

# The Tannery Master Association

04/30/2024 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

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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 4/30/2024

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Operating Fund Assets</b>			
10100 - FCB Operating	\$42,329.98		\$42,329.98
10300 - Owners' Accounts Receivable	\$13,235.72		\$13,235.72
10310 - Allowance for Bad Debt	(\$9,000.00)		(\$9,000.00)
10390 - Other Operating Receivable	\$1,082.09		\$1,082.09
10508 - Gen'l Liability Policy 7/22/23-24	\$2,832.99		\$2,832.99
10509 - D&O Policy 7/22/23-24	\$675.51		\$675.51
10510 - Property Policy 7/22/23-24	\$15,144.99		\$15,144.99
10511 - Umbrella Policy 7/22/23-24	\$314.76		\$314.76
10513 - Crime Policy 7/22/23-24	\$202.74		\$202.74
10514 - Equipment Policy 7/22/23-24	\$573.75		\$573.75
10515 - Prepaid Expenses	\$1,210.84		\$1,210.84
<b>Total Operating Fund Assets</b>	<b>\$68,603.37</b>		<b>\$68,603.37</b>
<b>Reserve Fund Assets</b>			
12020 - Wells Fargo Reserve Checking		\$124,438.77	\$124,438.77
<b>Total Reserve Fund Assets</b>		<b>\$124,438.77</b>	<b>\$124,438.77</b>
<b>Total Assets</b>	<b>\$68,603.37</b>	<b>\$124,438.77</b>	<b>\$193,042.14</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
20000 - Prepaid Assessments	\$2,329.45		\$2,329.45
20100 - Financed Insurance 7/22/23-24	\$7,526.76		\$7,526.76
20210 - Accounts Payable	\$6,910.18		\$6,910.18
20220 - Accrued Operating Expense	\$2,297.00		\$2,297.00
<b>Total Liabilities</b>	<b>\$19,063.39</b>		<b>\$19,063.39</b>
<b>Equity</b>			
37010 - Prior Year Fund Balance	\$41,976.73	\$117,252.47	\$159,229.20
37011 - Current Year Net Income (Loss)	\$7,563.25	\$7,186.30	\$14,749.55
<b>Total Equity</b>	<b>\$49,539.98</b>	<b>\$124,438.77</b>	<b>\$173,978.75</b>
<b>Total Liabilities / Equity</b>	<b>\$68,603.37</b>	<b>\$124,438.77</b>	<b>\$193,042.14</b>

# The Tannery Master Association

## Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessments &amp; Banking</b>							
41010 - Owners' Assessments	18,635.99	18,635.99	-	74,543.96	74,543.96	-	223,631.88
41040 - Interest Billed	83.27	-	83.27	319.37	-	319.37	-
41060 - Operating Interest Earned	2.14	-	2.14	8.27	-	8.27	-
<b>Total Assessments &amp; Banking</b>	<b>18,721.40</b>	<b>18,635.99</b>	<b>85.41</b>	<b>74,871.60</b>	<b>74,543.96</b>	<b>327.64</b>	<b>223,631.88</b>
<b>Transfers to Reserves</b>							
49010 - (Current Reserve Funding)	(2,000.00)	(2,000.00)	-	(8,000.00)	(8,000.00)	-	(24,000.00)
<b>Total Transfers to Reserves</b>	<b>(2,000.00)</b>	<b>(2,000.00)</b>	<b>-</b>	<b>(8,000.00)</b>	<b>(8,000.00)</b>	<b>-</b>	<b>(24,000.00)</b>
<b>Total Income</b>	<b>16,721.40</b>	<b>16,635.99</b>	<b>85.41</b>	<b>66,871.60</b>	<b>66,543.96</b>	<b>327.64</b>	<b>199,631.88</b>

## Operating Expense

### Administration

50005 - Equipment Insurance	191.25	226.92	35.67	765.00	907.68	142.68	2,723.00
50006 - Gen'l Liability Insurance	944.33	1,184.17	239.84	3,777.32	4,736.68	959.36	14,210.00
50007 - Umbrella Insurance	104.92	295.83	190.91	419.68	1,183.32	763.64	3,550.00
50008 - Crime Insurance	67.58	98.75	31.17	263.32	395.00	131.68	1,185.00
50009 - D&O Insurance	225.17	296.00	70.83	900.68	1,184.00	283.32	3,552.00
50010 - Property Insurance	5,048.33	5,131.67	83.34	20,193.32	20,526.68	333.36	61,580.00
50012 - Postage	30.94	66.67	35.73	131.98	266.68	134.70	800.00
50014 - Copies & Printing	1.20	66.67	65.47	2.80	266.68	263.88	800.00
50017 - Storage	59.00	95.00	36.00	236.00	380.00	144.00	1,140.00
50022 - CPA Services	1,800.00	300.00	(1,500.00)	1,800.00	1,200.00	(600.00)	3,600.00
50023 - State Taxes	-	66.67	66.67	-	266.68	266.68	800.00
50030 - Financial Management Contract	487.00	500.00	13.00	1,948.00	2,000.00	52.00	6,000.00
50034 - Misc. Financial Services	100.00	133.33	33.33	450.00	533.32	83.32	1,600.00
50035 - Community Management Contract	1,100.00	1,100.00	-	4,400.00	4,400.00	-	13,200.00
50040 - Legal Services	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
50047 - IT Services & Software	-	41.67	41.67	-	166.68	166.68	500.00
50090 - Administrative Incidentals	253.56	83.33	(170.23)	253.56	333.32	79.76	1,000.00
<b>Total Administration</b>	<b>10,413.28</b>	<b>10,103.35</b>	<b>(309.93)</b>	<b>35,541.66</b>	<b>40,413.40</b>	<b>4,871.74</b>	<b>121,240.00</b>

### Building Common Areas

51014 - Common Area Maintenance	163.53	750.00	586.47	163.53	3,000.00	2,836.47	9,000.00
<b>Total Building Common Areas</b>	<b>163.53</b>	<b>750.00</b>	<b>586.47</b>	<b>163.53</b>	<b>3,000.00</b>	<b>2,836.47</b>	<b>9,000.00</b>

### Grounds Common Areas

51210 - Landscape Maintenance	1,119.41	666.67	(452.74)	2,769.41	2,666.68	(102.73)	8,000.00
<b>Total Grounds Common Areas</b>	<b>1,119.41</b>	<b>666.67</b>	<b>(452.74)</b>	<b>2,769.41</b>	<b>2,666.68</b>	<b>(102.73)</b>	<b>8,000.00</b>

### Fire & Access Control

54030 - Fire Alarm Monitoring	-	583.33	583.33	1,210.80	2,333.32	1,122.52	7,000.00
<b>Total Fire &amp; Access Control</b>	<b>-</b>	<b>583.33</b>	<b>583.33</b>	<b>1,210.80</b>	<b>2,333.32</b>	<b>1,122.52</b>	<b>7,000.00</b>

