

# The Tannery Master Association

01/31/2024 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  
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CFM has prepared the accompanying balance sheet and the related statement of results of operations for the period. Our preparation is limited to presenting, in the form of financial statements, information provided by the Board of Directors or Association Management. This information has not been audited nor reviewed by a CPA, and accordingly, no expression of opinion or other form of assurance is made on the statements. The financial statements include neither footnotes nor a statement of change in financial position that would be required by generally accepted accounting principles (GAAP). Therefore, these statements are not intended for parties unacquainted with the operations of the Association, and are restricted to use by the Board of Directors and Management of the Association.

# The Tannery Master Association

Balance Sheet as of 1/31/2024

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Operating Fund Assets</b>			
10100 - FCB Operating	\$49,843.77		\$49,843.77
10300 - Owners' Accounts Receivable	\$9,497.61		\$9,497.61
10329 - Credit Memo	\$6.21		\$6.21
10380 - Reserves Owes Operating	\$800.00		\$800.00
10508 - Gen'l Liability Policy 7/22/23-24	\$5,665.98		\$5,665.98
10509 - D&O Policy 7/22/23-24	\$1,351.02		\$1,351.02
10510 - Property Policy 7/22/23-24	\$30,289.98		\$30,289.98
10511 - Umbrella Policy 7/22/23-24	\$629.52		\$629.52
10513 - Crime Policy 7/22/23-24	\$405.48		\$405.48
10514 - Equipment Policy 7/22/23-24	\$1,147.50		\$1,147.50
<b>Total Operating Fund Assets</b>	<b>\$99,637.07</b>		<b>\$99,637.07</b>
<b>Reserve Fund Assets</b>			
12020 - Wells Fargo Reserve Checking		\$120,055.76	\$120,055.76
<b>Total Reserve Fund Assets</b>		<b>\$120,055.76</b>	<b>\$120,055.76</b>
<b>Total Assets</b>	<b>\$99,637.07</b>	<b>\$120,055.76</b>	<b>\$219,692.83</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
20000 - Prepaid Assessments	\$4,230.52		\$4,230.52
20100 - Financed Insurance 7/22/23-24	\$30,107.04		\$30,107.04
20210 - Accounts Payable	\$13,586.91		\$13,586.91
20220 - Accrued Operating Expense	\$1,588.00		\$1,588.00
25080 - Reserve Owes Operating		\$800.00	\$800.00
<b>Total Liabilities</b>	<b>\$49,512.47</b>	<b>\$800.00</b>	<b>\$50,312.47</b>
<b>Equity</b>			
37010 - Prior Year Fund Balance	\$50,976.73	\$117,252.47	\$168,229.20
37011 - Current Year Net Income (Loss)	(\$852.13)	\$2,003.29	\$1,151.16
<b>Total Equity</b>	<b>\$50,124.60</b>	<b>\$119,255.76</b>	<b>\$169,380.36</b>
<b>Total Liabilities / Equity</b>	<b>\$99,637.07</b>	<b>\$120,055.76</b>	<b>\$219,692.83</b>

# The Tannery Master Association

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

	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	-	18,635.99	18,635.99	-	223,631.88
41040 - Interest Billed	90.61	-	90.61	90.61	-	90.61	-
41060 - Operating Interest Earned	2.04	-	2.04	2.04	-	2.04	-
<b>Total Assessments &amp; Banking</b>	<b>18,728.64</b>	<b>18,635.99</b>	<b>92.65</b>	<b>18,728.64</b>	<b>18,635.99</b>	<b>92.65</b>	<b>223,631.88</b>
<b>Transfers to Reserves</b>							
49010 - (Current Reserve Funding)	(2,000.00)	(2,000.00)	-	(2,000.00)	(2,000.00)	-	(24,000.00)
<b>Total Transfers to Reserves</b>	<b>(2,000.00)</b>	<b>(2,000.00)</b>	<b>-</b>	<b>(2,000.00)</b>	<b>(2,000.00)</b>	<b>-</b>	<b>(24,000.00)</b>
<b>Total Income</b>	<b>16,728.64</b>	<b>16,635.99</b>	<b>92.65</b>	<b>16,728.64</b>	<b>16,635.99</b>	<b>92.65</b>	<b>199,631.88</b>

