

The Tannery Master Association

02/29/2024 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: Heidi Celentano CAFM
Financial Reporting Manager
Condominium Financial Management., Inc., APMC

If questions please call 925-566-6669
Or Email HeidiC@condofinancial.com

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 2/29/2024

Assets	Operating	Reserve	Total
Operating Fund Assets			
10100 - FCB Operating	\$40,091.26		\$40,091.26
10300 - Owners' Accounts Receivable	\$11,102.73		\$11,102.73
10390 - Other Operating Receivable	\$1,082.09		\$1,082.09
10508 - Gen'l Liability Policy 7/22/23-24	\$4,721.65		\$4,721.65
10509 - D&O Policy 7/22/23-24	\$1,125.85		\$1,125.85
10510 - Property Policy 7/22/23-24	\$25,241.65		\$25,241.65
10511 - Umbrella Policy 7/22/23-24	\$524.60		\$524.60
10513 - Crime Policy 7/22/23-24	\$337.90		\$337.90
10514 - Equipment Policy 7/22/23-24	\$956.25		\$956.25
Total Operating Fund Assets	\$85,183.98		\$85,183.98
Reserve Fund Assets			
12020 - Wells Fargo Reserve Checking		\$121,256.72	\$121,256.72
Total Reserve Fund Assets		\$121,256.72	\$121,256.72
Total Assets	\$85,183.98	\$121,256.72	\$206,440.70
Liabilities / Equity			
Liabilities			
20000 - Prepaid Assessments	\$3,574.23		\$3,574.23
20100 - Financed Insurance 7/22/23-24	\$22,580.28		\$22,580.28
20210 - Accounts Payable	\$286.87		\$286.87
20220 - Accrued Operating Expense	\$4,156.00		\$4,156.00
Total Liabilities	\$30,597.38		\$30,597.38
Equity			
37010 - Prior Year Fund Balance	\$50,976.73	\$117,252.47	\$168,229.20
37011 - Current Year Net Income (Loss)	\$3,609.87	\$4,004.25	\$7,614.12
Total Equity	\$54,586.60	\$121,256.72	\$175,843.32
Total Liabilities / Equity	\$85,183.98	\$121,256.72	\$206,440.70

The Tannery Master Association

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	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	-	37,271.98	37,271.98	-	223,631.88
41040 - Interest Billed	67.09	-	67.09	157.70	-	157.70	-
41060 - Operating Interest Earned	1.98	-	1.98	4.02	-	4.02	-
Total Assessments & Banking	18,705.06	18,635.99	69.07	37,433.70	37,271.98	161.72	223,631.88
Transfers to Reserves							
49010 - (Current Reserve Funding)	(2,000.00)	(2,000.00)	-	(4,000.00)	(4,000.00)	-	(24,000.00)
Total Transfers to Reserves	(2,000.00)	(2,000.00)	-	(4,000.00)	(4,000.00)	-	(24,000.00)
Total Income	16,705.06	16,635.99	69.07	33,433.70	33,271.98	161.72	199,631.88

Operating Expense

Administration

50005 - Equipment Insurance	191.25	226.92	35.67	382.50	453.84	71.34	2,723.00
50006 - Gen'l Liability Insurance	944.33	1,184.17	239.84	1,888.66	2,368.34	479.68	14,210.00
50007 - Umbrella Insurance	104.92	295.83	190.91	209.84	591.66	381.82	3,550.00
50008 - Crime Insurance	60.58	98.75	38.17	128.16	197.50	69.34	1,185.00
50009 - D&O Insurance	225.17	296.00	70.83	450.34	592.00	141.66	3,552.00
50010 - Property Insurance	5,048.33	5,131.67	83.34	10,096.66	10,263.34	166.68	61,580.00
50012 - Postage	32.19	66.67	34.48	64.98	133.34	68.36	800.00
50014 - Copies & Printing	.80	66.67	65.87	.80	133.34	132.54	800.00
50017 - Storage	59.00	95.00	36.00	118.00	190.00	72.00	1,140.00
50022 - CPA Services	-	300.00	300.00	-	600.00	600.00	3,600.00
50023 - State Taxes	-	66.67	66.67	-	133.34	133.34	800.00
50030 - Financial Management Contract	487.00	500.00	13.00	974.00	1,000.00	26.00	6,000.00
50034 - Misc. Financial Services	-	133.33	133.33	150.00	266.66	116.66	1,600.00
50035 - Community Management Contract	1,100.00	1,100.00	-	2,200.00	2,200.00	-	13,200.00
50040 - Legal Services	-	416.67	416.67	-	833.34	833.34	5,000.00
50047 - IT Services & Software	-	41.67	41.67	-	83.34	83.34	500.00
50090 - Administrative Incidentals	-	83.33	83.33	-	166.66	166.66	1,000.00
Total Administration	8,253.57	10,103.35	1,849.78	16,663.94	20,206.70	3,542.76	121,240.00

Building Common Areas

51014 - Common Area Maintenance	-	750.00	750.00	-	1,500.00	1,500.00	9,000.00
Total Building Common Areas	-	750.00	750.00	-	1,500.00	1,500.00	9,000.00

Grounds Common Areas

51210 - Landscape Maintenance	550.00	666.67	116.67	1,100.00	1,333.34	233.34	8,000.00
Total Grounds Common Areas	550.00	666.67	116.67	1,100.00	1,333.34	233.34	8,000.00

Fire & Access Control

54030 - Fire Alarm Monitoring	1,210.80	583.33	(627.47)	1,210.80	1,166.66	(44.14)	7,000.00
Total Fire & Access Control	1,210.80	583.33	(627.47)	1,210.80	1,166.66	(44.14)	7,000.00

The Tannery Master Association

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Utilities							
55012 - Gas & Electricity	10.69	16.67	5.98	22.47	33.34	10.87	200.00
55013 - Water - 20% Reimb Gilman Grill	168.00	250.00	82.00	336.00	500.00	164.00	3,000.00
55014 - Water - Common Area	1,350.00	1,333.33	(16.67)	2,643.38	2,666.66	23.28	16,000.00
55015 - Water - Fire Line	500.00	500.00	-	1,000.00	1,000.00	-	6,000.00
55016 - Garbage	-	2,333.33	2,333.33	6,447.24	4,666.66	(1,780.58)	28,000.00
55017 - Recycling	200.00	200.00	-	400.00	400.00	-	2,400.00
Total Utilities	2,228.69	4,633.33	2,404.64	10,849.09	9,266.66	(1,582.43)	55,600.00
Total Expense	12,243.06	16,736.68	4,493.62	29,823.83	33,473.36	3,649.53	200,840.00
Operating Net Total	4,462.00	(100.69)	4,562.69	3,609.87	(201.38)	3,811.25	(1,208.12)