# The Tannery Master Association

## Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Utilities</b>							
55012 - Gas & Electricity	10.60	16.67	6.07	44.12	66.68	22.56	200.00
55013 - Water - 20% Reimb Gilman Grill	168.00	250.00	82.00	225.17	1,000.00	774.83	3,000.00
55014 - Water - Common Area	1,100.00	1,333.33	233.33	4,667.51	5,333.32	665.81	16,000.00
55015 - Water - Fire Line	525.00	500.00	(25.00)	1,577.78	2,000.00	422.22	6,000.00
55016 - Garbage	5,861.13	2,333.33	(3,527.80)	12,308.37	9,333.32	(2,975.05)	28,000.00
55017 - Recycling	200.00	200.00	-	800.00	800.00	-	2,400.00
<b>Total Utilities</b>	<b>7,864.73</b>	<b>4,633.33</b>	<b>(3,231.40)</b>	<b>19,622.95</b>	<b>18,533.32</b>	<b>(1,089.63)</b>	<b>55,600.00</b>
<b>Total Expense</b>	<b>19,560.95</b>	<b>16,736.68</b>	<b>(2,824.27)</b>	<b>59,308.35</b>	<b>66,946.72</b>	<b>7,638.37</b>	<b>200,840.00</b>
<b>Operating Net Total</b>	<b>(2,839.55)</b>	<b>(100.69)</b>	<b>(2,738.86)</b>	<b>7,563.25</b>	<b>(402.76)</b>	<b>7,966.01</b>	<b>(1,208.12)</b>

# The Tannery Master Association

## Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Equity</b>							
35700 - Current Reserve Funding	2,000.00	2,000.00	-	8,000.00	8,000.00	-	24,000.00
35710 - Reserve Interest Earned	1.01	-	1.01	6.30	-	6.30	-
<b>Total Equity</b>	<b>2,001.01</b>	<b>2,000.00</b>	<b>1.01</b>	<b>8,006.30</b>	<b>8,000.00</b>	<b>6.30</b>	<b>24,000.00</b>
<b>Total Income</b>	<b>2,001.01</b>	<b>2,000.00</b>	<b>1.01</b>	<b>8,006.30</b>	<b>8,000.00</b>	<b>6.30</b>	<b>24,000.00</b>
<b>Reserve Expense</b>							
<b>Equity</b>							
36000 - Asphalt	-	4,317.33	4,317.33	-	17,269.32	17,269.32	51,808.00
36770 - Trash Enclosures	-	309.00	309.00	-	1,236.00	1,236.00	3,708.00
36810 - Wood Planter Replacement	-	128.75	128.75	-	515.00	515.00	1,545.00
36998 - State & Federal Taxes	820.00	-	(820.00)	820.00	-	(820.00)	-
36999 - Contingency	-	237.75	237.75	-	951.00	951.00	2,853.00
<b>Total Equity</b>	<b>820.00</b>	<b>4,992.83</b>	<b>4,172.83</b>	<b>820.00</b>	<b>19,971.32</b>	<b>19,151.32</b>	<b>59,914.00</b>
<b>Total Expense</b>	<b>820.00</b>	<b>4,992.83</b>	<b>4,172.83</b>	<b>820.00</b>	<b>19,971.32</b>	<b>19,151.32</b>	<b>59,914.00</b>
<b>Reserve Net Total</b>	<b>1,181.01</b>	<b>(2,992.83)</b>	<b>4,173.84</b>	<b>7,186.30</b>	<b>(11,971.32)</b>	<b>19,157.62</b>	<b>(35,914.00)</b>
<b>Net Total</b>	<b>(1,658.54)</b>	<b>(3,093.52)</b>	<b>1,434.98</b>	<b>14,749.55</b>	<b>(12,374.08)</b>	<b>27,123.63</b>	<b>(37,122.12)</b>

# The Tannery Master Association

## Summary Statement of Revenues and Expenses For 4/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Income</b>													
<b>Assessments &amp; Banking</b>													
41010 - Owners' Assessments	18,636	18,636	18,636	18,636	-	-	-	-	-	-	-	-	74,544
41040 - Interest Billed	91	67	78	83	-	-	-	-	-	-	-	-	319
41060 - Operating Interest Earned	2	2	2	2	-	-	-	-	-	-	-	-	8
<b>Total Assessments &amp; Banking</b>	<b>18,729</b>	<b>18,705</b>	<b>18,717</b>	<b>18,721</b>	-	-	-	-	-	-	-	-	<b>74,872</b>
<b>Transfers to Reserves</b>													
49010 - (Current Reserve Funding)	(2,000)	(2,000)	(2,000)	(2,000)	-	-	-	-	-	-	-	-	-8,000
<b>Total Transfers to Reserves</b>	<b>(2,000)</b>	<b>(2,000)</b>	<b>(2,000)</b>	<b>(2,000)</b>	-	-	-	-	-	-	-	-	<b>-8,000</b>
<b>Total Income</b>	<b>16,729</b>	<b>16,705</b>	<b>16,717</b>	<b>16,721</b>	-	-	-	-	-	-	-	-	<b>66,872</b>

## Operating Expense

<b>Administration</b>													
50005 - Equipment Insurance	191	191	191	191	-	-	-	-	-	-	-	-	765
50006 - Gen'l Liability Insurance	944	944	944	944	-	-	-	-	-	-	-	-	3,777
50007 - Umbrella Insurance	105	105	105	105	-	-	-	-	-	-	-	-	420
50008 - Crime Insurance	68	61	68	68	-	-	-	-	-	-	-	-	263
50009 - D&O Insurance	225	225	225	225	-	-	-	-	-	-	-	-	901
50010 - Property Insurance	5,048	5,048	5,048	5,048	-	-	-	-	-	-	-	-	20,193
50012 - Postage	33	32	36	31	-	-	-	-	-	-	-	-	132
50014 - Copies & Printing	-	1	1	1	-	-	-	-	-	-	-	-	3
50017 - Storage	59	59	59	59	-	-	-	-	-	-	-	-	236
50022 - CPA Services	-	-	-	1,800	-	-	-	-	-	-	-	-	1,800
50030 - Financial Management Contract	487	487	487	487	-	-	-	-	-	-	-	-	1,948
50034 - Misc. Financial Services	150	-	200	100	-	-	-	-	-	-	-	-	450
50035 - Community Management Contract	1,100	1,100	1,100	1,100	-	-	-	-	-	-	-	-	4,400
50090 - Administrative Incidentals	-	-	-	254	-	-	-	-	-	-	-	-	254
<b>Total Administration</b>	<b>8,410</b>	<b>8,254</b>	<b>8,464</b>	<b>10,413</b>	-	-	-	-	-	-	-	-	<b>35,542</b>

# The Tannery Master Association

## Summary Statement of Revenues and Expenses For 4/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>													
<b>Building Common Areas</b>													
51014 - Common Area Maintenance	-	-	-	164	-	-	-	-	-	-	-	-	164
<b>Total Building Common Areas</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>164</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>164</b>
<b>Grounds Common Areas</b>													
51210 - Landscape Maintenance	550	550	550	1,119	-	-	-	-	-	-	-	-	2,769
<b>Total Grounds Common Areas</b>	<b>550</b>	<b>550</b>	<b>550</b>	<b>1,119</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,769</b>
<b>Fire &amp; Access Control</b>													
54030 - Fire Alarm Monitoring	-	1,211	-	-	-	-	-	-	-	-	-	-	1,211
<b>Total Fire &amp; Access Control</b>	<b>-</b>	<b>1,211</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,211</b>
<b>Utilities</b>													
55012 - Gas & Electricity	12	11	11	11	-	-	-	-	-	-	-	-	44
55013 - Water - 20% Reimb Gilman Grill	168	168	(279)	168	-	-	-	-	-	-	-	-	225
55014 - Water - Common Area	1,293	1,350	924	1,100	-	-	-	-	-	-	-	-	4,668
55015 - Water - Fire Line	500	500	53	525	-	-	-	-	-	-	-	-	1,578
55016 - Garbage	6,447	-	-	5,861	-	-	-	-	-	-	-	-	12,308
55017 - Recycling	200	200	200	200	-	-	-	-	-	-	-	-	800
<b>Total Utilities</b>	<b>8,620</b>	<b>2,229</b>	<b>909</b>	<b>7,865</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>19,623</b>
<b>Total Expense</b>	<b>17,581</b>	<b>12,243</b>	<b>9,924</b>	<b>19,561</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>59,308</b>
<b>Operating Net Total</b>	<b>(\$852)</b>	<b>\$4,462</b>	<b>\$6,793</b>	<b>(\$2,840)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$7,563</b>

