#### 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., ACMC

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\*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.

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
<b>Total Operating Fund Assets</b>	\$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	Operating	Reserve	Total
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

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

		<b>Current Period</b>			Year To Date		Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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
0							
Operating Expense							
Administration  50005 - Equipment Insurance	194.00	226.92	32.92	1,716.75	2,042.28	325.53	2,723.00
• •	964.00	1,184.17	220.17	9,211.35	10,657.53	1,446.18	14,210.00
50006 - Gen'l Liability Insurance 50007 - Umbrella Insurance	120.00	295.83	175.83	9,211.33	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
<b>Total Grounds Common Areas</b>	550.00	666.67	116.67	5,519.41	6,000.03	480.62	8,000.00

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

		<b>Current Period</b>			Year To Date		Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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)

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

		<b>Current Period</b>			Year To Date		Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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)

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
-		16,705	16,717	16,721	16,792	16,749	16,679	16,684	16,639	-	-	-	150,415
Total Income Operating Expense		<b>16,705</b>	<b>16,717</b>	<b>16,721</b>	<b>16,792</b>	<b>16,749</b>	<b>16,679</b>	<b>16,684</b>	<b>16,639</b>	-	-	-	
Total Income  Operating Expense  Administration	16,729	·	·	·	·	·	·	·		-	-	-	1,717
Operating Expense Administration 50005 - Equipment Insurance	<b>16,729</b>	191	191	191	191	191	191	184	194	- - -	- - -		1,717 9,211
Operating Expense Administration  50005 - Equipment Insurance 50006 - Gen'l Liability Insurance	<b>16,729</b> 191  944	191 944	191 944	191 944	191 944	191 944	191 944	184 1,637	194 964	- - - -	- - - -	- - - -	1,717 9,211 977
Operating Expense Administration  50005 - Equipment Insurance 50006 - Gen'l Liability Insurance 50007 - Umbrella Insurance	191 944 105	191 944 105	191 944 105	191 944 105	191 944 105	191 944 105	191 944 105	184 1,637 123	194 964 120	- - - -	- - - - -	- - - -	1,717 9,211 977 601
Total Income  Operating Expense Administration  50005 - Equipment Insurance 50006 - Gen'l Liability Insurance 50007 - Umbrella Insurance 50008 - Crime Insurance	191 944 105 68	191 944 105 61	191 944 105 68	191 944 105 68	191 944 105 68	191 944 105 68	191 944 105 68	184 1,637 123 68	194 964 120 68	- - - - -	- - - - -	- - - -	1,717 9,211 977 601 1,948
Operating Expense Administration  50005 - Equipment Insurance 50006 - Gen'l Liability Insurance 50007 - Umbrella Insurance 50008 - Crime Insurance 50009 - D&O Insurance	191 944 105 68 225	191 944 105 61 225	191 944 105 68 225	191 944 105 68 225	191 944 105 68 225	191 944 105 68 225	191 944 105 68 225	184 1,637 123 68 184	194 964 120 68 188	- - - - -	- - - - - -		1,717 9,211 977 601 1,948 54,709
Total Income  Operating Expense  Administration  50005 - Equipment Insurance  50006 - Gen'l Liability Insurance  50007 - Umbrella Insurance  50008 - Crime Insurance  50009 - D&O Insurance  50010 - Property Insurance	191 944 105 68 225 5,048	191 944 105 61 225 5,048	191 944 105 68 225 5,048	191 944 105 68 225 5,048	191 944 105 68 225 5,048	191 944 105 68 225 5,048	191 944 105 68 225 5,048	184 1,637 123 68 184 14,168	194 964 120 68 188 5,203	- - - - - - -	- - - - - - -		1,717 9,211 977 601 1,948 54,709
Total Income  Operating Expense Administration  50005 - Equipment Insurance 50006 - Gen'l Liability Insurance 50007 - Umbrella Insurance 50008 - Crime Insurance 50009 - D&O Insurance 50010 - Property Insurance 50012 - Postage	191 944 105 68 225 5,048 33	191 944 105 61 225 5,048 32	191 944 105 68 225 5,048 36	191 944 105 68 225 5,048 31	191 944 105 68 225 5,048 139	191 944 105 68 225 5,048 31	191 944 105 68 225 5,048	184 1,637 123 68 184 14,168 35	194 964 120 68 188 5,203 40	- - - - - -	- - - - - - -	- - - - - -	1,717 9,211 977 601 1,948 54,709 417
Total Income  Operating Expense  Administration  50005 - Equipment Insurance  50006 - Gen'l Liability Insurance  50007 - Umbrella Insurance  50008 - Crime Insurance  50009 - D&O Insurance  50010 - Property Insurance  50012 - Postage  50014 - Copies & Printing	191 944 105 68 225 5,048 33	191 944 105 61 225 5,048 32	191 944 105 68 225 5,048 36	191 944 105 68 225 5,048 31	191 944 105 68 225 5,048 139	191 944 105 68 225 5,048 31	191 944 105 68 225 5,048 39	184 1,637 123 68 184 14,168 35	194 964 120 68 188 5,203 40	- - - - - - -	- - - - - - - -		1,717 9,211 977 601 1,948 54,709 417 178 533
Total Income  Operating Expense Administration  50005 - Equipment Insurance 50006 - Gen'l Liability Insurance 50007 - Umbrella Insurance 50008 - Crime Insurance 50009 - D&O Insurance 50010 - Property Insurance 50012 - Postage 50014 - Copies & Printing 50017 - Storage	191 944 105 68 225 5,048 33 -	191 944 105 61 225 5,048 32 1	191 944 105 68 225 5,048 36 1	191 944 105 68 225 5,048 31 1	191 944 105 68 225 5,048 139 162 59	191 944 105 68 225 5,048 31 -	191 944 105 68 225 5,048 39	184 1,637 123 68 184 14,168 35	194 964 120 68 188 5,203 40 13 61	- - - - - - -	- - - - - - - -	-	1,717 9,211 977 601 1,948 54,709 417 178 533 1,800 4,383