The Tannery Master Association

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	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	-	4,000.00	4,000.00	-	24,000.00
35710 - Reserve Interest Earned	.96	-	.96	4.25	-	4.25	-
Total Equity	2,000.96	2,000.00	.96	4,004.25	4,000.00	4.25	24,000.00
Total Income	2,000.96	2,000.00	.96	4,004.25	4,000.00	4.25	24,000.00

Reserve Expense

Equity							
36000 - Asphalt	-	4,317.33	4,317.33	-	8,634.66	8,634.66	51,808.00
36770 - Trash Enclosures	-	309.00	309.00	-	618.00	618.00	3,708.00
36810 - Wood Planter Replacement	-	128.75	128.75	-	257.50	257.50	1,545.00
36999 - Contingency	-	237.75	237.75	-	475.50	475.50	2,853.00
Total Equity	-	4,992.83	4,992.83	-	9,985.66	9,985.66	59,914.00
Total Expense	-	4,992.83	4,992.83	-	9,985.66	9,985.66	59,914.00
Reserve Net Total	2,000.96	(2,992.83)	4,993.79	4,004.25	(5,985.66)	9,989.91	(35,914.00)
Net Total	6,462.96	(3,093.52)	9,556.48	7,614.12	(6,187.04)	13,801.16	(37,122.12)

The Tannery Master Association

Summary Statement of Revenues and Expenses For 2/29/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Assessments & Banking													
41010 - Owners' Assessments	18,636	18,636	-	-	-	-	-	-	-	-	-	-	37,272
41040 - Interest Billed	91	67	-	-	-	-	-	-	-	-	-	-	158
41060 - Operating Interest Earned	2	2	-	-	-	-	-	-	-	-	-	-	4
Total Assessments & Banking	18,729	18,705	-	-	-	-	-	-	-	-	-	-	37,434
Transfers to Reserves													
49010 - (Current Reserve Funding)	(2,000)	(2,000)	-	-	-	-	-	-	-	-	-	-	-4,000
Total Transfers to Reserves	(2,000)	(2,000)	-	-	-	-	-	-	-	-	-	-	-4,000
Total Income	16,729	16,705	-	-	-	-	-	-	-	-	-	-	33,434

Operating Expense

Administration													
50005 - Equipment Insurance	191	191	-	-	-	-	-	-	-	-	-	-	383
50006 - Gen'l Liability Insurance	944	944	-	-	-	-	-	-	-	-	-	-	1,889
50007 - Umbrella Insurance	105	105	-	-	-	-	-	-	-	-	-	-	210
50008 - Crime Insurance	68	61	-	-	-	-	-	-	-	-	-	-	128
50009 - D&O Insurance	225	225	-	-	-	-	-	-	-	-	-	-	450
50010 - Property Insurance	5,048	5,048	-	-	-	-	-	-	-	-	-	-	10,097
50012 - Postage	33	32	-	-	-	-	-	-	-	-	-	-	65
50014 - Copies & Printing	-	1	-	-	-	-	-	-	-	-	-	-	1
50017 - Storage	59	59	-	-	-	-	-	-	-	-	-	-	118
50030 - Financial Management Contract	487	487	-	-	-	-	-	-	-	-	-	-	974
50034 - Misc. Financial Services	150	-	-	-	-	-	-	-	-	-	-	-	150
50035 - Community Management Contract	1,100	1,100	-	-	-	-	-	-	-	-	-	-	2,200
Total Administration	8,410	8,254	-	-	-	-	-	-	-	-	-	-	16,664
Grounds Common Areas													
51210 - Landscape Maintenance	550	550	-	-	-	-	-	-	-	-	-	-	1,100

The Tannery Master Association

Summary Statement of Revenues and Expenses For 2/29/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Total Grounds Common Areas	550	550	-	-	-	-	-	-	-	-	-	-	1,100
Fire & Access Control													
54030 - Fire Alarm Monitoring	-	1,211	-	-	-	-	-	-	-	-	-	-	1,211
Total Fire & Access Control	-	1,211	-	-	-	-	-	-	-	-	-	-	1,211
Utilities													
55012 - Gas & Electricity	12	11	-	-	-	-	-	-	-	-	-	-	22
55013 - Water - 20% Reimb Gilman Grill	168	168	-	-	-	-	-	-	-	-	-	-	336
55014 - Water - Common Area	1,293	1,350	-	-	-	-	-	-	-	-	-	-	2,643
55015 - Water - Fire Line	500	500	-	-	-	-	-	-	-	-	-	-	1,000
55016 - Garbage	6,447	-	-	-	-	-	-	-	-	-	-	-	6,447
55017 - Recycling	200	200	-	-	-	-	-	-	-	-	-	-	400
Total Utilities	8,620	2,229	-	-	-	-	-	-	-	-	-	-	10,849
Total Expense	17,581	12,243	-	-	-	-	-	-	-	-	-	-	29,824
Operating Net Total	(\$852)	\$4,462	-	-	-	-	-	-	-	-	-	-	\$3,610

The Tannery Master Association

Summary Statement of Revenues and Expenses For 2/29/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Equity													
35700 - Current Reserve Funding	2,000	2,000	-	-	-	-	-	-	-	-	-	-	4,000
35710 - Reserve Interest Earned	3	1	-	-	-	-	-	-	-	-	-	-	4
Total Equity	2,003	2,001	-	-	-	-	-	-	-	-	-	-	4,004
Total Income	2,003	2,001	-	-	-	-	-	-	-	-	-	-	4,004
Reserve Net Total	\$2,003	\$2,001	-	-	-	-	-	-	-	-	-	-	\$4,004
Net Total	\$1,151	\$6,463	-	-	-	-	-	-	-	-	-	-	\$7,614

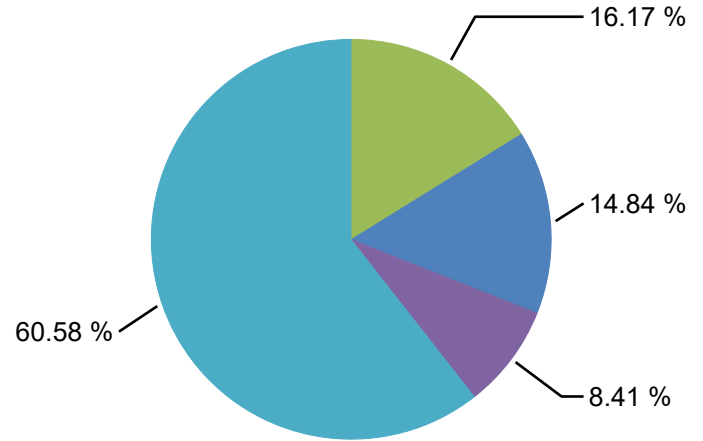
The Tannery Master Association

AR Aging - 2/29/2024

SUMMARY

Charge	Balance
Collection Referral (3)	\$675.00
Interest (5)	\$410.50
Late Charge (5)	\$1,206.61
Mailed Payment Reminder (6)	\$382.97
Monthly Assessment (5)	\$7,839.32
Past Due (5)	\$588.33
Total	\$11,102.73