# The Tannery Master Association

## Summary Statement of Revenues and Expenses For 4/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Reserve Income</b>													
<b>Equity</b>													
35700 - Current Reserve Funding	2,000	2,000	2,000	2,000	-	-	-	-	-	-	-	-	8,000
35710 - Reserve Interest Earned	3	1	1	1	-	-	-	-	-	-	-	-	6
<b>Total Equity</b>	<b>2,003</b>	<b>2,001</b>	<b>2,001</b>	<b>2,001</b>	-	-	-	-	-	-	-	-	<b>8,006</b>
<b>Total Income</b>	<b>2,003</b>	<b>2,001</b>	<b>2,001</b>	<b>2,001</b>	-	-	-	-	-	-	-	-	<b>8,006</b>
<b>Reserve Expense</b>													
<b>Equity</b>													
36998 - State & Federal Taxes	-	-	-	820	-	-	-	-	-	-	-	-	820
<b>Total Equity</b>	-	-	-	<b>820</b>	-	-	-	-	-	-	-	-	<b>820</b>
<b>Total Expense</b>	-	-	-	<b>820</b>	-	-	-	-	-	-	-	-	<b>820</b>
<b>Reserve Net Total</b>	<b>\$2,003</b>	<b>\$2,001</b>	<b>\$2,001</b>	<b>\$1,181</b>	-	-	-	-	-	-	-	-	<b>\$7,186</b>
<b>Net Total</b>	<b>\$1,151</b>	<b>\$6,463</b>	<b>\$8,794</b>	<b>(\$1,659)</b>	-	-	-	-	-	-	-	-	<b>\$14,750</b>



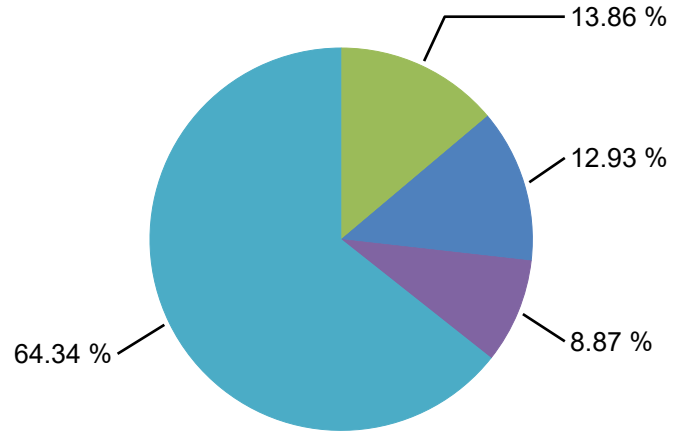
# The Tannery Master Association

AR Aging - 4/30/2024

## SUMMARY

Charge	Balance
Collection Referral (4)	\$900.00
Interest (4)	\$540.87
Late Charge (5)	\$1,261.64
Mailed Payment Reminder (5)	\$160.00
Monthly Assessment (6)	\$9,854.88
Past Due (4)	\$518.33
<b>Total</b>	<b>\$13,235.72</b>

## DISTRIBUTION



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

Property	0-30	Over 30	Over 60	Over 90	Balance
<b>C23623167 - 726 Gilman Street - Hipolito</b> <b>Coll Status: With Attorney/Collection Coll Attorney:</b> <b>UNITED TRUSTEE SERVICES 925-855-8554</b>	\$353.25	\$350.35	\$347.46	\$3,661.26	\$4,712.32
<b>C23623283 - 1330 4th Street - Hipolito</b> <b>Coll Status: With Attorney/Collection Coll Attorney:</b> <b>UNITED TRUSTEE SERVICES 925-855-8554</b>	\$322.24	\$319.60	\$316.96	\$3,372.04	\$4,330.84
<b>C23623146 - 714 Gilman Street - Reader</b> <b>Coll Status: With Attorney/Collection Coll Attorney:</b> <b>UNITED TRUSTEE SERVICES 925-855-8554</b>	\$444.19	\$665.27	\$489.90	\$1,159.68	\$2,759.04
<b>C23623233 - 1300 4th Street - Chow</b> <b>Coll Status: With Attorney/Collection Coll Attorney:</b> <b>UNITED TRUSTEE SERVICES 925-855-8554</b>	\$408.89	\$375.66	\$20.00	\$323.33	\$1,127.88
<b>C23623126 - 706 Gilman Street - Chabra</b> <b>Coll Status: Late Statement</b>	\$305.38	-	-	-	\$305.38
<b>C23623253 - 760B Gilman Street - Dortort</b>	\$0.26	-	-	-	\$0.26
<b>Total:</b>	<b>\$1,834.21</b>	<b>\$1,710.88</b>	<b>\$1,174.32</b>	<b>\$8,516.31</b>	<b>\$13,235.72</b>
<b>Property Count:</b>	<b>6</b>	<b>4</b>	<b>4</b>	<b>4</b>	

(\*\*\* indicates previous owners)

# The Tannery Master Association

## Pre Paid Homeowners For 4/30/2024

Account	Property	Owner Name	Credit Amount
C23623245	1310 4th Street	Gibbs Chapman	838.72
C23623122	704 Gilman Street	Raj Chabra	702.75
C23623265	1320 4th Street	Rico Loverde	294.18
C23623247	1312 4th Street	Divyang Sheth	208.63
C23623281	1328 4th Street	Jesus Castence	185.33
C23623267	1322 4th Street	Hollyvale Rental Holdings	88.04
C23623117	702 Gilman Street	Shoh LLC	10.26
C23623112	700 Gilman Street	Shoh LLC	1.54
<b>Total</b>			<b>2,329.45</b>

(\*\*\* indicates previous owners)

# The Tannery Master Association

Ownership Transfers for 4/1/2024 - 4/30/2024

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<b>Property</b>	<b>Current Owner</b>	<b>Address</b>	<b>Contact</b>	<b>Settlement Processed</b>	<b>Previous Owner</b>
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# The Tannery Master Association

