

The Tannery Master Association

09/30/2024 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

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

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

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

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

The Tannery Master Association

Balance Sheet as of 9/30/2024

Assets	Operating	Reserve	Total
Operating Fund Assets			
10100 - FCB Operating	\$65,915.22		\$65,915.22
10300 - Owners' Accounts Receivable	\$7,419.47		\$7,419.47
10310 - Allowance for Bad Debt	(\$9,000.00)		(\$9,000.00)
10510 - PPD GL/Prop/Umb/D&O/Equip Ins Exp 7/22/24-25	\$5,217.92		\$5,217.92
10513 - Crime Policy 7/22/24-25	\$675.84		\$675.84
Total Operating Fund Assets	\$70,228.45		\$70,228.45
Reserve Fund Assets			
12020 - Wells Fargo Reserve Checking		\$121,158.79	\$121,158.79
Total Reserve Fund Assets		\$121,158.79	\$121,158.79
Total Assets	\$70,228.45	\$121,158.79	\$191,387.24
Liabilities / Equity			
Liabilities			
20000 - Prepaid Assessments	\$6,332.03		\$6,332.03
20210 - Accounts Payable	\$5,021.64		\$5,021.64
20220 - Accrued Operating Expense	\$2,062.00		\$2,062.00
Total Liabilities	\$13,415.67		\$13,415.67
Equity			
37010 - Prior Year Fund Balance	\$41,976.73	\$117,252.47	\$159,229.20
37011 - Current Year Net Income (Loss)	\$14,836.05	\$3,906.32	\$18,742.37
Total Equity	\$56,812.78	\$121,158.79	\$177,971.57
Total Liabilities / Equity	\$70,228.45	\$121,158.79	\$191,387.24

The Tannery Master Association

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	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	-	167,723.91	167,723.91	-	223,631.88
41040 - Interest Billed	-	-	-	614.56	-	614.56	-
41060 - Operating Interest Earned	2.75	-	2.75	20.98	-	20.98	-
Total Assessments & Banking	18,638.74	18,635.99	2.75	168,359.45	167,723.91	635.54	223,631.88
Miscellaneous							
43949 - Utility Credits	-	-	-	55.17	-	55.17	-
Total Miscellaneous	-	-	-	55.17	-	55.17	-
Transfers to Reserves							
49010 - (Current Reserve Funding)	(2,000.00)	(2,000.00)	-	(18,000.00)	(18,000.00)	-	(24,000.00)
Total Transfers to Reserves	(2,000.00)	(2,000.00)	-	(18,000.00)	(18,000.00)	-	(24,000.00)
Total Income	16,638.74	16,635.99	2.75	150,414.62	149,723.91	690.71	199,631.88

Operating Expense

Administration

50005 - Equipment Insurance	194.00	226.92	32.92	1,716.75	2,042.28	325.53	2,723.00
50006 - Gen'l Liability Insurance	964.00	1,184.17	220.17	9,211.35	10,657.53	1,446.18	14,210.00
50007 - Umbrella Insurance	120.00	295.83	175.83	977.44	2,662.47	1,685.03	3,550.00
50008 - Crime Insurance	67.58	98.75	31.17	601.22	888.75	287.53	1,185.00
50009 - D&O Insurance	188.00	296.00	108.00	1,948.19	2,664.00	715.81	3,552.00
50010 - Property Insurance	5,203.00	5,131.67	(71.33)	54,708.82	46,185.03	(8,523.79)	61,580.00
50012 - Postage	40.36	66.67	26.31	417.29	600.03	182.74	800.00
50014 - Copies & Printing	13.24	66.67	53.43	178.44	600.03	421.59	800.00
50017 - Storage	61.00	95.00	34.00	533.00	855.00	322.00	1,140.00
50022 - CPA Services	-	300.00	300.00	1,800.00	2,700.00	900.00	3,600.00
50023 - State Taxes	-	66.67	66.67	-	600.03	600.03	800.00
50030 - Financial Management Contract	487.00	500.00	13.00	4,383.00	4,500.00	117.00	6,000.00
50034 - Misc. Financial Services	-	133.33	133.33	550.00	1,199.97	649.97	1,600.00
50035 - Community Management Contract	1,100.00	1,100.00	-	9,900.00	9,900.00	-	13,200.00
50040 - Legal Services	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00
50047 - IT Services & Software	-	41.67	41.67	69.99	375.03	305.04	500.00
50090 - Administrative Incidentals	40.00	83.33	43.33	293.56	749.97	456.41	1,000.00
Total Administration	8,478.18	10,103.35	1,625.17	87,289.05	90,930.15	3,641.10	121,240.00

Building Common Areas

51014 - Common Area Maintenance	-	750.00	750.00	2,108.94	6,750.00	4,641.06	9,000.00
Total Building Common Areas	-	750.00	750.00	2,108.94	6,750.00	4,641.06	9,000.00

Grounds Common Areas

51210 - Landscape Maintenance	550.00	666.67	116.67	5,519.41	6,000.03	480.62	8,000.00
Total Grounds Common Areas	550.00	666.67	116.67	5,519.41	6,000.03	480.62	8,000.00

The Tannery Master Association

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Fire & Access Control							
54030 - Fire Alarm Monitoring	-	583.33	583.33	4,104.27	5,249.97	1,145.70	7,000.00
Total Fire & Access Control	-	583.33	583.33	4,104.27	5,249.97	1,145.70	7,000.00
Utilities							
55012 - Gas & Electricity	11.32	16.67	5.35	98.49	150.03	51.54	200.00
55013 - Water - 20% Reimb Gilman Grill	168.00	250.00	82.00	1,065.17	2,250.00	1,184.83	3,000.00
55014 - Water - Common Area	1,056.84	1,333.33	276.49	10,026.04	11,999.97	1,973.93	16,000.00
55015 - Water - Fire Line	649.88	500.00	(149.88)	4,879.87	4,500.00	(379.87)	6,000.00
55016 - Garbage	-	2,333.33	2,333.33	18,687.33	20,999.97	2,312.64	28,000.00
55017 - Recycling	200.00	200.00	-	1,800.00	1,800.00	-	2,400.00
Total Utilities	2,086.04	4,633.33	2,547.29	36,556.90	41,699.97	5,143.07	55,600.00
Total Expense	11,114.22	16,736.68	5,622.46	135,578.57	150,630.12	15,051.55	200,840.00
Operating Net Total	5,524.52	(100.69)	5,625.21	14,836.05	(906.21)	15,742.26	(1,208.12)

