

The Tannery Master Association

05/31/2024 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

Submitted By: Heidi Celentano CAFM
Financial Reporting Manager
Condominium Financial Management., Inc., APMC

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

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

The Tannery Master Association

Balance Sheet as of 5/31/2024

Assets	Operating	Reserve	Total
Operating Fund Assets			
10100 - FCB Operating	\$40,660.94		\$40,660.94
10300 - Owners' Accounts Receivable	\$14,970.68		\$14,970.68
10310 - Allowance for Bad Debt	(\$9,000.00)		(\$9,000.00)
10390 - Other Operating Receivable	\$1,082.09		\$1,082.09
10508 - Gen'l Liability Policy 7/22/23-24	\$1,888.66		\$1,888.66
10509 - D&O Policy 7/22/23-24	\$450.34		\$450.34
10510 - Property Policy 7/22/23-24	\$10,096.66		\$10,096.66
10511 - Umbrella Policy 7/22/23-24	\$209.84		\$209.84
10513 - Crime Policy 7/22/23-24	\$135.16		\$135.16
10514 - Equipment Policy 7/22/23-24	\$382.50		\$382.50
Total Operating Fund Assets	\$60,876.87		\$60,876.87
Reserve Fund Assets			
12020 - Wells Fargo Reserve Checking		\$126,439.84	\$126,439.84
12090 - Reserve Receivable		\$20.00	\$20.00
Total Reserve Fund Assets		\$126,459.84	\$126,459.84
Total Assets	\$60,876.87	\$126,459.84	\$187,336.71
Liabilities / Equity			
Liabilities			
20000 - Prepaid Assessments	\$1,920.10		\$1,920.10
20210 - Accounts Payable	\$4,046.89	\$13,305.00	\$17,351.89
20220 - Accrued Operating Expense	\$1,410.00		\$1,410.00
Total Liabilities	\$7,376.99	\$13,305.00	\$20,681.99
Equity			
37010 - Prior Year Fund Balance	\$41,976.73	\$117,252.47	\$159,229.20
37011 - Current Year Net Income (Loss)	\$11,523.15	(\$4,097.63)	\$7,425.52
Total Equity	\$53,499.88	\$113,154.84	\$166,654.72
Total Liabilities / Equity	\$60,876.87	\$126,459.84	\$187,336.71

The Tannery Master Association

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessments & Banking							
41010 - Owners' Assessments	18,635.99	18,635.99	-	93,179.95	93,179.95	-	223,631.88
41040 - Interest Billed	98.54	-	98.54	417.91	-	417.91	-
41060 - Operating Interest Earned	2.02	-	2.02	10.29	-	10.29	-
Total Assessments & Banking	18,736.55	18,635.99	100.56	93,608.15	93,179.95	428.20	223,631.88
Miscellaneous							
43949 - Utility Credits	55.17	-	55.17	55.17	-	55.17	-
Total Miscellaneous	55.17	-	55.17	55.17	-	55.17	-
Transfers to Reserves							
49010 - (Current Reserve Funding)	(2,000.00)	(2,000.00)	-	(10,000.00)	(10,000.00)	-	(24,000.00)
Total Transfers to Reserves	(2,000.00)	(2,000.00)	-	(10,000.00)	(10,000.00)	-	(24,000.00)
Total Income	16,791.72	16,635.99	155.73	83,663.32	83,179.95	483.37	199,631.88

Operating Expense

Administration

50005 - Equipment Insurance	191.25	226.92	35.67	956.25	1,134.60	178.35	2,723.00
50006 - Gen'l Liability Insurance	944.33	1,184.17	239.84	4,721.65	5,920.85	1,199.20	14,210.00
50007 - Umbrella Insurance	104.92	295.83	190.91	524.60	1,479.15	954.55	3,550.00
50008 - Crime Insurance	67.58	98.75	31.17	330.90	493.75	162.85	1,185.00
50009 - D&O Insurance	225.17	296.00	70.83	1,125.85	1,480.00	354.15	3,552.00
50010 - Property Insurance	5,048.33	5,131.67	83.34	25,241.65	25,658.35	416.70	61,580.00
50012 - Postage	139.32	66.67	(72.65)	271.30	333.35	62.05	800.00
50014 - Copies & Printing	162.00	66.67	(95.33)	164.80	333.35	168.55	800.00
50017 - Storage	59.00	95.00	36.00	295.00	475.00	180.00	1,140.00
50022 - CPA Services	-	300.00	300.00	1,800.00	1,500.00	(300.00)	3,600.00
50023 - State Taxes	-	66.67	66.67	-	333.35	333.35	800.00
50030 - Financial Management Contract	487.00	500.00	13.00	2,435.00	2,500.00	65.00	6,000.00
50034 - Misc. Financial Services	100.00	133.33	33.33	550.00	666.65	116.65	1,600.00
50035 - Community Management Contract	1,100.00	1,100.00	-	5,500.00	5,500.00	-	13,200.00
50040 - Legal Services	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
50047 - IT Services & Software	-	41.67	41.67	-	208.35	208.35	500.00
50090 - Administrative Incidentals	-	83.33	83.33	253.56	416.65	163.09	1,000.00
Total Administration	8,628.90	10,103.35	1,474.45	44,170.56	50,516.75	6,346.19	121,240.00

Building Common Areas

51014 - Common Area Maintenance	450.35	750.00	299.65	613.88	3,750.00	3,136.12	9,000.00
Total Building Common Areas	450.35	750.00	299.65	613.88	3,750.00	3,136.12	9,000.00

Grounds Common Areas

51210 - Landscape Maintenance	550.00	666.67	116.67	3,319.41	3,333.35	13.94	8,000.00
Total Grounds Common Areas	550.00	666.67	116.67	3,319.41	3,333.35	13.94	8,000.00

The Tannery Master Association

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Fire & Access Control							
54030 - Fire Alarm Monitoring	1,210.84	583.33	(627.51)	2,421.64	2,916.65	495.01	7,000.00
Total Fire & Access Control	1,210.84	583.33	(627.51)	2,421.64	2,916.65	495.01	7,000.00
Utilities							
55012 - Gas & Electricity	10.27	16.67	6.40	54.39	83.35	28.96	200.00
55013 - Water - 20% Reimb Gilman Grill	168.00	250.00	82.00	393.17	1,250.00	856.83	3,000.00
55014 - Water - Common Area	1,085.68	1,333.33	247.65	5,753.19	6,666.65	913.46	16,000.00
55015 - Water - Fire Line	527.78	500.00	(27.78)	2,105.56	2,500.00	394.44	6,000.00
55016 - Garbage	-	2,333.33	2,333.33	12,308.37	11,666.65	(641.72)	28,000.00
55017 - Recycling	200.00	200.00	-	1,000.00	1,000.00	-	2,400.00
Total Utilities	1,991.73	4,633.33	2,641.60	21,614.68	23,166.65	1,551.97	55,600.00
Total Expense	12,831.82	16,736.68	3,904.86	72,140.17	83,683.40	11,543.23	200,840.00
Operating Net Total	3,959.90	(100.69)	4,060.59	11,523.15	(503.45)	12,026.60	(1,208.12)