DISTRIBUTION



■ 0-30
 ■ Over 30
 ■ Over 60
 ■ Over 90

Property	0-30	Over 30	Over 60	Over 90	Balance
C23623167 - 726 Gilman Street - Hipolito Coll Status: With Attorney/Collection Coll Attorney: UNITED TRUSTEE SERVICES 925-855-8554	\$347.46	\$344.56	\$312.39	\$3,004.31	\$4,008.72
C23623283 - 1330 4th Street - Hipolito Coll Status: With Attorney/Collection Coll Attorney: UNITED TRUSTEE SERVICES 925-855-8554	\$316.96	\$314.32	\$285.25	\$2,772.47	\$3,689.00
C23623146 - 714 Gilman Street - Reader Coll Status: With Attorney/Collection Coll Attorney: UNITED TRUSTEE SERVICES 925-855-8554	\$489.90	\$459.52	\$220.45	\$479.71	\$1,649.58
C23623281 - 1328 4th Street - Castence	\$283.56	\$30.66	\$20.00	\$420.67	\$754.89
C23623126 - 706 Gilman Street - Chabra	\$337.85	\$273.34	\$46.02	-	\$657.21
C23623233 - 1300 4th Street - Chow Coll Status: Late Statement 2	\$20.00	\$225.00	\$50.00	\$48.33	\$343.33
Total:	\$1,795.73	\$1,647.40	\$934.11	\$6,725.49	\$11,102.73
Property Count:	6	6	6	5	

(*** indicates previous owners)

The Tannery Master Association

Pre Paid Homeowners For 2/29/2024

Account	Property	Owner Name	Credit Amount
C23623245	1310 4th Street	Gibbs Chapman	1,677.44
C23623122	704 Gilman Street	Raj Chabra	351.73
C23623265	1320 4th Street	Rico Loverde	294.18
C23623112	700 Gilman Street	Shoh LLC	291.18
C23623152	718 Gilman Street	Linda Wallgren	289.63
C23623117	702 Gilman Street	Shoh LLC	265.00
C23623247	1312 4th Street	Divyang Sheth	262.31
C23623267	1322 4th Street	Hollyvale Rental Holdings	142.76
Total			3,574.23

(*** indicates previous owners)

The Tannery Master Association

Ownership Transfers for 2/1/2024 - 2/29/2024

Property	Current Owner	Address	Contact	Settlement Processed	Previous Owner
-----------------	----------------------	----------------	----------------	-----------------------------	-----------------------

The Tannery Master Association

Cash Disbursement - 2/29/2024

Date	CheckNo	Description	Amount
10100 - 10100 FCB Ops Checking			
2/1/2024	Check 305	JESUS CASTRENCE Inv # 416318	200.00
	55017 - Recycling - Recycling DEC		200.00
2/5/2024	Auto Draft	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT Inv # 11/28-1/30	2,716.38
	55014 - Water - Common Area - 52234100001 11/28-1/30		2,716.38
2/5/2024	Misc Check	BRIDGE STORAGE - Storage Space Acct # Bridge236	59.00
	50017 - Storage - BRIDGE STORAGE - Storage Space FEB		59.00
2/6/2024	Auto Draft	PG&E Inv # JAN2024-7712	5.57
	10329 - Credit Memo - 9652627712-2 12/22-1/23		-6.21
	55012 - Gas & Electricity - 9652627712-2 12/22-1/23		11.78
2/6/2024	Check 306	Bay Alarm Co. Inv # 21148660	1,210.80
	54030 - Fire Alarm Monitoring - Monitoring Fee- Fire 2/1-4/30		1,210.80
2/6/2024	Check 307	BLISSCAPES LANDSCAPE DESIGN & NURSERY Inv # 1691	550.00
	51210 - Landscape Maintenance - Landscape Contract JAN		550.00
2/6/2024	Check 307	BLISSCAPES LANDSCAPE DESIGN & NURSERY Inv # 1691-DEC	550.00
	51210 - Landscape Maintenance - Landscape Contract DEC		550.00
2/6/2024	Check 308	Gilman Grill Inv # JAN-SEP	1,594.10
	55013 - Water - 20% Reimb Gilman Grill - 1/1-3/16		205.94
	55013 - Water - 20% Reimb Gilman Grill - 3/16-5/16		396.12
	55013 - Water - 20% Reimb Gilman Grill - 5/16-7/17		401.06
	55013 - Water - 20% Reimb Gilman Grill - 7/17-9/12		590.98
2/6/2024	Check 309	JESUS CASTRENCE Inv # 476659	200.00
	55017 - Recycling - Recycling FEB		200.00
2/6/2024	Check 310	City of Berkeley-Refuse Inv # 12-31/3/31	6,447.24
	55016 - Garbage - Garbage 12/31-3/31		6,447.24
2/6/2024	Check 311	LINDA WALLGREN Inv # 476675	1,100.00
	50035 - Community Management Contract - Management Fee FEB		1,100.00
2/7/2024	Auto Draft	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 482614	487.00
	50030 - Financial Management Contract - Monthly Bookkeeping		487.00
2/9/2024	Auto Draft	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT Inv # 11/9-1/13	1,052.78
	55015 - Water - Fire Line - 94943203880 11/9-1/13		1,052.78

The Tannery Master Association

Cash Disbursement - 2/29/2024

Date	CheckNo	Description	Amount
2/10/2024	Auto Draft	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 475587	464.63
	20999 - Accounts Payable - CFM - A/R & Delinquencies		431.84
	50012 - Postage - Postage		32.79
2/15/2024	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
2/21/2024	Misc Check	Post Item - Fraudulent Activity- Seeking Refund	1,082.09
	10390 - Other Operating Receivable		1,082.09
2/22/2024	Misc Check	AFCO - 02-20446438-01 Acct # AFCO236	7,526.76
	20100 - Financed Insurance 7/22/23-24 - AFCO - 02-20446438-01 7/22/23-24		7,526.76
		Total	27,246.35

12020 - 12020 Wells Fargo Reserve Checking

2/28/2024	Transfer Out	Transfer to 10100 FCB Ops Checking - Res payback ops Re: Tax Pymnt	800.00
	10100 - FCB Operating - Transfer from 12020 Wells Fargo Reserve Checking - Res payback ops Re: Tax Pymnt		800.00
		Total	800.00

