

# The Tannery Master Association

08/31/2024 Financial Statements

12/31 Year End

The following reports are included:

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

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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.

# The Tannery Master Association

Balance Sheet as of 8/31/2024

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Operating Fund Assets</b>			
10100 - FCB Operating	\$60,511.04		\$60,511.04
10300 - Owners' Accounts Receivable	\$9,189.50		\$9,189.50
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	\$4,202.91		\$4,202.91
10513 - Crime Policy 7/22/24-25	\$743.42		\$743.42
<b>Total Operating Fund Assets</b>	<b>\$65,646.87</b>		<b>\$65,646.87</b>
<b>Reserve Fund Assets</b>			
12020 - Wells Fargo Reserve Checking		\$119,157.80	\$119,157.80
<b>Total Reserve Fund Assets</b>		<b>\$119,157.80</b>	<b>\$119,157.80</b>
<b>Total Assets</b>	<b>\$65,646.87</b>	<b>\$119,157.80</b>	<b>\$184,804.67</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
20000 - Prepaid Assessments	\$8,012.91		\$8,012.91
20210 - Accounts Payable	\$1,751.70		\$1,751.70
20220 - Accrued Operating Expense	\$4,594.00		\$4,594.00
<b>Total Liabilities</b>	<b>\$14,358.61</b>		<b>\$14,358.61</b>
<b>Equity</b>			
37010 - Prior Year Fund Balance	\$41,976.73	\$117,252.47	\$159,229.20
37011 - Current Year Net Income (Loss)	\$9,311.53	\$1,905.33	\$11,216.86
<b>Total Equity</b>	<b>\$51,288.26</b>	<b>\$119,157.80</b>	<b>\$170,446.06</b>
<b>Total Liabilities / Equity</b>	<b>\$65,646.87</b>	<b>\$119,157.80</b>	<b>\$184,804.67</b>

# The Tannery Master Association

## Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessments &amp; Banking</b>							
41010 - Owners' Assessments	18,635.99	18,635.99	-	149,087.92	149,087.92	-	223,631.88
41040 - Interest Billed	45.34	-	45.34	614.56	-	614.56	-
41060 - Operating Interest Earned	3.02	-	3.02	18.23	-	18.23	-
<b>Total Assessments &amp; Banking</b>	<b>18,684.35</b>	<b>18,635.99</b>	<b>48.36</b>	<b>149,720.71</b>	<b>149,087.92</b>	<b>632.79</b>	<b>223,631.88</b>
<b>Miscellaneous</b>							
43949 - Utility Credits	-	-	-	55.17	-	55.17	-
<b>Total Miscellaneous</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>55.17</b>	<b>-</b>	<b>55.17</b>	<b>-</b>
<b>Transfers to Reserves</b>							
49010 - (Current Reserve Funding)	(2,000.00)	(2,000.00)	-	(16,000.00)	(16,000.00)	-	(24,000.00)
<b>Total Transfers to Reserves</b>	<b>(2,000.00)</b>	<b>(2,000.00)</b>	<b>-</b>	<b>(16,000.00)</b>	<b>(16,000.00)</b>	<b>-</b>	<b>(24,000.00)</b>
<b>Total Income</b>	<b>16,684.35</b>	<b>16,635.99</b>	<b>48.36</b>	<b>133,775.88</b>	<b>133,087.92</b>	<b>687.96</b>	<b>199,631.88</b>

## Operating Expense

### Administration

50005 - Equipment Insurance	184.00	226.92	42.92	1,522.75	1,815.36	292.61	2,723.00
50006 - Gen'l Liability Insurance	1,637.04	1,184.17	(452.87)	8,247.35	9,473.36	1,226.01	14,210.00
50007 - Umbrella Insurance	123.00	295.83	172.83	857.44	2,366.64	1,509.20	3,550.00
50008 - Crime Insurance	67.58	98.75	31.17	533.64	790.00	256.36	1,185.00
50009 - D&O Insurance	184.00	296.00	112.00	1,760.19	2,368.00	607.81	3,552.00
50010 - Property Insurance	14,167.51	5,131.67	(9,035.84)	49,505.82	41,053.36	(8,452.46)	61,580.00
50012 - Postage	35.38	66.67	31.29	376.93	533.36	156.43	800.00
50014 - Copies & Printing	-	66.67	66.67	165.20	533.36	368.16	800.00
50017 - Storage	59.00	95.00	36.00	472.00	760.00	288.00	1,140.00
50022 - CPA Services	-	300.00	300.00	1,800.00	2,400.00	600.00	3,600.00
50023 - State Taxes	-	66.67	66.67	-	533.36	533.36	800.00
50030 - Financial Management Contract	487.00	500.00	13.00	3,896.00	4,000.00	104.00	6,000.00
50034 - Misc. Financial Services	-	133.33	133.33	550.00	1,066.64	516.64	1,600.00
50035 - Community Management Contract	1,100.00	1,100.00	-	8,800.00	8,800.00	-	13,200.00
50040 - Legal Services	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
50047 - IT Services & Software	69.99	41.67	(28.32)	69.99	333.36	263.37	500.00
50090 - Administrative Incidentals	-	83.33	83.33	253.56	666.64	413.08	1,000.00
<b>Total Administration</b>	<b>18,114.50</b>	<b>10,103.35</b>	<b>(8,011.15)</b>	<b>78,810.87</b>	<b>80,826.80</b>	<b>2,015.93</b>	<b>121,240.00</b>

### Building Common Areas

51014 - Common Area Maintenance	12.97	750.00	737.03	2,108.94	6,000.00	3,891.06	9,000.00
<b>Total Building Common Areas</b>	<b>12.97</b>	<b>750.00</b>	<b>737.03</b>	<b>2,108.94</b>	<b>6,000.00</b>	<b>3,891.06</b>	<b>9,000.00</b>

### Grounds Common Areas

51210 - Landscape Maintenance	550.00	666.67	116.67	4,969.41	5,333.36	363.95	8,000.00
<b>Total Grounds Common Areas</b>	<b>550.00</b>	<b>666.67</b>	<b>116.67</b>	<b>4,969.41</b>	<b>5,333.36</b>	<b>363.95</b>	<b>8,000.00</b>

# The Tannery Master Association

## Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Fire &amp; Access Control</b>							
54030 - Fire Alarm Monitoring	471.83	583.33	111.50	4,104.27	4,666.64	562.37	7,000.00
<b>Total Fire &amp; Access Control</b>	<b>471.83</b>	<b>583.33</b>	<b>111.50</b>	<b>4,104.27</b>	<b>4,666.64</b>	<b>562.37</b>	<b>7,000.00</b>
<b>Utilities</b>							
55012 - Gas & Electricity	11.46	16.67	5.21	87.17	133.36	46.19	200.00
55013 - Water - 20% Reimb Gilman Grill	168.00	250.00	82.00	897.17	2,000.00	1,102.83	3,000.00
55014 - Water - Common Area	1,100.00	1,333.33	233.33	8,969.20	10,666.64	1,697.44	16,000.00
55015 - Water - Fire Line	525.00	500.00	(25.00)	4,229.99	4,000.00	(229.99)	6,000.00
55016 - Garbage	528.96	2,333.33	1,804.37	18,687.33	18,666.64	(20.69)	28,000.00
55017 - Recycling	200.00	200.00	-	1,600.00	1,600.00	-	2,400.00
<b>Total Utilities</b>	<b>2,533.42</b>	<b>4,633.33</b>	<b>2,099.91</b>	<b>34,470.86</b>	<b>37,066.64</b>	<b>2,595.78</b>	<b>55,600.00</b>
<b>Total Expense</b>	<b>21,682.72</b>	<b>16,736.68</b>	<b>(4,946.04)</b>	<b>124,464.35</b>	<b>133,893.44</b>	<b>9,429.09</b>	<b>200,840.00</b>
<b>Operating Net Total</b>	<b>(4,998.37)</b>	<b>(100.69)</b>	<b>(4,897.68)</b>	<b>9,311.53</b>	<b>(805.52)</b>	<b>10,117.05</b>	<b>(1,208.12)</b>