The Tannery Master Association

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	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	-	18,000.00	18,000.00	-	24,000.00
35710 - Reserve Interest Earned	.99	-	.99	11.32	-	11.32	-
Total Equity	2,000.99	2,000.00	.99	18,011.32	18,000.00	11.32	24,000.00
Total Income	2,000.99	2,000.00	.99	18,011.32	18,000.00	11.32	24,000.00
Reserve Expense							
Equity							
36000 - Asphalt	-	4,317.33	4,317.33	13,305.00	38,855.97	25,550.97	51,808.00
36770 - Trash Enclosures	-	309.00	309.00	-	2,781.00	2,781.00	3,708.00
36810 - Wood Planter Replacement	-	128.75	128.75	-	1,158.75	1,158.75	1,545.00
36998 - State & Federal Taxes	-	-	-	800.00	-	(800.00)	-
36999 - Contingency	-	237.75	237.75	-	2,139.75	2,139.75	2,853.00
Total Equity	-	4,992.83	4,992.83	14,105.00	44,935.47	30,830.47	59,914.00
Total Expense	-	4,992.83	4,992.83	14,105.00	44,935.47	30,830.47	59,914.00
Reserve Net Total	2,000.99	(2,992.83)	4,993.82	3,906.32	(26,935.47)	30,841.79	(35,914.00)
Net Total	7,525.51	(3,093.52)	10,619.03	18,742.37	(27,841.68)	46,584.05	(37,122.12)

The Tannery Master Association

Summary Statement of Revenues and Expenses For 9/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Assessments & Banking													
41010 - Owners' Assessments	18,636	18,636	18,636	18,636	18,636	18,636	18,636	18,636	18,636	-	-	-	167,724
41040 - Interest Billed	91	67	78	83	99	111	40	45	-	-	-	-	615
41060 - Operating Interest Earned	2	2	2	2	2	2	3	3	3	-	-	-	21
Total Assessments & Banking	18,729	18,705	18,717	18,721	18,737	18,749	18,679	18,684	18,639	-	-	-	168,359
Miscellaneous													
43949 - Utility Credits	-	-	-	-	55	-	-	-	-	-	-	-	55
Total Miscellaneous	-	-	-	-	55	-	-	-	-	-	-	-	55
Transfers to Reserves													
49010 - (Current Reserve Funding)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	-	-	-	-18,000
Total Transfers to Reserves	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	-	-	-	-18,000
Total Income	16,729	16,705	16,717	16,721	16,792	16,749	16,679	16,684	16,639	-	-	-	150,415

Operating Expense

Administration													
50005 - Equipment Insurance	191	191	191	191	191	191	191	184	194	-	-	-	1,717
50006 - Gen'l Liability Insurance	944	944	944	944	944	944	944	1,637	964	-	-	-	9,211
50007 - Umbrella Insurance	105	105	105	105	105	105	105	123	120	-	-	-	977
50008 - Crime Insurance	68	61	68	68	68	68	68	68	68	-	-	-	601
50009 - D&O Insurance	225	225	225	225	225	225	225	184	188	-	-	-	1,948
50010 - Property Insurance	5,048	5,048	5,048	5,048	5,048	5,048	5,048	14,168	5,203	-	-	-	54,709
50012 - Postage	33	32	36	31	139	31	39	35	40	-	-	-	417
50014 - Copies & Printing	-	1	1	1	162	-	-	-	13	-	-	-	178
50017 - Storage	59	59	59	59	59	59	59	59	61	-	-	-	533
50022 - CPA Services	-	-	-	1,800	-	-	-	-	-	-	-	-	1,800
50030 - Financial Management Contract	487	487	487	487	487	487	487	487	487	-	-	-	4,383
50034 - Misc. Financial Services	150	-	200	100	100	-	-	-	-	-	-	-	550

The Tannery Master Association

Summary Statement of Revenues and Expenses For 9/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
50035 - Community Management Contract	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	-	-	-	9,900
50047 - IT Services & Software	-	-	-	-	-	-	-	70	-	-	-	-	70
50090 - Administrative Incidentals	-	-	-	254	-	-	-	-	40	-	-	-	294
Total Administration	8,410	8,254	8,464	10,413	8,629	8,259	8,267	18,115	8,478	-	-	-	87,289
Building Common Areas													
51014 - Common Area Maintenance	-	-	-	164	450	-	1,482	13	-	-	-	-	2,109
Total Building Common Areas	-	-	-	164	450	-	1,482	13	-	-	-	-	2,109
Grounds Common Areas													
51210 - Landscape Maintenance	550	550	550	1,119	550	550	550	550	550	-	-	-	5,519
Total Grounds Common Areas	550	550	550	1,119	550	550	550	550	550	-	-	-	5,519
Fire & Access Control													
54030 - Fire Alarm Monitoring	-	1,211	-	-	1,211	-	1,211	472	-	-	-	-	4,104
Total Fire & Access Control	-	1,211	-	-	1,211	-	1,211	472	-	-	-	-	4,104
Utilities													
55012 - Gas & Electricity	12	11	11	11	10	11	10	11	11	-	-	-	98
55013 - Water - 20% Reimb Gilman Grill	168	168	(279)	168	168	168	168	168	168	-	-	-	1,065
55014 - Water - Common Area	1,293	1,350	924	1,100	1,086	1,050	1,066	1,100	1,057	-	-	-	10,026
55015 - Water - Fire Line	500	500	53	525	528	525	1,074	525	650	-	-	-	4,880
55016 - Garbage	6,447	-	-	5,861	-	-	5,850	529	-	-	-	-	18,687
55017 - Recycling	200	200	200	200	200	200	200	200	200	-	-	-	1,800
Total Utilities	8,620	2,229	909	7,865	1,992	1,954	8,368	2,533	2,086	-	-	-	36,557
Total Expense	17,581	12,243	9,924	19,561	12,832	10,763	19,878	21,683	11,114	-	-	-	135,579
Operating Net Total	(\$852)	\$4,462	\$6,793	(\$2,840)	\$3,960	\$5,986	(\$3,199)	(\$4,998)	\$5,525	-	-	-	\$14,836

