuse - 9/30-12/31		-	6,378.96	Invoice
10/30/2024	OCT2024 - PG&E - 9652627712-2 9/23-10/21		-	10.35	Invoice
10/31/2024	9/12-11/14 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 9/12-11/14		-	1,142.26	Invoice
10/31/2024	784282 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage		-	38.57	Invoice
10/31/2024	Batched MgtC-Extras - CFM - CONDOMINIUM FINANCIAL MGMT - Copies		.01	.01	Invoice
10/31/2024	784282 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies		-	196.84	Invoice
20220 - Accrued Operating Expense		-2,062.00	550.00	1,718.00	-3,230.00
Date	Description		Debit	Credit	Type
10/01/2024	Reverse - Est Sept Fire Line		550.00	-	GL Entry
10/01/2024	EST 20% Gilman Grill Water		-	168.00	GL Entry
10/31/2024	Oct Landscape		-	550.00	GL Entry
10/31/2024	Est Oct Water Common Area		-	1,000.00	GL Entry
20999 - Accounts Payable - CFM		0.00	240.90	240.90	0.00
Date	Description		Debit	Credit	Type
10/07/2024	Batched Past Due - Mailed Payment Reminder (2nd)		-	40.00	Owner Charge
10/17/2024	Batched Late Charge		-	175.54	Owner Charge
10/17/2024	Batched Adjustment Courtesy Reversal/ Late Charge		38.70	-	Adjustment
10/21/2024	Mailed Payment Reminder -		-	20.00	Owner Charge
10/31/2024	784282 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies		196.84	-	Invoice
10/31/2024	Batched A/R & DEL Credit		5.36	5.36	GL Entry

The Tannery Master Association

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
35700 - Current Reserve Funding		-18,000.00	-	2,000.00	-20,000.00
Date	Description		Debit	Credit	Type
10/15/2024	Monthly Reserve Contribution		-	2,000.00	GL Entry
35710 - Reserve Interest Earned		-11.32	-	1.04	-12.36
Date	Description		Debit	Credit	Type
10/01/2024	October Interest		-	1.04	GL Entry
36000 - Asphalt		13,305.00	-	-	13,305.00
Date	Description		Debit	Credit	Type
36998 - State & Federal Taxes		800.00	-	-	800.00
Date	Description		Debit	Credit	Type
37010 - Prior Year Fund Balance		-159,229.20	-	-	-159,229.20
Date	Description		Debit	Credit	Type
41010 - Owners' Assessments		-167,723.91	-	18,635.99	-186,359.90
Date	Description		Debit	Credit	Type
10/01/2024	Batched Monthly Assessment		-	18,635.99	Owner Charge
41040 - Interest Billed		-614.56	-	51.39	-665.95
Date	Description		Debit	Credit	Type
10/02/2024	Batched Interest		-	51.39	Owner Charge
41060 - Operating Interest Earned		-20.98	-	2.89	-23.87
Date	Description		Debit	Credit	Type
10/31/2024	October Interest		-	2.89	GL Entry
43949 - Utility Credits		-55.17	-	-	-55.17
Date	Description		Debit	Credit	Type