# The Tannery Master Association

## Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Equity</b>							
35700 - Current Reserve Funding	2,000.00	2,000.00	-	16,000.00	16,000.00	-	24,000.00
35710 - Reserve Interest Earned	1.00	-	1.00	10.33	-	10.33	-
<b>Total Equity</b>	<b>2,001.00</b>	<b>2,000.00</b>	<b>1.00</b>	<b>16,010.33</b>	<b>16,000.00</b>	<b>10.33</b>	<b>24,000.00</b>
<b>Total Income</b>	<b>2,001.00</b>	<b>2,000.00</b>	<b>1.00</b>	<b>16,010.33</b>	<b>16,000.00</b>	<b>10.33</b>	<b>24,000.00</b>
<b>Reserve Expense</b>							
<b>Equity</b>							
36000 - Asphalt	-	4,317.33	4,317.33	13,305.00	34,538.64	21,233.64	51,808.00
36770 - Trash Enclosures	-	309.00	309.00	-	2,472.00	2,472.00	3,708.00
36810 - Wood Planter Replacement	-	128.75	128.75	-	1,030.00	1,030.00	1,545.00
36998 - State & Federal Taxes	-	-	-	800.00	-	(800.00)	-
36999 - Contingency	-	237.75	237.75	-	1,902.00	1,902.00	2,853.00
<b>Total Equity</b>	<b>-</b>	<b>4,992.83</b>	<b>4,992.83</b>	<b>14,105.00</b>	<b>39,942.64</b>	<b>25,837.64</b>	<b>59,914.00</b>
<b>Total Expense</b>	<b>-</b>	<b>4,992.83</b>	<b>4,992.83</b>	<b>14,105.00</b>	<b>39,942.64</b>	<b>25,837.64</b>	<b>59,914.00</b>
<b>Reserve Net Total</b>	<b>2,001.00</b>	<b>(2,992.83)</b>	<b>4,993.83</b>	<b>1,905.33</b>	<b>(23,942.64)</b>	<b>25,847.97</b>	<b>(35,914.00)</b>
<b>Net Total</b>	<b>(2,997.37)</b>	<b>(3,093.52)</b>	<b>96.15</b>	<b>11,216.86</b>	<b>(24,748.16)</b>	<b>35,965.02</b>	<b>(37,122.12)</b>

# The Tannery Master Association

## Summary Statement of Revenues and Expenses For 8/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Income</b>													
<b>Assessments &amp; Banking</b>													
41010 - Owners' Assessments	18,636	18,636	18,636	18,636	18,636	18,636	18,636	18,636	-	-	-	-	149,088
41040 - Interest Billed	91	67	78	83	99	111	40	45	-	-	-	-	615
41060 - Operating Interest Earned	2	2	2	2	2	2	3	3	-	-	-	-	18
<b>Total Assessments &amp; Banking</b>	<b>18,729</b>	<b>18,705</b>	<b>18,717</b>	<b>18,721</b>	<b>18,737</b>	<b>18,749</b>	<b>18,679</b>	<b>18,684</b>	-	-	-	-	<b>149,721</b>
<b>Miscellaneous</b>													
43949 - Utility Credits	-	-	-	-	55	-	-	-	-	-	-	-	55
<b>Total Miscellaneous</b>	-	-	-	-	<b>55</b>	-	-	-	-	-	-	-	<b>55</b>
<b>Transfers to Reserves</b>													
49010 - (Current Reserve Funding)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	-	-	-	-	-16,000
<b>Total Transfers to Reserves</b>	<b>(2,000)</b>	<b>(2,000)</b>	<b>(2,000)</b>	<b>(2,000)</b>	<b>(2,000)</b>	<b>(2,000)</b>	<b>(2,000)</b>	<b>(2,000)</b>	-	-	-	-	<b>-16,000</b>
<b>Total Income</b>	<b>16,729</b>	<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>133,776</b>

## Operating Expense

<b>Administration</b>													
50005 - Equipment Insurance	191	191	191	191	191	191	191	184	-	-	-	-	1,523
50006 - Gen'l Liability Insurance	944	944	944	944	944	944	944	1,637	-	-	-	-	8,247
50007 - Umbrella Insurance	105	105	105	105	105	105	105	123	-	-	-	-	857
50008 - Crime Insurance	68	61	68	68	68	68	68	68	-	-	-	-	534
50009 - D&O Insurance	225	225	225	225	225	225	225	184	-	-	-	-	1,760
50010 - Property Insurance	5,048	5,048	5,048	5,048	5,048	5,048	5,048	14,168	-	-	-	-	49,506
50012 - Postage	33	32	36	31	139	31	39	35	-	-	-	-	377
50014 - Copies & Printing	-	1	1	1	162	-	-	-	-	-	-	-	165
50017 - Storage	59	59	59	59	59	59	59	59	-	-	-	-	472
50022 - CPA Services	-	-	-	1,800	-	-	-	-	-	-	-	-	1,800
50030 - Financial Management Contract	487	487	487	487	487	487	487	487	-	-	-	-	3,896
50034 - Misc. Financial Services	150	-	200	100	100	-	-	-	-	-	-	-	550

# The Tannery Master Association

## Summary Statement of Revenues and Expenses For 8/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>													
50035 - Community Management Contract	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	-	-	-	-	8,800
50047 - IT Services & Software	-	-	-	-	-	-	-	70	-	-	-	-	70
50090 - Administrative Incidentals	-	-	-	254	-	-	-	-	-	-	-	-	254
<b>Total Administration</b>	<b>8,410</b>	<b>8,254</b>	<b>8,464</b>	<b>10,413</b>	<b>8,629</b>	<b>8,259</b>	<b>8,267</b>	<b>18,115</b>	-	-	-	-	<b>78,811</b>
<b>Building Common Areas</b>													
51014 - Common Area Maintenance	-	-	-	164	450	-	1,482	13	-	-	-	-	2,109
<b>Total Building Common Areas</b>	-	-	-	<b>164</b>	<b>450</b>	-	<b>1,482</b>	<b>13</b>	-	-	-	-	<b>2,109</b>
<b>Grounds Common Areas</b>													
51210 - Landscape Maintenance	550	550	550	1,119	550	550	550	550	-	-	-	-	4,969
<b>Total Grounds Common Areas</b>	<b>550</b>	<b>550</b>	<b>550</b>	<b>1,119</b>	<b>550</b>	<b>550</b>	<b>550</b>	<b>550</b>	-	-	-	-	<b>4,969</b>
<b>Fire &amp; Access Control</b>													
54030 - Fire Alarm Monitoring	-	1,211	-	-	1,211	-	1,211	472	-	-	-	-	4,104
<b>Total Fire &amp; Access Control</b>	-	<b>1,211</b>	-	-	<b>1,211</b>	-	<b>1,211</b>	<b>472</b>	-	-	-	-	<b>4,104</b>
<b>Utilities</b>													
55012 - Gas & Electricity	12	11	11	11	10	11	10	11	-	-	-	-	87
55013 - Water - 20% Reimb Gilman Grill	168	168	(279)	168	168	168	168	168	-	-	-	-	897
55014 - Water - Common Area	1,293	1,350	924	1,100	1,086	1,050	1,066	1,100	-	-	-	-	8,969
55015 - Water - Fire Line	500	500	53	525	528	525	1,074	525	-	-	-	-	4,230
55016 - Garbage	6,447	-	-	5,861	-	-	5,850	529	-	-	-	-	18,687
55017 - Recycling	200	200	200	200	200	200	200	200	-	-	-	-	1,600
<b>Total Utilities</b>	<b>8,620</b>	<b>2,229</b>	<b>909</b>	<b>7,865</b>	<b>1,992</b>	<b>1,954</b>	<b>8,368</b>	<b>2,533</b>	-	-	-	-	<b>34,471</b>
<b>Total Expense</b>	<b>17,581</b>	<b>12,243</b>	<b>9,924</b>	<b>19,561</b>	<b>12,832</b>	<b>10,763</b>	<b>19,878</b>	<b>21,683</b>	-	-	-	-	<b>124,464</b>
<b>Operating Net Total</b>	<b>(\$852)</b>	<b>\$4,462</b>	<b>\$6,793</b>	<b>(\$2,840)</b>	<b>\$3,960</b>	<b>\$5,986</b>	<b>(\$3,199)</b>	<b>(\$4,998)</b>	-	-	-	-	<b>\$9,312</b>