The Tannery Master Association

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Equity							
35700 - Current Reserve Funding	2,000.00	2,000.00	-	10,000.00	10,000.00	-	24,000.00
35710 - Reserve Interest Earned	1.07	-	1.07	7.37	-	7.37	-
Total Equity	2,001.07	2,000.00	1.07	10,007.37	10,000.00	7.37	24,000.00
Total Income	2,001.07	2,000.00	1.07	10,007.37	10,000.00	7.37	24,000.00
Reserve Expense							
Equity							
36000 - Asphalt	13,305.00	4,317.33	(8,987.67)	13,305.00	21,586.65	8,281.65	51,808.00
36770 - Trash Enclosures	-	309.00	309.00	-	1,545.00	1,545.00	3,708.00
36810 - Wood Planter Replacement	-	128.75	128.75	-	643.75	643.75	1,545.00
36998 - State & Federal Taxes	(20.00)	-	20.00	800.00	-	(800.00)	-
36999 - Contingency	-	237.75	237.75	-	1,188.75	1,188.75	2,853.00
Total Equity	13,285.00	4,992.83	(8,292.17)	14,105.00	24,964.15	10,859.15	59,914.00
Total Expense	13,285.00	4,992.83	(8,292.17)	14,105.00	24,964.15	10,859.15	59,914.00
Reserve Net Total	(11,283.93)	(2,992.83)	(8,291.10)	(4,097.63)	(14,964.15)	10,866.52	(35,914.00)
Net Total	(7,324.03)	(3,093.52)	(4,230.51)	7,425.52	(15,467.60)	22,893.12	(37,122.12)

The Tannery Master Association

Summary Statement of Revenues and Expenses For 5/31/2024

	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	-	-	-	-	-	-	-	93,180
41040 - Interest Billed	91	67	78	83	99	-	-	-	-	-	-	-	418
41060 - Operating Interest Earned	2	2	2	2	2	-	-	-	-	-	-	-	10
Total Assessments & Banking	18,729	18,705	18,717	18,721	18,737	-	-	-	-	-	-	-	93,608
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)	-	-	-	-	-	-	-	-10,000
Total Transfers to Reserves	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	-	-	-	-	-	-	-	-10,000
Total Income	16,729	16,705	16,717	16,721	16,792	-	-	-	-	-	-	-	83,663

Operating Expense

Administration													
50005 - Equipment Insurance	191	191	191	191	191	-	-	-	-	-	-	-	956
50006 - Gen'l Liability Insurance	944	944	944	944	944	-	-	-	-	-	-	-	4,722
50007 - Umbrella Insurance	105	105	105	105	105	-	-	-	-	-	-	-	525
50008 - Crime Insurance	68	61	68	68	68	-	-	-	-	-	-	-	331
50009 - D&O Insurance	225	225	225	225	225	-	-	-	-	-	-	-	1,126
50010 - Property Insurance	5,048	5,048	5,048	5,048	5,048	-	-	-	-	-	-	-	25,242
50012 - Postage	33	32	36	31	139	-	-	-	-	-	-	-	271
50014 - Copies & Printing	-	1	1	1	162	-	-	-	-	-	-	-	165
50017 - Storage	59	59	59	59	59	-	-	-	-	-	-	-	295
50022 - CPA Services	-	-	-	1,800	-	-	-	-	-	-	-	-	1,800
50030 - Financial Management Contract	487	487	487	487	487	-	-	-	-	-	-	-	2,435
50034 - Misc. Financial Services	150	-	200	100	100	-	-	-	-	-	-	-	550

The Tannery Master Association

Summary Statement of Revenues and Expenses For 5/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
50035 - Community Management Contract	1,100	1,100	1,100	1,100	1,100	-	-	-	-	-	-	-	5,500
50090 - Administrative Incidentals	-	-	-	254	-	-	-	-	-	-	-	-	254
Total Administration	8,410	8,254	8,464	10,413	8,629	-	-	-	-	-	-	-	44,171
Building Common Areas													
51014 - Common Area Maintenance	-	-	-	164	450	-	-	-	-	-	-	-	614
Total Building Common Areas	-	-	-	164	450	-	-	-	-	-	-	-	614
Grounds Common Areas													
51210 - Landscape Maintenance	550	550	550	1,119	550	-	-	-	-	-	-	-	3,319
Total Grounds Common Areas	550	550	550	1,119	550	-	-	-	-	-	-	-	3,319
Fire & Access Control													
54030 - Fire Alarm Monitoring	-	1,211	-	-	1,211	-	-	-	-	-	-	-	2,422
Total Fire & Access Control	-	1,211	-	-	1,211	-	-	-	-	-	-	-	2,422
Utilities													
55012 - Gas & Electricity	12	11	11	11	10	-	-	-	-	-	-	-	54
55013 - Water - 20% Reimb Gilman Grill	168	168	(279)	168	168	-	-	-	-	-	-	-	393
55014 - Water - Common Area	1,293	1,350	924	1,100	1,086	-	-	-	-	-	-	-	5,753
55015 - Water - Fire Line	500	500	53	525	528	-	-	-	-	-	-	-	2,106
55016 - Garbage	6,447	-	-	5,861	-	-	-	-	-	-	-	-	12,308
55017 - Recycling	200	200	200	200	200	-	-	-	-	-	-	-	1,000
Total Utilities	8,620	2,229	909	7,865	1,992	-	-	-	-	-	-	-	21,615
Total Expense	17,581	12,243	9,924	19,561	12,832	-	-	-	-	-	-	-	72,140
Operating Net Total	(\$852)	\$4,462	\$6,793	(\$2,840)	\$3,960	-	-	-	-	-	-	-	\$11,523

The Tannery Master Association

Summary Statement of Revenues and Expenses For 5/31/2024

	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	-	-	-	-	-	-	-	10,000
35710 - Reserve Interest Earned	3	1	1	1	1	-	-	-	-	-	-	-	7
Total Equity	2,003	2,001	2,001	2,001	2,001	-	-	-	-	-	-	-	10,007
Total Income	2,003	2,001	2,001	2,001	2,001	-	-	-	-	-	-	-	10,007

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)	-	-	-	-	-	-	-	(\$4,098)
Net Total	\$1,151	\$6,463	\$8,794	(\$1,659)	(\$7,324)	-	-	-	-	-	-	-	\$7,426