The Tannery Master Association

GL Trial Balance For 10/1/2024 - 10/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
49010 - (Current Reserve Funding)	18,000.00	2,000.00	-	20,000.00
Date	Description	Debit	Credit	Type
10/15/2024	Monthly Reserve Contribution	2,000.00	-	GL Entry
50005 - Equipment Insurance	1,716.75	194.00	-	1,910.75
Date	Description	Debit	Credit	Type
10/22/2024	Monthly Equipment Ins Exp	194.00	-	GL Entry
50006 - Gen'l Liability Insurance	9,211.35	964.00	-	10,175.35
Date	Description	Debit	Credit	Type
10/22/2024	Monthly Gen'l Liability Ins Exp	964.00	-	GL Entry
50007 - Umbrella Insurance	977.44	120.00	-	1,097.44
Date	Description	Debit	Credit	Type
10/22/2024	Monthly Umbrella Ins Exp	120.00	-	GL Entry
50008 - Crime Insurance	601.22	67.58	-	668.80
Date	Description	Debit	Credit	Type
10/27/2024	Monthly Crime Ins Exp	67.58	-	GL Entry
50009 - D&O Insurance	1,948.19	188.00	-	2,136.19
Date	Description	Debit	Credit	Type
10/22/2024	Monthly D&O Insurance Exp	188.00	-	GL Entry
50010 - Property Insurance	54,708.82	5,203.00	-	59,911.82
Date	Description	Debit	Credit	Type
10/22/2024	Monthly Insurance Expense	5,203.00	-	GL Entry
50012 - Postage	417.29	38.57	-	455.86
Date	Description	Debit	Credit	Type
10/31/2024	784282 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	38.57	-	Invoice
50014 - Copies & Printing	178.44	0.01	-	178.45
Date	Description	Debit	Credit	Type

The Tannery Master Association

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
50014 - Copies & Printing		178.44	0.01	-	178.45
Date	Description		Debit	Credit	Type
10/31/2024	MgtC-Extras - CFM - CONDOMINIUM FINANCIAL MGMT - Copies		.01	-	Invoice
50017 - Storage		533.00	61.00	-	594.00
Date	Description		Debit	Credit	Type
10/03/2024	Bridge236 - BRIDGE STORAGE - Storage Space OCT		61.00	-	Invoice
50022 - CPA Services		1,800.00	-	-	1,800.00
Date	Description		Debit	Credit	Type
50030 - Financial Management Contract		4,383.00	487.00	-	4,870.00
Date	Description		Debit	Credit	Type
10/07/2024	757733 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping		487.00	-	Invoice
50034 - Misc. Financial Services		550.00	-	-	550.00
Date	Description		Debit	Credit	Type
50035 - Community Management Contract		9,900.00	2,200.00	1,100.00	11,000.00
Date	Description		Debit	Credit	Type
10/01/2024	752757 - LINDA WALLGREN - Management Fee OCT		1,100.00	-	Invoice
10/17/2024	OCT2024 - LINDA WALLGREN - Management Fee OCT		1,100.00	-	Invoice
10/17/2024	752757 - LINDA WALLGREN - Management Fee OCT		-	1,100.00	Invoice
50047 - IT Services & Software		69.99	171.89	-	241.88
Date	Description		Debit	Credit	Type
10/21/2024	Zoom Video Communications, Inc - Zoom 10/19/24-25		171.89	-	Invoice
50090 - Administrative Incidentals		293.56	-	-	293.56
Date	Description		Debit	Credit	Type

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GL Trial Balance For 10/1/2024 - 10/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
51014 - Common Area Maintenance	2,108.94	2,508.00	-	4,616.94
Date	Description	Debit	Credit	Type
10/21/2024	9-26-1030272 - Tannery Sub Association 4 - Repair PG&E Connector	2,508.00	-	Invoice
51210 - Landscape Maintenance	5,519.41	550.00	-	6,069.41
Date	Description	Debit	Credit	Type
10/31/2024	Oct Landscape	550.00	-	GL Entry
54030 - Fire Alarm Monitoring	4,104.27	1,210.80	-	5,315.07
Date	Description	Debit	Credit	Type
10/17/2024	21728842 - Bay Alarm Co. - Monitoring Fee- Fire 11/1/24-1/31/25	1,210.80	-	Invoice
55012 - Gas & Electricity	98.49	10.35	-	108.84
Date	Description	Debit	Credit	Type
10/30/2024	OCT2024 - PG&E - 9652627712-2 9/23-10/21	10.35	-	Invoice
55013 - Water - 20% Reimb Gilman Grill	1,065.17	168.00	-	1,233.17
Date	Description	Debit	Credit	Type
10/01/2024	EST 20% Gilman Grill Water	168.00	-	GL Entry
55014 - Water - Common Area	10,026.04	1,000.00	-	11,026.04
Date	Description	Debit	Credit	Type
10/31/2024	Est Oct Water Common Area	1,000.00	-	GL Entry
55015 - Water - Fire Line	4,879.87	1,142.26	550.00	5,472.13
Date	Description	Debit	Credit	Type
10/01/2024	Reverse - Est Sept Fire Line	-	550.00	GL Entry
10/31/2024	9/12-11/14 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 9/12-11/14	1,142.26	-	Invoice
55016 - Garbage	18,687.33	6,378.96	-	25,066.29
Date	Description	Debit	Credit	Type
10/28/2024	9/30-12/31 2024 - City of Berkeley-Refuse - 9/30-12/31	6,378.96	-	Invoice