The Tannery Master Association

Summary Statement of Revenues and Expenses For 9/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Equity													
35700 - Current Reserve Funding	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	-	-	-	18,000
35710 - Reserve Interest Earned	3	1	1	1	1	1	1	1	1	-	-	-	11
Total Equity	2,003	2,001	2,001	2,001	2,001	2,001	2,001	2,001	2,001	-	-	-	18,011
Total Income	2,003	2,001	2,001	2,001	2,001	2,001	2,001	2,001	2,001	-	-	-	18,011

Reserve Expense

Equity													
36000 - Asphalt	-	-	-	-	13,305	-	-	-	-	-	-	-	13,305
36998 - State & Federal Taxes	-	-	-	820	(20)	-	-	-	-	-	-	-	800
Total Equity	-	-	-	820	13,285	-	-	-	-	-	-	-	14,105
Total Expense	-	-	-	820	13,285	-	-	-	-	-	-	-	14,105
Reserve Net Total	\$2,003	\$2,001	\$2,001	\$1,181	(\$11,284)	\$2,001	\$2,001	\$2,001	\$2,001	-	-	-	\$3,906
Net Total	\$1,151	\$6,463	\$8,794	(\$1,659)	(\$7,324)	\$7,987	(\$1,198)	(\$2,997)	\$7,526	-	-	-	\$18,742

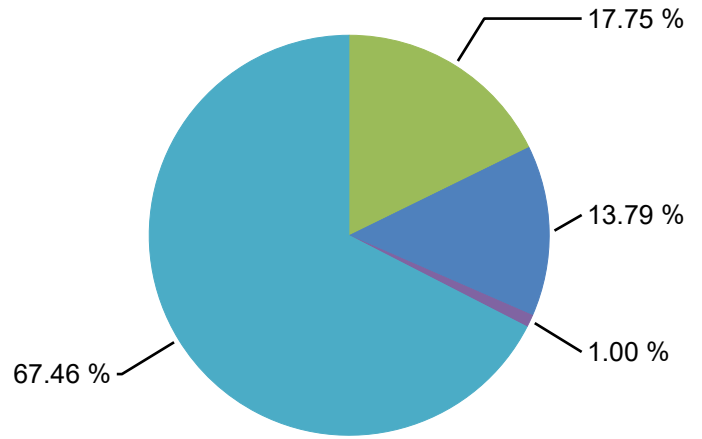
The Tannery Master Association

AR Aging - 9/30/2024

SUMMARY

Charge	Balance
Collection Referral (4)	\$940.66
Interest (1)	\$184.49
Late Charge (2)	\$627.01
Mailed Payment Reminder (4)	\$121.44
Monthly Assessment (5)	\$5,138.70
Past Due (4)	\$407.17
Total	\$7,419.47

DISTRIBUTION



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

Property	0-30	Over 30	Over 60	Over 90	Balance
C23623146 - 714 Gilman Street - Reader Coll Status: With Attorney/Collection Coll Attorney: UNITED TRUSTEE SERVICES 925-855-8554	\$391.53	\$459.85	\$64.40	\$4,050.69	\$4,966.47
C23623167 - 726 Gilman Street - Hipolito Coll Status: Late Statement 2	\$309.52	\$289.52	-	\$316.44	\$915.48
C23623283 - 1330 4th Street - Hipolito Coll Status: Late Statement 2	\$284.08	\$264.08	-	\$282.17	\$830.33
C23623233 - 1300 4th Street - Chow Coll Status: With Attorney/Collection Coll Attorney: UNITED TRUSTEE SERVICES 925-855-8554	-	-	-	\$355.66	\$355.66
C23623281 - 1328 4th Street - Castence	\$282.77	\$10.00	\$10.00	-	\$302.77
C23623267 - 1322 4th Street - Hollyvale Rental Holdings	\$48.76	-	-	-	\$48.76
Total:	\$1,316.66	\$1,023.45	\$74.40	\$5,004.96	\$7,419.47
Property Count:	5	4	2	4	

(*** indicates previous owners)

The Tannery Master Association

Pre Paid Homeowners For 9/30/2024

Account	Property	Owner Name	Credit Amount
C23623245	1310 4th Street	Gibbs Chapman	1,258.08
C23623126	706 Gilman Street	Raj Chabra	351.76
C23623122	704 Gilman Street	Raj Chabra	344.51
C23623106	1332 4th Street #N	Jolish Latham LLC	332.03
C23623265	1320 4th Street	Rico Loverde	294.18
C23623095	1332 4th Street #K	Jolish Latham LLC	292.58
C23623112	700 Gilman Street	Shoh LLC	290.82
C23623098	1332 4th Street #L	Jolish Latham LLC	289.92
C23623117	702 Gilman Street	Shoh LLC	289.76
C23623152	718 Gilman Street	Linda Wallgren	289.63
C23623247	1312 4th Street	Divyang Sheth	289.15
C23623102	1332 4th Street #M	Jolish Latham LLC	230.42
C23623086	1332 4th Street #H	Jolish Latham LLC	228.10
C23623081	1332 4th Street #G	Jolish Latham LLC	227.44
C23623091	1332 4th Street #J	Jolish Latham LLC	226.09
C23623078	1332 4th Street #F	Jolish Latham LLC	223.35
C23623089	1332 4th Street #I	Jolish Latham LLC	221.74
C23623069	1332 4th Street #C	Jolish Latham LLC	193.95
C23623072	1332 4th Street #D	Jolish Latham LLC	189.96
C23623288	1332 4th Street #A	Jolish Latham LLC	189.60
C23623075	1332 4th Street #E	Jolish Latham LLC	78.96
Total			6,332.03

(*** indicates previous owners)