## Cash Disbursement - 4/30/2024

Date	CheckNo	Description	Amount
<b>10100 - 10100 FCB Ops Checking</b>			
4/2/2024	Misc Check	BRIDGE STORAGE - Storage Space Acct # Bridge236	59.00
		50017 - Storage - BRIDGE STORAGE - Storage Space APR	59.00
4/4/2024	Auto Draft	PG&E Inv # MAR2024	11.05
		55012 - Gas & Electricity - 9652627712-2 2/23-3/24	11.05
4/4/2024	Check 315	JESUS CASTRENCE Inv # 542569	200.00
		55017 - Recycling - Recycling APR	200.00
4/4/2024	Check 316	LINDA WALLGREN Inv # 542524	1,100.00
		50035 - Community Management Contract - Management Fee APR	1,100.00
4/7/2024	Auto Draft	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 546449	487.00
		50030 - Financial Management Contract - Monthly Bookkeeping	487.00
4/9/2024	Auto Draft	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT Inv # 1/30-3/29	2,274.13
		55014 - Water - Common Area - 52234100001 1/30-3/29	2,274.13
4/10/2024	Auto Draft	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 541715	608.70
		20999 - Accounts Payable - CFM - A/R & Delinquencies	371.84
		50012 - Postage - Postage	36.06
		50014 - Copies & Printing - Copies	0.80
		50034 - Misc. Financial Services - 2023 1099 Reporting	200.00
4/15/2024	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
4/17/2024	Check 318	BLISSCAPES LANDSCAPE DESIGN & NURSERY Inv # 1733	1,100.00
		51210 - Landscape Maintenance - Landscape Contract- FEB	550.00
		51210 - Landscape Maintenance - Landscape Contract- MAR	550.00
4/17/2024	Check 319	Bay Alarm Co. Inv # 21339831	1,210.84
		10515 - Prepaid Expenses - Monitoring Fee- Fire 5/1-7/31	1,210.84
4/17/2024	Check 320	LINDA WALLGREN Inv # 0796225	253.56
		50090 - Administrative Incidentals - Scanner	253.56
4/18/2024	Auto Draft	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT Inv # 1/13-3/14	1,052.78
		55015 - Water - Fire Line - 94943203880 1/13-3/14	1,052.78
4/18/2024	Check 321	JESUS CASTRENCE Inv # 507923	200.00
		55017 - Recycling - Recycling MAR	200.00

# The Tannery Master Association

## Cash Disbursement - 4/30/2024

Date	CheckNo	Description	Amount
4/22/2024	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
4/23/2024	ACH	Lara Accountancy Group, Inc. Inv # 10358	1,800.00
		50022 - CPA Services - Marco Lara, CPA - Tax Prep & Financial Review 12/31/23 YE	1,800.00
4/23/2024	Check 322	BLISSCAPES LANDSCAPE DESIGN & NURSERY Inv # 1734	569.41
		51210 - Landscape Maintenance - Tree Removal	569.41
4/23/2024	Check 323	JESUS CASTRENCE Inv # 446051	200.00
		55017 - Recycling - Recycling	200.00
4/30/2024	Check 324	Gilman Grill Inv # 11/9/23-1/13/24	228.67
		55013 - Water - 20% Reimb Gilman Grill - 11/9/23-1/13/24	228.67
4/30/2024	Check 324	Gilman Grill Inv # 9/12/23-11/9/23	244.50
		55013 - Water - 20% Reimb Gilman Grill - 9/12/23-11/9/23	244.50
		<b>Total</b>	<b>21,126.40</b>

## 12020 - 12020 Wells Fargo Reserve Checking

4/29/2024	Misc Check	FRANCHISE TAX BOARD	800.00
		36998 - State & Federal Taxes - 2024 EST Tax	800.00
4/30/2024	Misc Check	FRANCHISE TAX BOARD - Form 100	20.00
		36998 - State & Federal Taxes - FRANCHISE TAX BOARD - 100	20.00
		<b>Total</b>	<b>820.00</b>

# The Tannery Master Association

## AP Aging by Fund for Ending Date: 4/30/2024

Provider	Current	Over 30	Over 60	Over 90	Total
<b>Operating</b>					
BLISSCAPES LANDSCAPE DESIGN & NURSERY Acct # 236-Landscape Contract Inv # 1744 4/30/2024 - Landscape Contract APR - Landscape Maintenance	550.00	0.00	0.00	0.00	550.00
CFM - CONDOMINIUM FINANCIAL MGMT Acct # MgtC-Extras Inv # 573413 4/30/2024 - A/R & Delinquencies - Accounts Payable - CFM	324.92	0.00	0.00	0.00	324.92
CITY OF BERKELEY-REFUSE Acct # 236-Garbage Inv # 3/31-6/30 4/30/2024 - Garbage 3/31-6/30 - Garbage	5,861.13	0.00	0.00	0.00	5,861.13
LINDA WALLGREN Inv # APR-REIMB 4/30/2024 - Flood Light - Common Area Maintenance	163.53	0.00	0.00	0.00	163.53
PG&E Acct # PG&E-236 Inv # APR2024 4/30/2024 - 9652627712-2 3/25-4/24 - Gas & Electricity	10.60	0.00	0.00	0.00	10.60
<b>Total</b>	<b>6,910.18</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,910.18</b>

# The Tannery Master Association

GL Trial Balance For 4/1/2024 - 4/30/2024

			Current			
			Beginning Balance	Debit	Credit	Ending Balance
10100 - FCB Operating			47,694.00	18,780.37	24,144.39	42,329.98
Date		Description	Debit	Credit	Type	
04/01/2024	Batched	Credit Distribution	2,544.82	2,544.82	Credit Distribution	
04/02/2024	Batched	Check	300.00	-	Owner Payment	
04/02/2024		Bridge236 - BRIDGE STORAGE - Storage Space APR	-	59.00	Invoice	
04/03/2024	Batched	Check	200.00	-	Owner Payment	
04/04/2024		542524 - LINDA WALLGREN - Management Fee APR	-	1,100.00	Invoice	
04/04/2024		542569 - JESUS CASTRENCE - Recycling APR	-	200.00	Invoice	
04/04/2024		MAR2024 - PG&E - 9652627712-2 2/23-3/24	-	11.05	Invoice	
04/04/2024		Check	245.00	-	Owner Payment	
04/05/2024	Batched	Check	266.82	-	Owner Payment	
04/07/2024		546449 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping	-	487.00	Invoice	
04/08/2024		Check	268.07	-	Owner Payment	
04/08/2024	Batched	ACH	10,070.23	-	Owner Payment	
04/09/2024		1/30-3/29 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 1/30-3/29	-	2,274.13	Invoice	
04/10/2024		541715 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies	-	.80	Invoice	
04/10/2024		541715 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	-	36.06	Invoice	
04/10/2024		541715 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	-	371.84	Invoice	
04/10/2024		541715 - CFM - CONDOMINIUM FINANCIAL MGMT - 2023 1099 Reporting	-	200.00	Invoice	
04/11/2024	Batched	Check	3,453.63	-	Owner Payment	
04/15/2024		Transfer to 12020 Wells Fargo Reserve Checking	-	2,000.00	Transfer	
04/17/2024		1733 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- MAR	-	550.00	Invoice	
04/17/2024		0796225 - LINDA WALLGREN - Scanner	-	253.56	Invoice	
04/17/2024		9/12/23-11/9/23 - Gilman Grill - 9/12/23-11/9/23	-	244.50	Invoice	
04/17/2024		1733 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- FEB	-	550.00	Invoice	
04/17/2024		11/9/23-1/13/24 - Gilman Grill - 11/9/23-1/13/24	-	228.67	Invoice	
04/17/2024		21339831 - Bay Alarm Co. - Monitoring Fee- Fire 5/1-7/31	-	1,210.84	Invoice	
04/18/2024	Batched	507923 - JESUS CASTRENCE - Recycling MAR	200.00	200.00	Invoice	
04/18/2024		446051 - JESUS CASTRENCE - Recycling	200.00	-	Invoice	
04/18/2024		1/13-3/14 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 1/13-3/14	-	1,052.78	Invoice	
04/22/2024		AFCO236 - AFCO - 02-20446438-01 7/22/23-24	-	7,526.76	Invoice	
04/23/2024		10358 - Marco Lara, CPA - Tax Prep & Financial Review 12/31/23 YE	-	1,800.00	Invoice	
04/23/2024		446051 - JESUS CASTRENCE - Recycling	-	200.00	Invoice	