The Tannery Master Association

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
55017 - Recycling		1,800.00	200.00	-	2,000.00
Date	Description		Debit	Credit	Type
10/01/2024	752802 - JESUS CASTRENCE - Recycling OCT		200.00	-	Invoice
Net Total		0.00	110,625.56	110,625.56	0.00

The Tannery Master Association

Bank Account Reconciliation for Period 10/31/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
10100 FCB Ops Checking	62,794.49	-211.32	62,583.17	62,583.17	Balanced
12020 Wells Fargo Reserve Checking	123,159.83	0.00	123,159.83	123,159.83	Balanced

Unreconciled Items

Date	Description	Check No	Amount
10100 FCB Ops Checking			
10/8/2024	JESUS CASTRENCE	349	-200.00
10/9/2024	PG&E		-11.32
Total 10100 FCB Ops Checking			-211.32

Reconciled Items

Date	Description	Check No	Amount
10100 FCB Ops Checking			
9/30/2024	A/R & Delinquencies		5.36
10/2/2024	Lockbox Deposit - First Citizens Bank (FCB)		200.00
10/4/2024	Lockbox Deposit - First Citizens Bank (FCB)		1,072.99
10/7/2024	Lockbox Deposit - First Citizens Bank (FCB)		513.33
10/8/2024	OwnerDraft Deposit	ACH	10,070.23
10/8/2024	Lockbox Deposit - First Citizens Bank (FCB)		343.00
10/10/2024	Lockbox Deposit - First Citizens Bank (FCB)		371.05
10/22/2024	Lockbox Deposit - First Citizens Bank (FCB)		500.00
10/28/2024	Lockbox Deposit - First Citizens Bank (FCB)		294.18
10/29/2024	Lockbox Deposit - First Citizens Bank (FCB)		3,744.63
10/29/2024	Acct: C23623288 Check #864149964		189.60
10/29/2024	Acct: C23623292 Check #864149964		193.95
10/29/2024	Acct: C23623069 Check #864149964		195.32
10/29/2024	Acct: C23623072 Check #864149964		189.96
10/29/2024	Acct: C23623075 Check #864149964		221.47
10/29/2024	Acct: C23623078 Check #864149964		223.35
10/29/2024	Acct: C23623081 Check #864149964		227.44
10/29/2024	Acct: C23623086 Check #864149964		228.10
10/29/2024	Acct: C23623089 Check #864149964		221.74