The Tannery Master Association

AP Aging by Fund for Ending Date: 2/29/2024

Provider	Current	Over 30	Over 60	Over 90	Total
Operating					
CFM - CONDOMINIUM FINANCIAL MGMT Acct # MgtC-Extras Inv # 506836 2/29/2024 - A/R & Delinquencies - Accounts Payable - CFM	276.18	0.00	0.00	0.00	276.18
PG&E Acct # PG&E-236 Inv # FEB2024 2/22/2024 - 9652627712-2 1/24- 2/22 - Gas & Electricity	10.69	0.00	0.00	0.00	10.69
Total	286.87	0.00	0.00	0.00	286.87

The Tannery Master Association

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10100 - FCB Operating		49,843.77	19,695.01	29,447.52	40,091.26
Date	Description		Debit	Credit	Type
02/01/2024	416318 - JESUS CASTRENCE - Recycling DEC		-	200.00	Invoice
02/01/2024	Batched Credit Distribution		2,173.81	2,173.81	Credit Distribution
02/01/2024	Check		200.00	-	Owner Payment
02/02/2024	Batched Credit Distribution		27.36	27.36	Credit Distribution
02/05/2024	11/28-1/30 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 11/28-1/30		-	2,716.38	Invoice
02/05/2024	Check		245.26	-	Owner Payment
02/05/2024	Bridge236 - BRIDGE STORAGE - Storage Space FEB		-	59.00	Invoice
02/06/2024	JAN-SEP - Gilman Grill - 5/16-7/17		-	401.06	Invoice
02/06/2024	JAN-SEP - Gilman Grill - 7/17-9/12		-	590.98	Invoice
02/06/2024	476659 - JESUS CASTRENCE - Recycling FEB		-	200.00	Invoice
02/06/2024	476675 - LINDA WALLGREN - Management Fee FEB		-	1,100.00	Invoice
02/06/2024	JAN2024-7712 - PG&E - 9652627712-2 12/22-1/23		-	5.57	Invoice
02/06/2024	12-31/3/31 - City of Berkeley-Refuse - Garbage 12/31-3/31		-	6,447.24	Invoice
02/06/2024	1691-DEC - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract DEC		-	550.00	Invoice
02/06/2024	Batched Check		266.82	-	Owner Payment
02/06/2024	1691 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract JAN		-	550.00	Invoice
02/06/2024	JAN-SEP - Gilman Grill - 1/1-3/16		-	205.94	Invoice
02/06/2024	JAN-SEP - Gilman Grill - 3/16-5/16		-	396.12	Invoice
02/06/2024	21148660 - Bay Alarm Co. - Monitoring Fee- Fire 2/1-4/30		-	1,210.80	Invoice
02/07/2024	Check		268.07	-	Owner Payment
02/07/2024	482614 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping		-	487.00	Invoice
02/08/2024	Batched Check		3,453.63	-	Owner Payment
02/08/2024	Batched ACH		10,070.23	-	Owner Payment
02/09/2024	11/9-1/13 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 11/9-1/13		-	1,052.78	Invoice
02/10/2024	475587 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage		-	32.79	Invoice
02/10/2024	475587 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies		-	431.84	Invoice
02/12/2024	Check		371.05	-	Owner Payment
02/15/2024	Travelers - Refund from audit		7.00	-	GL Entry
02/15/2024	Transfer to 12020 Wells Fargo Reserve Checking		-	2,000.00	Transfer
02/21/2024	Post Item - Fraudulent Activity- Seeking Refund		-	1,082.09	Invoice
02/22/2024	AFCO236 - AFCO - 02-20446438-01 7/22/23-24		-	7,526.76	Invoice
02/23/2024	Batched Check		556.00	-	Owner Payment
02/27/2024	Check		289.63	-	Owner Payment

The Tannery Master Association

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10100 - FCB Operating		49,843.77	19,695.01	29,447.52	40,091.26
Date	Description		Debit	Credit	Type
02/28/2024	Transfer from 12020 Wells Fargo Reserve Checking - Res payback ops Re: Tax Pymnt		800.00	-	Transfer
02/28/2024	Batched Check		964.17	-	Owner Payment
02/29/2024	February Interest		1.98	-	GL Entry
10300 - Owners' Accounts Receivable		9,497.61	18,986.95	17,381.83	11,102.73
Date	Description		Debit	Credit	Type
02/01/2024	Batched Credit Distribution		-	2,173.81	Credit Distribution
02/01/2024	Batched Monthly Assessment		18,635.99	-	Owner Charge
02/01/2024	Check		-	200.00	Owner Payment
02/02/2024	Batched Interest		67.09	-	Owner Charge
02/02/2024	Credit Distribution		-	27.36	Credit Distribution
02/05/2024	Past Due - Courtesy Notice		50.00	-	Owner Charge
02/05/2024	Check		-	245.26	Owner Payment
02/06/2024	Check		-	124.06	Owner Payment
02/07/2024	Check		-	268.07	Owner Payment
02/08/2024	Batched Check		-	3,453.63	Owner Payment
02/08/2024	Batched ACH		-	10,070.23	Owner Payment
02/12/2024	Check		-	371.05	Owner Payment
02/13/2024	Batched Credit Distribution		40.68	40.68	Credit Distribution
02/17/2024	Batched Late Charge		133.19	-	Owner Charge
02/19/2024	Mailed Payment Reminder -		20.00	-	Owner Charge
02/21/2024	Batched Mailed Payment Reminder -		40.00	-	Owner Charge
02/28/2024	Batched Check		-	407.68	Owner Payment
10329 - Credit Memo		6.21	-	6.21	0.00
Date	Description		Debit	Credit	Type
02/06/2024	JAN2024-7712 - PG&E - 9652627712-2 12/22-1/23		-	6.21	Invoice
10380 - Reserves Owes Operating		800.00	-	800.00	0.00
Date	Description		Debit	Credit	Type
02/28/2024	Res payback ops Re: Tax Pymnt		-	800.00	GL Entry
10390 - Other Operating Receivable		0.00	1,082.09	-	1,082.09
Date	Description		Debit	Credit	Type