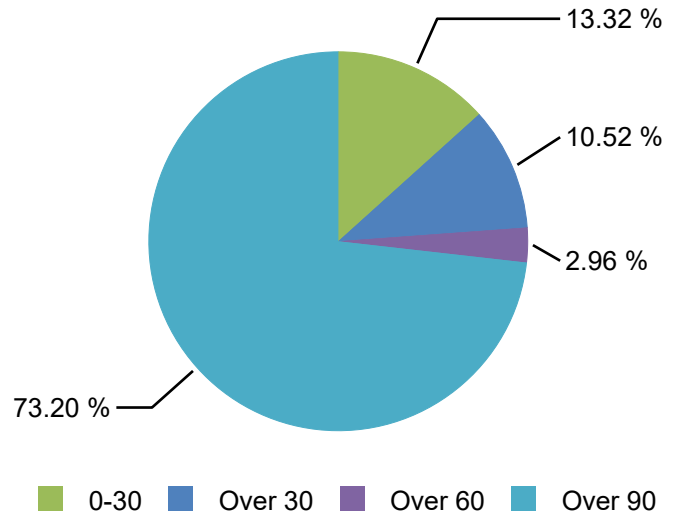
The Tannery Master Association

AR Aging - 5/31/2024

SUMMARY

Charge	Balance
Collection Referral (4)	\$1,150.00
Interest (5)	\$639.41
Late Charge (5)	\$1,398.48
Mailed Payment Reminder (5)	\$160.00
Monthly Assessment (5)	\$11,104.46
Past Due (4)	\$518.33
Total	\$14,970.68

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
C23623167 - 726 Gilman Street - Hipolito Coll Status: With Attorney/Collection Coll Attorney: UNITED TRUSTEE SERVICES 925-855-8554	\$356.14	\$353.25	\$60.83	\$4,298.24	\$5,068.46
C23623283 - 1330 4th Street - Hipolito Coll Status: With Attorney/Collection Coll Attorney: UNITED TRUSTEE SERVICES 925-855-8554	\$324.88	\$322.24	\$55.52	\$3,953.08	\$4,655.72
C23623146 - 714 Gilman Street - Reader Coll Status: With Attorney/Collection Coll Attorney: UNITED TRUSTEE SERVICES 925-855-8554	\$448.10	\$444.19	\$273.74	\$2,041.11	\$3,207.14
C23623233 - 1300 4th Street - Chow Coll Status: With Attorney/Collection Coll Attorney: UNITED TRUSTEE SERVICES 925-855-8554	\$612.13	\$408.89	\$52.33	\$666.66	\$1,740.01
C23623126 - 706 Gilman Street - Chabra Coll Status: Late Statement	\$253.41	\$45.94	-	-	\$299.35
Total:	\$1,994.66	\$1,574.51	\$442.42	\$10,959.09	\$14,970.68
Property Count:	5	5	4	4	

(*** indicates previous owners)

The Tannery Master Association

Pre Paid Homeowners For 5/31/2024

Account	Property	Owner Name	Credit Amount
C23623122	704 Gilman Street	Raj Chabra	592.14
C23623245	1310 4th Street	Gibbs Chapman	419.36
C23623265	1320 4th Street	Rico Loverde	294.18
C23623152	718 Gilman Street	Linda Wallgren	289.63
C23623247	1312 4th Street	Divyang Sheth	171.79
C23623281	1328 4th Street	Jesus Castence	91.71
C23623267	1322 4th Street	Hollyvale Rental Holdings	60.68
C23623112	700 Gilman Street	Shoh LLC	.61
Total			1,920.10

(*** indicates previous owners)

The Tannery Master Association

Ownership Transfers for 5/1/2024 - 5/31/2024

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

The Tannery Master Association

Cash Disbursement - 5/31/2024

Date	CheckNo	Description	Amount
10100 - 10100 FCB Ops Checking			
5/1/2024	Misc Check 50017 - Storage	BRIDGE STORAGE - Storage Space Acct # Bridge236	59.00
			59.00
5/1/2024	Check 325 55016 - Garbage - Garbage 3/31-6/30	City of Berkeley-Refuse Inv # 3/31-6/30	5,861.13
			5,861.13
5/1/2024	Check 326 55017 - Recycling - Recycling MAY	JESUS CASTRENCE Inv # 575148	200.00
			200.00
5/1/2024	Check 327 50035 - Community Management Contract - Management Fee MAY	LINDA WALLGREN Inv # 575112	1,100.00
			1,100.00
5/7/2024	Auto Draft 50030 - Financial Management Contract - Monthly Bookkeeping	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 579783	487.00
			487.00
5/10/2024	Auto Draft 20999 - Accounts Payable - CFM - A/R & Delinquencies 50012 - Postage - Postage 50014 - Copies & Printing - Copies 50034 - Misc. Financial Services - Q1 2024 EDD Reporting	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 573413	324.92
			192.78
			30.94
			1.20
			100.00
5/15/2024	Transfer Out 12020 - Wells Fargo Reserve Checking - Transfer from 10100 FCB Ops Checking	Transfer to 12020 Wells Fargo Reserve Checking	2,000.00
			2,000.00
5/15/2024	Misc Check 51014 - Common Area Maintenance - Outdoor Supply Hardware - Mailbox Lock	OSH - Misc. Expense	25.35
			25.35
5/17/2024	Auto Draft 55012 - Gas & Electricity - 9652627712-2 3/25-4/24	PG&E Inv # APR2024	10.60
			10.60
5/21/2024	Check 328 51014 - Common Area Maintenance - Removal of Planter Box	BLISSCAPES LANDSCAPE DESIGN & NURSERY Inv # 1745	425.00
			425.00
5/21/2024	Check 328 51210 - Landscape Maintenance - Landscape Contract APR	BLISSCAPES LANDSCAPE DESIGN & NURSERY Inv # 1744	550.00
			550.00
5/21/2024	Check 329 51014 - Common Area Maintenance - Flood Light	LINDA WALLGREN Inv # APR-REIMB	163.53
			163.53
5/22/2024	Misc Check 20100 - Financed Insurance 7/22/23-24 - AFCO - 02-20446438-01 7/22/23-24	AFCO - 02-20446438-01 Acct # AFCO236	7,526.76
			7,526.76
		Total	18,733.29

The Tannery Master Association

AP Aging by Fund for Ending Date: 5/31/2024

Provider	Current	Over 30	Over 60	Over 90	Total
Operating					
CFM - CONDOMINIUM FINANCIAL MGMT Acct # MgtC-Extras Inv # 603041 5/31/2024 - A/R & Delinquencies - Accounts Payable - CFM	798.16	0.00	0.00	0.00	798.16
EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT Acct # EBMUD236- 3880 Inv # 3/14-5/14 5/23/2024 - 94943203880 3/14-5/14 - Water - Fire Line	1,052.78	0.00	0.00	0.00	1,052.78
EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT Acct # EBMUD236-5223 Inv # 3/29-5/29 5/29/2024 - 52234100001 3/29-5/29 - Water - Common Area	2,185.68	0.00	0.00	0.00	2,185.68
PG&E Acct # PG&E-236 Inv # MAY2024-7712 5/29/2024 - 9652627712-2 4/24-5/22 - Gas & Electricity	10.27	0.00	0.00	0.00	10.27
Total	4,046.89	0.00	0.00	0.00	4,046.89

The Tannery Master Association

AP Aging by Fund for Ending Date: 5/31/2024

Provider	Current	Over 30	Over 60	Over 90	Total
Reserve					
RODAS BROTHERS ENGINEERING CONSTRUCTION Inv # 5172 5/20/2024 - R: Concrete Slab, Asphalt Border - Asphalt	13,305.00	0.00	0.00	0.00	13,305.00
Total	13,305.00	0.00	0.00	0.00	13,305.00