The Tannery Master Association

Bank Account Reconciliation for Period 10/31/2024

Date	Description	Check No	Amount
10/29/2024	Acct: C23623091 Check #864149964		226.09
10/29/2024	Acct: C23623095 Check #864149964		292.58
10/29/2024	Acct: C23623098 Check #864149964		289.92
10/29/2024	Acct: C23623102 Check #864149964		230.42
10/29/2024	Acct: C23623106 Check #864149964		332.03
10/29/2024	Acct: C23623110 Check #864149964		193.03
10/31/2024	October Interest		2.89
7/11/2024	Clifford Hersh Design	334	-400.00
9/9/2024	JESUS CASTRENCE	345	-200.00
10/1/2024	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT		-1,149.88
10/3/2024	BRIDGE STORAGE - Storage Space		-61.00
10/7/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-487.00
10/8/2024	BLISSCAPES LANDSCAPE DESIGN & NURSERY	348	-1,650.00
10/9/2024	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT		-2,156.84
10/10/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-53.60
10/15/2024	Transfer to 12020 Wells Fargo Reserve Checking		-2,000.00
10/17/2024	Bay Alarm Co.	ACH	-1,210.80
10/17/2024	LINDA WALLGREN	ACH	-1,100.00
10/21/2024	Zoom Video Communications, Inc - Misc. Expense		-171.89
10/22/2024	Tannery Sub Association 4	351	-2,508.00
10/22/2024	AFCO - 02-20446438-01		-7,684.01
10/29/2024	Acct: C23623069 Chk #864149964		-3,425.51
10/29/2024	Acct: C23623075 Chk #864149964		-29.49
10/31/2024	CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Services		-0.01
Total 10100 FCB Ops Checking			-3,715.37

12020 Wells Fargo Reserve Checking

10/1/2024	October Interest		1.04
10/15/2024	Transfer from 10100 FCB Ops Checking		2,000.00
Total 12020 Wells Fargo Reserve Checking			2,001.04



PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

CONDOMINIUM FINANCIAL MANAGEME AGENT FOR
THE TANNERY MASTER ASSOCIATION
OPERATING CHECKING
60 MAYHEW WAY
WALNUT CREEK CA 94597-2029

*******0383 - CAB INTEREST CHECKING**

Beginning Balance	\$66,509.86	Average Daily Balance	\$68,205.16
Total Deposits	\$17,109.41	Year-To-Date Interest Paid	\$18.39
Total Withdrawals	\$20,827.67	Days in Statement Period	31
Interest Paid	\$2.89	Annual Percentage Yield Earned	0.05%
Ending Balance	\$62,794.49		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
10/02	LOCKBOX DEPOSIT	\$200.00
10/04	LOCKBOX DEPOSIT	\$1,072.99
10/07	LOCKBOX DEPOSIT	\$513.33
10/08	LOCKBOX DEPOSIT	\$343.00
10/09	THE TANNERY MAST L300734 943322368 -SETT-A228SFTP5	\$10,070.23
10/10	LOCKBOX DEPOSIT	\$371.05
10/22	LOCKBOX DEPOSIT	\$500.00
10/28	LOCKBOX DEPOSIT	\$294.18
10/29	LOCKBOX DEPOSIT	\$3,744.63
10/31	INTEREST PYMT	\$2.89

WITHDRAWALS/DEBITS

Date	Description	Amount
10/03	BRIDGE STORAGE & 5102333348 LINDA WALLGREN	\$61.00
10/04	EBMUD WATER BILL THE TANNERY MASTER ASS #####203880	\$1,149.88
10/10	CONDOMINIUM FINA L301225	\$535.25

NAME _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 SOCIAL SECURITY NO. _____ DATE ____/____/____

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

1. Subtract from your check register any service, miscellaneous or automatic charge(s) posted on this statement.
2. Mark (x) your register after each check listed on front of this statement.
3. Check off deposits shown on the statement against those shown in your check register.
4. Complete the form at right.
5. The final "balance" in the form to the right should agree with your check register balance. If it does not, read "HINTS FOR FINDING DIFFERENCES" below.

HINTS FOR FINDING DIFFERENCES

- Recheck all additions and subtractions or corrections.
- Verify the carryover balance from page to page in your check register.
- Make sure you have subtracted the service or miscellaneous charge(s) from your check register balance.

IN CASE OF ERROR OR QUESTION S ABOUT YOUR ELECTRONIC TRANSFERS Call or write us as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared.