The Tannery Master Association

Ownership Transfers for 9/1/2024 - 9/30/2024

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

Cash Disbursement - 9/30/2024

Date	CheckNo	Description	Amount
10100 - 10100 FCB Ops Checking			
9/3/2024	Misc Check	BRIDGE STORAGE - Storage Space Acct # Bridge236	61.00
	50017 - Storage - BRIDGE STORAGE - Storage Space SEP		61.00
9/7/2024	Auto Draft	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 719047	487.00
	50030 - Financial Management Contract - Monthly Bookkeeping		487.00
9/9/2024	Check 345	JESUS CASTRENCE Inv # 715122	200.00
	55017 - Recycling - Recycling		200.00
9/10/2024	Auto Draft	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 714526	641.08
	20999 - Accounts Payable - CFM - A/R & Delinquencies		605.70
	50012 - Postage - Postage		35.38
9/15/2024	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
9/17/2024	ACH	LINDA WALLGREN Inv # SEP2024	1,100.00
	50035 - Community Management Contract - Management Fee SEP		1,100.00
9/18/2024	Auto Draft	PG&E Inv # AUG2024	10.62
	55012 - Gas & Electricity - 9652627712-2 7/23-8/21		10.62
9/20/2024	Check 347	BLISSCAPES LANDSCAPE DESIGN & NURSERY Inv # 1803	1,100.00
	51210 - Landscape Maintenance - Landscape Contract- JUN		550.00
	51210 - Landscape Maintenance - Landscape Contract- MAY		550.00
9/23/2024	Misc Check	AFCO - 02-20446438-01 Acct # AFCO236	7,684.01
	10510 - PPD GL/Prop/Umb/D&O/Equip Ins Exp 7/22/24-25 - AFCO - 02-20446438-01 7/22/23-24		7,684.01
9/25/2024	Misc Check	Secretary of State - Misc. Expense	40.00
	50090 - Administrative Incidentals - CALIFORNIA SECRETARY OF STATE - SOS Filing		40.00
		Total	13,323.71

The Tannery Master Association

AP Aging by Fund for Ending Date: 9/30/2024

Provider	Current	Over 30	Over 60	Over 90	Total
Operating					
BLISSCAPES LANDSCAPE DESIGN & NURSERY Acct # 236-Landscape Contract Inv # 1829 8/26/2024 - Landscape Contract SEP - Landscape Maintenance	0.00	1,650.00	0.00	0.00	1,650.00
CFM - CONDOMINIUM FINANCIAL MGMT Acct # MgtC-Extras Inv # 751341 9/30/2024 - Copies - Copies & Printing	53.60	0.00	0.00	0.00	53.60
EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT Acct # EBMUD236- 3880 Inv # 7/15-9/12 8/28/2024 - 94943203880 7/15-9/12 - Water - Fire Line	0.00	1,149.88	0.00	0.00	1,149.88
EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT Acct # EBMUD236-5223 Inv # 7/30-9/27 9/30/2024 - 52234100001 7/30-9/27 - Water - Common Area	2,156.84	0.00	0.00	0.00	2,156.84
PG&E Acct # PG&E-236 Inv # SEP2024 9/30/2024 - 9652627712-2 8/22-9/22 - Gas & Electricity	11.32	0.00	0.00	0.00	11.32
Total	2,221.76	2,799.88	0.00	0.00	5,021.64

The Tannery Master Association

GL Trial Balance For 9/1/2024 - 9/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
10100 - FCB Operating	60,511.04	26,219.38	20,815.20	65,915.22

Date	Description	Debit	Credit	Type
09/01/2024	Batched Credit Distribution	2,936.49	2,936.49	Credit Distribution
09/03/2024	Bridge236 - BRIDGE STORAGE - Storage Space SEP	-	61.00	Invoice
09/04/2024	Check	200.00	-	Owner Payment
09/06/2024	Batched Check	2,813.46	-	Owner Payment
09/07/2024	719047 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping	-	487.00	Invoice
09/08/2024	Batched ACH	10,070.23	-	Owner Payment
09/09/2024	Batched 715134 - LINDA WALLGREN - Management Fee	1,100.00	1,100.00	Invoice
09/09/2024	715122 - JESUS CASTRENCE - Recycling	-	200.00	Invoice
09/09/2024	Batched Check	534.89	-	Owner Payment
09/10/2024	Batched Check	773.24	-	Owner Payment
09/10/2024	714526 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	-	35.38	Invoice
09/10/2024	714526 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	-	605.70	Invoice
09/15/2024	Transfer to 12020 Wells Fargo Reserve Checking	-	2,000.00	Transfer
09/16/2024	Batched Void split check on Chk #853889774	-	3,455.00	Void
09/17/2024	SEP2024 - LINDA WALLGREN - Management Fee SEP	-	1,100.00	Invoice
09/18/2024	AUG2024 - PG&E - 9652627712-2 7/23-8/21	-	10.62	Invoice
09/20/2024	1803 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- MAY	-	550.00	Invoice
09/20/2024	1803 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- JUN	-	550.00	Invoice
09/23/2024	AFCO236 - AFCO - 02-20446438-01 7/22/23-24	-	7,684.01	Invoice
09/24/2024	Batched Check	3,744.63	-	Owner Payment
09/25/2024	CALIFORNIA SECRETARY OF STATE - SOS Filing	-	40.00	Invoice
09/26/2024	Check	289.15	-	Owner Payment
09/27/2024	Check	294.18	-	Owner Payment
09/30/2024	Batched Check	3,455.00	-	Owner Payment
09/30/2024	September Interest	2.75	-	GL Entry
09/30/2024	A/R & Delinquencies	5.36	-	GL Entry

10300 - Owners' Accounts Receivable	9,189.50	18,896.97	20,667.00	7,419.47
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Date	Description	Debit	Credit	Type
09/01/2024	Batched Monthly Assessment	18,635.99	-	Owner Charge
09/01/2024	Batched Credit Distribution	-	2,936.49	Credit Distribution
09/04/2024	Check	-	200.00	Owner Payment
09/04/2024	Batched Adjustment Rvrs Late Fee	-	55.36	Adjustment
09/05/2024	Batched Mailed Payment Reminder -	40.00	-	Owner Charge