The Tannery Master Association

GL Trial Balance For 5/1/2024 - 5/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10100 - FCB Operating		42,329.98	18,762.92	20,431.96	40,660.94
Date	Description		Debit	Credit	Type
05/01/2024	Check		289.63	-	Owner Payment
05/01/2024	Batched Credit Distribution		1,448.56	1,448.56	Credit Distribution
05/01/2024	575112 - LINDA WALLGREN - Management Fee MAY		-	1,100.00	Invoice
05/01/2024	3/31-6/30 - City of Berkeley-Refuse - Garbage 3/31-6/30		-	5,861.13	Invoice
05/01/2024	FTB Refund for tax year 12/23-Ops Owes Res		20.00	-	GL Entry
05/01/2024	575148 - JESUS CASTRENCE - Recycling MAY		-	200.00	Invoice
05/01/2024	Bridge236 - BRIDGE STORAGE - Storage Space		-	59.00	Invoice
05/02/2024	Batched Check		200.00	-	Owner Payment
05/06/2024	Check		268.07	-	Owner Payment
05/07/2024	Check		371.05	-	Owner Payment
05/07/2024	579783 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping		-	487.00	Invoice
05/08/2024	Batched Check		3,993.63	-	Owner Payment
05/08/2024	Batched ACH		10,070.23	-	Owner Payment
05/10/2024	573413 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage		-	30.94	Invoice
05/10/2024	573413 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies		-	1.20	Invoice
05/10/2024	573413 - CFM - CONDOMINIUM FINANCIAL MGMT - Q1 2024 EDD Reporting		-	100.00	Invoice
05/10/2024	573413 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies		-	192.78	Invoice
05/13/2024	Batched Check		948.33	-	Owner Payment
05/14/2024	Payment Adjustment MAP Incorrect Acct		-	250.11	Payment Adjustment
05/14/2024	Check MAP Incorrect Acct		250.11	-	Owner Payment
05/15/2024	Transfer to 12020 Wells Fargo Reserve Checking		-	2,000.00	Transfer
05/15/2024	Outdoor Supply Hardware - Mailbox Lock		-	25.35	Invoice
05/17/2024	Utility Credit		55.17	-	GL Entry
05/17/2024	APR2024 - PG&E - 9652627712-2 3/25-4/24		-	10.60	Invoice
05/21/2024	APR-REIMB - LINDA WALLGREN - Flood Light		-	163.53	Invoice
05/21/2024	1745 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Removal of Planter Box		-	425.00	Invoice
05/21/2024	1744 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract APR		-	550.00	Invoice
05/22/2024	AFCO236 - AFCO - 02-20446438-01 7/22/23-24		-	7,526.76	Invoice
05/28/2024	Batched Check		556.49	-	Owner Payment
05/29/2024	Check		289.63	-	Owner Payment
05/31/2024	May Interest		2.02	-	GL Entry

The Tannery Master Association

GL Trial Balance For 5/1/2024 - 5/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10300 - Owners' Accounts Receivable		13,235.72	19,131.37	17,396.41	14,970.68
Date	Description		Debit	Credit	Type
05/01/2024	Batched Credit Distribution		-	1,448.56	Credit Distribution
05/01/2024	Batched Monthly Assessment		18,635.99	-	Owner Charge
05/01/2024	Check		-	289.63	Owner Payment
05/02/2024	Batched Interest		98.54	-	Owner Charge
05/02/2024	Check		-	108.29	Owner Payment
05/06/2024	Check		-	268.07	Owner Payment
05/07/2024	Check		-	371.05	Owner Payment
05/08/2024	Batched Check		-	3,742.91	Owner Payment
05/08/2024	Batched ACH		-	10,070.23	Owner Payment
05/13/2024	Batched Check		-	757.04	Owner Payment
05/14/2024	Check MAP Incorrect Acct		-	250.11	Owner Payment
05/16/2024	Collection Referral -		250.00	-	Owner Charge
05/17/2024	Batched Late Charge		146.84	-	Owner Charge
05/28/2024	Batched Check		-	90.52	Owner Payment
10310 - Allowance for Bad Debt		-9,000.00	-	-	-9,000.00
Date	Description		Debit	Credit	Type
10390 - Other Operating Receivable		1,082.09	-	-	1,082.09
Date	Description		Debit	Credit	Type
10508 - Gen'l Liability Policy 7/22/23-24		2,832.99	-	944.33	1,888.66
Date	Description		Debit	Credit	Type
05/22/2024	Monthly Insurance Expense		-	944.33	GL Entry
10509 - D&O Policy 7/22/23-24		675.51	-	225.17	450.34
Date	Description		Debit	Credit	Type
05/22/2024	Monthly Insurance Expense		-	225.17	GL Entry
10510 - Property Policy 7/22/23-24		15,144.99	-	5,048.33	10,096.66
Date	Description		Debit	Credit	Type
05/22/2024	Monthly Insurance Expense		-	5,048.33	GL Entry

The Tannery Master Association

GL Trial Balance For 5/1/2024 - 5/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10511 - Umbrella Policy 7/22/23-24		314.76	-	104.92	209.84
Date	Description		Debit	Credit	Type
05/22/2024	Monthly Insurance Expense		-	104.92	GL Entry
10513 - Crime Policy 7/22/23-24		202.74	-	67.58	135.16
Date	Description		Debit	Credit	Type
05/27/2024	Monthly Crime Ins Exp		-	67.58	GL Entry
10514 - Equipment Policy 7/22/23-24		573.75	-	191.25	382.50
Date	Description		Debit	Credit	Type
05/22/2024	Monthly Insurance Expense		-	191.25	GL Entry
10515 - Prepaid Expenses		1,210.84	-	1,210.84	0.00
Date	Description		Debit	Credit	Type
05/01/2024	Bay Alarm Monitoring Fee 5/1-7/31		-	1,210.84	GL Entry
12020 - Wells Fargo Reserve Checking		124,438.77	2,001.07	-	126,439.84
Date	Description		Debit	Credit	Type
05/01/2024	May Interest		1.07	-	GL Entry
05/15/2024	Transfer from 10100 FCB Ops Checking		2,000.00	-	Transfer
12090 - Reserve Receivable		0.00	20.00	-	20.00
Date	Description		Debit	Credit	Type
05/31/2024	FTB Tax Refund 2023/Ops Owes Res		20.00	-	GL Entry
20000 - Prepaid Assessments		-2,329.45	1,698.67	1,289.32	-1,920.10
Date	Description		Debit	Credit	Type
05/01/2024	Batched Credit Distribution		1,448.56	-	Credit Distribution
05/02/2024	Check		-	91.71	Owner Payment
05/08/2024	Check		-	250.72	Owner Payment
05/13/2024	Batched Check		-	191.29	Owner Payment
05/14/2024	Payment Adjustment MAP Incorrect Acct		250.11	-	Payment Adjustment
05/28/2024	Batched Check		-	465.97	Owner Payment
05/29/2024	Check		-	289.63	Owner Payment