- (1) Tell us your name and account number.
 - (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need information.
 - (3) Tell us the dollar amount of the suspected error.
- We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will recredit your account the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you think there is an error on your line of credit statement, write to us at the address listed below. In your letter, give us the following information:

1. Your name and account number,
2. The dollar amount of the suspected error,
3. If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors IN WRITING. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount;
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount;
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance;
- We can apply any unpaid amount against your credit limit.

AVERAGE DAILY BALANCE (including new purchases)

This balance is figured by adding the outstanding balance (including new purchases and deducting payments and credits) for each day in the billing cycle, and then dividing by the number of days in the billing cycle.

**IN CASE OF ERROR OR QUESTIONS,
 CALL US AT 402.351.8000 • 866.351.5646
 OR WRITE TO US AT
 FIRST CITIZENS BANK
 4950 S 48TH STREET
 PHOENIX, AZ 85040**

NEW BALANCE		\$	62,794	49
TRANSFER AMOUNT FROM OTHER SIDE				
ADD:	DEPOSITS MADE			
	SINCE ENDING DATE			
	ON STATEMENT			
SUBTOTAL		\$		
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS				
NUMBER	AMOUNT			
TOTAL CHECKS NOT LISTED				
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE				
BALANCE		\$		
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.				

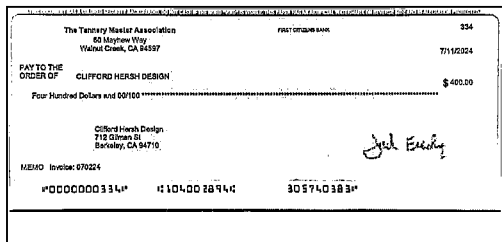
WITHDRAWALS/DEBITS

Date	Description	Amount
10/16	THE TANNERY MASTER ASS OCCFM24020 THE TANNERY MAST L302211 943322368	\$2,000.00
10/18	-SETT-A228SFTP5 EBMUD WATER BILL THE TANNERY LIMITED NU #####100001	\$2,156.84
10/21	REC PUR ZOOM.US 88 7071 102024 55 ALMADEN BOULEVAR SAN JOSE CA 008951	\$171.89
10/21	THE TANNERY MAST L303190 943322368	\$1,100.00
10/21	-SETT-A228SFTP5 THE TANNERY MAST L303189 943322368	\$1,210.80
10/22	-SETT-A228SFTP5 AFCO AFCO THE TANNERY MASTER ASS #####16186	\$7,684.01

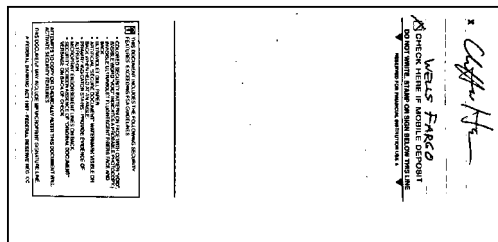
CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
10/17	334	\$400.00	10/15	348 *	\$1,650.00
10/07	345 *	\$200.00	10/29	351 *	\$2,508.00