# The Tannery Master Association

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
<b>10100 - FCB Operating</b>		47,694.00	18,780.37	24,144.39	42,329.98
Date	Description		Debit	Credit	Type
04/23/2024	1734 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Tree Removal		-	569.41	Invoice
04/26/2024	Batched Check		556.49	-	Owner Payment
04/30/2024	Batched 9/12/23-11/9/23 - Gilman Grill - 9/12/23-11/9/23		244.50	244.50	Invoice
04/30/2024	Batched 11/9/23-1/13/24 - Gilman Grill - 11/9/23-1/13/24		228.67	228.67	Invoice
04/30/2024	April Interest		2.14	-	GL Entry
<b>10300 - Owners' Accounts Receivable</b>		11,452.56	18,972.04	17,188.88	13,235.72
Date	Description		Debit	Credit	Type
04/01/2024	Batched Monthly Assessment		18,635.99	-	Owner Charge
04/01/2024	Batched Credit Distribution		-	2,544.82	Credit Distribution
04/02/2024	Batched Interest		83.27	-	Owner Charge
04/02/2024	Batched Check		-	300.00	Owner Payment
04/03/2024	Check		-	44.67	Owner Payment
04/04/2024	Check		-	245.00	Owner Payment
04/05/2024	Check		-	178.78	Owner Payment
04/08/2024	Check		-	268.07	Owner Payment
04/08/2024	Batched ACH		-	10,070.23	Owner Payment
04/11/2024	Batched Check		-	3,453.63	Owner Payment
04/17/2024	Batched Late Charge		152.78	-	Owner Charge
04/17/2024	Batched Adjustment Courtesy Rev		-	30.00	Adjustment
04/18/2024	Batched Credit Distribution		30.00	-	Credit Distribution
04/19/2024	Past Due - Courtesy Notice		50.00	-	Owner Charge
04/19/2024	Mailed Payment Reminder -		20.00	-	Owner Charge
04/26/2024	Check		-	53.68	Owner Payment
<b>10310 - Allowance for Bad Debt</b>		0.00	-	9,000.00	-9,000.00
Date	Description		Debit	Credit	Type
04/30/2024	CPA Post Closing Entries / Bad Debt Allowance		-	9,000.00	GL Entry
<b>10390 - Other Operating Receivable</b>		1,082.09	-	-	1,082.09
Date	Description		Debit	Credit	Type
<b>10508 - Gen'l Liability Policy 7/22/23-24</b>		3,777.32	-	944.33	2,832.99
Date	Description		Debit	Credit	Type



# The Tannery Master Association

GL Trial Balance For 4/1/2024 - 4/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
10508 - Gen'l Liability Policy 7/22/23-24	3,777.32	-	944.33	2,832.99
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/22/2024	Monthly Insurance Expense	-	944.33	GL Entry
10509 - D&O Policy 7/22/23-24	900.68	-	225.17	675.51
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/22/2024	Monthly Insurance Expense	-	225.17	GL Entry
10510 - Property Policy 7/22/23-24	20,193.32	-	5,048.33	15,144.99
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/22/2024	Monthly Insurance Expense	-	5,048.33	GL Entry
10511 - Umbrella Policy 7/22/23-24	419.68	-	104.92	314.76
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/22/2024	Monthly Insurance Expense	-	104.92	GL Entry
10513 - Crime Policy 7/22/23-24	270.32	-	67.58	202.74
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/27/2024	Monthly Crime Ins Exp	-	67.58	GL Entry
10514 - Equipment Policy 7/22/23-24	765.00	-	191.25	573.75
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/22/2024	Monthly Insurance Expense	-	191.25	GL Entry
10515 - Prepaid Expenses	0.00	1,210.84	-	1,210.84
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/30/2024	21339831 - Bay Alarm Co. - Monitoring Fee- Fire 5/1-7/31	1,210.84	-	Invoice
12020 - Wells Fargo Reserve Checking	123,257.76	2,001.01	820.00	124,438.77
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/01/2024	April Interest	1.01	-	GL Entry
04/15/2024	Transfer from 10100 FCB Ops Checking	2,000.00	-	Transfer
04/29/2024	FRANCHISE TAX BOARD - 2024 EST Tax	-	800.00	Invoice
04/30/2024	FRANCHISE TAX BOARD - 100	-	20.00	Invoice

# The Tannery Master Association

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
20000 - Prepaid Assessments		-4,098.09	2,544.82	776.18	-2,329.45
Date	Description	Debit	Credit	Type	
04/01/2024	Batched Credit Distribution	2,544.82	-	Credit Distribution	
04/03/2024	Check	-	155.33	Owner Payment	
04/05/2024	Check	-	88.04	Owner Payment	
04/18/2024	Batched Credit Distribution	-	30.00	Credit Distribution	
04/26/2024	Batched Check	-	502.81	Owner Payment	
20100 - Financed Insurance 7/22/23-24		-15,053.52	7,526.76	-	-7,526.76
Date	Description	Debit	Credit	Type	
04/22/2024	AFCO236 - AFCO - 02-20446438-01 7/22/23-24	7,526.76	-	Invoice	
20210 - Accounts Payable		-5,519.83	20,419.57	21,809.92	-6,910.18
Date	Description	Debit	Credit	Type	
04/01/2024	542524 - LINDA WALLGREN - Management Fee APR	-	1,100.00	Invoice	
04/01/2024	542569 - JESUS CASTRENCE - Recycling APR	-	200.00	Invoice	
04/02/2024	Batched Bridge236 - BRIDGE STORAGE - Storage Space APR	59.00	59.00	Invoice	
04/04/2024	MAR2024 - PG&E - 9652627712-2 2/23-3/24	11.05	-	Invoice	
04/04/2024	542524 - LINDA WALLGREN - Management Fee APR	1,100.00	-	Invoice	
04/04/2024	542569 - JESUS CASTRENCE - Recycling APR	200.00	-	Invoice	
04/07/2024	Batched 546449 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping	487.00	487.00	Invoice	
04/08/2024	0796225 - LINDA WALLGREN - Scanner	-	253.56	Invoice	
04/09/2024	1/30-3/29 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 1/30-3/29	2,274.13	-	Invoice	
04/10/2024	541715 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	371.84	-	Invoice	
04/10/2024	541715 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	36.06	-	Invoice	
04/10/2024	541715 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies	.80	-	Invoice	
04/10/2024	541715 - CFM - CONDOMINIUM FINANCIAL MGMT - 2023 1099 Reporting	200.00	-	Invoice	
04/11/2024	1734 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Tree Removal	-	569.41	Invoice	
04/15/2024	21339831 - Bay Alarm Co. - Monitoring Fee- Fire 5/1-7/31	-	1,210.84	Invoice	
04/17/2024	1733 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- MAR	550.00	-	Invoice	
04/17/2024	9/12/23-11/9/23 - Gilman Grill - 9/12/23-11/9/23	244.50	-	Invoice	
04/17/2024	1733 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- FEB	550.00	-	Invoice	
04/17/2024	0796225 - LINDA WALLGREN - Scanner	253.56	-	Invoice	