# The Tannery Master Association

## Summary Statement of Revenues and Expenses For 8/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Reserve Income</b>													
<b>Equity</b>													
35700 - Current Reserve Funding	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	-	-	-	-	16,000
35710 - Reserve Interest Earned	3	1	1	1	1	1	1	1	-	-	-	-	10
<b>Total Equity</b>	<b>2,003</b>	<b>2,001</b>	<b>2,001</b>	<b>2,001</b>	<b>2,001</b>	<b>2,001</b>	<b>2,001</b>	<b>2,001</b>	-	-	-	-	<b>16,010</b>
<b>Total Income</b>	<b>2,003</b>	<b>2,001</b>	<b>2,001</b>	<b>2,001</b>	<b>2,001</b>	<b>2,001</b>	<b>2,001</b>	<b>2,001</b>	-	-	-	-	<b>16,010</b>

## Reserve Expense

<b>Equity</b>													
36000 - Asphalt	-	-	-	-	13,305	-	-	-	-	-	-	-	13,305
36998 - State & Federal Taxes	-	-	-	820	(20)	-	-	-	-	-	-	-	800
<b>Total Equity</b>	-	-	-	<b>820</b>	<b>13,285</b>	-	-	-	-	-	-	-	<b>14,105</b>
<b>Total Expense</b>	-	-	-	<b>820</b>	<b>13,285</b>	-	-	-	-	-	-	-	<b>14,105</b>
<b>Reserve Net Total</b>	<b>\$2,003</b>	<b>\$2,001</b>	<b>\$2,001</b>	<b>\$1,181</b>	<b>(\$11,284)</b>	<b>\$2,001</b>	<b>\$2,001</b>	<b>\$2,001</b>	-	-	-	-	<b>\$1,905</b>
<b>Net Total</b>	<b>\$1,151</b>	<b>\$6,463</b>	<b>\$8,794</b>	<b>(\$1,659)</b>	<b>(\$7,324)</b>	<b>\$7,987</b>	<b>(\$1,198)</b>	<b>(\$2,997)</b>	-	-	-	-	<b>\$11,217</b>



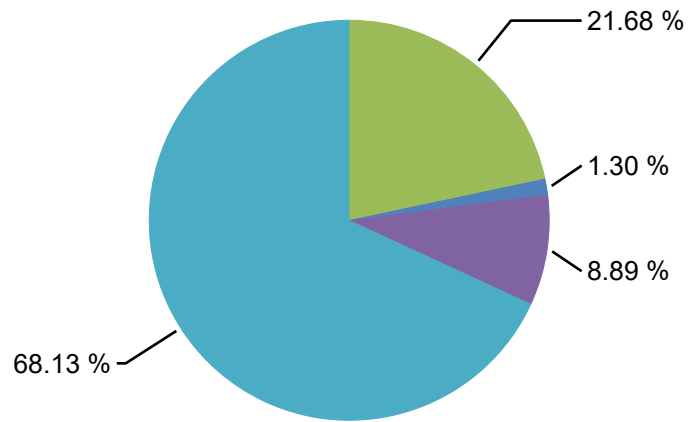
# The Tannery Master Association

AR Aging - 8/31/2024

## SUMMARY

Charge	Balance
Collection Referral (4)	\$1,150.00
Interest (2)	\$232.99
Late Charge (7)	\$914.31
Mailed Payment Reminder (3)	\$81.44
Monthly Assessment (8)	\$6,305.26
Past Due (4)	\$505.50
<b>Total</b>	<b>\$9,189.50</b>

## DISTRIBUTION



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

Property	0-30	Over 30	Over 60	Over 90	Balance
<b>C23623146 - 714 Gilman Street - Reader</b> <b>Coll Status: With Attorney/Collection Coll Attorney:</b> <b>UNITED TRUSTEE SERVICES 925-855-8554</b>	\$459.85	\$64.40	\$452.02	\$3,598.67	\$4,574.94
<b>C23623233 - 1300 4th Street - Chow</b> <b>Coll Status: With Attorney/Collection Coll Attorney:</b> <b>UNITED TRUSTEE SERVICES 925-855-8554</b>	\$371.83	\$45.26	\$365.36	\$2,063.34	\$2,845.79
<b>C23623167 - 726 Gilman Street - Hipolito</b> <b>Coll Status: Late Statement</b>	\$318.47	-	-	\$316.44	\$634.91
<b>C23623283 - 1330 4th Street - Hipolito</b> <b>Coll Status: Late Statement</b>	\$290.49	-	-	\$282.17	\$572.66
<b>C23623281 - 1328 4th Street - Castence</b> <b>Coll Status: Late Statement</b>	\$199.15	\$10.00	-	-	\$209.15
<b>C23623288 - 1332 4th Street #A - Jolish Latham LLC</b> <b>Coll Status: Late Statement</b>	\$208.56	-	-	-	\$208.56
<b>C23623072 - 1332 4th Street #D - Jolish Latham LLC</b> <b>Coll Status: Late Statement</b>	\$122.09	-	-	-	\$122.09
<b>C23623267 - 1322 4th Street - Hollyvale Rental Holdings</b>	\$21.40	-	-	-	\$21.40
<b>Total:</b>	<b>\$1,991.84</b>	<b>\$119.66</b>	<b>\$817.38</b>	<b>\$6,260.62</b>	<b>\$9,189.50</b>
Property Count:	8	3	2	4	

(\*\*\* indicates previous owners)

# The Tannery Master Association

## Pre Paid Homeowners For 8/31/2024

<b>Account</b>	<b>Property</b>	<b>Owner Name</b>	<b>Credit Amount</b>
C23623069	1332 4th Street #C	Jolish Latham LLC	3,263.42
C23623245	1310 4th Street	Gibbs Chapman	1,677.44
C23623112	700 Gilman Street	Shoh LLC	581.64
C23623117	702 Gilman Street	Shoh LLC	550.13
C23623241	1308 4th Street	Jan Wurm	371.05
C23623126	706 Gilman Street	Raj Chabra	351.76
C23623122	704 Gilman Street	Raj Chabra	344.51
C23623265	1320 4th Street	Rico Loverde	294.18
C23623152	718 Gilman Street	Linda Wallgren	289.63
C23623247	1312 4th Street	Divyang Sheth	289.15
<b>Total</b>			<b>8,012.91</b>

(\*\*\* indicates previous owners)

# The Tannery Master Association

Ownership Transfers for 8/1/2024 - 8/31/2024

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

## Cash Disbursement - 8/31/2024

Date	CheckNo	Description	Amount
<b>10100 - 10100 FCB Ops Checking</b>			
8/1/2024	Check 337	MCGRIFF INSURANCE SERVICE Inv # 5321559	268.14
	10509 - D&O Policy 7/22/24-25 - D&O Financed		268.14
8/1/2024	Check 337	MCGRIFF INSURANCE SERVICE Inv # 5321575	1,672.24
	10508 - Gen'l Liability Policy 7/22/24-25 - General Liability Financed		1,672.24
8/1/2024	Check 337	MCGRIFF INSURANCE SERVICE Inv # 5321536	275.99
	10514 - Equipment Policy 7/22/24-25 - Equipment Breakdown Financed		275.99
8/1/2024	Check 337	MCGRIFF INSURANCE SERVICE Inv # 5321554	10,420.81
	10510 - PPD GL/Prop/Umb/D&O/Equip Ins Exp 7/22/24-25 - Property Financed		10,420.81
8/5/2024	Misc Check	BRIDGE STORAGE - Storage Space Acct # Bridge236	59.00
	50017 - Storage		59.00
8/6/2024	Check 338	LINDA WALLGREN Inv # 681885	1,100.00
	50035 - Community Management Contract - Management Fee		1,100.00
8/6/2024	Check 339	MCGRIFF INSURANCE SERVICE Inv # 5321592	177.27
	10508 - Gen'l Liability Policy 7/22/24-25 - Excess Liability Financed		177.27
8/6/2024	Check 340	Best Equipment Co., LLC Inv # 227857	471.83
	54030 - Fire Alarm Monitoring - Annual Dry Chemical Press		471.83
8/6/2024	Check 341	City of Berkeley-Refuse Inv # 6/30-9/30/24	6,378.96
	55016 - Garbage - Garbage 6/30-9/30		6,378.96
8/6/2024	Check 342	JESUS CASTRENCE Inv # 681927	200.00
	55017 - Recycling - Recycling AUG		200.00
8/6/2024	Check 343	JESUS CASTRENCE Inv # 507923	200.00
	55017 - Recycling - Recycling MAR		200.00
8/7/2024	Auto Draft	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 685767	487.00
	50030 - Financial Management Contract - Monthly Bookkeeping		487.00
8/8/2024	Auto Draft	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT Inv # 5/29-7/30	2,116.01
	55014 - Water - Common Area - 52234100001 5/29-7/30		2,116.01
8/9/2024	Auto Draft	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 680246	168.06
	20999 - Accounts Payable - CFM - A/R & Delinquencies		128.59
	50012 - Postage - Postage		39.07
	50014 - Copies & Printing - Copies		0.40