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

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	-	-	-	9,900
-	-	-	-	-	-	-	70	-	-	-	-	70
-	-	-	254	-	-	-	-	40	-	-	-	294
8,410	8,254	8,464	10,413	8,629	8,259	8,267	18,115	8,478	-	-	-	87,289
-	-	-	164	450	-	1,482	13	-	-	-	-	2,109
-	-	-	164	450	-	1,482	13	-	-	-	-	2,109
550	550	550	1,119	550	550	550	550	550	-	-	-	5,519
550	550	550	1,119	550	550	550	550	550	-	-	-	5,519
-	1,211	-	-	1,211	-	1,211	472	-	-	-	-	4,104
-	1,211	-	-	1,211	-	1,211	472	-	-	-	-	4,104
12	11	11	11	10	11	10	11	11	-	-	-	98
168	168	(279)	168	168	168	168	168	168	-	-	-	1,065
1,293	1,350	924	1,100	1,086	1,050	1,066	1,100	1,057	-	-	-	10,026
500	500	53	525	528	525	1,074	525	650	-	-	-	4,880
6,447	-	-	5,861	-	-	5,850	529	-	-	-	-	18,687
200	200	200	200	200	200	200	200	200	-	-	-	1,800
8,620	2,229	909	7,865	1,992	1,954	8,368	2,533	2,086	-	-	-	36,557
17,581	12,243	9,924	19,561	12,832	10,763	19,878	21,683	11,114	-	-	-	135,579
	1,100	1,100 1,100	1,100       1,100       1,100         -       -       -         -       -       -         8,410       8,254       8,464         -       -       -         -       -       -         550       550       550         550       550       550         -       1,211       -         -       1,211       -         12       11       11         168       168       (279)         1,293       1,350       924         500       500       53         6,447       -       -         200       200       200         8,620       2,229       909	1,100       1,100       1,100       1,100         -       -       -       -         -       -       -       254         8,410       8,254       8,464       10,413         -       -       -       164         -       -       -       164         550       550       550       1,119         550       550       550       1,119         -       1,211       -       -         -       1,211       -       -         -       1,211       -       -         12       11       11       11         168       168       (279)       168         1,293       1,350       924       1,100         500       500       53       525         6,447       -       -       5,861         200       200       200       200         8,620       2,229       909       7,865	1,100       1,100       1,100       1,100       1,100         -       -       -       -       -         -       -       -       254       -         8,410       8,254       8,464       10,413       8,629         -       -       -       164       450         -       -       -       164       450         550       550       550       1,119       550         550       550       550       1,119       550         -       1,211       -       -       1,211         -       1,211       -       -       1,211         12       11       11       11       10         168       168       (279)       168       168         1,293       1,350       924       1,100       1,086         500       500       53       525       528         6,447       -       -       5,861       -         200       200       200       200       200         8,620       2,229       909       7,865       1,992	1,100       1,100       1,100       1,100       1,100       1,100         -       -       -       -       -       -         -       -       -       254       -       -         8,410       8,254       8,464       10,413       8,629       8,259         -       -       -       164       450       -         -       -       -       164       450       -         -       -       -       164       450       -         -       -       -       164       450       -         -       -       -       164       450       -         -       -       164       450       -         -       -       1,119       550       550         550       550       550       1,119       550       550         -       1,211       -       -       1,211       -         -       1,211       -       -       1,211       -         -       1,211       1       1       1       1       1       1       1       1       1       1       1       1	1,100       1,200       1,200       2,229       909       1,100       1,100       1,100       1,100       1,100       1,1482       1,100       1,1482       1,100       1,100       1,1482       1,100       1,100       1,100       1,1482       1,100       1,100       1,1482       1,100	1,100         1,115         1,115         1,115         1,115         1,115         1,115         1,115         1,116         1,115         1,115         1,115         1,115         1,115         1,115         1,115         1,115         1,115         1,115         1,115         1,115         1,116         1,116         1,118         1,118         1,119 <td< td=""><td>1,100         1,101         1,057         500         500         53         525         528</td><td>1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 -  254 70  164 450 - 1,482 13  164 450 - 1,482 13  164 450 - 1,482 13  - 1 - 1,211 - 1,211 472  1,211 - 1,211 - 1,211 472  1,211 - 1,211 - 1,211 472  1,211 - 1,211 - 1,211 472  1,211 - 1,211 - 1,211 472  1,211 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1</td><td>1,100</td><td>1,100</td></td<>	1,100         1,101         1,057         500         500         53         525         528	1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 -  254 70  164 450 - 1,482 13  164 450 - 1,482 13  164 450 - 1,482 13  - 1 - 1,211 - 1,211 472  1,211 - 1,211 - 1,211 472  1,211 - 1,211 - 1,211 472  1,211 - 1,211 - 1,211 472  1,211 - 1,211 - 1,211 472  1,211 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,100	1,100

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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

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AR Aging - 9/30/2024

SUMMARY			DISTRI	BUTION	
Charge	Balance				<del></del>
Collection Referral (4)	\$940.66				
Interest (1)	\$184.49				
Late Charge (2)	\$627.01				
Mailed Payment Reminder (4)	\$121.44				<b>_</b> 13.79 %
Monthly Assessment (5)	\$5,138.70				
Past Due (4)	\$407.17				
Total	\$7,419.47	67.46 %			1.00 %
		0-30	Over 30	Over 60	Over 90
Property  C23623146 - 714 Gilman Street - Reader	0-30	Over 30	Over 60	Over 90	Balance
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	

Pre Paid Homeowners For 9/30/2024

Account	Property	Owner Name	<b>Credit Amount</b>
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
		т	otal 6,332.03

(\*\*\* indicates previous owners)

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

	Current				Previous
Property	Owner	Address	Contact	<b>Settlement Processed</b>	Owner