# The Tannery Master Association

## GL Trial Balance For 4/1/2024 - 4/30/2024

	Beginning Balance	Current Debit	Credit	Ending Balance
20210 - Accounts Payable	-5,519.83	20,419.57	21,809.92	-6,910.18

Date		Description	Debit	Credit	Type
04/17/2024		11/9/23-1/13/24 - Gilman Grill - 11/9/23-1/13/24	228.67	-	Invoice
04/17/2024		21339831 - Bay Alarm Co. - Monitoring Fee- Fire 5/1-7/31	1,210.84	-	Invoice
04/18/2024	Batched	507923 - JESUS CASTRENCE - Recycling MAR	200.00	200.00	Invoice
04/18/2024		446051 - JESUS CASTRENCE - Recycling	-	200.00	Invoice
04/18/2024		1/13-3/14 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 1/13-3/14	1,052.78	-	Invoice
04/22/2024		10358 - Marco Lara, CPA - Tax Prep & Financial Review 12/31/23 YE	-	1,800.00	Invoice
04/22/2024	Batched	AFCO236 - AFCO - 02-20446438-01 7/22/23-24	7,526.76	7,526.76	Invoice
04/23/2024		446051 - JESUS CASTRENCE - Recycling	200.00	-	Invoice
04/23/2024		10358 - Marco Lara, CPA - Tax Prep & Financial Review 12/31/23 YE	1,800.00	-	Invoice
04/23/2024		1734 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Tree Removal	569.41	-	Invoice
04/29/2024	Batched	FRANCHISE TAX BOARD - 2024 EST Tax	800.00	800.00	Invoice
04/30/2024	Batched	9/12/23-11/9/23 - Gilman Grill - 9/12/23-11/9/23	244.50	244.50	Invoice
04/30/2024		APR-REIMB - LINDA WALLGREN - Flood Light	-	163.53	Invoice
04/30/2024		APR2024 - PG&E - 9652627712-2 3/25-4/24	-	10.60	Invoice
04/30/2024		573413 - CFM - CONDOMINIUM FINANCIAL MGMT - Q1 2024 EDD Reporting	-	100.00	Invoice
04/30/2024		3/31-6/30 - City of Berkeley-Refuse - Garbage 3/31-6/30	-	5,861.13	Invoice
04/30/2024	Batched	FRANCHISE TAX BOARD - 100	20.00	20.00	Invoice
04/30/2024	Batched	11/9/23-1/13/24 - Gilman Grill - 11/9/23-1/13/24	228.67	228.67	Invoice
04/30/2024		573413 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies	-	1.20	Invoice
04/30/2024		573413 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	-	30.94	Invoice
04/30/2024		573413 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	-	192.78	Invoice
04/30/2024		1744 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract APR	-	550.00	Invoice

20220 - Accrued Operating Expense	-504.00	-	1,793.00	-2,297.00
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Date		Description	Debit	Credit	Type
04/01/2024		EST 20% Gilman Grill Water	-	168.00	GL Entry
04/30/2024		Est Apr Water Common Area	-	1,100.00	GL Entry
04/30/2024		Est Apr Fire Line	-	525.00	GL Entry

20999 - Accounts Payable - CFM	0.00	222.78	222.78	0.00
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Date		Description	Debit	Credit	Type
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# The Tannery Master Association

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20999 - Accounts Payable - CFM		0.00	222.78	222.78	0.00
Date	Description		Debit	Credit	Type
04/17/2024	Batched Late Charge		-	152.78	Owner Charge
04/17/2024	Batched Adjustment Courtesy Rev		30.00	-	Adjustment
04/19/2024	Past Due - Courtesy Notice		-	50.00	Owner Charge
04/19/2024	Mailed Payment Reminder -		-	20.00	Owner Charge
04/30/2024	573413 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies		192.78	-	Invoice
35700 - Current Reserve Funding		-6,000.00	-	2,000.00	-8,000.00
Date	Description		Debit	Credit	Type
04/15/2024	Monthly Reserve Contribution		-	2,000.00	GL Entry
35710 - Reserve Interest Earned		-5.29	-	1.01	-6.30
Date	Description		Debit	Credit	Type
04/01/2024	April Interest		-	1.01	GL Entry
36998 - State & Federal Taxes		0.00	820.00	-	820.00
Date	Description		Debit	Credit	Type
04/29/2024	FRANCHISE TAX BOARD - 2024 EST Tax		800.00	-	Invoice
04/30/2024	FRANCHISE TAX BOARD - 100		20.00	-	Invoice
37010 - Prior Year Fund Balance		-168,229.20	9,000.00	-	-159,229.20
Date	Description		Debit	Credit	Type
04/30/2024	CPA Post Closing Entries / Bad Debt Allowance		9,000.00	-	GL Entry
41010 - Owners' Assessments		-55,907.97	-	18,635.99	-74,543.96
Date	Description		Debit	Credit	Type
04/01/2024	Batched Monthly Assessment		-	18,635.99	Owner Charge
41040 - Interest Billed		-236.10	-	83.27	-319.37
Date	Description		Debit	Credit	Type
04/02/2024	Batched Interest		-	83.27	Owner Charge

# The Tannery Master Association

GL Trial Balance For 4/1/2024 - 4/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
41060 - Operating Interest Earned	-6.13	-	2.14	-8.27
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/30/2024	April Interest	-	2.14	GL Entry
49010 - (Current Reserve Funding)	6,000.00	2,000.00	-	8,000.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/15/2024	Monthly Reserve Contribution	2,000.00	-	GL Entry
50005 - Equipment Insurance	573.75	191.25	-	765.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/22/2024	Monthly Insurance Expense	191.25	-	GL Entry
50006 - Gen'l Liability Insurance	2,832.99	944.33	-	3,777.32
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/22/2024	Monthly Insurance Expense	944.33	-	GL Entry
50007 - Umbrella Insurance	314.76	104.92	-	419.68
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/22/2024	Monthly Insurance Expense	104.92	-	GL Entry
50008 - Crime Insurance	195.74	67.58	-	263.32
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/27/2024	Monthly Crime Ins Exp	67.58	-	GL Entry
50009 - D&O Insurance	675.51	225.17	-	900.68
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/22/2024	Monthly Insurance Expense	225.17	-	GL Entry
50010 - Property Insurance	15,144.99	5,048.33	-	20,193.32
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/22/2024	Monthly Insurance Expense	5,048.33	-	GL Entry
50012 - Postage	101.04	30.94	-	131.98
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>