# The Tannery Master Association

## Cash Disbursement - 8/31/2024

<b>Date</b>	<b>CheckNo</b>	<b>Description</b>	<b>Amount</b>
8/15/2024	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
8/19/2024	Misc Check	Microsoft - Misc. Expense	69.99
		50047 - IT Services & Software - Microsoft - Microsoft Subscription	69.99
8/21/2024	Misc Check 0344	LINDA WALLGREN - Door Handle Combination Locks	12.97
		51014 - Common Area Maintenance	12.97
8/22/2024	Misc Check	AFCO - 02-20446438-01 Acct # AFCO236	7,684.01
		10510 - PPD GL/Prop/Umb/D&O/Equip Ins Exp 7/22/24-25 - AFCO - 02-20446438-01 7/22/24-25	7,684.01
8/27/2024	Auto Draft	PG&E Inv # JUL2024-7712	10.84
		55012 - Gas & Electricity - 9652627712-2 6/24-7/22	10.84
		<b>Total</b>	<b>33,773.12</b>

# The Tannery Master Association

## AP Aging by Fund for Ending Date: 8/31/2024

Provider	Current	Over 30	Over 60	Over 90	Total
<b>Operating</b>					
BLISSCAPES LANDSCAPE DESIGN & NURSERY Acct # 236-Landscape Contract Inv # 1803 7/15/2024 - Landscape Contract- JUN - Landscape Maintenance	0.00	1,100.00	0.00	0.00	1,100.00
CFM - CONDOMINIUM FINANCIAL MGMT Acct # MgtC-Extras Inv # 714526 8/31/2024 - A/R & Delinquencies - Accounts Payable - CFM	641.08	0.00	0.00	0.00	641.08
PG&E Acct # PG&E-236 Inv # AUG2024 8/26/2024 - 9652627712-2 7/23-8/21 - Gas & Electricity	10.62	0.00	0.00	0.00	10.62
<b>Total</b>	<b>651.70</b>	<b>1,100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,751.70</b>

# The Tannery Master Association

## GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10100 - FCB Operating		74,114.61	22,902.58	36,506.15	60,511.04
Date	Description		Debit	Credit	Type
08/01/2024	5321536 - MCGRIFF INSURANCE SERVICE - Equipment Breakdown Financed		-	275.99	Invoice
08/01/2024	Batched Credit Distribution		2,349.01	2,349.01	Credit Distribution
08/01/2024	5321575 - MCGRIFF INSURANCE SERVICE - General Liability Financed		-	1,672.24	Invoice
08/01/2024	5321554 - MCGRIFF INSURANCE SERVICE - Property Financed		-	10,420.81	Invoice
08/01/2024	5321559 - MCGRIFF INSURANCE SERVICE - D&O Financed		-	268.14	Invoice
08/01/2024	Batched Check		445.26	-	Owner Payment
08/02/2024	Batched Credit Distribution		371.05	371.05	Credit Distribution
08/02/2024	Batched Check		3,455.00	-	Owner Payment
08/05/2024	Check		266.82	-	Owner Payment
08/05/2024	Bridge236 - BRIDGE STORAGE - Storage Space		-	59.00	Invoice
08/06/2024	681885 - LINDA WALLGREN - Management Fee		-	1,100.00	Invoice
08/06/2024	5321592 - MCGRIFF INSURANCE SERVICE - Excess Liability Financed		-	177.27	Invoice
08/06/2024	681927 - JESUS CASTRENCE - Recycling AUG		-	200.00	Invoice
08/06/2024	Batched 507923 - JESUS CASTRENCE - Recycling MAR		200.00	200.00	Invoice
08/06/2024	Check		268.07	-	Owner Payment
08/06/2024	633220 - LINDA WALLGREN - Door Handles Combination Lock		12.97	-	Invoice
08/06/2024	6/30-9/30/24 - City of Berkeley-Refuse - Garbage 6/30-9/30		-	6,378.96	Invoice
08/06/2024	227857 - Best Equipment Co., LLC - Annual Dry Chemical Press		-	471.83	Invoice
08/07/2024	685767 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping		-	487.00	Invoice
08/08/2024	5/29-7/30 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 5/29-7/30		-	2,116.01	Invoice
08/08/2024	Batched ACH		10,070.23	-	Owner Payment
08/09/2024	680246 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage		-	39.07	Invoice
08/09/2024	680246 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies		-	.40	Invoice
08/09/2024	680246 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies		-	128.59	Invoice
08/12/2024	Check		30.81	-	Owner Payment
08/15/2024	Transfer to 12020 Wells Fargo Reserve Checking		-	2,000.00	Transfer
08/19/2024	Microsoft - Microsoft Subscription		-	69.99	Invoice
08/21/2024	633220 - LINDA WALLGREN - Door Handles Combination Lock		-	12.97	Invoice
08/21/2024	LINDA WALLGREN - Door Handle Combination Locks		-	12.97	Invoice
08/22/2024	AFCO236 - AFCO - 02-20446438-01 7/22/24-25		-	7,684.01	Invoice
08/26/2024	Batched Check		1,391.53	-	Owner Payment
08/27/2024	JUL2024-7712 - PG&E - 9652627712-2 6/24-7/22		-	10.84	Invoice
08/27/2024	Check		289.63	-	Owner Payment

# The Tannery Master Association

GL Trial Balance For 8/1/2024 - 8/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
10100 - FCB Operating	74,114.61	22,902.58	36,506.15	60,511.04

Date	Description	Debit	Credit	Type
08/28/2024	Check	294.18	-	Owner Payment
08/30/2024	Batched Check	3,455.00	-	Owner Payment
08/30/2024	August Interest	3.02	-	GL Entry

10300 - Owners' Accounts Receivable	7,293.19	19,401.25	17,504.94	9,189.50
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Date	Description	Debit	Credit	Type
08/01/2024	Batched Monthly Assessment	18,635.99	-	Owner Charge
08/01/2024	Batched Credit Distribution	-	2,349.01	Credit Distribution
08/01/2024	Batched Check	-	445.26	Owner Payment
08/02/2024	Batched Interest	45.34	-	Owner Charge
08/02/2024	Credit Distribution	-	371.05	Credit Distribution
08/02/2024	Check	-	191.58	Owner Payment
08/02/2024	Batched Adjustment Courtesy Reversal/ Late Charge	-	57.11	Adjustment
08/03/2024	Batched Credit Distribution	57.11	-	Credit Distribution
08/05/2024	Check	-	266.82	Owner Payment
08/06/2024	Check	-	268.07	Owner Payment
08/08/2024	Batched ACH	-	10,070.23	Owner Payment
08/12/2024	Check	-	30.81	Owner Payment
08/17/2024	Batched Late Charge	462.81	-	Owner Charge
08/19/2024	Batched Mailed Payment Reminder -	200.00	-	Owner Charge
08/30/2024	Batched Check	-	3,455.00	Owner Payment

10310 - Allowance for Bad Debt	-9,000.00	-	-	-9,000.00
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Date	Description	Debit	Credit	Type
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10508 - Gen'l Liability Policy 7/22/24-25	1,849.51	-	1,849.51	0.00
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Date	Description	Debit	Credit	Type
08/31/2024	Move Ins PPDS to GL10510	-	1,849.51	GL Entry

10509 - D&O Policy 7/22/24-25	268.14	-	268.14	0.00
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Date	Description	Debit	Credit	Type
08/31/2024	Move Ins PPDS to GL10510	-	268.14	GL Entry



# The Tannery Master Association

GL Trial Balance For 8/1/2024 - 8/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
10510 - PPD GL/Prop/Umb/D&O/Equip Ins Exp 7/22/24-25	10,420.81	10,077.65	16,295.55	4,202.91