Cash Disbursement - 9/30/2024

Date	CheckNo	Description		Amount
10100 -	- 10100 FCB O	ps Checking		
9/3/2024	Misc Check	BRIDGE STORAGE - Storage Space Acct # Bridge236		61.00
	50017 - Storage - BR	IDGE STORAGE - Storage Space SEP	61.00	
9/7/2024	Auto Draft	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 719047		487.00
	50030 - Financial Ma	nagement Contract - Monthly Bookkeeping	487.00	
9/9/2024	Check 345	JESUS CASTRENCE Inv # 715122		200.00
	55017 - Recycling - R	Recycling	200.00	
9/10/2024	Auto Draft	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 714526		641.08
	20999 - Accounts Pag	yable - CFM - A/R & Delinquencies	605.70	
	50012 - Postage - Po	ostage	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 & Electri	icity - 9652627712-2 7/23-8/21	10.62	
9/20/2024	Check 347	BLISSCAPES LANDSCAPE DESIGN & NURSERY Inv # 1803		1,100.00
	51210 - Landscape M	Maintenance - Landscape Contract- JUN	550.00	
	51210 - Landscape M	flaintenance - Landscape Contract- MAY	550.00	
9/23/2024	Misc Check	AFCO - 02-20446438-01 Acct # AFCO236		7,684.01
	10510 - PPD GL/Prop 7/22/23-24	o/Umb/D&O/Equip Ins Exp 7/22/24-25 - AFCO - 02-20446438-01	7,684.01	
9/25/2024	Misc Check	Secretary of State - Misc. Expense		40.00
	50090 - Administrativ	ve Incidentals - CALIFORNIA SECRETARY OF STATE - SOS Filing	40.00	
			Total	13,323.71

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

				Cı	urrent	
			Beginning Balance	Debit	Credit	Ending Balance
0100 - FC	B Operat	ing	60,511.04	26,219.38	20,815.20	65,915.22
Date		Description		Debit	Credit	Туре
09/01/2024	Batched	Credit Distribution		2,936.49	2,936.49	Credit Distribution
09/03/2024		Bridge236 - BRIDGE STORAGE - Stor	age 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 FIN Bookkeeping	IANCIAL MGMT - Monthly	-	487.00	Invoice
09/08/2024	Batched	ACH		10,070.23	-	Owner Payment
09/09/2024	Batched	715134 - LINDA WALLGREN - Manag	gement Fee	1,100.00	1,100.00	Invoice
09/09/2024		715122 - JESUS CASTRENCE - Recycl	ing	-	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 FIN	IANCIAL MGMT - Postage	-	35.38	Invoice
09/10/2024		714526 - CFM - CONDOMINIUM FIN Delinquencies	IANCIAL MGMT - A/R &	-	605.70	Invoice
09/15/2024		Transfer to 12020 Wells Fargo Reserv	ve 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 - Mana	agement 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 DES Contract- MAY	IGN & NURSERY - Landscape	-	550.00	Invoice
09/20/2024		1803 - BLISSCAPES LANDSCAPE DES Contract- JUN	IGN & NURSERY - Landscape	-	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
0300 - Ov	vners' Ac	counts Receivable	9,189.50	18,896.97	20,667.00	7,419.47
Date		Description		Debit	Credit	Туре
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