The Tannery Master Association

GL Trial Balance For 5/1/2024 - 5/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Financed Insurance 7/22/23-24		-7,526.76	7,526.76	-	0.00
Date	Description	Debit	Credit	Type	
05/22/2024	AFCO236 - AFCO - 02-20446438-01 7/22/23-24	7,526.76	-	Invoice	
20210 - Accounts Payable		-6,910.18	16,733.29	27,175.00	-17,351.89
Date	Description	Debit	Credit	Type	
05/01/2024	3/31-6/30 - City of Berkeley-Refuse - Garbage 3/31-6/30	5,861.13	-	Invoice	
05/01/2024	Batched 575112 - LINDA WALLGREN - Management Fee MAY	1,100.00	1,100.00	Invoice	
05/01/2024	Batched 575148 - JESUS CASTRENCE - Recycling MAY	200.00	200.00	Invoice	
05/01/2024	Batched Bridge236 - BRIDGE STORAGE - Storage Space	59.00	59.00	Invoice	
05/01/2024	1745 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Removal of Planter Box	-	425.00	Invoice	
05/07/2024	Batched 579783 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping	487.00	487.00	Invoice	
05/10/2024	573413 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	30.94	-	Invoice	
05/10/2024	573413 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies	1.20	-	Invoice	
05/10/2024	573413 - CFM - CONDOMINIUM FINANCIAL MGMT - Q1 2024 EDD Reporting	100.00	-	Invoice	
05/10/2024	573413 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	192.78	-	Invoice	
05/15/2024	Batched Outdoor Supply Hardware - Mailbox Lock	25.35	25.35	Invoice	
05/17/2024	APR2024 - PG&E - 9652627712-2 3/25-4/24	10.60	-	Invoice	
05/20/2024	5172 - Rodas Brothers Engineering Construction - R: Concrete Slab, Asphalt Border	-	13,305.00	Invoice	
05/21/2024	APR-REIMB - LINDA WALLGREN - Flood Light	163.53	-	Invoice	
05/21/2024	1745 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Removal of Planter Box	425.00	-	Invoice	
05/21/2024	1744 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract APR	550.00	-	Invoice	
05/22/2024	Batched AFCO236 - AFCO - 02-20446438-01 7/22/23-24	7,526.76	7,526.76	Invoice	
05/23/2024	3/14-5/14 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 3/14-5/14	-	1,052.78	Invoice	
05/29/2024	MAY2024-7712 - PG&E - 9652627712-2 4/24-5/22	-	10.27	Invoice	
05/29/2024	3/29-5/29 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 3/29-5/29	-	2,185.68	Invoice	
05/31/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - Supplies/Mailings CPA Financial	-	100.00	Invoice	
05/31/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - CPA Postage	-	94.05	Invoice	
05/31/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	-	45.27	Invoice	
05/31/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - CPA Copies	-	162.00	Invoice	

The Tannery Master Association

GL Trial Balance For 5/1/2024 - 5/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
20210 - Accounts Payable	-6,910.18	16,733.29	27,175.00	-17,351.89
Date	Description	Debit	Credit	Type
05/31/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	-	396.84	Invoice
20220 - Accrued Operating Expense	-2,297.00	1,625.00	738.00	-1,410.00
Date	Description	Debit	Credit	Type
05/01/2024	Reverse - Est Apr Fire Line	525.00	-	GL Entry
05/01/2024	Reverse - Est Apr Water Common Area	1,100.00	-	GL Entry
05/01/2024	FTB Refund for tax year 12/23-Ops Owes Res	-	20.00	GL Entry
05/01/2024	EST 20% Gilman Grill Water	-	168.00	GL Entry
05/31/2024	May Landscape	-	550.00	GL Entry
20999 - Accounts Payable - CFM	0.00	396.84	396.84	0.00
Date	Description	Debit	Credit	Type
05/16/2024	Collection Referral -	-	250.00	Owner Charge
05/17/2024	Batched Late Charge	-	146.84	Owner Charge
05/31/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	396.84	-	Invoice
35700 - Current Reserve Funding	-8,000.00	-	2,000.00	-10,000.00
Date	Description	Debit	Credit	Type
05/15/2024	Monthly Reserve Contribution	-	2,000.00	GL Entry
35710 - Reserve Interest Earned	-6.30	-	1.07	-7.37
Date	Description	Debit	Credit	Type
05/01/2024	May Interest	-	1.07	GL Entry
36000 - Asphalt	0.00	13,305.00	-	13,305.00
Date	Description	Debit	Credit	Type
05/20/2024	5172 - Rodas Brothers Engineering Construction - R: Concrete Slab, Asphalt Border	13,305.00	-	Invoice
36998 - State & Federal Taxes	820.00	-	20.00	800.00
Date	Description	Debit	Credit	Type
05/31/2024	FTB Tax Refund 2023/Ops Owes Res	-	20.00	GL Entry

The Tannery Master Association

GL Trial Balance For 5/1/2024 - 5/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
36998 - State & Federal Taxes		820.00	-	20.00	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		-74,543.96	-	18,635.99	-93,179.95
Date	Description		Debit	Credit	Type
05/01/2024	Batched Monthly Assessment		-	18,635.99	Owner Charge
41040 - Interest Billed		-319.37	-	98.54	-417.91
Date	Description		Debit	Credit	Type
05/02/2024	Batched Interest		-	98.54	Owner Charge
41060 - Operating Interest Earned		-8.27	-	2.02	-10.29
Date	Description		Debit	Credit	Type
05/31/2024	May Interest		-	2.02	GL Entry
43949 - Utility Credits		0.00	-	55.17	-55.17
Date	Description		Debit	Credit	Type
05/17/2024	Utility Credit		-	55.17	GL Entry
49010 - (Current Reserve Funding)		8,000.00	2,000.00	-	10,000.00
Date	Description		Debit	Credit	Type
05/15/2024	Monthly Reserve Contribution		2,000.00	-	GL Entry
50005 - Equipment Insurance		765.00	191.25	-	956.25
Date	Description		Debit	Credit	Type
05/22/2024	Monthly Insurance Expense		191.25	-	GL Entry
50006 - Gen'l Liability Insurance		3,777.32	944.33	-	4,721.65
Date	Description		Debit	Credit	Type
05/22/2024	Monthly Insurance Expense		944.33	-	GL Entry