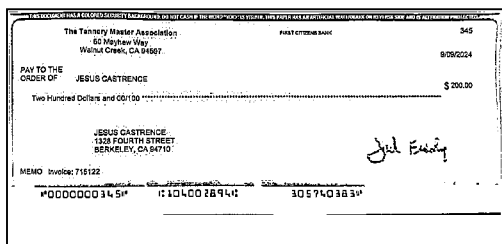
* Skip in check sequence



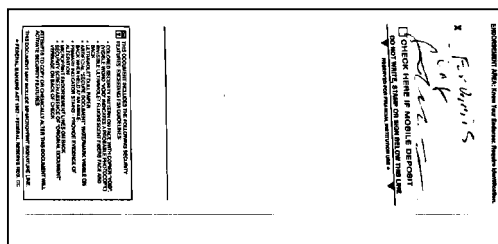
Ck #: 334 10/17/2024 Amt: \$400.00



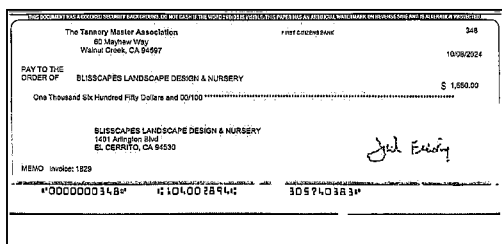
Ck #: 334 10/17/2024 Amt: \$400.00



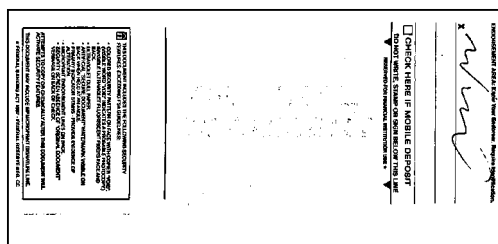
Ck #: 345 10/07/2024 Amt: \$200.00



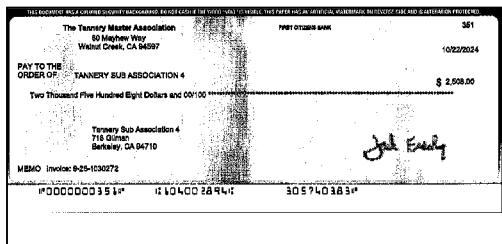
Ck #: 345 10/07/2024 Amt: \$200.00



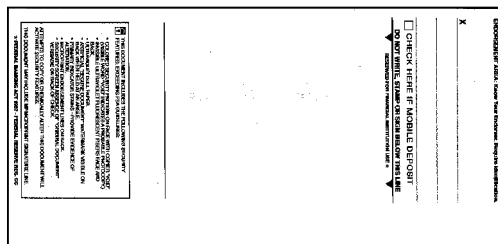
Ck #: 348 10/15/2024 Amt: \$1,650.00



Ck #: 348 10/15/2024 Amt: \$1,650.00



Ck #: 351 10/29/2024 Amt: \$2,508.00



Ck #: 351 10/29/2024 Amt: \$2,508.00



Statement period activity summary

Beginning balance on 10/1	\$121,158.79
Deposits/Credits	2,001.04
Withdrawals/Debits	- 0.00
Ending balance on 10/31	\$123,159.83

Account number: 5450081772
 TANNERY MASTER ASSOCIATION II
California account terms and conditions apply
 For Direct Deposit use
 Routing Number (RTN): 121042882
 For Wire Transfers use
 Routing Number (RTN): 121000248

Interest summary

Interest paid this statement	\$1.04
Average collected balance	\$122,191.04
Annual percentage yield earned	0.01%
Interest earned this statement period	\$1.04
Interest paid this year	\$12.36

Transaction history

<i>Date</i>	<i>Description</i>	<i>Deposits/ Credits</i>	<i>Withdrawals/ Debits</i>	<i>Ending daily balance</i>
10/16	The Tannery Mast L302211 241015 L302211 The Tannery Master Ass	2,000.00		123,158.79
10/31	Interest Payment	1.04		123,159.83
Ending balance on 10/31				123,159.83
Totals		\$2,001.04	\$0.00	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Monthly service fee summary

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to wellsfargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 10/01/2024 - 10/31/2024	Standard monthly service fee \$5.00	You paid \$0.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following each fee period		
• Minimum daily balance	\$300.00	\$121,158.79 <input type="checkbox"/>
• Total automatic transfers from an eligible Wells Fargo business checking account	\$25.00	\$0.00 <input type="checkbox"/>

YC/YC



Account transaction fees summary

<i>Service charge description</i>	<i>Units used</i>	<i>Units included</i>	<i>Excess units</i>	<i>Service charge per excess units (\$)</i>	<i>Total service charge (\$)</i>
Deposited Items	0	20	0	0.50	0.00
Cash Deposited (\$)	0	5,000	0	0.0030	0.00
Total service charges					\$0.00



IMPORTANT ACCOUNT INFORMATION

NEW YORK CITY CUSTOMERS ONLY -- Pursuant to New York City regulations, we request that you contact us at 1-800-TO WELLS (1-800-869-3557) to share your language preference.