The Tannery Master Association

GL Trial Balance For 9/1/2024 - 9/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10300 - Owners' Accounts Receivable		9,189.50	18,896.97	20,667.00	7,419.47
Date	Description		Debit	Credit	Type
09/06/2024	Batched Check		-	2,813.46	Owner Payment
09/08/2024	Batched ACH		-	10,070.23	Owner Payment
09/09/2024	Batched Check		-	534.89	Owner Payment
09/10/2024	Check		-	245.26	Owner Payment
09/16/2024	Void split check on Chk #853889774		191.58	-	Void
09/17/2024	Batched Credit Distribution		19.40	19.40	Credit Distribution
09/24/2024	Returned Check - Charge Bank Fee		10.00	-	Owner Charge
09/24/2024	Batched Check		-	3,455.00	Owner Payment
09/30/2024	Batched Check		-	336.91	Owner Payment
10310 - Allowance for Bad Debt		-9,000.00	-	-	-9,000.00
Date	Description		Debit	Credit	Type
10510 - PPD GL/Prop/Umb/D&O/Equip Ins Exp 7/22/24-25		4,202.91	7,684.01	6,669.00	5,217.92
Date	Description		Debit	Credit	Type
09/22/2024	Monthly Insurance Expense		-	5,203.00	GL Entry
09/22/2024	Monthly Umbrella Ins Exp		-	120.00	GL Entry
09/22/2024	Monthly Gen'l Liability Ins Exp		-	964.00	GL Entry
09/22/2024	Monthly Equipment Ins Exp		-	194.00	GL Entry
09/22/2024	Monthly D&O Insurance Exp		-	188.00	GL Entry
09/23/2024	AFCO236 - AFCO - 02-20446438-01 7/22/23-24		7,684.01	-	Invoice
10513 - Crime Policy 7/22/24-25		743.42	-	67.58	675.84
Date	Description		Debit	Credit	Type
09/27/2024	Monthly Crime Ins Exp		-	67.58	GL Entry
12020 - Wells Fargo Reserve Checking		119,157.80	2,000.99	-	121,158.79
Date	Description		Debit	Credit	Type
09/01/2024	September Interest		.99	-	GL Entry
09/15/2024	Transfer from 10100 FCB Ops Checking		2,000.00	-	Transfer
20000 - Prepaid Assessments		-8,012.91	6,199.91	4,519.03	-6,332.03
Date	Description		Debit	Credit	Type

The Tannery Master Association

GL Trial Balance For 9/1/2024 - 9/30/2024

	Beginning Balance	Current Debit	Current Credit	Ending Balance
20000 - Prepaid Assessments	-8,012.91	6,199.91	4,519.03	-6,332.03

Date	Description	Debit	Credit	Type
09/01/2024	Batched Credit Distribution	2,936.49	-	Credit Distribution
09/10/2024	Batched Check	-	527.98	Owner Payment
09/16/2024	Void split check on Chk #853889774	3,263.42	-	Void
09/24/2024	Check	-	289.63	Owner Payment
09/26/2024	Check	-	289.15	Owner Payment
09/27/2024	Check	-	294.18	Owner Payment
09/30/2024	Batched Check	-	3,118.09	Owner Payment

20210 - Accounts Payable	-1,751.70	13,523.71	16,793.65	-5,021.64
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Date	Description	Debit	Credit	Type
09/01/2024	715134 - LINDA WALLGREN - Management Fee	-	1,100.00	Invoice
09/01/2024	1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract SEP	-	550.00	Invoice
09/01/2024	7/15-9/12 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 7/15-9/12	-	1,149.88	Invoice
09/01/2024	715122 - JESUS CASTRENCE - Recycling	-	200.00	Invoice
09/01/2024	1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract JUL	-	550.00	Invoice
09/01/2024	1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract AUG	-	550.00	Invoice
09/03/2024	Batched Bridge236 - BRIDGE STORAGE - Storage Space SEP	61.00	61.00	Invoice
09/07/2024	Batched 719047 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping	487.00	487.00	Invoice
09/09/2024	Batched 715134 - LINDA WALLGREN - Management Fee	2,200.00	1,100.00	Invoice
09/09/2024	715122 - JESUS CASTRENCE - Recycling	200.00	-	Invoice
09/10/2024	714526 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	35.38	-	Invoice
09/10/2024	714526 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	605.70	-	Invoice
09/17/2024	Batched SEP2024 - LINDA WALLGREN - Management Fee SEP	1,100.00	1,100.00	Invoice
09/18/2024	AUG2024 - PG&E - 9652627712-2 7/23-8/21	10.62	-	Invoice
09/20/2024	1803 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- MAY	550.00	-	Invoice
09/20/2024	1803 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- JUN	550.00	-	Invoice
09/23/2024	Batched AFCO236 - AFCO - 02-20446438-01 7/22/23-24	7,684.01	7,684.01	Invoice
09/25/2024	Batched CALIFORNIA SECRETARY OF STATE - SOS Filing	40.00	40.00	Invoice
09/30/2024	SEP2024 - PG&E - 9652627712-2 8/22-9/22	-	11.32	Invoice
09/30/2024	7/30-9/27 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 7/30-9/27	-	2,156.84	Invoice

The Tannery Master Association

GL Trial Balance For 9/1/2024 - 9/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20210 - Accounts Payable		-1,751.70	13,523.71	16,793.65	-5,021.64
Date	Description		Debit	Credit	Type
09/30/2024	751341 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage		-	40.36	Invoice
09/30/2024	751341 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies		-	13.24	Invoice
20220 - Accrued Operating Expense		-4,594.00	3,250.00	718.00	-2,062.00
Date	Description		Debit	Credit	Type
09/01/2024	Reverse - Est Aug Water Common Area		1,100.00	-	GL Entry
09/01/2024	Reverse - Est July Fire Line		525.00	-	GL Entry
09/01/2024	Reverse - July Landscape		550.00	-	GL Entry
09/01/2024	Reverse - Aug Landscape		550.00	-	GL Entry
09/01/2024	Reverse - Est Aug Fire Line		525.00	-	GL Entry
09/01/2024	EST 20% Gilman Grill Water		-	168.00	GL Entry
09/30/2024	Est Sept Fire Line		-	550.00	GL Entry
20999 - Accounts Payable - CFM		0.00	55.36	55.36	0.00
Date	Description		Debit	Credit	Type
09/04/2024	Batched Adjustment Rvrs Late Fee		55.36	-	Adjustment
09/05/2024	Batched Mailed Payment Reminder -		-	40.00	Owner Charge
09/24/2024	Returned Check - Charge Bank Fee		-	10.00	Owner Charge
09/30/2024	A/R & Delinquencies		-	5.36	GL Entry
35700 - Current Reserve Funding		-16,000.00	-	2,000.00	-18,000.00
Date	Description		Debit	Credit	Type
09/15/2024	Monthly Reserve Contribution		-	2,000.00	GL Entry
35710 - Reserve Interest Earned		-10.33	-	0.99	-11.32
Date	Description		Debit	Credit	Type
09/01/2024	September Interest		-	.99	GL Entry
36000 - Asphalt		13,305.00	-	-	13,305.00
Date	Description		Debit	Credit	Type
36998 - State & Federal Taxes		800.00	-	-	800.00
Date	Description		Debit	Credit	Type