The Tannery Master Association

GL Trial Balance For 5/1/2024 - 5/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
50007 - Umbrella Insurance	419.68	104.92	-	524.60
Date	Description	Debit	Credit	Type
05/22/2024	Monthly Insurance Expense	104.92	-	GL Entry
50008 - Crime Insurance	263.32	67.58	-	330.90
Date	Description	Debit	Credit	Type
05/27/2024	Monthly Crime Ins Exp	67.58	-	GL Entry
50009 - D&O Insurance	900.68	225.17	-	1,125.85
Date	Description	Debit	Credit	Type
05/22/2024	Monthly Insurance Expense	225.17	-	GL Entry
50010 - Property Insurance	20,193.32	5,048.33	-	25,241.65
Date	Description	Debit	Credit	Type
05/22/2024	Monthly Insurance Expense	5,048.33	-	GL Entry
50012 - Postage	131.98	139.32	-	271.30
Date	Description	Debit	Credit	Type
05/31/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	45.27	-	Invoice
05/31/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - CPA Postage	94.05	-	Invoice
50014 - Copies & Printing	2.80	162.00	-	164.80
Date	Description	Debit	Credit	Type
05/31/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - CPA Copies	162.00	-	Invoice
50017 - Storage	236.00	59.00	-	295.00
Date	Description	Debit	Credit	Type
05/01/2024	Bridge236 - BRIDGE STORAGE - Storage Space	59.00	-	Invoice
50022 - CPA Services	1,800.00	-	-	1,800.00
Date	Description	Debit	Credit	Type

The Tannery Master Association

GL Trial Balance For 5/1/2024 - 5/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
50030 - Financial Management Contract	1,948.00	487.00	-	2,435.00
Date	Description	Debit	Credit	Type
05/07/2024	579783 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping	487.00	-	Invoice
50034 - Misc. Financial Services	450.00	100.00	-	550.00
Date	Description	Debit	Credit	Type
05/31/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - Supplies/Mailings CPA Financial	100.00	-	Invoice
50035 - Community Management Contract	4,400.00	1,100.00	-	5,500.00
Date	Description	Debit	Credit	Type
05/01/2024	575112 - LINDA WALLGREN - Management Fee MAY	1,100.00	-	Invoice
50090 - Administrative Incidentals	253.56	-	-	253.56
Date	Description	Debit	Credit	Type
51014 - Common Area Maintenance	163.53	450.35	-	613.88
Date	Description	Debit	Credit	Type
05/01/2024	1745 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Removal of Planter Box	425.00	-	Invoice
05/15/2024	Outdoor Supply Hardware - Mailbox Lock	25.35	-	Invoice
51210 - Landscape Maintenance	2,769.41	550.00	-	3,319.41
Date	Description	Debit	Credit	Type
05/31/2024	May Landscape	550.00	-	GL Entry
54030 - Fire Alarm Monitoring	1,210.80	1,210.84	-	2,421.64
Date	Description	Debit	Credit	Type
05/01/2024	Bay Alarm Monitoring Fee 5/1-7/31	1,210.84	-	GL Entry
55012 - Gas & Electricity	44.12	10.27	-	54.39
Date	Description	Debit	Credit	Type
05/29/2024	MAY2024-7712 - PG&E - 9652627712-2 4/24-5/22	10.27	-	Invoice

The Tannery Master Association

GL Trial Balance For 5/1/2024 - 5/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
55013 - Water - 20% Reimb Gilman Grill		225.17	168.00	-	393.17
Date	Description		Debit	Credit	Type
05/01/2024	EST 20% Gilman Grill Water		168.00	-	GL Entry
55014 - Water - Common Area		4,667.51	2,185.68	1,100.00	5,753.19
Date	Description		Debit	Credit	Type
05/01/2024	Reverse - Est Apr Water Common Area		-	1,100.00	GL Entry
05/29/2024	3/29-5/29 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 3/29-5/29		2,185.68	-	Invoice
55015 - Water - Fire Line		1,577.78	1,052.78	525.00	2,105.56
Date	Description		Debit	Credit	Type
05/01/2024	Reverse - Est Apr Fire Line		-	525.00	GL Entry
05/23/2024	3/14-5/14 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 3/14-5/14		1,052.78	-	Invoice
55016 - Garbage		12,308.37	-	-	12,308.37
Date	Description		Debit	Credit	Type
55017 - Recycling		800.00	200.00	-	1,000.00
Date	Description		Debit	Credit	Type
05/01/2024	575148 - JESUS CASTRENCE - Recycling MAY		200.00	-	Invoice
Net Total		0.00	97,657.74	97,657.74	0.00

The Tannery Master Association

Bank Account Reconciliation for Period 5/31/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
10100 FCB Ops Checking	41,607.21	-946.27	40,660.94	40,660.94	Balanced
12020 Wells Fargo Reserve Checking	126,439.84	0.00	126,439.84	126,439.84	Balanced

Unreconciled Items

Date	Description	Check No	Amount
10100 FCB Ops Checking			
2/6/2024	PG&E		-5.57
3/6/2024	PG&E		-10.69
4/4/2024	PG&E		-11.05
4/4/2024	JESUS CASTRENCE	315	-200.00
4/18/2024	JESUS CASTRENCE	321	-200.00
4/23/2024	JESUS CASTRENCE	323	-200.00
5/1/2024	JESUS CASTRENCE	326	-200.00
5/17/2024	PG&E		-10.60
5/17/2024	Utility Credit		55.17
5/21/2024	LINDA WALLGREN	329	-163.53
Total 10100 FCB Ops Checking			-946.27

Reconciled Items

Date	Description	Check No	Amount
10100 FCB Ops Checking			
5/1/2024	Lockbox Deposit - CIT		289.63
5/1/2024	FTB Refund for tax year 12/23	66-988601	20.00
5/2/2024	Lockbox Deposit - CIT		200.00
5/6/2024	Lockbox Deposit - CIT		268.07
5/7/2024	Lockbox Deposit - CIT		371.05
5/8/2024	OwnerDraft Deposit	ACH	10,070.23
5/8/2024	Acct: C23623288 Check #5142		189.60
5/8/2024	Acct: C23623292 Check #5142		193.95
5/8/2024	Acct: C23623069 Check #5142		193.95
5/8/2024	Acct: C23623072 Check #5142		189.96
5/8/2024	Acct: C23623075 Check #5142		221.47

The Tannery Master Association

Bank Account Reconciliation for Period 5/31/2024

Date	Description	Check No	Amount
5/8/2024	Acct: C23623078 Check #5142		223.35
5/8/2024	Acct: C23623081 Check #5142		227.44
5/8/2024	Acct: C23623086 Check #5142		228.10
5/8/2024	Acct: C23623089 Check #5142		221.74
5/8/2024	Acct: C23623091 Check #5142		226.09
5/8/2024	Acct: C23623095 Check #5142		292.58
5/8/2024	Acct: C23623098 Check #5142		289.92
5/8/2024	Acct: C23623102 Check #5142		230.42
5/8/2024	Acct: C23623106 Check #5142		332.03
5/8/2024	Acct: C23623110 Check #5142		193.03
5/8/2024	Lockbox Deposit - CIT		540.00
5/13/2024	Lockbox Deposit - CIT		948.33
5/28/2024	Lockbox Deposit - CIT		556.49
5/29/2024	Lockbox Deposit - CIT		289.63
5/31/2024	May Interest		2.02
4/17/2024	BLISSCAPES LANDSCAPE DESIGN & NURSERY	318	-1,100.00
4/30/2024	Gilman Grill	324	-228.67
4/30/2024	Gilman Grill	324	-244.50
5/1/2024	City of Berkeley-Refuse	325	-5,861.13
5/1/2024	LINDA WALLGREN	327	-1,100.00
5/1/2024	BRIDGE STORAGE - Storage Space		-59.00
5/7/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-487.00
5/10/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-324.92
5/15/2024	Transfer to 12020 Wells Fargo Reserve Checking		-2,000.00
5/15/2024	OSH - Misc. Expense		-25.35
5/21/2024	BLISSCAPES LANDSCAPE DESIGN & NURSERY	328	-425.00
5/21/2024	BLISSCAPES LANDSCAPE DESIGN & NURSERY	328	-550.00
5/22/2024	AFCO - 02-20446438-01		-7,526.76
Total 10100 FCB Ops Checking			-2,923.25