# The Tannery Master Association

GL Trial Balance For 4/1/2024 - 4/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
50012 - Postage	101.04	30.94	-	131.98
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/30/2024	573413 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	30.94	-	Invoice
50014 - Copies & Printing	1.60	1.20	-	2.80
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/30/2024	573413 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies	1.20	-	Invoice
50017 - Storage	177.00	59.00	-	236.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/02/2024	Bridge236 - BRIDGE STORAGE - Storage Space APR	59.00	-	Invoice
50022 - CPA Services	0.00	1,800.00	-	1,800.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/22/2024	10358 - Marco Lara, CPA - Tax Prep & Financial Review 12/31/23 YE	1,800.00	-	Invoice
50030 - Financial Management Contract	1,461.00	487.00	-	1,948.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/07/2024	546449 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping	487.00	-	Invoice
50034 - Misc. Financial Services	350.00	100.00	-	450.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/30/2024	573413 - CFM - CONDOMINIUM FINANCIAL MGMT - Q1 2024 EDD Reporting	100.00	-	Invoice
50035 - Community Management Contract	3,300.00	1,100.00	-	4,400.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/01/2024	542524 - LINDA WALLGREN - Management Fee APR	1,100.00	-	Invoice
50090 - Administrative Incidentals	0.00	253.56	-	253.56
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/08/2024	0796225 - LINDA WALLGREN - Scanner	253.56	-	Invoice

# The Tannery Master Association

## GL Trial Balance For 4/1/2024 - 4/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
51014 - Common Area Maintenance	0.00	163.53	-	163.53
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/30/2024	APR-REIMB - LINDA WALLGREN - Flood Light	163.53	-	Invoice
51210 - Landscape Maintenance	1,650.00	1,119.41	-	2,769.41
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/11/2024	1734 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Tree Removal	569.41	-	Invoice
04/30/2024	1744 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract APR	550.00	-	Invoice
54030 - Fire Alarm Monitoring	1,210.80	1,210.84	1,210.84	1,210.80
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/15/2024	21339831 - Bay Alarm Co. - Monitoring Fee- Fire 5/1-7/31	1,210.84	-	Invoice
04/30/2024	21339831 - Bay Alarm Co. - Monitoring Fee- Fire 5/1-7/31	-	1,210.84	Invoice
55012 - Gas & Electricity	33.52	10.60	-	44.12
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/30/2024	APR2024 - PG&E - 9652627712-2 3/25-4/24	10.60	-	Invoice
55013 - Water - 20% Reimb Gilman Grill	57.17	168.00	-	225.17
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/01/2024	EST 20% Gilman Grill Water	168.00	-	GL Entry
55014 - Water - Common Area	3,567.51	1,100.00	-	4,667.51
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/30/2024	Est Apr Water Common Area	1,100.00	-	GL Entry
55015 - Water - Fire Line	1,052.78	525.00	-	1,577.78
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/30/2024	Est Apr Fire Line	525.00	-	GL Entry
55016 - Garbage	6,447.24	5,861.13	-	12,308.37
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/30/2024	3/31-6/30 - City of Berkeley-Refuse - Garbage 3/31-6/30	5,861.13	-	Invoice

# The Tannery Master Association

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
55016 - Garbage		6,447.24	5,861.13	-	12,308.37
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
55017 - Recycling		600.00	200.00	-	800.00
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
04/01/2024	542569 - JESUS CASTRENCE - Recycling APR		200.00	-	Invoice
<b>Net Total</b>		<b>0.00</b>	<b>104,269.98</b>	<b>104,269.98</b>	<b>0.00</b>



# The Tannery Master Association

## Bank Account Reconciliation for Period 4/30/2024

### Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
10100 FCB Ops Checking	44,530.46	-2,200.48	42,329.98	42,329.98	Balanced
12020 Wells Fargo Reserve Checking	124,438.77	0.00	124,438.77	124,438.77	Balanced

### Unreconciled Items

Date	Description	Check No	Amount
<b>10100 FCB Ops Checking</b>			
2/6/2024	PG&E		-5.57
3/6/2024	PG&E		-10.69
4/4/2024	JESUS CASTRENCE	315	-200.00
4/4/2024	PG&E		-11.05
4/17/2024	BLISSCAPES LANDSCAPE DESIGN & NURSERY	318	-1,100.00
4/18/2024	JESUS CASTRENCE	321	-200.00
4/23/2024	JESUS CASTRENCE	323	-200.00
4/30/2024	Gilman Grill	324	-228.67
4/30/2024	Gilman Grill	324	-244.50
<b>Total 10100 FCB Ops Checking</b>			<b>-2,200.48</b>

### Reconciled Items

Date	Description	Check No	Amount
<b>10100 FCB Ops Checking</b>			
4/2/2024	Lockbox Deposit - CIT		300.00
4/3/2024	Lockbox Deposit - CIT		200.00
4/4/2024	Lockbox Deposit - CIT		245.00
4/5/2024	Lockbox Deposit - CIT		266.82
4/8/2024	OwnerDraft Deposit	ACH	10,070.23
4/8/2024	Lockbox Deposit - CIT		268.07
4/11/2024	Acct: C23623288 Check #5140		189.60
4/11/2024	Acct: C23623292 Check #5140		193.95
4/11/2024	Acct: C23623069 Check #5140		193.95
4/11/2024	Acct: C23623072 Check #5140		189.96
4/11/2024	Acct: C23623075 Check #5140		221.47
4/11/2024	Acct: C23623078 Check #5140		223.35

# The Tannery Master Association

## Bank Account Reconciliation for Period 4/30/2024

Date	Description	Check No	Amount
4/11/2024	Acct: C23623081 Check #5140		227.44
4/11/2024	Acct: C23623086 Check #5140		228.10
4/11/2024	Acct: C23623089 Check #5140		221.74
4/11/2024	Acct: C23623091 Check #5140		226.09
4/11/2024	Acct: C23623095 Check #5140		292.58
4/11/2024	Acct: C23623098 Check #5140		289.92
4/11/2024	Acct: C23623102 Check #5140		230.42
4/11/2024	Acct: C23623106 Check #5140		332.03
4/11/2024	Acct: C23623110 Check #5140		193.03
4/26/2024	Lockbox Deposit - CIT		556.49
4/30/2024	April Interest		2.14
4/2/2024	BRIDGE STORAGE - Storage Space		-59.00
4/4/2024	LINDA WALLGREN	316	-1,100.00
4/7/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-487.00
4/9/2024	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT		-2,274.13
4/10/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-608.70
4/15/2024	Transfer to 12020 Wells Fargo Reserve Checking		-2,000.00
4/17/2024	Bay Alarm Co.	319	-1,210.84
4/17/2024	LINDA WALLGREN	320	-253.56
4/18/2024	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT		-1,052.78
4/22/2024	AFCO - 02-20446438-01		-7,526.76
4/23/2024	Lara Accountancy Group, Inc.	ACH	-1,800.00
4/23/2024	BLISSCAPES LANDSCAPE DESIGN & NURSERY	322	-569.41
<b>Total 10100 FCB Ops Checking</b>			<b>-3,579.80</b>

### 12020 Wells Fargo Reserve Checking

4/1/2024	April Interest		1.01
4/15/2024	Transfer from 10100 FCB Ops Checking		2,000.00
4/29/2024	FRANCHISE TAX BOARD		-800.00
4/30/2024	FRANCHISE TAX BOARD - Form 100		-20.00
<b>Total 12020 Wells Fargo Reserve Checking</b>			<b>1,181.01</b>



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	\$48,110.26	Average Daily Balance	\$52,148.09
Total Deposits	\$15,360.24	Year-To-Date Interest Paid	\$2.79
Total Withdrawals	\$18,942.18	Days in Statement Period	30
Interest Paid	\$2.14	Annual Percentage Yield Earned	0.05%
Ending Balance	\$44,530.46		