			Cı		
	B	eginning Balance	Debit	Credit	Ending Balance
10300 - Owners' <i>A</i>	Accounts Receivable	9,189.50	18,896.97	20,667.00	7,419.4
Date	Description		Debit	Credit	Туре
09/06/2024 Batched	l Check		-	2,813.46	Owner Payment
09/08/2024 Batched	I ACH		-	10,070.23	Owner Payment
09/09/2024 Batched	l 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 Distributio
09/24/2024	Returned Check - Charge Bank Fee		10.00	-	Owner Charge
09/24/2024 Batched	l Check		-	3,455.00	Owner Payment
09/30/2024 Batched	l Check		-	336.91	Owner Payment
10310 - Allowanc	e for Bad Debt	-9,000.00	-	-	-9,000.0
Date	Description		Debit	Credit	Туре
	Prop/Umb/D&O/Equip Ins Exp	4,202.91	7,684.01	6,669.00	5,217.9
10510 - PPD GL/P 7/22/24-25 <b>Date</b>	Prop/Umb/D&O/Equip Ins Exp  Description	4,202.91	7,684.01 <b>Debit</b>	6,669.00 Credit	5,217.9 
7/22/24-25		4,202.91	· 		
7/22/24-25 <b>Date</b>	Description	4,202.91	· 	Credit	Туре
7/22/24-25  Date  09/22/2024	<b>Description</b> Monthly Insurance Expense	4,202.91	· 	<b>Credit</b> 5,203.00	<b>Type</b> GL Entry
7/22/24-25  Date  09/22/2024  09/22/2024	Description  Monthly Insurance Expense  Monthly Umbrella Ins Exp	4,202.91	· 	<b>Credit</b> 5,203.00 120.00	<b>Type</b> GL Entry GL Entry
7/22/24-25  Date  09/22/2024  09/22/2024  09/22/2024	Description  Monthly Insurance Expense  Monthly Umbrella Ins Exp  Monthly Gen'l Liability Ins Exp	4,202.91	· 	<b>Credit</b> 5,203.00 120.00 964.00	Type GL Entry GL Entry GL Entry
7/22/24-25  Date  09/22/2024  09/22/2024  09/22/2024  09/22/2024	Description  Monthly Insurance Expense  Monthly Umbrella Ins Exp  Monthly Gen'l Liability Ins Exp  Monthly Equipment Ins Exp		· 	<b>Credit</b> 5,203.00 120.00 964.00 194.00	Type  GL Entry  GL Entry  GL Entry  GL Entry
7/22/24-25  Date  09/22/2024  09/22/2024  09/22/2024  09/22/2024  09/22/2024  09/23/2024	Description  Monthly Insurance Expense  Monthly Umbrella Ins Exp  Monthly Gen'l Liability Ins Exp  Monthly Equipment Ins Exp  Monthly D&O Insurance Exp  AFCO236 - AFCO - 02-20446438-01 7/22/2		Debit	<b>Credit</b> 5,203.00 120.00 964.00 194.00	Type  GL Entry GL Entry GL Entry GL Entry GL Entry Invoice
Date  09/22/2024  09/22/2024  09/22/2024  09/22/2024  09/22/2024  09/22/2024  09/23/2024	Description  Monthly Insurance Expense  Monthly Umbrella Ins Exp  Monthly Gen'l Liability Ins Exp  Monthly Equipment Ins Exp  Monthly D&O Insurance Exp  AFCO236 - AFCO - 02-20446438-01 7/22/2	3-24	Debit	<b>Credit</b> 5,203.00 120.00 964.00 194.00 188.00	Type  GL Entry GL Entry GL Entry GL Entry GL Entry Invoice
7/22/24-25  Date  09/22/2024  09/22/2024  09/22/2024  09/22/2024  09/22/2024  09/23/2024  10513 - Crime Po	Description  Monthly Insurance Expense  Monthly Umbrella Ins Exp  Monthly Gen'l Liability Ins Exp  Monthly Equipment Ins Exp  Monthly D&O Insurance Exp  AFCO236 - AFCO - 02-20446438-01 7/22/2	3-24	Debit 7,684.01	Credit 5,203.00 120.00 964.00 194.00 188.00	Type  GL Entry Invoice
7/22/24-25  Date  09/22/2024  09/22/2024  09/22/2024  09/22/2024  09/23/2024  10513 - Crime Po  Date  09/27/2024	Description  Monthly Insurance Expense  Monthly Umbrella Ins Exp  Monthly Gen'l Liability Ins Exp  Monthly Equipment Ins Exp  Monthly D&O Insurance Exp  AFCO236 - AFCO - 02-20446438-01 7/22/2	3-24	Debit 7,684.01	Credit  5,203.00  120.00  964.00  194.00  188.00   67.58  Credit	Type  GL Entry GL Entry GL Entry GL Entry Invoice  675.8
7/22/24-25  Date  09/22/2024  09/22/2024  09/22/2024  09/22/2024  09/22/2024  09/23/2024  10513 - Crime Po  Date  09/27/2024	Description  Monthly Insurance Expense  Monthly Umbrella Ins Exp  Monthly Gen'l Liability Ins Exp  Monthly Equipment Ins Exp  Monthly D&O Insurance Exp  AFCO236 - AFCO - 02-20446438-01 7/22/2  licy 7/22/24-25  Description  Monthly Crime Ins Exp	743.42	Debit 7,684.01  Debit	Credit  5,203.00  120.00  964.00  194.00  188.00   67.58  Credit	Type  GL Entry  GL Entry  GL Entry  GL Entry  Invoice  675.8  Type  GL Entry
Date  09/22/2024  09/22/2024  09/22/2024  09/22/2024  09/22/2024  09/22/2024  09/23/2024  10513 - Crime Po  Date  09/27/2024	Description  Monthly Insurance Expense  Monthly Umbrella Ins Exp  Monthly Gen'l Liability Ins Exp  Monthly Equipment Ins Exp  Monthly D&O Insurance Exp  AFCO236 - AFCO - 02-20446438-01 7/22/2  licy 7/22/24-25  Description  Monthly Crime Ins Exp	743.42	Debit  7,684.01  Debit  - 2,000.99	Credit  5,203.00  120.00  964.00  194.00  188.00   67.58  Credit  67.58	Type  GL Entry GL Entry GL Entry GL Entry Invoice  675.8  Type GL Entry
7/22/24-25  Date  09/22/2024  09/22/2024  09/22/2024  09/22/2024  09/23/2024  10513 - Crime Po  Date  09/27/2024  12020 - Wells Fare	Description  Monthly Insurance Expense  Monthly Umbrella Ins Exp  Monthly Gen'l Liability Ins Exp  Monthly Equipment Ins Exp  Monthly D&O Insurance Exp  AFC0236 - AFCO - 02-20446438-01 7/22/2  licy 7/22/24-25  Description  Monthly Crime Ins Exp  go Reserve Checking  Description	743.42	Debit  7,684.01  Debit  2,000.99  Debit	Credit  5,203.00  120.00  964.00  194.00  188.00   67.58  Credit  67.58	Type GL Entry GL Entry GL Entry GL Entry Invoice 675.8 Type GL Entry 121,158.7 Type
7/22/24-25  Date  09/22/2024  09/22/2024  09/22/2024  09/22/2024  09/22/2024  09/23/2024  10513 - Crime Po  Date  09/27/2024  12020 - Wells Fard  Date  09/01/2024	Description  Monthly Insurance Expense  Monthly Umbrella Ins Exp  Monthly Gen'l Liability Ins Exp  Monthly Equipment Ins Exp  Monthly D&O Insurance Exp  AFCO236 - AFCO - 02-20446438-01 7/22/2  licy 7/22/24-25  Description  Monthly Crime Ins Exp  go Reserve Checking  Description  September Interest  Transfer from 10100 FCB Ops Checking	743.42	Debit 7,684.01 - Debit - 2,000.99 Debit .99	Credit  5,203.00  120.00  964.00  194.00  188.00   67.58  Credit  67.58	Type  GL Entry GL Entry GL Entry GL Entry Invoice  675.8  Type GL Entry  121,158.7  Type GL Entry