The Tannery Master Association

GL Trial Balance For 2/1/2024 - 2/29/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
10390 - Other Operating Receivable	0.00	1,082.09	-	1,082.09
Date	Description	Debit	Credit	Type
02/21/2024	Post Item - Fraudulent Activity- Seeking Refund	1,082.09	-	Invoice
10508 - Gen'l Liability Policy 7/22/23-24	5,665.98	-	944.33	4,721.65
Date	Description	Debit	Credit	Type
02/22/2024	Monthly Insurance Expense	-	944.33	GL Entry
10509 - D&O Policy 7/22/23-24	1,351.02	-	225.17	1,125.85
Date	Description	Debit	Credit	Type
02/22/2024	Monthly Insurance Expense	-	225.17	GL Entry
10510 - Property Policy 7/22/23-24	30,289.98	-	5,048.33	25,241.65
Date	Description	Debit	Credit	Type
02/22/2024	Monthly Insurance Expense	-	5,048.33	GL Entry
10511 - Umbrella Policy 7/22/23-24	629.52	-	104.92	524.60
Date	Description	Debit	Credit	Type
02/22/2024	Monthly Insurance Expense	-	104.92	GL Entry
10513 - Crime Policy 7/22/23-24	405.48	-	67.58	337.90
Date	Description	Debit	Credit	Type
02/27/2024	Monthly Crime Ins Exp	-	67.58	GL Entry
10514 - Equipment Policy 7/22/23-24	1,147.50	-	191.25	956.25
Date	Description	Debit	Credit	Type
02/22/2024	Monthly Insurance Expense	-	191.25	GL Entry
10515 - Prepaid Expenses	0.00	1,210.80	1,210.80	0.00
Date	Description	Debit	Credit	Type
02/01/2024	21148660 - Bay Alarm Co. - Monitoring Fee- Fire 2/1-4/30	1,210.80	-	Invoice
02/29/2024	21148660 - Bay Alarm Co. - Monitoring Fee- Fire 2/1-4/30	-	1,210.80	Invoice

The Tannery Master Association

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
12020 - Wells Fargo Reserve Checking		120,055.76	2,000.96	800.00	121,256.72
Date	Description	Debit	Credit	Type	
02/01/2024	February Interest	.96	-	GL Entry	
02/15/2024	Transfer from 10100 FCB Ops Checking	2,000.00	-	Transfer	
02/28/2024	Transfer to 10100 FCB Ops Checking - Res payback ops Re: Tax Pymnt	-	800.00	Transfer	
20000 - Prepaid Assessments		-4,230.52	2,201.17	1,544.88	-3,574.23
Date	Description	Debit	Credit	Type	
02/01/2024	Batched Credit Distribution	2,173.81	-	Credit Distribution	
02/02/2024	Credit Distribution	27.36	-	Credit Distribution	
02/06/2024	Check	-	142.76	Owner Payment	
02/23/2024	Batched Check	-	556.00	Owner Payment	
02/27/2024	Check	-	289.63	Owner Payment	
02/28/2024	Batched Check	-	556.49	Owner Payment	
20100 - Financed Insurance 7/22/23-24		-30,107.04	7,526.76	-	-22,580.28
Date	Description	Debit	Credit	Type	
02/22/2024	AFCO236 - AFCO - 02-20446438-01 7/22/23-24	7,526.76	-	Invoice	
20210 - Accounts Payable		-13,586.91	25,268.82	11,968.78	-286.87
Date	Description	Debit	Credit	Type	
02/01/2024	476659 - JESUS CASTRENCE - Recycling FEB	-	200.00	Invoice	
02/01/2024	476675 - LINDA WALLGREN - Management Fee FEB	-	1,100.00	Invoice	
02/01/2024	416318 - JESUS CASTRENCE - Recycling DEC	200.00	-	Invoice	
02/01/2024	21148660 - Bay Alarm Co. - Monitoring Fee- Fire 2/1-4/30	-	1,210.80	Invoice	
02/05/2024	11/28-1/30 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 11/28-1/30	2,716.38	-	Invoice	
02/05/2024	Batched Bridge236 - BRIDGE STORAGE - Storage Space FEB	59.00	59.00	Invoice	
02/06/2024	JAN-SEP - Gilman Grill - 3/16-5/16	396.12	-	Invoice	
02/06/2024	JAN-SEP - Gilman Grill - 5/16-7/17	401.06	-	Invoice	
02/06/2024	476659 - JESUS CASTRENCE - Recycling FEB	200.00	-	Invoice	
02/06/2024	476675 - LINDA WALLGREN - Management Fee FEB	1,100.00	-	Invoice	
02/06/2024	JAN-SEP - Gilman Grill - 7/17-9/12	590.98	-	Invoice	
02/06/2024	12-31/3/31 - City of Berkeley-Refuse - Garbage 12/31-3/31	6,447.24	-	Invoice	
02/06/2024	Batched JAN2024-7712 - PG&E - 9652627712-2 12/22-1/23	11.78	-	Invoice	
02/06/2024	1691-DEC - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract DEC	550.00	-	Invoice	

The Tannery Master Association

GL Trial Balance For 2/1/2024 - 2/29/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
20210 - Accounts Payable	-13,586.91	25,268.82	11,968.78	-286.87

Date	Description	Debit	Credit	Type
02/06/2024	JAN-SEP - Gilman Grill - 1/1-3/16	205.94	-	Invoice
02/06/2024	1691 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract JAN	550.00	-	Invoice
02/06/2024	21148660 - Bay Alarm Co. - Monitoring Fee- Fire 2/1-4/30	1,210.80	-	Invoice
02/07/2024	Batched 482614 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping	487.00	487.00	Invoice
02/09/2024	11/9-1/13 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 11/9-1/13	1,052.78	-	Invoice
02/10/2024	475587 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	32.79	-	Invoice
02/10/2024	475587 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	431.84	-	Invoice
02/21/2024	Batched Post Item - Fraudulent Activity- Seeking Refund	1,082.09	1,082.09	Invoice
02/22/2024	Batched FEB2024 - PG&E - 9652627712-2 1/24-2/22	-	26.95	Invoice
02/22/2024	Batched AFCO236 - AFCO - 02-20446438-01 7/22/23-24	7,526.76	7,526.76	Invoice
02/29/2024	506836 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	-	32.19	Invoice
02/29/2024	FEB2024 - PG&E - 9652627712-2 1/24-2/22	16.26	-	Invoice
02/29/2024	506836 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies	-	.80	Invoice
02/29/2024	506836 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	-	243.19	Invoice

20220 - Accrued Operating Expense	-1,588.00	-	2,568.00	-4,156.00
-----------------------------------	-----------	---	----------	-----------

Date	Description	Debit	Credit	Type
02/01/2024	EST 20% Gilman Grill Water	-	168.00	GL Entry
02/29/2024	Feb Landscape	-	550.00	GL Entry
02/29/2024	Est Feb Water Common Area	-	1,350.00	GL Entry
02/29/2024	Est Feb Fire Line	-	500.00	GL Entry