Updated limits on Overdraft Fees

Effective October 1, 2024, we will no longer assess overdraft fees on items of \$10 or less. Additionally, if both your ending daily account balance and available balance are overdrawn by \$10 or less after we have processed your transactions, we won't assess an overdraft fee on those items.

UNITED TRUSTEE SERVICES
696 San Ramon Valley Blvd., Suite 353
Danville, CA 94526
Phone: (925) 855-8554

Assessment Collection Status Report
The Tannery Master Association

Managed by Condominium Financial Management

November 4, 2024

Acct#: CZ36223233
TS No.: 2024-07419

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 11/1/24
Sub Total	3,831.89	80.26	1,546.00	672.05	\$6,130.20
Payments/Credits	2,813.46	0.00	0.00	0.00	\$2,813.46
Grand Total	1,018.43	80.26	1,546.00	672.05	\$3,316.74

Unit Address

Randy Chow and Sarah Chow
1300 4Th Street
Berkeley, Ca 94710

Current Stage: NODA Lien Stage
Last Scheduled Action: Lien Recorded
Date Last Action Taken: 8/29/2024
Next Scheduled Action: Send Payment Plan Offer Letter

09/10/2024 Email to owner to contact our office
09/06/2024 Received account ledger and saved to file. Owner made a payment to HOA
08/23/2024 Requested current account ledger.

Acct#: C23623146
TS No.: 2024-07282

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 11/1/24
Sub Total	5,634.80	314.99	1,622.00	679.60	\$8,251.39
Payments/Credits	539.32	287.56	399.60	0.00	\$1,226.48
Grand Total	5,095.48	27.43	1,222.40	679.60	\$7,024.91

Unit Address

Yvette Marquis and Robert Reader Jr
714 Gilman Street
Berkeley, CA 94710

Marquis, Yvette
3915 Oakmore Ave
Oakland, Ca 94602

Reader Jr, Robert
3915 Oakmore Ave
Oakland, Ca 94602

Current Stage: NODA Lien Stage
Last Scheduled Action: Lien Recorded
Date Last Action Taken: 8/01/2024
Next Scheduled Action: Send Payment Plan Offer Letter

09/26/2024 Called owner left message to return my call
08/06/2024 Emails with owner wanting breakdown of what's owing,
sent him copy of his statement good through 8/15/24

UNITED TRUSTEE SERVICES
 696 San Ramon Valley Blvd., Suite 353
 Danville, CA 94526
 Phone: (925) 855-8554

**Assessment Collection Status Report
 Summary Page
 The Tannery Master Association**

Managed by Condominium Financial Management

November 4, 2024

	Assessments/Charges	Interest	Fees	Costs	Balance Due
Sub Total	9,466.69	395.25	3,168.00	1,351.65	\$14,381.59
Payments/Credits	3,352.78	287.56	399.60	0.00	\$4,039.94
Grand Total for Report	6,113.91	107.69	2,768.40	1,351.65	\$10,341.65

Total Amount Collected for All Accounts

Year	Month	Amount
2021		\$6,624.00
2022		\$18,444.84
2024	January	\$5,456.13
2024	June	\$15,287.45
2024	September	\$2,813.46
Total Amount Collected for 2024:		\$23,557.04
Grand Total:		\$48,625.88

AS AMOUNTS CONTINUE TO ACCRUE, PLEASE CONTACT OUR OFFICE FOR CURRENT BALANCE BEFORE SUBMITTING YOUR PAYMENT: United Trustee Services at (925) 855-8554 ext. 101