The Tannery Master Association

GL Trial Balance For 9/1/2024 - 9/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
36998 - State & Federal Taxes		800.00	-	-	800.00
Date	Description		Debit	Credit	Type
37010 - Prior Year Fund Balance		-159,229.20	-	-	-159,229.20
Date	Description		Debit	Credit	Type
41010 - Owners' Assessments		-149,087.92	-	18,635.99	-167,723.91
Date	Description		Debit	Credit	Type
09/01/2024	Batched Monthly Assessment		-	18,635.99	Owner Charge
41040 - Interest Billed		-614.56	-	-	-614.56
Date	Description		Debit	Credit	Type
41060 - Operating Interest Earned		-18.23	-	2.75	-20.98
Date	Description		Debit	Credit	Type
09/30/2024	September Interest		-	2.75	GL Entry
43949 - Utility Credits		-55.17	-	-	-55.17
Date	Description		Debit	Credit	Type
49010 - (Current Reserve Funding)		16,000.00	2,000.00	-	18,000.00
Date	Description		Debit	Credit	Type
09/15/2024	Monthly Reserve Contribution		2,000.00	-	GL Entry
50005 - Equipment Insurance		1,522.75	194.00	-	1,716.75
Date	Description		Debit	Credit	Type
09/22/2024	Monthly Equipment Ins Exp		194.00	-	GL Entry
50006 - Gen'l Liability Insurance		8,247.35	964.00	-	9,211.35
Date	Description		Debit	Credit	Type
09/22/2024	Monthly Gen'l Liability Ins Exp		964.00	-	GL Entry

The Tannery Master Association

GL Trial Balance For 9/1/2024 - 9/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
50007 - Umbrella Insurance	857.44	120.00	-	977.44
Date	Description	Debit	Credit	Type
09/22/2024	Monthly Umbrella Ins Exp	120.00	-	GL Entry
50008 - Crime Insurance	533.64	67.58	-	601.22
Date	Description	Debit	Credit	Type
09/27/2024	Monthly Crime Ins Exp	67.58	-	GL Entry
50009 - D&O Insurance	1,760.19	188.00	-	1,948.19
Date	Description	Debit	Credit	Type
09/22/2024	Monthly D&O Insurance Exp	188.00	-	GL Entry
50010 - Property Insurance	49,505.82	5,203.00	-	54,708.82
Date	Description	Debit	Credit	Type
09/22/2024	Monthly Insurance Expense	5,203.00	-	GL Entry
50012 - Postage	376.93	40.36	-	417.29
Date	Description	Debit	Credit	Type
09/30/2024	751341 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	40.36	-	Invoice
50014 - Copies & Printing	165.20	13.24	-	178.44
Date	Description	Debit	Credit	Type
09/30/2024	751341 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies	13.24	-	Invoice
50017 - Storage	472.00	61.00	-	533.00
Date	Description	Debit	Credit	Type
09/03/2024	Bridge236 - BRIDGE STORAGE - Storage Space SEP	61.00	-	Invoice
50022 - CPA Services	1,800.00	-	-	1,800.00
Date	Description	Debit	Credit	Type
50030 - Financial Management Contract	3,896.00	487.00	-	4,383.00
Date	Description	Debit	Credit	Type

The Tannery Master Association

GL Trial Balance For 9/1/2024 - 9/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
50030 - Financial Management Contract	3,896.00	487.00	-	4,383.00
Date	Description	Debit	Credit	Type
09/07/2024	719047 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping	487.00	-	Invoice
50034 - Misc. Financial Services	550.00	-	-	550.00
Date	Description	Debit	Credit	Type
50035 - Community Management Contract	8,800.00	2,200.00	1,100.00	9,900.00
Date	Description	Debit	Credit	Type
09/01/2024	715134 - LINDA WALLGREN - Management Fee	1,100.00	-	Invoice
09/09/2024	715134 - LINDA WALLGREN - Management Fee	-	1,100.00	Invoice
09/17/2024	SEP2024 - LINDA WALLGREN - Management Fee SEP	1,100.00	-	Invoice
50047 - IT Services & Software	69.99	-	-	69.99
Date	Description	Debit	Credit	Type
50090 - Administrative Incidentals	253.56	40.00	-	293.56
Date	Description	Debit	Credit	Type
09/25/2024	CALIFORNIA SECRETARY OF STATE - SOS Filing	40.00	-	Invoice
51014 - Common Area Maintenance	2,108.94	-	-	2,108.94
Date	Description	Debit	Credit	Type
51210 - Landscape Maintenance	4,969.41	1,650.00	1,100.00	5,519.41
Date	Description	Debit	Credit	Type
09/01/2024	Reverse - July Landscape	-	550.00	GL Entry
09/01/2024	1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract SEP	550.00	-	Invoice
09/01/2024	Reverse - Aug Landscape	-	550.00	GL Entry
09/01/2024	1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract JUL	550.00	-	Invoice
09/01/2024	1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract AUG	550.00	-	Invoice

The Tannery Master Association

GL Trial Balance For 9/1/2024 - 9/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
54030 - Fire Alarm Monitoring	4,104.27	-	-	4,104.27
Date	Description	Debit	Credit	Type
55012 - Gas & Electricity	87.17	11.32	-	98.49
Date	Description	Debit	Credit	Type
09/30/2024	SEP2024 - PG&E - 9652627712-2 8/22-9/22	11.32	-	Invoice
55013 - Water - 20% Reimb Gilman Grill	897.17	168.00	-	1,065.17
Date	Description	Debit	Credit	Type
09/01/2024	EST 20% Gilman Grill Water	168.00	-	GL Entry
55014 - Water - Common Area	8,969.20	2,156.84	1,100.00	10,026.04
Date	Description	Debit	Credit	Type
09/01/2024	Reverse - Est Aug Water Common Area	-	1,100.00	GL Entry
09/30/2024	7/30-9/27 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 7/30-9/27	2,156.84	-	Invoice
55015 - Water - Fire Line	4,229.99	1,699.88	1,050.00	4,879.87
Date	Description	Debit	Credit	Type
09/01/2024	Reverse - Est Aug Fire Line	-	525.00	GL Entry
09/01/2024	Reverse - Est July Fire Line	-	525.00	GL Entry
09/01/2024	7/15-9/12 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 7/15-9/12	1,149.88	-	Invoice
09/30/2024	Est Sept Fire Line	550.00	-	GL Entry
55016 - Garbage	18,687.33	-	-	18,687.33
Date	Description	Debit	Credit	Type
55017 - Recycling	1,600.00	200.00	-	1,800.00
Date	Description	Debit	Credit	Type
09/01/2024	715122 - JESUS CASTRENCE - Recycling	200.00	-	Invoice
Net Total	0.00	95,294.55	95,294.55	0.00