Prepaid Assessments   -8,012.91   6,199.91   4,519.03   -6,332.05			Current			
Date		Beginning Bala	ance Debit	Credit	Ending Balance	
99/01/2024   Batched	0000 - Prepaid A	ssessments -8,01	2.91 6,199.91	4,519.03	-6,332.0	
09/10/2024	Date	Description	Debit	Credit	Туре	
09/16/2024         Check         3,263,42         Void           09/26/2024         Check         -         28,963         Owner Paymer           09/26/2024         Check         -         289,15         Owner Paymer           09/27/2024         Check         -         294,18         Owner Paymer           09/27/2024         Batched         Check         -         3,118.09         Owner Paymer           09/30/2024         Batched         Check         -         3,118.09         Owner Paymer           09/30/2024         Batched         Check         -         3,118.09         Owner Paymer           09/01/2024         Batched         Check         -         1,100.00         Invoice           09/01/2024         1715124 - LINDA WALLGREN - Management Fee         -         1,100.00         Invoice           09/01/2024         1715-912 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT -         -         550.00         Invoice           09/01/2024         1715-912 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT -         -         200.00         Invoice           09/01/2024         1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         -         550.00         Invoice           09/01/2024         1829 - BLISSCAPES LANDSCAPE DE	09/01/2024 Batched	Credit Distribution	2,936.49	-	Credit Distribution	
09/24/2024         Check         -         289.63         Owner Paymer           09/26/2024         Check         -         289.15         Owner Paymer           09/27/2024         Check         -         294.18         Owner Paymer           09/30/2024         Batched         Check         -         3,118.09         Owner Paymer           20210 - Accounts Payable         -1,751.70         13,523.71         16,793.65         -5,021.0           Date         Description         Debit         Credit         Type           09/01/2024         715134 - IUNDA WALLGREN - Management Fee         -         1,100.00         Invoice           09/01/2024         1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         -         550.00         Invoice           09/01/2024         7/15-9/12 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - Septic Contract SEP         -         1,149.88         Invoice           09/01/2024         715122 - JESUS CASTRENCE - Recycling         -         200.00         Invoice           09/01/2024         1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         -         550.00         Invoice           09/01/2024         Batched         Bridge 236 - BRIDGE STORAGE - Storage Space SEP         61.00         61.00         1nvoice     <	09/10/2024 Batched	Check	-	527.98	Owner Payment	
09/26/2024         Check         -         289.15         Owner Payment           09/27/2024         Check         -         294.18         Owner Payment           09/30/2024         Batched         Check         -         294.18         Owner Payment           20210 - Accounts Paybele         -1,751.70         13,523.71         16,793.65         -5,021.0           Date         Description         Debit         Credit         Type           09/01/2024         715134 - UNDA WALLGREN - Management Fee         -         1,100.00         Invoice           09/01/2024         1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         -         550.00         Invoice           09/01/2024         7151921 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 7/15-9/12         200.00         Invoice           09/01/2024         7151922 - JESUSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         -         200.00         Invoice           09/01/2024         1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         -         550.00         Invoice           09/01/2024         1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         -         550.00         Invoice           09/01/2024         1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         -         200.00	09/16/2024	Void split check on Chk #853889774	3,263.42	-	Void	
09/27/2024         Check         -         294.18         Owner Paymen           09/30/2024         Batched         Check         -         3,118.09         Owner Paymen           20210 - Accounts Pays be         -1,751.70         13,523.71         16,793.65         -5,021.10           Date         Description         Debit         Credit         Type           09/01/2024         11639 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         -         1,100.00         Invoice           09/01/2024         1269 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         -         200.00         Invoice           09/01/2024         7/15-9712 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT -         -         1,149.88         Invoice           09/01/2024         7/15-9712 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT -         -         200.00         Invoice           09/01/2024         15122 - JESUS CASTRENCE - Recycling         -         200.00         Invoice           09/01/2024         1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         -         550.00         Invoice           09/01/2024         1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         -         61.00         61.00         Invoice           09/03/2024         Batched         719047 - CFM - CO	09/24/2024	Check	-	289.63	Owner Payment	
19/30/2024   Batched   Check   -1,751.70   13,523.71   16,793.65   -5,021.00   Check   -5,021.00   Check	09/26/2024	Check	-	289.15	Owner Payment	
Date   Description   Debit   Credit   Type	09/27/2024	Check	-	294.18	Owner Payment	
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 - 9/94943203880 7/15-9/12         - 1,149.88         Invoice           09/01/2024         7/15-9/12 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 9/94943203880 7/15-9/12         - 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           09/01/2024         181de Bridge 36 - BRIDGE STORAGE - Storage Space SEP         61.00         61.00         Invoice           09/01/2024         Batched         81dge 236 - BRIDGE STORAGE - Storage Space SEP         61.00         487.00         Invoice           09/09/2024         Batched         715124 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly         487.00         487.00         Invoice           09/09/2024         Batched         715122 - JESUS CASTRENCE - Recycling         20.00         1,100.00         Invoice </td <td>09/30/2024 Batched</td> <td>Check</td> <td>-</td> <td>3,118.09</td> <td>Owner Payment</td>	09/30/2024 Batched	Check	-	3,118.09	Owner Payment	
09/01/2024         715134 - LINDA WALLGREN - Management Fee         -         1,100.00         Invoice           09/01/2024         1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         -         550.00         Invoice           09/01/2024         7/15-9/12 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 9/4943203880 7/15-9/12         -         200.00         Invoice           09/01/2024         715122 - JESUS CASTRENCE - Recycling         -         200.00         Invoice           09/01/2024         1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         -         550.00         Invoice           09/01/2024         8129 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         -         550.00         Invoice           09/01/2024         814ched         8ridge236 - BRIDGE STORAGE - Storage Space SEP         61.00         61.00         Invoice           09/03/2024         814ched         8ridge236 - BRIDGE STORAGE - Storage Space SEP         61.00         487.00         Invoice           09/07/2024         814ched         719047 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly         487.00         487.00         Invoice           09/09/2024         715124 - JESUS CASTRENCE - Recycling         200.00         1,100.00         Invoice           09/10/2024         714526 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage         <	20210 - Accounts	Payable -1,75	1.70 13,523.71	16,793.65	-5,021.6	
09/01/2024         1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract SEP         - \$50.00         Invoice           09/01/2024         7/15-9/12 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 1.1,149.88         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 JUL         - \$550.00         Invoice           09/03/2024         Batched         Bridge236 - BRIDGE STORAGE - Storage Space SEP         61.00         61.00         Invoice           09/09/2024         Batched         719047 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly         487.00         487.00         Invoice           09/09/2024         Batched         715134 - LINDA WALLGREN - Management Fee         2,200.00         1,100.00         Invoice           09/10/2024         714526 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage         35.38         -         Invoice           09/10/2024         714526 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & 605.70         -         Invoice           09/11/2024         Batched         SEP2024 - LINDA WALLGREN - Management Fee SEP         1,100.00         1,100.00         Invoice	Date	Description	Debit	Credit	Туре	
Contract SEP   Contract JUL   Contract AUG   Cont	09/01/2024	715134 - LINDA WALLGREN - Management Fee	-	1,100.00	Invoice	
94943203880 7/15-9/12           09/01/2024         715122 - JESUS CASTRENCE - Recycling         - 200.00         Invoice           09/01/2024         1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         - 550.00         Invoice           09/01/2024         1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         - 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         715122 - JESUS CASTRENCE - Recycling         200.00         1,100.00         Invoice           09/09/2024         715122 - JESUS CASTRENCE - Recycling         200.00         -         Invoice           09/10/2024         715122 - JESUS CASTRENCE - Recycling         200.00         -         Invoice           09/10/2024         714526 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage         35.38         -         Invoice           09/10/2024         Batched         SEP2024 - LINDA WALLGREN - Management Fee SEP         1,100.00         1,100.00         Invoice           09/18/2024         Batched         SEP2024 - ENDAD SCAPE DESIGN & NURSER	09/01/2024		scape -	550.00	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         715132 - JESUS CASTRENCE - Recycling         200.00         1,100.00         Invoice           09/09/2024         715132 - JESUS CASTRENCE - Recycling         200.00         -         Invoice           09/10/2024         715152 - 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 & COND	09/01/2024		CT	1,149.88	Invoice	
Contract JUL           09/01/2024         \$1829 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract AUG         \$550.00         Invoice           09/03/2024         \$8tched         \$1602 - SRIDGE STORAGE - Storage Space SEP         61.00         61.00         Invoice           09/03/2024         \$8tched         \$719047 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping         487.00         487.00         1,100.00         Invoice           09/09/2024         \$8tched         \$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 & 605.70         \$05.70         \$100.00         Invoice           09/10/2024         \$81ched         \$EP2024 - LINDA WALLGREN - Management Fee SEP         1,100.00         1,100.00         Invoice           09/18/2024         \$4002024 - PG&E - 9652627712-2 7/23-8/21         10.62         -         Invoice           09/18/2024         \$1803 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract - JUN         \$550.00         -         Invoice	09/01/2024	715122 - JESUS CASTRENCE - Recycling	-	200.00	Invoice	
Contract AUG           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         1,100.00         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         Batched         SEP2024 - LINDA WALLGREN - Management Fee SEP         1,100.00         1,100.00         Invoice           09/18/2024         Batched         SEP2024 - LINDA WALLGREN - Management Fee SEP         1,100.00         1,100.00         Invoice           09/18/2024         Batched         SEP2024 - PG&E - 9652627712-2 7/23-8/21         10.62         -         Invoice           09/20/2024         Batched         AFCO236 - AFCO - 02-20446438-01 7/22/3-24         7,684.01         7,684.01         Invoice           09/23/2024         Batched         CALIFORNIA SECRETARY OF STATE - SOS Filing         40.	09/01/2024		scape -	550.00	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 & 605.70         605.70         -         Invoice           09/10/2024         Batched         SEP2024 - LINDA WALLGREN - Management Fee SEP         1,100.00         1,100.00         Invoice           09/18/2024         Batched         SEP2024 - PG&E - 9652627712-2 7/23-8/21         10.62         -         Invoice           09/20/2024         LINDA GUELLA - PG&E - 9652627712-2 7/23-8/21         10.62         -         Invoice           09/20/2024         Batched         1803 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- MAY         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	09/01/2024		scape -	550.00	Invoice	
Bookkeeping	09/03/2024 Batched	Bridge236 - BRIDGE STORAGE - Storage Space SEP	61.00	61.00	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 & 605.70         -         Invoice           09/17/2024         8atched         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         550.00         -         Invoice           09/20/2024         1803 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         550.00         -         Invoice           09/20/2024         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 -         -         2,156.84         Invoice	09/07/2024 Batched		hly 487.00	487.00	Invoice	
09/10/2024         714526 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage         35.38         -         Invoice           09/10/2024         714526 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & 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         8atched         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 -         -         2,156.84         Invoice	09/09/2024 Batched	715134 - LINDA WALLGREN - Management Fee	2,200.00	1,100.00	Invoice	
09/10/2024         714526 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & 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 -         - 2,156.84         Invoice	09/09/2024	715122 - JESUS CASTRENCE - Recycling	200.00	-	Invoice	
Delinquencies           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         550.00         -         Invoice           09/20/2024         1803 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape         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 -         -         2,156.84         Invoice	09/10/2024	714526 - CFM - CONDOMINIUM FINANCIAL MGMT - Posta	ge 35.38	-	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 -         - 2,156.84         Invoice	09/10/2024	,	605.70	-	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 -       -       2,156.84       Invoice	09/17/2024 Batched	SEP2024 - LINDA WALLGREN - Management Fee SEP	1,100.00	1,100.00	Invoice	
Contract- MAY           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 -         -         2,156.84         Invoice	09/18/2024	AUG2024 - PG&E - 9652627712-2 7/23-8/21	10.62	-	Invoice	
Contract- JUN           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 -         -         2,156.84         Invoice	09/20/2024		scape 550.00	-	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 -         -         2,156.84         Invoice	09/20/2024		scape 550.00	-	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 -       -       2,156.84       Invoice	09/23/2024 Batched	AFCO236 - AFCO - 02-20446438-01 7/22/23-24	7,684.01	7,684.01	Invoice	
09/30/2024 7/30-9/27 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT 2,156.84 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		T	2,156.84	Invoice	