12020 Wells Fargo Reserve Checking

5/1/2024	May Interest		1.07
5/15/2024	Transfer from 10100 FCB Ops Checking		2,000.00
Total 12020 Wells Fargo Reserve Checking			2,001.07



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	\$44,530.46	Average Daily Balance	\$47,611.47
Total Deposits	\$17,007.06	Year-To-Date Interest Paid	\$4.81
Total Withdrawals	\$19,932.33	Days in Statement Period	31
Interest Paid	\$2.02	Annual Percentage Yield Earned	0.05%
Ending Balance	\$41,607.21		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
05/01	LOCKBOX DEPOSIT	\$289.63
05/01	IMAGE DEPOSIT	\$20.00
05/02	LOCKBOX DEPOSIT	\$200.00
05/06	LOCKBOX DEPOSIT	\$268.07
05/07	LOCKBOX DEPOSIT	\$371.05
05/08	LOCKBOX DEPOSIT	\$540.00
05/09	THE TANNERY MAST L237721 943322368 -SETT-A228SFTP5	\$10,070.23
05/13	IMAGE DEPOSIT	\$3,453.63
05/13	LOCKBOX DEPOSIT	\$948.33
05/28	LOCKBOX DEPOSIT	\$556.49
05/29	LOCKBOX DEPOSIT	\$289.63
05/31	INTEREST PYMT	\$2.02

WITHDRAWALS/DEBITS

Date	Description	Amount
05/03	BRIDGE STORAGE & 5102333348 LINDA WALLGREN	\$59.00
05/10	CONDOMINIUM FINA L238326 THE TANNERY MASTER ASS	\$811.92

WITHDRAWALS/DEBITS

Date	Description	Amount
05/15	OCCFM24020 PIN PUR OUTDOOR SU 7071 051524 1025 ASHBY AVE BERKELEY CA 413653000407	\$25.35
05/16	THE TANNERY MAST L239702 943322368	\$2,000.00
05/22	-SETT-A228SFTP5 AFCO AFCO THE TANNERY MASTER ASS #####61937	\$7,526.76

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
05/14	318	\$1,100.00	05/08	327 *	\$1,100.00
05/06	324 *	\$473.17	05/24	328	\$975.00
05/20	325	\$5,861.13			

* Skip in check sequence

The Treasury Master Association
80 Mayhew Way
Walnut Creek, CA 94597

PAY TO THE ORDER OF: BLISSCAPES LANDSCAPE DESIGN & NURSERY \$ 1,100.00

One Thousand One Hundred Dollars and 00/100

BLISSCAPES LANDSCAPE DESIGN & NURSERY
1401 Arlington Blvd
EL CERRITO, CA 94530

MEMO Invoice: 1723

⑆000000318⑆ ⑆1404002894⑆ 305740383⑆

Ck #: 318 05/14/2024 Amt: \$1,100.00

⑆000000318⑆ ⑆1404002894⑆ 305740383⑆

⑆103347⑆ ⑆954250087774⑆

CHECK HERE IF MOBILE DEPOSIT

Ck #: 318 05/14/2024 Amt: \$1,100.00

The Treasury Master Association
80 Mayhew Way
Walnut Creek, CA 94597

PAY TO THE ORDER OF: GILMAN GRILL \$ 473.17

Four Hundred Seventy-Three Dollars and 17/100

Gilman Grill
1300 4th Street
Berkeley, CA 94710

MEMO See Remittance

⑆000000324⑆ ⑆1404002894⑆ 305740383⑆

Ck #: 324 05/06/2024 Amt: \$473.17

⑆103347⑆ ⑆954250087774⑆

CHECK HERE IF MOBILE DEPOSIT

Ck #: 324 05/06/2024 Amt: \$473.17

The Treasury Master Association
80 Mayhew Way
Walnut Creek, CA 94597

PAY TO THE ORDER OF: CITY OF BERKELEY-REFUSE \$ 5,861.13

Five Thousand Eight Hundred Sixty-One Dollars and 13/100

City of Berkeley-Refuse
P.O. Box 23523
Oakland, CA 94623

MEMO Invoice: 931-430

⑆000000325⑆ ⑆1404002894⑆ 305740383⑆

Ck #: 325 05/20/2024 Amt: \$5,861.13

⑆103347⑆ ⑆954250087774⑆

CHECK HERE IF MOBILE DEPOSIT

Ck #: 325 05/20/2024 Amt: \$5,861.13

The Treasury Master Association
80 Mayhew Way
Walnut Creek, CA 94597

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

One Thousand One Hundred Dollars and 00/100

LINDA WALLGREN
718 GILMAN STREET
BERKELEY, CA 94710

MEMO Invoice: 931-430

⑆000000327⑆ ⑆1404002894⑆ 305740383⑆

Ck #: 327 05/08/2024 Amt: \$1,100.00

Seq: 59
Batch: 7837
Date: 05/07

⑆103347⑆ ⑆954250087774⑆

CHECK HERE IF MOBILE DEPOSIT

Ck #: 327 05/08/2024 Amt: \$1,100.00

The Treasury Master Association
80 Mayhew Way
Walnut Creek, CA 94597

PAY TO THE ORDER OF: BLISSCAPES LANDSCAPE DESIGN & NURSERY \$ 975.00

Nine Hundred Seventy-Five Dollars and 00/100

BLISSCAPES LANDSCAPE DESIGN & NURSERY
1401 Arlington Blvd
EL CERRITO, CA 94530

MEMO See Remittance

⑆000000328⑆ ⑆1404002894⑆ 305740383⑆

Ck #: 328 05/24/2024 Amt: \$975.00

⑆103347⑆ ⑆954250087774⑆

CHECK HERE IF MOBILE DEPOSIT

Ck #: 328 05/24/2024 Amt: \$975.00

Business Market Rate Savings

May 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

Your Business and Wells Fargo

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

Statement period activity summary

Beginning balance on 5/1	\$124,438.77
Deposits/Credits	2,001.07
Withdrawals/Debits	- 0.00
Ending balance on 5/31	\$126,439.84

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	\$1.07
Average collected balance	\$125,471.02
Annual percentage yield earned	0.01%
Interest earned this statement period	\$1.07
Interest paid this year	\$7.37



Transaction history

Date	Description	Deposits/ Credits	Withdrawals/ Debits	Ending daily balance
5/16	The Tannery Mast L239702 240515 L239702 The Tannery Master Ass	2,000.00		126,438.77
5/31	Interest Payment	1.07		126,439.84
Ending balance on 5/31				126,439.84
Totals		\$2,001.07	\$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/feefa for a link to these documents, and answers to common monthly service fee questions.