The Tannery Master Association

Bank Account Reconciliation for Period 9/30/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
10100 FCB Ops Checking	66,509.86	-594.64	65,915.22	65,915.22	Balanced
12020 Wells Fargo Reserve Checking	121,158.79	0.00	121,158.79	121,158.79	Balanced

Unreconciled Items

Date	Description	Check No	Amount
10100 FCB Ops Checking			
7/11/2024	Clifford Hersh Design	334	-400.00
9/9/2024	JESUS CASTRENCE	345	-200.00
9/30/2024	A/R & Delinquencies		5.36
Total 10100 FCB Ops Checking			-594.64

Reconciled Items

Date	Description	Check No	Amount
10100 FCB Ops Checking			
9/4/2024	Lockbox Deposit - First Citizens Bank (FCB)		200.00
9/6/2024	Acct: C23623233 Check #1116		2,813.46
9/8/2024	OwnerDraft Deposit	ACH	10,070.23
9/9/2024	Lockbox Deposit - First Citizens Bank (FCB)		534.89
9/10/2024	Lockbox Deposit - First Citizens Bank (FCB)		773.24
9/24/2024	Acct: C23623288 Check #853889774		189.60
9/24/2024	Acct: C23623292 Check #853889774		193.95
9/24/2024	Acct: C23623069 Check #853889774		195.32
9/24/2024	Acct: C23623072 Check #853889774		189.96
9/24/2024	Acct: C23623075 Check #853889774		221.47
9/24/2024	Acct: C23623078 Check #853889774		223.35
9/24/2024	Acct: C23623081 Check #853889774		227.44
9/24/2024	Acct: C23623086 Check #853889774		228.10
9/24/2024	Acct: C23623089 Check #853889774		221.74
9/24/2024	Acct: C23623091 Check #853889774		226.09
9/24/2024	Acct: C23623095 Check #853889774		292.58
9/24/2024	Acct: C23623098 Check #853889774		289.92
9/24/2024	Acct: C23623102 Check #853889774		230.42

The Tannery Master Association

Bank Account Reconciliation for Period 9/30/2024

Date	Description	Check No	Amount
9/24/2024	Acct: C23623106 Check #853889774		332.03
9/24/2024	Acct: C23623110 Check #853889774		193.03
9/24/2024	Lockbox Deposit - First Citizens Bank (FCB)		289.63
9/26/2024	Lockbox Deposit - First Citizens Bank (FCB)		289.15
9/27/2024	Lockbox Deposit - First Citizens Bank (FCB)		294.18
9/30/2024	September Interest		2.75
9/30/2024	Lockbox Deposit - First Citizens Bank (FCB)		3,455.00
9/3/2024	BRIDGE STORAGE - Storage Space		-61.00
9/7/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-487.00
9/10/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-641.08
9/15/2024	Transfer to 12020 Wells Fargo Reserve Checking		-2,000.00
9/16/2024	Acct: C23623069 Chk #853889774		-3,455.00
9/17/2024	LINDA WALLGREN	ACH	-1,100.00
9/18/2024	PG&E		-10.62
9/20/2024	BLISSCAPES LANDSCAPE DESIGN & NURSERY	347	-1,100.00
9/23/2024	AFCO - 02-20446438-01		-7,684.01
9/25/2024	Secretary of State - Misc. Expense		-40.00
Total 10100 FCB Ops Checking			5,598.82

12020 Wells Fargo Reserve Checking

9/1/2024	September Interest		0.99
9/15/2024	Transfer from 10100 FCB Ops Checking		2,000.00
Total 12020 Wells Fargo Reserve Checking			2,000.99



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	\$60,911.04	Average Daily Balance	\$66,984.36
Total Deposits	\$18,719.78	Year-To-Date Interest Paid	\$15.50
Total Withdrawals	\$13,123.71	Days in Statement Period	30
Interest Paid	\$2.75	Annual Percentage Yield Earned	0.05%
Ending Balance	\$66,509.86		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
09/04	LOCKBOX DEPOSIT	\$200.00
09/09	IMAGE DEPOSIT	\$2,813.46
09/09	LOCKBOX DEPOSIT	\$534.89
09/10	THE TANNERY MAST L287739 943322368 -SETT-A228SFTP5	\$10,070.23
09/10	LOCKBOX DEPOSIT	\$773.24
09/24	LOCKBOX DEPOSIT	\$289.63
09/26	LOCKBOX DEPOSIT	\$289.15
09/27	LOCKBOX DEPOSIT	\$294.18
09/30	LOCKBOX DEPOSIT	\$3,455.00
09/30	INTEREST PYMT	\$2.75

WITHDRAWALS/DEBITS

Date	Description	Amount
09/03	BRIDGE STORAGE & 5102333348 LINDA WALLGREN	\$61.00
09/10	CONDOMINIUM FINA L287754 THE TANNERY MASTER ASS OCCFM24020	\$1,128.08
09/17	PGANDE WEB ONLINE	\$10.62

WITHDRAWALS/DEBITS

Date	Description	Amount
09/17	THE TANNERY MASTER #####149083124 THE TANNERY MAST L289403 943322368	\$2,000.00
09/19	-SETT-A228SFTP5 THE TANNERY MAST L290071 943322368	\$1,100.00
09/23	-SETT-A228SFTP5 AFCO AFCO THE TANNERY MASTER ASS #####16186	\$7,684.01
09/25	DDA PUR CA SECRETA 7071 092424 1500 11TH ST SACRAMENTO CA 366410	\$40.00