		Current			
		Beginning Balance	Debit	Credit	Ending Balance
20210 - Accounts F	Payable	-1,751.70	13,523.71	16,793.65	-5,021.6
Date	Description		Debit	Credit	Туре
09/30/2024	751341 - CFM - CONDOMINIUM FINAI	NCIAL MGMT - Postage	-	40.36	Invoice
09/30/2024	751341 - CFM - CONDOMINIUM FINAI	NCIAL MGMT - Copies	-	13.24	Invoice
20220 - Accrued O	perating Expense	-4,594.00	3,250.00	718.00	-2,062.0
Date	Description		Debit	Credit	Туре
09/01/2024	Reverse - Est Aug Water Common Area	1	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 F	Payable - CFM	0.00	55.36	55.36	0.0
Date	Description		Debit	Credit	Туре
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 Re	serve Funding	-16,000.00	-	2,000.00	-18,000.0
Date	Description		Debit	Credit	Туре
09/15/2024	Monthly Reserve Contribution		-	2,000.00	GL Entry
35710 - Reserve In	terest Earned	-10.33	-	0.99	-11.3
Date	Description		Debit	Credit	Туре
09/01/2024	September Interest		-	.99	GL Entry
36000 - Asphalt		13,305.00	-	-	13,305.0
Date	Description		Debit	Credit	Туре
36998 - State & Fe	deral Taxes	800.00	-	_	800.0