20999 - Accounts Payable - CFM	0.00	243.19	243.19	0.00
--------------------------------	------	--------	--------	------

Date	Description	Debit	Credit	Type
02/05/2024	Past Due - Courtesy Notice	-	50.00	Owner Charge
02/17/2024	Batched Late Charge	-	133.19	Owner Charge
02/19/2024	Mailed Payment Reminder -	-	20.00	Owner Charge
02/21/2024	Batched Mailed Payment Reminder -	-	40.00	Owner Charge
02/29/2024	506836 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	243.19	-	Invoice

The Tannery Master Association

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
25080 - Reserve Owes Operating		-800.00	800.00	-	0.00
Date	Description		Debit	Credit	Type
02/28/2024	Res payback ops Re: Tax Pymnt		800.00	-	GL Entry
35700 - Current Reserve Funding		-2,000.00	-	2,000.00	-4,000.00
Date	Description		Debit	Credit	Type
02/15/2024	Monthly Reserve Contribution		-	2,000.00	GL Entry
35710 - Reserve Interest Earned		-3.29	-	0.96	-4.25
Date	Description		Debit	Credit	Type
02/01/2024	February Interest		-	.96	GL Entry
37010 - Prior Year Fund Balance		-168,229.20	-	-	-168,229.20
Date	Description		Debit	Credit	Type
41010 - Owners' Assessments		-18,635.99	-	18,635.99	-37,271.98
Date	Description		Debit	Credit	Type
02/01/2024	Batched Monthly Assessment		-	18,635.99	Owner Charge
41040 - Interest Billed		-90.61	-	67.09	-157.70
Date	Description		Debit	Credit	Type
02/02/2024	Batched Interest		-	67.09	Owner Charge
41060 - Operating Interest Earned		-2.04	-	1.98	-4.02
Date	Description		Debit	Credit	Type
02/29/2024	February Interest		-	1.98	GL Entry
49010 - (Current Reserve Funding)		2,000.00	2,000.00	-	4,000.00
Date	Description		Debit	Credit	Type
02/15/2024	Monthly Reserve Contribution		2,000.00	-	GL Entry
50005 - Equipment Insurance		191.25	191.25	-	382.50
Date	Description		Debit	Credit	Type
02/22/2024	Monthly Insurance Expense		191.25	-	GL Entry

The Tannery Master Association

GL Trial Balance For 2/1/2024 - 2/29/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
50005 - Equipment Insurance	191.25	191.25	-	382.50
Date	Description	Debit	Credit	Type
50006 - Gen'l Liability Insurance	944.33	944.33	-	1,888.66
Date	Description	Debit	Credit	Type
02/22/2024	Monthly Insurance Expense	944.33	-	GL Entry
50007 - Umbrella Insurance	104.92	104.92	-	209.84
Date	Description	Debit	Credit	Type
02/22/2024	Monthly Insurance Expense	104.92	-	GL Entry
50008 - Crime Insurance	67.58	67.58	7.00	128.16
Date	Description	Debit	Credit	Type
02/15/2024	Travelers - Refund from audit	-	7.00	GL Entry
02/27/2024	Monthly Crime Ins Exp	67.58	-	GL Entry
50009 - D&O Insurance	225.17	225.17	-	450.34
Date	Description	Debit	Credit	Type
02/22/2024	Monthly Insurance Expense	225.17	-	GL Entry
50010 - Property Insurance	5,048.33	5,048.33	-	10,096.66
Date	Description	Debit	Credit	Type
02/22/2024	Monthly Insurance Expense	5,048.33	-	GL Entry
50012 - Postage	32.79	32.19	-	64.98
Date	Description	Debit	Credit	Type
02/29/2024	506836 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	32.19	-	Invoice
50014 - Copies & Printing	0.00	0.80	-	0.80
Date	Description	Debit	Credit	Type
02/29/2024	506836 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies	.80	-	Invoice
50017 - Storage	59.00	59.00	-	118.00
Date	Description	Debit	Credit	Type

The Tannery Master Association

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
50017 - Storage		59.00	59.00	-	118.00
Date	Description		Debit	Credit	Type
02/05/2024	Bridge236 - BRIDGE STORAGE - Storage Space FEB		59.00	-	Invoice
50030 - Financial Management Contract		487.00	487.00	-	974.00
Date	Description		Debit	Credit	Type
02/07/2024	482614 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping		487.00	-	Invoice
50034 - Misc. Financial Services		150.00	-	-	150.00
Date	Description		Debit	Credit	Type
50035 - Community Management Contract		1,100.00	1,100.00	-	2,200.00
Date	Description		Debit	Credit	Type
02/01/2024	476675 - LINDA WALLGREN - Management Fee FEB		1,100.00	-	Invoice
51210 - Landscape Maintenance		550.00	550.00	-	1,100.00
Date	Description		Debit	Credit	Type
02/29/2024	Feb Landscape		550.00	-	GL Entry
54030 - Fire Alarm Monitoring		0.00	1,210.80	-	1,210.80
Date	Description		Debit	Credit	Type
02/29/2024	21148660 - Bay Alarm Co. - Monitoring Fee- Fire 2/1-4/30		1,210.80	-	Invoice
55012 - Gas & Electricity		11.78	26.95	16.26	22.47
Date	Description		Debit	Credit	Type
02/22/2024	Batched FEB2024 - PG&E - 9652627712-2 1/24-2/22		26.95	-	Invoice
02/29/2024	FEB2024 - PG&E - 9652627712-2 1/24-2/22		-	16.26	Invoice
55013 - Water - 20% Reimb Gilman Grill		168.00	168.00	-	336.00
Date	Description		Debit	Credit	Type
02/01/2024	EST 20% Gilman Grill Water		168.00	-	GL Entry

The Tannery Master Association

GL Trial Balance For 2/1/2024 - 2/29/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
55014 - Water - Common Area	1,293.38	1,350.00	-	2,643.38
Date	Description	Debit	Credit	Type
02/29/2024	Est Feb Water Common Area	1,350.00	-	GL Entry
55015 - Water - Fire Line	500.00	500.00	-	1,000.00
Date	Description	Debit	Credit	Type
02/29/2024	Est Feb Fire Line	500.00	-	GL Entry
55016 - Garbage	6,447.24	-	-	6,447.24
Date	Description	Debit	Credit	Type
55017 - Recycling	200.00	200.00	-	400.00
Date	Description	Debit	Credit	Type
02/01/2024	476659 - JESUS CASTRENCE - Recycling FEB	200.00	-	Invoice
Net Total	0.00	93,282.07	93,282.07	0.00