Date	Description	Debit	Credit	Type
08/22/2024	Monthly Insurance Expense	-	5,207.00	GL Entry
08/22/2024	Monthly Umbrella Ins Exp	-	123.00	GL Entry
08/22/2024	Monthly Equipment Ins Exp	-	184.00	GL Entry
08/22/2024	Monthly Gen'l Liability Ins Exp	-	973.00	GL Entry
08/22/2024	Monthly D&O Insurance Exp	-	184.00	GL Entry
08/31/2024	Ins Renewal Taxes & Fees	-	4,735.59	GL Entry
08/31/2024	GL Ins Renewal Finance Charges	-	4,224.92	GL Entry
08/31/2024	Move Ins PPDS to GL10510	2,393.64	-	GL Entry
08/31/2024	Prop Ins Renewal Taxes & Fees	-	664.04	GL Entry
08/31/2024	AFCO236 - AFCO - 02-20446438-01 7/22/24-25	7,684.01	-	Invoice

10513 - Crime Policy 7/22/24-25	811.00	-	67.58	743.42
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Date	Description	Debit	Credit	Type
08/27/2024	Monthly Crime Ins Exp	-	67.58	GL Entry

10514 - Equipment Policy 7/22/24-25	275.99	-	275.99	0.00
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Date	Description	Debit	Credit	Type
08/31/2024	Move Ins PPDS to GL10510	-	275.99	GL Entry

12020 - Wells Fargo Reserve Checking	117,156.80	2,001.00	-	119,157.80
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Date	Description	Debit	Credit	Type
08/01/2024	August Interest	1.00	-	GL Entry
08/15/2024	Transfer from 10100 FCB Ops Checking	2,000.00	-	Transfer

20000 - Prepaid Assessments	-5,437.10	2,720.06	5,295.87	-8,012.91
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Date	Description	Debit	Credit	Type
08/01/2024	Batched Credit Distribution	2,349.01	-	Credit Distribution
08/02/2024	Credit Distribution	371.05	-	Credit Distribution
08/02/2024	Check	-	3,263.42	Owner Payment
08/03/2024	Batched Credit Distribution	-	57.11	Credit Distribution
08/26/2024	Batched Check	-	1,391.53	Owner Payment
08/27/2024	Check	-	289.63	Owner Payment
08/28/2024	Check	-	294.18	Owner Payment

# The Tannery Master Association

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
20100 - Financed Insurance 7/22/23-24		0.00	7,684.01	7,684.01	0.00
Date	Description	Debit	Credit	Type	
08/22/2024	AFCO236 - AFCO - 02-20446438-01 7/22/24-25	7,684.01	-	Invoice	
08/31/2024	AFCO236 - AFCO - 02-20446438-01 7/22/24-25	-	7,684.01	Invoice	
20210 - Accounts Payable		-15,098.52	31,828.24	18,481.42	-1,751.70
Date	Description	Debit	Credit	Type	
08/01/2024	5321554 - MCGRIFF INSURANCE SERVICE - Property Financed	10,420.81	-	Invoice	
08/01/2024	5321559 - MCGRIFF INSURANCE SERVICE - D&O Financed	268.14	-	Invoice	
08/01/2024	JUL2024-7712 - PG&E - 9652627712-2 6/24-7/22	-	10.84	Invoice	
08/01/2024	5321536 - MCGRIFF INSURANCE SERVICE - Equipment Breakdown Financed	275.99	-	Invoice	
08/01/2024	681885 - LINDA WALLGREN - Management Fee	-	1,100.00	Invoice	
08/01/2024	5321575 - MCGRIFF INSURANCE SERVICE - General Liability Financed	1,672.24	-	Invoice	
08/01/2024	681927 - JESUS CASTRENCE - Recycling AUG	-	200.00	Invoice	
08/01/2024	1803 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- MAY	-	550.00	Invoice	
08/01/2024	1803 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- JUN	-	550.00	Invoice	
08/05/2024	Batched Bridge236 - BRIDGE STORAGE - Storage Space	59.00	59.00	Invoice	
08/05/2024	6/30-9/30/24 - City of Berkeley-Refuse - Garbage 6/30-9/30	-	6,378.96	Invoice	
08/05/2024	227857 - Best Equipment Co., LLC - Annual Dry Chemical Press	-	471.83	Invoice	
08/06/2024	6/30-9/30/24 - City of Berkeley-Refuse - Garbage 6/30-9/30	6,378.96	-	Invoice	
08/06/2024	681885 - LINDA WALLGREN - Management Fee	1,100.00	-	Invoice	
08/06/2024	5321592 - MCGRIFF INSURANCE SERVICE - Excess Liability Financed	177.27	-	Invoice	
08/06/2024	Batched 633220 - LINDA WALLGREN - Door Handles Combination Lock	42.15	55.12	Invoice	
08/06/2024	681927 - JESUS CASTRENCE - Recycling AUG	200.00	-	Invoice	
08/06/2024	Batched 507923 - JESUS CASTRENCE - Recycling MAR	200.00	200.00	Invoice	
08/06/2024	227857 - Best Equipment Co., LLC - Annual Dry Chemical Press	471.83	-	Invoice	
08/07/2024	Batched 685767 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping	487.00	487.00	Invoice	
08/08/2024	5/29-7/30 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 5/29-7/30	2,116.01	-	Invoice	
08/09/2024	680246 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies	.40	-	Invoice	
08/09/2024	680246 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	39.07	-	Invoice	
08/09/2024	680246 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	128.59	-	Invoice	
08/19/2024	Batched Microsoft - Microsoft Subscription	69.99	69.99	Invoice	
08/21/2024	633220 - LINDA WALLGREN - Door Handles Combination Lock	12.97	-	Invoice	

# The Tannery Master Association

## GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20210 - Accounts Payable		-15,098.52	31,828.24	18,481.42	-1,751.70
Date	Description		Debit	Credit	Type
08/21/2024	Batched LINDA WALLGREN - Door Handle Combination Locks		12.97	12.97	Invoice
08/22/2024	Batched AFCO236 - AFCO - 02-20446438-01 7/22/24-25		7,684.01	7,684.01	Invoice
08/26/2024	AUG2024 - PG&E - 9652627712-2 7/23-8/21		-	10.62	Invoice
08/27/2024	JUL2024-7712 - PG&E - 9652627712-2 6/24-7/22		10.84	-	Invoice
08/31/2024	714526 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage		-	35.38	Invoice
08/31/2024	714526 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies		-	605.70	Invoice
20220 - Accrued Operating Expense		-9,211.00	6,960.00	2,343.00	-4,594.00
Date	Description		Debit	Credit	Type
08/01/2024	Reverse - Est Quarterly Garbage Svc		5,850.00	-	GL Entry
08/01/2024	Reverse - June Landscape		550.00	-	GL Entry
08/01/2024	Reverse - May Landscape		550.00	-	GL Entry
08/01/2024	Reverse - Est July PG&E		10.00	-	GL Entry
08/01/2024	EST 20% Gilman Grill Water		-	168.00	GL Entry
08/31/2024	Est Aug Water Common Area		-	1,100.00	GL Entry
08/31/2024	Est Aug Fire Line		-	525.00	GL Entry
08/31/2024	Aug Landscape		-	550.00	GL Entry
20999 - Accounts Payable - CFM		0.00	662.81	662.81	0.00
Date	Description		Debit	Credit	Type
08/02/2024	Batched Adjustment Courtesy Reversal/ Late Charge		57.11	-	Adjustment
08/17/2024	Batched Late Charge		-	462.81	Owner Charge
08/19/2024	Batched Mailed Payment Reminder -		-	200.00	Owner Charge
08/31/2024	714526 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies		605.70	-	Invoice
35700 - Current Reserve Funding		-14,000.00	-	2,000.00	-16,000.00
Date	Description		Debit	Credit	Type
08/15/2024	Monthly Reserve Contribution		-	2,000.00	GL Entry
35710 - Reserve Interest Earned		-9.33	-	1.00	-10.33
Date	Description		Debit	Credit	Type
08/01/2024	August Interest		-	1.00	GL Entry