		Current			
		Beginning Balance	Debit	Credit	Ending Balance
36998 - State &	Federal Taxes	800.00	_	-	800.00
Date	Description		Debit	Credit	Туре
37010 - Prior Ye	ar Fund Ralance	-159,229.20		_	-159,229.20
Date	Description	-133,223.20	Debit	Credit	Type
	Description		Desire	Credit	Турс
41010 - Owners	Assessments	-149,087.92	-	18,635.99	-167,723.91
Date	Description		Debit	Credit	Туре
09/01/2024 Batch	ed Monthly Assessment		-	18,635.99	Owner Charge
41040 - Interest	Billed	-614.56	_	_	-614.56
Date	Description		Debit	Credit	Туре
41060 - Operatii	ng Interest Earned	-18.23	_	2.75	-20.98
Date	Description		Debit	Credit	Туре
09/30/2024	September Interest		-	2.75	GL Entry
43949 - Utility C	redits	-55.17	_	-	-55.17
Date	Description		Debit	Credit	Туре
49010 - (Current	t Reserve Funding)	16,000.00	2,000.00	_	18,000.00
Date	Description	, , , , , , , , , , , , , , , , , , ,	Debit	Credit	Туре
09/15/2024	Monthly Reserve Contribution		2,000.00	-	GL Entry
50005 - Equipme	ent Insurance	1,522.75	194.00	_	1,716.75
Date	Description		Debit	Credit	Туре
09/22/2024	Monthly Equipment Ins Exp		194.00	-	GL Entry
50006 - Gen'l Lia	ability Insurance	8,247.35	964.00	_	9,211.35
Date	Description	-,- :::03	Debit	Credit	Туре
09/22/2024	Monthly Gen'l Liability Ins Exp		964.00	-	GL Entry

		Current			
	Be	eginning Balance	Debit	Credit	Ending Balance
50007 - Umbrell	a Insurance	857.44	120.00	_	977.44
Date	Description		Debit	Credit	Туре
09/22/2024	Monthly Umbrella Ins Exp		120.00	-	GL Entry
50008 - Crime In	surance	533.64	67.58	_	601.22
Date	Description		Debit	Credit	Туре
09/27/2024	Monthly Crime Ins Exp		67.58	-	GL Entry
50009 - D&O Ins	surance	1,760.19	188.00	-	1,948.19
Date	Description		Debit	Credit	Туре
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	Туре
09/22/2024	Monthly Insurance Expense		5,203.00	-	GL Entry
50012 - Postage		376.93	40.36	-	417.29
Date	Description		Debit	Credit	Туре
09/30/2024	751341 - CFM - CONDOMINIUM FINANCIA	L MGMT - Postage	40.36	-	Invoice
50014 - Copies 8	પ્ર Printing	165.20	13.24	-	178.44
Date	Description		Debit	Credit	Туре
09/30/2024	751341 - CFM - CONDOMINIUM FINANCIA	L MGMT - Copies	13.24	-	Invoice
50017 - Storage		472.00	61.00	-	533.00
Date	Description		Debit	Credit	Туре
09/03/2024	Bridge236 - BRIDGE STORAGE - Storage Sp	ace SEP	61.00	-	Invoice
50022 - CPA Ser	vices	1,800.00			1,800.00
Date	Description		Debit	Credit	Туре
50030 - Financia	l Management Contract	3,896.00	487.00	_	4,383.00
Date	Description		Debit	Credit	Туре