**TRANSACTION DETAIL**

**DEPOSITS/CREDITS**

<b>Date</b>	<b>Description</b>	<b>Amount</b>
04/02	LOCKBOX DEPOSIT	\$300.00
04/03	LOCKBOX DEPOSIT	\$200.00
04/04	LOCKBOX DEPOSIT	\$245.00
04/05	LOCKBOX DEPOSIT	\$266.82
04/08	LOCKBOX DEPOSIT	\$268.07
04/09	THE TANNERY MAST L225143 943322368 -SETT-A228SFTP5	\$10,070.23
04/11	IMAGE DEPOSIT	\$3,453.63
04/26	LOCKBOX DEPOSIT	\$556.49
04/30	INTEREST PYMT	\$2.14

**WITHDRAWALS/DEBITS**

<b>Date</b>	<b>Description</b>	<b>Amount</b>
04/03	BRIDGE STORAGE & 5102333348 LINDA WALLGREN	\$59.00
04/10	CONDOMINIUM FINA L225765 THE TANNERY MASTER ASS OCCFM24020	\$1,095.70
04/12	EBMUD WATER BILL THE TANNERY MASTER ASS	\$1,052.78



**WITHDRAWALS/DEBITS**

Date	Description	Amount
04/16	#####203880 THE TANNERY MAST L226820 943322368	\$2,000.00
04/22	-SETT-A228SFTP5 AFCO AFCO THE TANNERY MASTER ASS	\$7,526.76
04/24	#####61937 THE TANNERY MAST L228379 943322368	\$1,800.00
04/26	-SETT-A228SFTP5 EBMUD WATER BILL THE TANNERY LIMITED NU #####100001	\$2,274.13

**CHECKS (IN NUMERIC ORDER)**

Date	Check #	Amount	Date	Check #	Amount
04/09	316	\$1,100.00	04/30	320	\$253.56
04/22	319 *	\$1,210.84	04/29	322 *	\$569.41

\* Skip in check sequence

Ck #: 316 04/09/2024 Amt: \$1,100.00

Ck #: 316 04/09/2024 Amt: \$1,100.00

Ck #: 319 04/22/2024 Amt: \$1,210.84

Ck #: 319 04/22/2024 Amt: \$1,210.84

Ck #: 320 04/30/2024 Amt: \$253.56

Ck #: 320 04/30/2024 Amt: \$253.56

Ck #: 322 04/29/2024 Amt: \$569.41

Ck #: 322 04/29/2024 Amt: \$569.41

# Business Market Rate Savings

April 30, 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:** wells Fargo.com/biz

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

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## Your Business and Wells Fargo

Visit [wellsfargo.com/digitalbusinessresources](https://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.

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## Other Wells Fargo Benefits

Don't fall for an IRS imposter scam. Learn to spot scams and help avoid tax fraud at [www.wellsfargo.com/spottaxscams](https://www.wellsfargo.com/spottaxscams).

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## Statement period activity summary

Beginning balance on 4/1	\$123,257.76
Deposits/Credits	2,001.01
Withdrawals/Debits	- 820.00
Ending balance on 4/30	\$124,438.77

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

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## Interest summary

Interest paid this statement	\$1.01
Average collected balance	\$123,820.42
Annual percentage yield earned	0.01%
Interest earned this statement period	\$1.01
Interest paid this year	\$6.30



## Transaction history

Date	Description	Deposits/ Credits	Withdrawals/ Debits	Ending daily balance
4/15	< Business to Business ACH Debit - Franchise Tax Bo Payments 240415 106992896 PM The Tann		20.00	
4/15	< Business to Business ACH Debit - Franchise Tax Bo Payments 240415 106978652 PM The Tann		800.00	122,437.76
4/16	The Tannery Mast L226820 240415 L226820 The Tannery Master Ass	2,000.00		124,437.76
4/30	Interest Payment	1.01		124,438.77
Ending balance on 4/30				124,438.77
Totals		\$2,001.01	\$820.00	

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](https://wellsfargo.com/feefaq) for a link to these documents, and answers to common monthly service fee questions.

Fee period 04/01/2024 - 04/30/2024	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	\$122,437.76 <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

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



**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

**May 9, 2024**

Acct#: C23623167  
 TS No.: 2023-06930

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 5/1/24
Sub Total	4,381.89	358.52	1,622.00	660.10	\$7,022.51
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total	4,381.89	358.52	1,622.00	660.10	\$7,022.51

**Unit Address**

**Hipolito Properties LLC, 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**

**Current Stage:** NODA Lien Stage  
**Last Scheduled Action:** Lien Recorded  
**Date Last Action Taken:** 11/25/2023  
**Next Scheduled Action:** Send Payment Plan Offer Letter

03/19/2024 Left owner another voicemail to contact our office to discuss the accounts.  
 03/13/2024 Received account ledger via web portal and saved to file

03/13/2024 Email to owner to contact our office to discuss the account.

02/28/2024 Sent owner a follow up email with the total amount owing thru 2/28/24

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.

Acct#: C23623167  
 TS No.: 2023-06929

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 5/1/24
Sub Total	4,742.27	376.12	1,622.00	660.10	\$7,400.49
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total	4,742.27	376.12	1,622.00	660.10	\$7,400.49

**Unit Address**  
**Miguel Hipolito**  
**726 Gilman Street**  
**Berkeley, CA 94710**

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

**Current Stage:** NODA Lien Stage  
**Last Scheduled Action:** Lien Recorded  
**Date Last Action Taken:** 12/05/2023  
**Next Scheduled Action:** Send Payment Plan Offer Letter

04/29/2024 Called the owner after he left us a voicemail. The voicemail is full. He will receive SMS notification.

03/19/2024 Left owner another voicemail to contact our office to discuss the accounts.

03/13/2024 Received account ledger via web portal and saved to file

03/13/2024 Email to owner to contact our office to discuss the account.

02/28/2024 Sent owner a follow up email with the total amount owing thru 2/28/24

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.

Acct#: C23623146  
 TS No.: 2024-07282

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					<b>Last Updated:</b> 5/1/24
Sub Total	3,050.72	104.14	679.00	183.85	\$4,017.71
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total	3,050.72	104.14	679.00	183.85	\$4,017.71

**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:** Pre-Lien Stage

**Last Scheduled Action:** Pre-Lien Letter Sent  
**Date Last Action Taken:** 4/28/2024  
**Next Scheduled Action:** Wait to receive signed NODA ATR

03/20/2024	Owner called back, he has an email stating that the late fees would be waived due to accounting errors, he will send email to me with the board email attached, he would like to dispute the late fees
03/20/2024	Called owner left message to return my call
03/13/2024	Notice of Intent to Lien (Prelien) completed and mailed (via First Class and Certified), awaiting debtor response. Next collection action cannot take place before April 17, 2024
03/08/2024	Account Created

# 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

**May 9, 2024**

	Assessments/Charges	Interest	Fees	Costs	Balance Due
Sub Total	12,174.88	838.78	3,923.00	1,504.05	\$18,440.71
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total for Report	12,174.88	838.78	3,923.00	1,504.05	\$18,440.71

### Total Amount Collected for All Accounts

Year	Month	Amount
2021		\$6,624.00
2022		\$18,444.84
2024	January	\$5,456.13
<b>Total Amount Collected for 2024:</b>		<b>\$5,456.13</b>
<b>Grand Total:</b>		<b>\$30,524.97</b>

**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**