# The Tannery Master Association

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
36000 - Asphalt		13,305.00	-	-	13,305.00
Date	Description		Debit	Credit	Type
36998 - State & Federal Taxes		800.00	-	-	800.00
Date	Description		Debit	Credit	Type
37010 - Prior Year Fund Balance		-159,229.20	-	-	-159,229.20
Date	Description		Debit	Credit	Type
41010 - Owners' Assessments		-130,451.93	-	18,635.99	-149,087.92
Date	Description		Debit	Credit	Type
08/01/2024	Batched Monthly Assessment		-	18,635.99	Owner Charge
41040 - Interest Billed		-569.22	-	45.34	-614.56
Date	Description		Debit	Credit	Type
08/02/2024	Batched Interest		-	45.34	Owner Charge
41060 - Operating Interest Earned		-15.21	-	3.02	-18.23
Date	Description		Debit	Credit	Type
08/30/2024	August Interest		-	3.02	GL Entry
43949 - Utility Credits		-55.17	-	-	-55.17
Date	Description		Debit	Credit	Type
49010 - (Current Reserve Funding)		14,000.00	2,000.00	-	16,000.00
Date	Description		Debit	Credit	Type
08/15/2024	Monthly Reserve Contribution		2,000.00	-	GL Entry
50005 - Equipment Insurance		1,338.75	184.00	-	1,522.75
Date	Description		Debit	Credit	Type
08/22/2024	Monthly Equipment Ins Exp		184.00	-	GL Entry

# The Tannery Master Association

GL Trial Balance For 8/1/2024 - 8/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
50006 - Gen'l Liability Insurance	6,610.31	1,637.04	-	8,247.35
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/22/2024	Monthly Gen'l Liability Ins Exp	973.00	-	GL Entry
08/31/2024	GL Ins Renewal Taxes & Fees	664.04	-	GL Entry
50007 - Umbrella Insurance	734.44	123.00	-	857.44
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/22/2024	Monthly Umbrella Ins Exp	123.00	-	GL Entry
50008 - Crime Insurance	466.06	67.58	-	533.64
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/27/2024	Monthly Crime Ins Exp	67.58	-	GL Entry
50009 - D&O Insurance	1,576.19	184.00	-	1,760.19
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/22/2024	Monthly D&O Insurance Exp	184.00	-	GL Entry
50010 - Property Insurance	35,338.31	14,167.51	-	49,505.82
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/22/2024	Monthly Insurance Expense	5,207.00	-	GL Entry
08/31/2024	Prop Ins Renewal Taxes & Fees	4,735.59	-	GL Entry
08/31/2024	Ins Renewal Finance Charges	4,224.92	-	GL Entry
50012 - Postage	341.55	35.38	-	376.93
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/31/2024	714526 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	35.38	-	Invoice
50014 - Copies & Printing	165.20	-	-	165.20
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
50017 - Storage	413.00	59.00	-	472.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/05/2024	Bridge236 - BRIDGE STORAGE - Storage Space	59.00	-	Invoice

# The Tannery Master Association

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
50022 - CPA Services		1,800.00	-	-	1,800.00
Date	Description		Debit	Credit	Type
50030 - Financial Management Contract		3,409.00	487.00	-	3,896.00
Date	Description		Debit	Credit	Type
08/07/2024	685767 - 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		7,700.00	1,100.00	-	8,800.00
Date	Description		Debit	Credit	Type
08/01/2024	681885 - LINDA WALLGREN - Management Fee		1,100.00	-	Invoice
50047 - IT Services & Software		0.00	69.99	-	69.99
Date	Description		Debit	Credit	Type
08/19/2024	Microsoft - Microsoft Subscription		69.99	-	Invoice
50090 - Administrative Incidentals		253.56	-	-	253.56
Date	Description		Debit	Credit	Type
51014 - Common Area Maintenance		2,095.97	55.12	42.15	2,108.94
Date	Description		Debit	Credit	Type
08/06/2024	Batched 633220 - LINDA WALLGREN - Door Handles Combination Lock		42.15	42.15	Invoice
08/21/2024	LINDA WALLGREN - Door Handle Combination Locks		12.97	-	Invoice
51210 - Landscape Maintenance		4,419.41	1,650.00	1,100.00	4,969.41
Date	Description		Debit	Credit	Type
08/01/2024	Reverse - May Landscape		-	550.00	GL Entry
08/01/2024	1803 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- MAY		550.00	-	Invoice
08/01/2024	Reverse - June Landscape		-	550.00	GL Entry
08/01/2024	1803 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- JUN		550.00	-	Invoice

# The Tannery Master Association

GL Trial Balance For 8/1/2024 - 8/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
51210 - Landscape Maintenance	4,419.41	1,650.00	1,100.00	4,969.41
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/31/2024	Aug Landscape	550.00	-	GL Entry
54030 - Fire Alarm Monitoring	3,632.44	471.83	-	4,104.27
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/05/2024	227857 - Best Equipment Co., LLC - Annual Dry Chemical Press	471.83	-	Invoice
55012 - Gas & Electricity	75.71	21.46	10.00	87.17
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/01/2024	Reverse - Est July PG&E	-	10.00	GL Entry
08/01/2024	JUL2024-7712 - PG&E - 9652627712-2 6/24-7/22	10.84	-	Invoice
08/26/2024	AUG2024 - PG&E - 9652627712-2 7/23-8/21	10.62	-	Invoice
55013 - Water - 20% Reimb Gilman Grill	729.17	168.00	-	897.17
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/01/2024	EST 20% Gilman Grill Water	168.00	-	GL Entry
55014 - Water - Common Area	7,869.20	1,100.00	-	8,969.20
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/31/2024	Est Aug Water Common Area	1,100.00	-	GL Entry
55015 - Water - Fire Line	3,704.99	525.00	-	4,229.99
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/31/2024	Est Aug Fire Line	525.00	-	GL Entry
55016 - Garbage	18,158.37	6,378.96	5,850.00	18,687.33
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/01/2024	Reverse - Est Quarterly Garbage Svc	-	5,850.00	GL Entry
08/05/2024	6/30-9/30/24 - City of Berkeley-Refuse - Garbage 6/30-9/30	6,378.96	-	Invoice
55017 - Recycling	1,400.00	200.00	-	1,600.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/01/2024	681927 - JESUS CASTRENCE - Recycling AUG	200.00	-	Invoice

**Net Total**

---

**0.00**

**134,922.47**

**134,922.47**

**0.00**



# The Tannery Master Association

## Bank Account Reconciliation for Period 8/31/2024

### Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
10100 FCB Ops Checking	60,911.04	-400.00	60,511.04	60,511.04	Balanced
12020 Wells Fargo Reserve Checking	119,157.80	0.00	119,157.80	119,157.80	Balanced

### Unreconciled Items

Date	Description	Check No	Amount
10100 FCB Ops Checking			
7/11/2024	Clifford Hersh Design	334	-400.00
<b>Total 10100 FCB Ops Checking</b>			<b>-400.00</b>

### Reconciled Items

Date	Description	Check No	Amount
10100 FCB Ops Checking			
8/1/2024	Lockbox Deposit - First Citizens Bank (FCB)		445.26
8/2/2024	Lockbox Deposit - First Citizens Bank (FCB)		3,455.00
8/5/2024	Lockbox Deposit - First Citizens Bank (FCB)		266.82
8/6/2024	Lockbox Deposit - First Citizens Bank (FCB)		268.07
8/8/2024	OwnerDraft Deposit	ACH	10,070.23
8/12/2024	Lockbox Deposit - First Citizens Bank (FCB)		30.81
8/26/2024	Lockbox Deposit - First Citizens Bank (FCB)		1,391.53
8/27/2024	Lockbox Deposit - First Citizens Bank (FCB)		289.63
8/28/2024	Lockbox Deposit - First Citizens Bank (FCB)		294.18
8/30/2024	August Interest		3.02
8/30/2024	Lockbox Deposit - First Citizens Bank (FCB)		3,455.00
7/9/2024	JESUS CASTRENCE	333	-200.00
7/24/2024	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT		-1,074.43
7/30/2024	Transfer to 12020 Wells Fargo Reserve Checking - Payback transfer		-40.00
8/1/2024	MCGRIFF INSURANCE SERVICE	337	-1,672.24
8/1/2024	MCGRIFF INSURANCE SERVICE	337	-275.99
8/1/2024	MCGRIFF INSURANCE SERVICE	337	-268.14
8/1/2024	MCGRIFF INSURANCE SERVICE	337	-10,420.81
8/5/2024	BRIDGE STORAGE - Storage Space		-59.00
8/6/2024	LINDA WALLGREN	338	-1,100.00