		Current				
		Beginning Balance	Debit	Credit	Ending Balance	
50030 - Financia	l Management Contract	3,896.00	487.00	-	4,383.00	
Date	Description		Debit	Credit	Туре	
09/07/2024	719047 - CFM - CONDOMINIUM F Bookkeeping	INANCIAL MGMT - Monthly	487.00	-	Invoice	
50034 - Misc. Fin	nancial Services	550.00	-	-	550.00	
Date	Description		Debit	Credit	Туре	
50035 - Commu	nity Management Contract	8,800.00	2,200.00	1,100.00	9,900.00	
Date	Description		Debit	Credit	Туре	
09/01/2024	715134 - LINDA WALLGREN - Man	agement Fee	1,100.00	-	Invoice	
09/09/2024	715134 - LINDA WALLGREN - Man	agement Fee	-	1,100.00	Invoice	
09/17/2024	SEP2024 - LINDA WALLGREN - Ma	nagement Fee SEP	1,100.00	-	Invoice	
50047 - IT Servic	es & Software	69.99	_	_	69.99	
Date	Description		Debit	Credit	Туре	
50090 - Adminis	trative Incidentals	253.56	40.00	-	293.56	
Date	Description		Debit	Credit	Туре	
09/25/2024	CALIFORNIA SECRETARY OF STATE	E - SOS Filing	40.00	-	Invoice	
51014 - Commo	n Area Maintenance	2,108.94	_	-	2,108.94	
Date	Description		Debit	Credit	Туре	
51210 - Landsca	pe Maintenance	4,969.41	1,650.00	1,100.00	5,519.41	
Date	Description	· · · · · · · · · · · · · · · · · · ·	Debit	Credit	Туре	
09/01/2024	Reverse - July Landscape		-	550.00	GL Entry	
09/01/2024	1829 - BLISSCAPES LANDSCAPE DI Contract SEP	ESIGN & NURSERY - Landscape	550.00	-	Invoice	
09/01/2024	Reverse - Aug Landscape		-	550.00	GL Entry	
09/01/2024	1829 - BLISSCAPES LANDSCAPE D Contract JUL	ESIGN & NURSERY - Landscape	550.00	-	Invoice	
09/01/2024	1829 - BLISSCAPES LANDSCAPE D		550.00			

54030 - Fire Alarm <b>Date</b>	_	Beginning Balance 4,104.27	Debit	Credit	Ending Balance
		4,104.27			
Date	Description		-	-	4,104.2
			Debit	Credit	Туре
55012 - Gas & Elec	tricity	87.17	11.32	_	98.4
Date	Description		Debit	Credit	Туре
09/30/2024	SEP2024 - PG&E - 9652627712-2 8/22-9	/22	11.32	-	Invoice
55013 - Water - 20 <sup>o</sup>	% Reimb Gilman Grill	897.17	168.00	_	1,065.17
Date	Description		Debit	Credit	Туре
09/01/2024	EST 20% Gilman Grill Water		168.00	-	GL Entry
55014 - Water - Co	mmon Area	8,969.20	2,156.84	1,100.00	10,026.04
Date	Description		Debit	Credit	Туре
09/01/2024	Reverse - Est Aug Water Common Area		-	1,100.00	GL Entry
09/30/2024	7/30-9/27 - EBMUD - EAST BAY MUNICI 52234100001 7/30-9/27	PAL UTILITY DISTRICT -	2,156.84	-	Invoice
55015 - Water - Fir	e Line	4,229.99	1,699.88	1,050.00	4,879.87
Date	Description		Debit	Credit	Туре
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 MUNICI 94943203880 7/15-9/12	PAL UTILITY DISTRICT -	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	Туре
55017 - Recycling		1,600.00	200.00	_	1,800.00
Date	Description		Debit	Credit	Туре
09/01/2024	715122 - JESUS CASTRENCE - Recycling		200.00	-	Invoice
Net Total		0.00	95,294.55	95,294.55	0.00

Bank Account Reconciliation for Period 9/30/2024

### **Reconciliation Summary**

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	<b>Book Balance</b>	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	s 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	s 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

### 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 Far	go 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

999-00000-000000

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	\$10,070.23
	943322368	
	-SETT-A228SFTP5	
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
WITHDRAWAI	LS/DEBITS	
Date	Description	Amount

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

Sep 30, 2024

NAME				
ADDRESS				
CITY	STATE	ZIP		
			y ;	
SOCIAL SECURITY NO.	CLIP AND RETURN TO BANK	DATE		

#### HOW TO BALANCE YOUR ACCOUNT

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

#### HINTS FOR FINDING DIFFERENCES

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

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

- (1) Tell us your name and account number.
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need information.
- (3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will recredit your account the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

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

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

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

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

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

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

AVERAGE DAILY BALANCE (including new purchases)

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

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

TRANSFER AMO	NEW BALANCE TRANSFER AMOUNT FROM OTHER SIDE		\$	66,509	86
ADD:					
	POSITS MADE				_
	ICE ENDING D I STATEMENT	AIE			_
	JBTOTAL		\$		
	T LISTED ON	THIS	*		
	R STATEMENT				
NUMBER	AMOUN'	Т			
		_			
,					
TOTAL CHE	скѕ	-			
SUBTRACT TO NOT LISTED FI SUBTOTAL AB	ROM	ANCE	s		

#### WITHDRAWALS/DEBITS

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

#### CHECKS (IN NUMERIC ORDER)

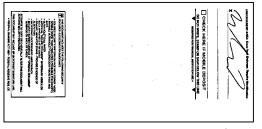
Date	Check #	Amount	Date	Check #	Amount
09/30	347	\$1,100.00			_

The Teriory Resear Assertation / restriction was 357

The Teriory Resear Assertation / restriction was 357

PAYTO THE OLD RESEARCH AND SCAPE CRESINS A NUMBERY STRUCK OF TRUSKED OF TRUSKED

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



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: wellsfargo.com/biz

Write: Wells Fargo Bank, N.A. (114)

P.O. Box 6995

Portland, OR 97228-6995

#### Your Business and Wells Fargo

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

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/feefaq 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 Have any ONE of the following each fee period	Minimum required	This fee period
Minimum daily balance	\$300.00	\$119,157.80 ±
<ul> <li>Total automatic transfers from an eligible Wells Fargo business checking account</li> </ul>	\$25.00	\$0.00
YC/YC		

#### Account transaction fees summary

		Units	Excess	Service charge per	Total service
Service charge description	Units used	included	units	excess units (\$)	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 Reader Jr, Robert 3915 Oakmore Ave 3915 Oakmore Ave Oakland, Ca 94602 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 Co	Total Amount Collected for 2024:		
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