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
09/30	347	\$1,100.00			

The Treasury Master Association 347
60 Mayhew Way
Walnut Creek, CA 94597 9202024

PAY TO THE ORDER OF BUSSCAPES LANDSCAPE DESIGN & NURSERY \$ 1,100.00
One Thousand One Hundred Dollars and 00/100

BUSSCAPES LANDSCAPE DESIGN & NURSERY
1491 Arroyo Blvd
Escondido, CA 92025

MEMO Invoice: 1822
000000347 : 149100028941 30579088*

John Farley

Ck #: 347 09/30/2024 Amt: \$1,100.00

MEMO Invoice: 1822

BUSSCAPES LANDSCAPE DESIGN & NURSERY

1491 Arroyo Blvd
Escondido, CA 92025

MEMO Invoice: 1822

000000347 : 149100028941 30579088*

John Farley

Ck #: 347 09/30/2024 Amt: \$1,100.00

Business Market Rate Savings

September 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

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.

Other Wells Fargo Benefits

Watch for debit card scams so you can avoid them

Pay close attention if you are contacted about fraudulent debit card activity. Scammers are impersonating Wells Fargo and they may contact you through a text or an automated phone service that seems legitimate.

No Wells Fargo employee will contact you to ask you:

- for your personal or card information, including your PIN.
- for your device account credentials, to share your screen with them, or to accept a video call.
- to transfer money to another person, account, or digital wallet to "protect your account" or "resolve a fraud issue".
- to collect your card in person, have you mail it, or leave it somewhere for pick-up.

Remember, don't respond to the request. Call us directly using the number on the back of your card to verify any potential issues with your card or account. You can also check for suspicious activity through our mobile app or online. If you think your card has been used fraudulently, please contact us as soon as possible.

Statement period activity summary

Beginning balance on 9/1	\$119,157.80
Deposits/Credits	2,000.99
Withdrawals/Debits	- 0.00
Ending balance on 9/30	\$121,158.79

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	\$0.99
Average collected balance	\$120,091.13
Annual percentage yield earned	0.01%
Interest earned this statement period	\$0.99
Interest paid this year	\$11.32

Transaction history

Date	Description	Deposits/ Credits	Withdrawals/ Debits	Ending daily balance
9/17	The Tannery Mast L289403 240916 L289403 The Tannery Master Ass	2,000.00		121,157.80
9/30	Interest Payment	0.99		121,158.79
Ending balance on 9/30				121,158.79
Totals		\$2,000.99	\$0.00	

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

Monthly service fee summary

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

Fee period 09/01/2024 - 09/30/2024	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	\$119,157.80 <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

September 30, 2024

Acct#: CZ36223233
 TS No.: 2024-07419

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 9/16/24
Sub Total	3,152.91	80.26	1,470.00	672.05	\$5,375.22
Payments/Credits	2,813.46	0.00	0.00	0.00	\$2,813.46
Grand Total	339.45	80.26	1,470.00	672.05	\$2,561.76

Unit Address

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

Current Stage: NODA Lien Stage
Last Scheduled Action: Lien Recorded
Date Last Action Taken: 8/29/2024
Next Scheduled Action: Send Payment Plan Offer Letter
Last Payments Collected: \$2,813.46 received on September 6, 2024

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

07/29/2024

The Notice of Delinquent Assessment (NODA) recorded on 07/24/2024 and the 10-Day NODA mailings have been sent to the homeowner(s). The next collection action cannot take place until 08/27/2024.

07/10/2024

Notice of Delinquent Assessment (Lien) completed and sent for recording. Next collection action cannot take place before 08/20/2024. Mailing of the Lien to the debtor will take place within 10 days of receipt of the recorded copy.

07/09/2024

Received account ledger via web portal and saved to file.

Acct#: C23623146

TS No.: 2024-07282

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 9/16/24
Sub Total	4,812.59	314.99	1,546.00	679.60	\$7,353.18
Payments/Credits	539.32	287.56	399.60	0.00	\$1,226.48
Grand Total	4,273.27	27.43	1,146.40	679.60	\$6,126.70

Unit Address

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

**Marquis, Yvette
3915 Oakmore Ave
Oakland, Ca 94602**

**Reader Jr, Robert
3915 Oakmore Ave
Oakland, Ca 94602**

Current Stage: NODA Lien Stage

Last Scheduled Action: Lien Recorded

Date Last Action Taken: 8/01/2024

Next Scheduled Action: Send Payment Plan Offer Letter

09/26/2024

Called owner left message to return my call

08/06/2024

Emails with owner wanting breakdown of what's owing, sent him copy of his statement good through 8/15/24

07/30/2024

Emails with owner what is due after waivers were given to include August Assessment too. \$5553.44

07/23/2024 Email with management, they are willing to waive all let and interest fees, also is UTS can waive some too

07/17/2024 Emails with owner I am still working to possibly have all late fees waived from 2023 forward, until I hear back he should pay us his monthly assessment or more if her can

07/17/2024 Emails with management, maybe should waive all late fees from 2023 to now, If owner would have been given amount to pay after the 2023 waivers were given he would have paid and not been sent here

07/16/2024 Email to management was there an investigation or any response I can give the owner

07/16/2024 Emails with owner no answer form HOA yet, it is not up to our supervisor, I will check with HOA again today

07/09/2024 Email to management the owner emails from management and that they did not get back to him his total due after they waved the late fees,

07/09/2024 Email owner emails to HOA for review, that he was given a waiver of late fees and asking them what he owed stating they never got back to him and sent him to us

07/01/2024 Called owner back, he stated he sent me an email back in March, advised him we never receives it, I sent him an email to respond to, he forwarded me the emails, but we did not receive them. the HOA did waive fees back in 2023 but he did not make the payment they then sent him to us March 2024 after that show was last payment he made, he will look into it and email me back

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

September 30, 2024

	Assessments/Charges	Interest	Fees	Costs	Balance Due
Sub Total	7,965.50	395.25	3,016.00	1,351.65	\$12,728.40
Payments/Credits	3,352.78	287.56	399.60	0.00	\$4,039.94
Grand Total for Report	4,612.72	107.69	2,616.40	1,351.65	\$8,688.46

Total Amount Collected for All Accounts

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

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