The Tannery Master Association

Bank Account Reconciliation for Period 2/29/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
10100 FCB Ops Checking	40,296.83	-205.57	40,091.26	40,091.26	Balanced
12020 Wells Fargo Reserve Checking	121,256.72	0.00	121,256.72	121,256.72	Balanced

Unreconciled Items

Date	Description	Check No	Amount
10100 FCB Ops Checking			
1/4/2024	JESUS CASTRENCE	303	-200.00
2/6/2024	PG&E		-5.57
Total 10100 FCB Ops Checking			-205.57

Reconciled Items

Date	Description	Check No	Amount
10100 FCB Ops Checking			
1/31/2024	Acct: C23623233 Check #12415		4,423.01
1/31/2024	Acct: C23623233 Check #12414		225.00
2/1/2024	Lockbox Deposit - CIT		200.00
2/5/2024	Lockbox Deposit - CIT		245.26
2/6/2024	Lockbox Deposit - CIT		266.82
2/7/2024	Lockbox Deposit - CIT		268.07
2/8/2024	OwnerDraft Deposit	ACH	10,070.23
2/8/2024	Acct: C23623288 Check #5134		189.60
2/8/2024	Acct: C23623292 Check #5134		193.95
2/8/2024	Acct: C23623069 Check #5134		193.95
2/8/2024	Acct: C23623072 Check #5134		189.96
2/8/2024	Acct: C23623075 Check #5134		221.47
2/8/2024	Acct: C23623078 Check #5134		223.35
2/8/2024	Acct: C23623081 Check #5134		227.44
2/8/2024	Acct: C23623086 Check #5134		228.10
2/8/2024	Acct: C23623089 Check #5134		221.74
2/8/2024	Acct: C23623091 Check #5134		226.09
2/8/2024	Acct: C23623095 Check #5134		292.58
2/8/2024	Acct: C23623098 Check #5134		289.92

The Tannery Master Association

Bank Account Reconciliation for Period 2/29/2024

Date	Description	Check No	Amount
2/8/2024	Acct: C23623102 Check #5134		230.42
2/8/2024	Acct: C23623106 Check #5134		332.03
2/8/2024	Acct: C23623110 Check #5134		193.03
2/12/2024	Lockbox Deposit - CIT		371.05
2/15/2024	Travelers - Refund from audit	0018231473	7.00
2/23/2024	Lockbox Deposit - CIT		556.00
2/27/2024	Lockbox Deposit - CIT		289.63
2/28/2024	Transfer from 12020 Wells Fargo Reserve Checking - Res payback ops Re: Tax Pymnt		800.00
2/28/2024	Lockbox Deposit - CIT		964.17
2/29/2024	February Interest		1.98
1/24/2024	PG&E		0.00
2/1/2024	JESUS CASTRENCE	305	-200.00
2/5/2024	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT		-2,716.38
2/5/2024	BRIDGE STORAGE - Storage Space		-59.00
2/6/2024	Bay Alarm Co.	306	-1,210.80
2/6/2024	BLISSCAPES LANDSCAPE DESIGN & NURSERY	307	-550.00
2/6/2024	Gilman Grill	308	-1,594.10
2/6/2024	JESUS CASTRENCE	309	-200.00
2/6/2024	City of Berkeley-Refuse	310	-6,447.24
2/6/2024	BLISSCAPES LANDSCAPE DESIGN & NURSERY	307	-550.00
2/6/2024	LINDA WALLGREN	311	-1,100.00
2/7/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-487.00
2/9/2024	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT		-1,052.78
2/10/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-464.63
2/15/2024	Transfer to 12020 Wells Fargo Reserve Checking		-2,000.00
2/21/2024	Post Item - Fraudulent Activity- Seeking Refund		-1,082.09
2/22/2024	AFCO - 02-20446438-01		-7,526.76

Total 10100 FCB Ops Checking -5,098.93

12020 Wells Fargo Reserve Checking

2/1/2024	February Interest		0.96
2/15/2024	Transfer from 10100 FCB Ops Checking		2,000.00
2/28/2024	Transfer to 10100 FCB Ops Checking - Res payback ops Re: Tax Pymnt		-800.00

Total 12020 Wells Fargo Reserve Checking 1,200.96



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

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

*******2329 - CAB INTEREST CHECKING**

Beginning Balance	\$45,395.76	Average Daily Balance	\$49,975.90
Total Deposits	\$35,629.11	Year-To-Date Interest Paid	\$4.02
Total Withdrawals	\$40,730.02	Days in Statement Period	29
Interest Paid	\$1.98	Annual Percentage Yield Earned	0.05%
Ending Balance	\$40,296.83		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
02/01	LOCKBOX DEPOSIT	\$200.00
02/02	RETURN - COUNTERFEIT CHECK	\$2,500.00
02/05	LOCKBOX DEPOSIT	\$245.26
02/06	LOCKBOX DEPOSIT	\$266.82
02/07	RETURN - COUNTERFEIT CHECK	\$5,480.12
02/07	RETURN - COUNTERFEIT CHECK	\$5,309.12
02/07	LOCKBOX DEPOSIT	\$268.07
02/08	IMAGE DEPOSIT	\$3,453.63
02/09	THE TANNERY MAST L199575 943322368 -SETT-A228SFTP5	\$10,070.23
02/12	LOCKBOX DEPOSIT	\$371.05
02/12	RETURN - STALE DATED CHECK	\$200.00
02/15	IMAGE DEPOSIT	\$4,648.01
02/15	IMAGE DEPOSIT	\$7.00
02/23	LOCKBOX DEPOSIT	\$556.00
02/27	LOCKBOX DEPOSIT	\$289.63
02/28	LOCKBOX DEPOSIT	\$964.17
02/29	THE TANNERY MAST L203261 943322368 -SETT-A228SFTP5	\$800.00

DEPOSITS/CREDITS

Date	Description	Amount
02/29	INTEREST PYMT	\$1.98

WITHDRAWALS/DEBITS

Date	Description	Amount
02/05	BRIDGE STORAGE & 5102333348 LINDA WALLGREN	\$59.00
02/09	EBMUD WATER BILL THE TANNERY MASTER ASS #####203880	\$1,052.78
02/12	CONDOMINIUM FINA L200095 THE TANNERY MASTER ASS OCCFM24020	\$951.63
02/16	THE TANNERY MAST L201030 943322368 -SETT-A228SFTP5	\$2,000.00
02/21	SOUTHWEST GAS PAYMENT LYNNTONG B#####62632134	\$1,082.09
02/22	AFCO AFCO THE TANNERY MASTER ASS #####61937	\$7,526.76
02/23	EBMUD WATER BILL THE TANNERY LIMITED NU #####100001	\$2,716.38

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
02/09	300	\$200.00	02/29	310	\$6,447.24
02/26	305 *	\$200.00	02/12	311	\$1,100.00
02/12	306	\$1,210.80	02/01	506 *	\$2,500.00
02/12	307	\$1,100.00	02/06	508 *	\$5,309.12
02/13	308	\$1,594.10	02/06	522 *	\$5,480.12
02/26	309	\$200.00			

* Skip in check sequence

Business Market Rate Savings

February 29, 2024 ■ Page 1 of 4



TANNERY MASTER ASSOCIATION II
718 GILMAN ST
BERKELEY CA 94710-1300

Questions?