# The Tannery Master Association

## Bank Account Reconciliation for Period 8/31/2024

Date	Description	Check No	Amount
8/6/2024	MCGRIFF INSURANCE SERVICE	339	-177.27
8/6/2024	Best Equipment Co., LLC	340	-471.83
8/6/2024	City of Berkeley-Refuse	341	-6,378.96
8/6/2024	JESUS CASTRENCE	342	-200.00
8/6/2024	JESUS CASTRENCE	343	-200.00
8/7/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-487.00
8/8/2024	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT		-2,116.01
8/9/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-168.06
8/15/2024	Transfer to 12020 Wells Fargo Reserve Checking		-2,000.00
8/19/2024	Microsoft - Misc. Expense		-69.99
8/21/2024	LINDA WALLGREN - Door Handle Combination Locks	0344	-12.97
8/22/2024	AFCO - 02-20446438-01		-7,684.01
8/27/2024	PG&E		-10.84
<b>Total 10100 FCB Ops Checking</b>			<b>-15,118.00</b>

### 12020 Wells Fargo Reserve Checking

7/30/2024	Transfer from 10100 FCB Ops Checking - Payback transfer		40.00
8/1/2024	August Interest		1.00
8/15/2024	Transfer from 10100 FCB Ops Checking		2,000.00
<b>Total 12020 Wells Fargo Reserve Checking</b>			<b>2,041.00</b>



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	\$76,029.04	Average Daily Balance	\$71,247.71
Total Deposits	\$19,966.53	Year-To-Date Interest Paid	\$12.75
Total Withdrawals	\$35,087.55	Days in Statement Period	31
Interest Paid	\$3.02	Annual Percentage Yield Earned	0.05%
Ending Balance	\$60,911.04		

**TRANSACTION DETAIL**

**DEPOSITS/CREDITS**

Date	Description	Amount
08/01	LOCKBOX DEPOSIT	\$445.26
08/02	LOCKBOX DEPOSIT	\$3,455.00
08/05	LOCKBOX DEPOSIT	\$266.82
08/06	LOCKBOX DEPOSIT	\$268.07
08/09	THE TANNERY MAST L275213 943322368 -SETT-A228SFTP5	\$10,070.23
08/12	LOCKBOX DEPOSIT	\$30.81
08/26	LOCKBOX DEPOSIT	\$1,391.53
08/27	LOCKBOX DEPOSIT	\$289.63
08/28	LOCKBOX DEPOSIT	\$294.18
08/30	LOCKBOX DEPOSIT	\$3,455.00
08/30	INTEREST PYMT	\$3.02

**WITHDRAWALS/DEBITS**

Date	Description	Amount
08/01	THE TANNERY MAST L266930 943322368 -SETT-A228SFTP5	\$40.00
08/05	BRIDGE STORAGE & 5102333348 LINDA WALLGREN	\$59.00



**WITHDRAWALS/DEBITS**

Date	Description	Amount
08/09	EBMUD WATER BILL THE TANNERY MASTER ASS #####203880	\$1,074.43
08/12	CONDOMINIUM FINA L275678 THE TANNERY MASTER ASS OCCFM24020	\$655.06
08/16	PGANDE WEB ONLINE THE TANNERY MASTER #####728073124	\$10.84
08/16	THE TANNERY MAST L277068 943322368 -SETT-A228SFTP5	\$2,000.00
08/19	REC PUR MICROSOFT* 7071 081724 MICROSOFT*MICROS	\$69.99
08/22	MSBILL.INFO WA 423062760356 AFCO AFCO THE TANNERY MASTER ASS #####16186	\$7,684.01
08/23	EBMUD WATER BILL THE TANNERY LIMITED NU #####100001	\$2,116.01

**CHECKS (IN NUMERIC ORDER)**

Date	Check #	Amount	Date	Check #	Amount
08/07	333	\$200.00	08/19	341	\$6,378.96
08/14	337 *	\$12,637.18	08/28	342	\$200.00
08/13	338	\$1,100.00	08/28	343	\$200.00
08/14	339	\$177.27	08/28	344	\$12.97
08/12	340	\$471.83			

\* Skip in check sequence

The Tannery Master Association  
80 McPherson Way  
Walnut Creek, CA 94597

PAY TO THE ORDER OF: JESUS CASTRENCE \$200.00  
Two Hundred Dollars and 00/100

JESUS CASTRENCE  
1323 MARSH STREET  
BERKELEY, CA 94710

MEMO Invoice: 544818

\*000000333# 104002894 305740383\*

*Jack Emery*

Ck #: 333 08/07/2024 Amt: \$200.00

THE TANNERY MASTER ASSOCIATION  
80 McPherson Way  
Walnut Creek, CA 94597

PAY TO THE ORDER OF: JESUS CASTRENCE \$200.00

JESUS CASTRENCE  
1323 MARSH STREET  
BERKELEY, CA 94710

MEMO Invoice: 544818

\*000000333# 104002894 305740383\*

*Jack Emery*

Ck #: 333 08/07/2024 Amt: \$200.00

The Tannery Master Association  
80 McPherson Way  
Walnut Creek, CA 94597

PAY TO THE ORDER OF: MCGRIFF INSURANCE SERVICE \$12,637.18  
Twelve Thousand Six Hundred Thirty-Seven Dollars and 18/100

MCGRIFF INSURANCE SERVICE  
5102 Crow Canyon Place Ste 400  
San Ramon, CA 94583

MEMO See Remittance

\*000000333# 104002894 305740383\*

*Jack Emery*

Ck #: 337 08/14/2024 Amt: \$12,637.18

THE TANNERY MASTER ASSOCIATION  
80 McPherson Way  
Walnut Creek, CA 94597

PAY TO THE ORDER OF: MCGRIFF INSURANCE SERVICE \$12,637.18

MCGRIFF INSURANCE SERVICE  
5102 Crow Canyon Place Ste 400  
San Ramon, CA 94583

MEMO See Remittance

\*000000333# 104002894 305740383\*

*Jack Emery*

Ck #: 337 08/14/2024 Amt: \$12,637.18

The Tannery Master Association  
80 McPherson Way  
Walnut Creek, CA 94597

PAY TO THE ORDER OF: LINDA WALLEREN \$1,100.00  
One Thousand One Hundred Dollars and 00/100

LINDA WALLEREN  
718 GILMAN STREET  
BERKELEY, CA 94710

MEMO Invoice: 581185

\*000000333# 104002894 305740383\*

*Jack Emery*

Ck #: 338 08/13/2024 Amt: \$1,100.00

THE TANNERY MASTER ASSOCIATION  
80 McPherson Way  
Walnut Creek, CA 94597

PAY TO THE ORDER OF: LINDA WALLEREN \$1,100.00

LINDA WALLEREN  
718 GILMAN STREET  
BERKELEY, CA 94710

MEMO Invoice: 581185

\*000000333# 104002894 305740383\*

*Jack Emery*

Ck #: 338 08/13/2024 Amt: \$1,100.00

The Tannery Master Association  
80 McPherson Way  
Walnut Creek, CA 94597

PAY TO THE ORDER OF: MCGRIFF INSURANCE SERVICE \$177.27  
One Hundred Seventy-Seven Dollars and 27/100

MCGRIFF INSURANCE SERVICE  
5102 Crow Canyon Place Ste 400  
San Ramon, CA 94583

MEMO Invoice: 582562

\*000000333# 104002894 305740383\*

*Jack Emery*

Ck #: 339 08/14/2024 Amt: \$177.27

THE TANNERY MASTER ASSOCIATION  
80 McPherson Way  
Walnut Creek, CA 94597

PAY TO THE ORDER OF: MCGRIFF INSURANCE SERVICE \$177.27

MCGRIFF INSURANCE SERVICE  
5102 Crow Canyon Place Ste 400  
San Ramon, CA 94583

MEMO Invoice: 582562

\*000000333# 104002894 305740383\*

*Jack Emery*

Ck #: 339 08/14/2024 Amt: \$177.27

The Tannery Master Association  
80 McPherson Way  
Walnut Creek, CA 94597

PAY TO THE ORDER OF: BEST EQUIPMENT CO., LLC \$471.83  
Four Hundred Seventy-One Dollars and 83/100