Fee period 05/01/2024 - 05/31/2024	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	\$124,438.77 <input type="checkbox"/>
• Total automatic transfers from an eligible Wells Fargo business checking account	\$25.00	\$0.00 <input type="checkbox"/>

YC/YC

Account transaction fees summary

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

 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

June 3, 2024

Acct#: CZ36223233
 TS No.: 2024-07419

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 6/1/24
Sub Total	2,053.64	28.93	641.00	176.30	\$2,899.87
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total	2,053.64	28.93	641.00	176.30	\$2,899.87

Unit Address

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

05/16/2024

Notice of Intent to Lien (Prelien) completed and mailed (via First Class and Certified), awaiting debtor response. Next collection action cannot take place before June 30 2024

05/16/2024

Account Created

UNITED TRUSTEE SERVICES
 696 San Ramon Valley Blvd., Suite 353
 Danville, CA 94526
 Phone: (925) 855-8554

Assessment Collection Status Report
The Tannery Master Association

Managed by Condominium Financial Management

June 3, 2024

Acct#: C23623167
 TS No.: 2023-06930

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 6/1/24
Sub Total	4,672.38	358.52	1,660.00	660.10	\$7,351.00
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total	4,672.38	358.52	1,660.00	660.10	\$7,351.00

Unit Address

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

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

- 05/28/2024 Received account ledger via web portal and saved to file.
- 03/19/2024 Left owner another voicemail to contact our office to discuss the accounts.
- 03/13/2024 Received account ledger via web portal and saved to file
- 03/13/2024 Email to owner to contact our office to discuss the account.
- 02/28/2024 Sent owner a follow up email with the total amount owing thru 2/28/24

02/15/2024	Contacted owner to discuss the account. He asked if I can email him a Statement of Account and to send the wire transfer details. Emailed him a Statement of Account for both accounts and wire transfer details, UTS will waive the wire transfer fee.
02/15/2024	Received account ledger via web portal and saved to file
02/13/2024	Email to owner to contact our office to discuss the account.
02/13/2024	Left owner a voicemail to contact our office to discuss the account.
12/01/2023	Mailed Notice to Offer Payment Plan, owner has until 12/15/23 to respond
11/28/2023	Received account ledger and saved to file.
10/30/2023	The Notice of Delinquent Assessment (NODA) recorded on 10/20/2023 and the 10-Day NODA mailings have been sent to the homeowner(s). The next collection action cannot take place until 11/21/2023.
10/12/2023	Received current ledger via web portal and saved to file.
09/13/2023	Received signed Notice of Delinquent Assessment-Authorization To Record Lien and saved to file.
09/07/2023	Notice of Intent to Lien (Prelien) completed and mailed (via First Class and Certified), awaiting debtor response. Next collection action cannot take place before October 12, 2023
09/06/2023	Retrieved property profile vesting/transaction history documents from title company and saved to documents.
09/06/2023	Checked foreclosure (via WFG) and bankruptcy (via Pacer) status. No foreclosure or bankruptcy activity found at this time.
09/06/2023	Account Created

UNITED TRUSTEE SERVICES
 696 San Ramon Valley Blvd., Suite 353
 Danville, CA 94526
 Phone: (925) 855-8554

Assessment Collection Status Report
The Tannery Master Association

Managed by Condominium Financial Management

June 3, 2024

Acct#: C23623167
 TS No.: 2023-06929

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 6/1/24
Sub Total	5,058.20	376.12	1,660.00	660.10	\$7,754.42
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total	5,058.20	376.12	1,660.00	660.10	\$7,754.42

Unit Address
Miguel Hipolito
726 Gilman Street
Berkeley, CA 94710

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

- 05/28/2024 Received account ledger via web portal and saved to file.
- 04/29/2024 Called the owner after he left us a voicemail. The voicemail is full. He will receive SMS notification.
- 03/19/2024 Left owner another voicemail to contact our office to discuss the accounts.
- 03/13/2024 Received account ledger via web portal and saved to file
- 03/13/2024 Email to owner to contact our office to discuss the account.

02/28/2024	Sent owner a follow up email with the total amount owing thru 2/28/24
02/15/2024	Contacted owner to discuss the account. He asked if I can email him a Statement of Account and to send the wire transfer details. Emailed him a Statement of Account for both accounts and wire transfer details, UTS will waive the wire transfer fee.
02/15/2024	Received account ledger via web portal and saved to file
02/13/2024	Email to owner to contact our office to discuss the account.
02/13/2024	Left owner a voicemail to contact our office to discuss the account.
12/01/2023	Mailed Notice to Offer Payment Plan, owner has until 12/15/23 to respond
11/28/2023	Received account ledger and saved to file.
10/30/2023	The Notice of Delinquent Assessment (NODA) recorded on 10/20/2023 and the 10-Day NODA mailings have been sent to the homeowner(s). The next collection action cannot take place until 11/21/2023.
10/13/2023	Notice of Delinquent Assessment (Lien) completed and sent for recording. Next collection action cannot take place before 11/27/2023. Mailing of the Lien to the debtor will take place within 10 days of receipt of the recorded copy.
10/12/2023	Prepare Noda: Assigned-To user changed from Revita King to Nashone Anderson
09/07/2023	Notice of Intent to Lien (Prelien) completed and mailed (via First Class and Certified), awaiting debtor response. Next collection action cannot take place before October 12, 2023
09/01/2023	Retrieved property profile vesting/transaction history documents from title company and saved to documents.
09/01/2023	Checked foreclosure (via WFG) and bankruptcy (via Pacer) status. No foreclosure or bankruptcy activity found at this time.
09/01/2023	Account Created

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

June 3, 2024

Acct#: C23623146
 TS No.: 2024-07282

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 6/1/24
Sub Total	3,481.40	104.14	717.00	183.85	\$4,486.39
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total	3,481.40	104.14	717.00	183.85	\$4,486.39

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

- 05/06/2024 Requested the signed NODA ATR
- 03/20/2024 Owner called back, he has an email stating that the late fees would be waived due to accounting errors, he will send email to me with the board email attached, he would like to dispute the late fees
- 03/20/2024 Called owner left message to return my call
- 03/13/2024 Notice of Intent to Lien (Prelien) completed and mailed (via First Class and Certified), awaiting debtor response. Next collection action cannot take place before April 17, 2024

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

June 3, 2024

	Assessments/Charges	Interest	Fees	Costs	Balance Due
Sub Total	15,265.62	867.71	4,678.00	1,680.35	\$22,491.68
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total for Report	15,265.62	867.71	4,678.00	1,680.35	\$22,491.68

Total Amount Collected for All Accounts

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

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