Available by phone Mon-Sat 7:00am-11:00pm Eastern Time, Sun 9:00am-10:00pm Eastern Time:

We accept all relay calls, including 711

1-800-CALL-WELLS (1-800-225-5935)

En español: 1-877-337-7454

Online: wellsfargo.com/biz

Write: Wells Fargo Bank, N.A. (114)
P.O. Box 6995
Portland, OR 97228-6995

Your Business and Wells Fargo

Visit wellsfargo.com/digitalbusinessresources to explore tours, articles, infographics, and other resources on the topics of money movement, account management and monitoring, security and fraud prevention, and more.

Statement period activity summary

Beginning balance on 2/1	\$120,055.76
Deposits/Credits	2,000.96
Withdrawals/Debits	- 800.00
Ending balance on 2/29	\$121,256.72

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	\$0.96
Average collected balance	\$120,993.69
Annual percentage yield earned	0.01%
Interest earned this statement period	\$0.96
Interest paid this year	\$4.25
Total interest paid in 2023	\$172.72



Transaction history

Date	Description	Deposits/ Credits	Withdrawals/ Debits	Ending daily balance
2/16	The Tannery Mast L201030 240215 L201030 The Tannery Master Ass	2,000.00		122,055.76
2/29	< Business to Business ACH Debit - The Tannery Mast L203261 240228 L203261 The Tannery Master Ass		800.00	
2/29	Interest Payment	0.96		121,256.72
Ending balance on 2/29				121,256.72
Totals		\$2,000.96	\$800.00	

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.

< **Business to Business ACH:** If this is a business account, this transaction has a return time frame of one business day from post date. This time frame does not apply to consumer accounts.

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 02/01/2024 - 02/29/2024	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	\$120,055.76 <input checked="" 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

Service charge description	Units used	Units included	Excess units	Service charge per excess units (\$)	Total service charge (\$)
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

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

February 21, 2024

Acct#: C23623167
TS No.: 2023-06930

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 2/16/24
Sub Total	3,536.83	304.72	1,508.00	660.10	\$6,009.65
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total	3,536.83	304.72	1,508.00	660.10	\$6,009.65

Unit Address

Hipolito Properties LLC and a California limited liability company
1330 4th Street
Berkeley, CA 94710

Hipolito Properties LLC, a California limited liability company,
441 Joaquin Ave # 8
San Leandro, CA 94577

Collection Stage: NODA Lien Stage
Last Scheduled Action: Lien Recorded
Next Scheduled Action: Send Payment Plan Offer Letter

- 02/15/2024 Contacted owner to discuss the account. He asked if I can email him a Statement of Account and to send the wire transfer details. Emailed him a Statement of Account for both accounts and wire transfer details, UTS will waive the wire transfer fee.
- 02/15/2024 Received account ledger via web portal and saved to file
- 02/13/2024 Email to owner to contact our office to discuss the account.
- 02/13/2024 Left owner a voicemail to contact our office to discuss the account.
- 12/01/2023 Mailed Notice to Offer Payment Plan, owner has until 12/15/23 to respond
- 11/28/2023 Received account ledger and saved to file.
- 10/30/2023 The Notice of Delinquent Assessment (NODA) recorded on 10/20/2023 and the 10-Day NODA mailings have been sent to the homeowner(s). The next collection action cannot take place until 11/21/2023.
- 10/12/2023 Received current ledger via web portal and saved to file.

- 09/13/2023 Received signed Notice of Delinquent Assessment-Authorization To Record Lien and saved to file.
- 09/07/2023 Notice of Intent to Lien (Prelien) completed and mailed (via First Class and Certified), awaiting debtor response. Next collection action cannot take place before October 12, 2023
- 09/06/2023 Retrieved property profile vesting/transaction history documents from title company and saved to documents.
- 09/06/2023 Checked foreclosure (via WFG) and bankruptcy (via Pacer) status. No foreclosure or bankruptcy activity found at this time.
- 09/06/2023 Account Created

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

February 21, 2024

Acct#: C23623167
TS No.: 2023-06929

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 2/16/24
Sub Total	3,815.81	319.64	1,508.00	660.10	\$6,303.55
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total	3,815.81	319.64	1,508.00	660.10	\$6,303.55

Unit Address
Miguel Hipolito
726 Gilman Street
Berkeley, CA 94710

Hipolito, Miguel
441 Joaquin Ave # 8
San Leandro, CA 94577

Collection Stage: NODA Lien Stage
Last Scheduled Action: Lien Recorded
Next Scheduled Action: Send Payment Plan Offer Letter

- 02/15/2024 Contacted owner to discuss the account. He asked if I can email him a Statement of Account and to send the wire transfer details. Emailed him a Statement of Account for both accounts and wire transfer details, UTS will waive the wire transfer fee.
- 02/15/2024 Received account ledger via web portal and saved to file
- 02/13/2024 Email to owner to contact our office to discuss the account.
- 02/13/2024 Left owner a voicemail to contact our office to discuss the account.
- 12/01/2023 Mailed Notice to Offer Payment Plan, owner has until 12/15/23 to respond
- 11/28/2023 Received account ledger and saved to file.
- 10/30/2023 The Notice of Delinquent Assessment (NODA) recorded on 10/20/2023 and the 10-Day NODA mailings have been sent to the homeowner(s). The next collection action cannot take place until 11/21/2023.

- 10/13/2023 Notice of Delinquent Assessment (Lien) completed and sent for recording. Next collection action cannot take place before 11/27/2023. Mailing of the Lien to the debtor will take place within 10 days of receipt of the recorded copy.
- 10/12/2023 Prepare Noda: Assigned-To user changed from Revita King to Nashone Anderson
- 09/07/2023 Notice of Intent to Lien (Prelien) completed and mailed (via First Class and Certified), awaiting debtor response. Next collection action cannot take place before October 12, 2023
- 09/01/2023 Retrieved property profile vesting/transaction history documents from title company and saved to documents.
- 09/01/2023 Checked foreclosure (via WFG) and bankruptcy (via Pacer) status. No foreclosure or bankruptcy activity found at this time.
- 09/01/2023 Account Created