Best Equipment Co., LLC  
3107 Oak Pointe Avenue  
Berkeley, CA 94702

MEMO Invoice: 227887

\*000000340# 104002894 305740383\*

*Jack Emery*

Ck #: 340 08/12/2024 Amt: \$471.83

THE TANNERY MASTER ASSOCIATION  
80 McPherson Way  
Walnut Creek, CA 94597

PAY TO THE ORDER OF: BEST EQUIPMENT CO., LLC \$471.83

Best Equipment Co., LLC  
3107 Oak Pointe Avenue  
Berkeley, CA 94702

MEMO Invoice: 227887

\*000000340# 104002894 305740383\*

*Jack Emery*

Ck #: 340 08/12/2024 Amt: \$471.83

The Tannery Master Association  
80 McPherson Way  
Walnut Creek, CA 94597

PAY TO THE ORDER OF: CITY OF BERKELEY-REPLUS \$6,378.96  
Six Thousand Three Hundred Seventy-Eight Dollars and 96/100

City of Berkeley-Repus  
PO Box 32853  
Oakland, CA 94623

MEMO Invoice: 10587824

\*000000341# 104002894 305740383\*

*Jack Emery*

Ck #: 341 08/19/2024 Amt: \$6,378.96

THE TANNERY MASTER ASSOCIATION  
80 McPherson Way  
Walnut Creek, CA 94597

PAY TO THE ORDER OF: CITY OF BERKELEY-REPLUS \$6,378.96

City of Berkeley-Repus  
PO Box 32853  
Oakland, CA 94623

MEMO Invoice: 10587824

\*000000341# 104002894 305740383\*

*Jack Emery*

Ck #: 341 08/19/2024 Amt: \$6,378.96

The Tertiary Master Association  
60 Mayhew Way  
Walnut Creek, CA 94597

342  
8062024

PAY TO THE ORDER OF JESUS CASTRENCE \$200.00  
Two Hundred Dollars and 00/100

JESUS CASTRENCE  
1338 FOURTH STREET  
BERKELEY, CA 94710

MEMO Invoice: 681927

⑆000000342⑆ ⑆104002894⑆ 305740383⑆

*Jack Early*

Ck #: 342 08/28/2024 Amt: \$200.00

⑆000000342⑆ ⑆104002894⑆ 305740383⑆

CHECK NUMBER 342

8062024

⑆000000342⑆ ⑆104002894⑆ 305740383⑆

*Jack Early*

Ck #: 342 08/28/2024 Amt: \$200.00

The Tertiary Master Association  
60 Mayhew Way  
Walnut Creek, CA 94597

343  
8062024

PAY TO THE ORDER OF JESUS CASTRENCE \$200.00  
Two Hundred Dollars and 00/100

JESUS CASTRENCE  
1338 FOURTH STREET  
BERKELEY, CA 94710

MEMO Invoice: 67923

⑆000000343⑆ ⑆104002894⑆ 305740383⑆

*Jack Early*

Ck #: 343 08/28/2024 Amt: \$200.00

⑆000000343⑆ ⑆104002894⑆ 305740383⑆

CHECK NUMBER 343

8062024

⑆000000343⑆ ⑆104002894⑆ 305740383⑆

*Jack Early*

Ck #: 343 08/28/2024 Amt: \$200.00

The Tertiary Master Association  
60 Mayhew Way  
Walnut Creek, CA 94597

344  
8062024

PAY TO THE ORDER OF LINDA WALLGREN \$12.97  
Twelve Dollars and 97/100

LINDA WALLGREN  
718 GILMAN STREET  
BERKELEY, CA 94710

MEMO Invoice: 63320

⑆000000344⑆ ⑆104002894⑆ 305740383⑆

*Jack Early*

Ck #: 344 08/28/2024 Amt: \$12.97

⑆000000344⑆ ⑆104002894⑆ 305740383⑆

CHECK NUMBER 344

8062024

⑆000000344⑆ ⑆104002894⑆ 305740383⑆

*Jack Early*

Ck #: 344 08/28/2024 Amt: \$12.97

# Business Market Rate Savings

August 31, 2024 ■ Page 1 of 4



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

## Questions?

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

We accept all relay calls, including 711

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

**En español:** 1-877-337-7454

**Online:** wells Fargo.com/biz

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

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## Your Business and Wells Fargo

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

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## Other Wells Fargo Benefits

Does your family have a security phrase?

Scammers can impersonate a loved one in trouble and ask you to send money quickly. A secret family code word or phrase can help to verify that it's really them. Share one with your family and remember to carefully verify all unexpected requests for money.

---

## Statement period activity summary

Beginning balance on 8/1	\$117,116.80
Deposits/Credits	2,041.00
Withdrawals/Debits	- 0.00
<b>Ending balance on 8/31</b>	<b>\$119,157.80</b>

Account number: 5450081772

TANNERY MASTER ASSOCIATION II

**California account terms and conditions apply**

For Direct Deposit use

Routing Number (RTN): 121042882

For Wire Transfers use

Routing Number (RTN): 121000248

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## Interest summary

Interest paid this statement	\$1.00
Average collected balance	\$118,189.05
Annual percentage yield earned	0.01%
Interest earned this statement period	\$1.00
Interest paid this year	\$10.33





Transaction history

Date	Description	Deposits/ Credits	Withdrawals/ Debits	Ending daily balance
8/1	The Tannery Mast L266930 240731 L266930 The Tannery Master Ass	40.00		117,156.80
8/16	The Tannery Mast L277068 240815 L277068 The Tannery Master Ass	2,000.00		119,156.80
8/30	Interest Payment	1.00		119,157.80
Ending balance on 8/31				119,157.80
Totals		\$2,041.00	\$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](https://wellsfargo.com/feefaq) for a link to these documents, and answers to common monthly service fee questions.

Fee period 08/01/2024 - 08/31/2024	Standard monthly service fee \$5.00	You paid \$0.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following each fee period		
• Minimum daily balance	\$300.00	\$117,156.80 <input type="checkbox"/>
• Total automatic transfers from an eligible Wells Fargo business checking account	\$25.00	\$0.00 <input type="checkbox"/>

The Monthly service fee summary fee period ending date shown above includes a Saturday, Sunday, or holiday which are non-business days. Transactions occurring after the last business day of the month will be included in your next fee period.

YC/YC

Account transaction fees summary

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



IMPORTANT ACCOUNT INFORMATION

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

**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 3, 2024**

Acct#: CZ36223233  
 TS No.: 2024-07419

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					<b>Last Updated:</b> <b>9/1/24</b>
Sub Total	3,120.59	80.26	1,470.00	672.05	\$5,342.90
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total	3,120.59	80.26	1,470.00	672.05	\$5,342.90

**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

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.

06/11/2024 Received signed Notice of Delinquent Assessment- Authorization To Record Lien and saved to file.

06/07/2024 Requested the signed NODA ATR

Acct#: C23623146  
 TS No.: 2024-07282

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 9/1/24
Sub Total	4,773.44	314.99	1,546.00	679.60	\$7,314.03
Payments/Credits	539.32	287.56	399.60	0.00	\$1,226.48
Grand Total	4,234.12	27.43	1,146.40	679.60	\$6,087.55

**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

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

06/28/2024 Owner called left voicemail to return his call at 510-967-6049

06/26/2024 The Notice of Delinquent Assessment (NODA) recorded on 06/26/24 and the 10-Day NODA mailings have been sent to the homeowner(s). The next collection action cannot take place until 07/30/2024.

06/26/2024 PREPARED: 'Lien Letter'

06/19/2024 PREPARED: 'Notice of Delinquent Assessment Lien'

06/18/2024 Prepare Noda: Assigned-To user changed from Revita King to Nashone Anderson

06/18/2024 Received account ledger via web portal and saved to file

06/11/2024 Received signed Notice of Delinquent Assessment-Authorization To Record Lien and saved to file.

06/07/2024 Requested the signed NODA ATR

**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 3, 2024**

	Assessments/Charges	Interest	Fees	Costs	Balance Due
Sub Total	7,894.03	395.25	3,016.00	1,351.65	\$12,656.93
Payments/Credits	539.32	287.56	399.60	0.00	\$1,226.48
Grand Total for Report	7,354.71	107.69	2,616.40	1,351.65	\$11,430.45

**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
<b>Total Amount Collected for 2024:</b>		<b>\$20,743.58</b>
<b>Grand Total:</b>		<b>\$45,812.42</b>

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