## Operating Expense

### Administration

50005 - Equipment Insurance	191.25	226.92	35.67	191.25	226.92	35.67	2,723.00
50006 - Gen'l Liability Insurance	944.33	1,184.17	239.84	944.33	1,184.17	239.84	14,210.00
50007 - Umbrella Insurance	104.92	295.83	190.91	104.92	295.83	190.91	3,550.00
50008 - Crime Insurance	67.58	98.75	31.17	67.58	98.75	31.17	1,185.00
50009 - D&O Insurance	225.17	296.00	70.83	225.17	296.00	70.83	3,552.00
50010 - Property Insurance	5,048.33	5,131.67	83.34	5,048.33	5,131.67	83.34	61,580.00
50012 - Postage	32.79	66.67	33.88	32.79	66.67	33.88	800.00
50014 - Copies & Printing	-	66.67	66.67	-	66.67	66.67	800.00
50017 - Storage	59.00	95.00	36.00	59.00	95.00	36.00	1,140.00
50022 - CPA Services	-	300.00	300.00	-	300.00	300.00	3,600.00
50023 - State Taxes	-	66.67	66.67	-	66.67	66.67	800.00
50030 - Financial Management Contract	487.00	500.00	13.00	487.00	500.00	13.00	6,000.00
50034 - Misc. Financial Services	150.00	133.33	(16.67)	150.00	133.33	(16.67)	1,600.00
50035 - Community Management Contract	1,100.00	1,100.00	-	1,100.00	1,100.00	-	13,200.00
50040 - Legal Services	-	416.67	416.67	-	416.67	416.67	5,000.00
50047 - IT Services & Software	-	41.67	41.67	-	41.67	41.67	500.00
50090 - Administrative Incidentals	-	83.33	83.33	-	83.33	83.33	1,000.00
<b>Total Administration</b>	<b>8,410.37</b>	<b>10,103.35</b>	<b>1,692.98</b>	<b>8,410.37</b>	<b>10,103.35</b>	<b>1,692.98</b>	<b>121,240.00</b>

### Building Common Areas

51014 - Common Area Maintenance	-	750.00	750.00	-	750.00	750.00	9,000.00
<b>Total Building Common Areas</b>	<b>-</b>	<b>750.00</b>	<b>750.00</b>	<b>-</b>	<b>750.00</b>	<b>750.00</b>	<b>9,000.00</b>

### Grounds Common Areas

51210 - Landscape Maintenance	550.00	666.67	116.67	550.00	666.67	116.67	8,000.00
<b>Total Grounds Common Areas</b>	<b>550.00</b>	<b>666.67</b>	<b>116.67</b>	<b>550.00</b>	<b>666.67</b>	<b>116.67</b>	<b>8,000.00</b>

### Fire & Access Control

54030 - Fire Alarm Monitoring	-	583.33	583.33	-	583.33	583.33	7,000.00
<b>Total Fire &amp; Access Control</b>	<b>-</b>	<b>583.33</b>	<b>583.33</b>	<b>-</b>	<b>583.33</b>	<b>583.33</b>	<b>7,000.00</b>

# The Tannery Master Association

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Utilities</b>							
55012 - Gas & Electricity	11.78	16.67	4.89	11.78	16.67	4.89	200.00
55013 - Water - 20% Reimb Gilman Grill	168.00	250.00	82.00	168.00	250.00	82.00	3,000.00
55014 - Water - Common Area	1,293.38	1,333.33	39.95	1,293.38	1,333.33	39.95	16,000.00
55015 - Water - Fire Line	500.00	500.00	-	500.00	500.00	-	6,000.00
55016 - Garbage	6,447.24	2,333.33	(4,113.91)	6,447.24	2,333.33	(4,113.91)	28,000.00
55017 - Recycling	200.00	200.00	-	200.00	200.00	-	2,400.00
<b>Total Utilities</b>	<b>8,620.40</b>	<b>4,633.33</b>	<b>(3,987.07)</b>	<b>8,620.40</b>	<b>4,633.33</b>	<b>(3,987.07)</b>	<b>55,600.00</b>
<b>Total Expense</b>	<b>17,580.77</b>	<b>16,736.68</b>	<b>(844.09)</b>	<b>17,580.77</b>	<b>16,736.68</b>	<b>(844.09)</b>	<b>200,840.00</b>
<b>Operating Net Total</b>	<b>(852.13)</b>	<b>(100.69)</b>	<b>(751.44)</b>	<b>(852.13)</b>	<b>(100.69)</b>	<b>(751.44)</b>	<b>(1,208.12)</b>

# The Tannery Master Association

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

	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	-	2,000.00	2,000.00	-	24,000.00
35710 - Reserve Interest Earned	3.29	-	3.29	3.29	-	3.29	-
<b>Total Equity</b>	<b>2,003.29</b>	<b>2,000.00</b>	<b>3.29</b>	<b>2,003.29</b>	<b>2,000.00</b>	<b>3.29</b>	<b>24,000.00</b>
<b>Total Income</b>	<b>2,003.29</b>	<b>2,000.00</b>	<b>3.29</b>	<b>2,003.29</b>	<b>2,000.00</b>	<b>3.29</b>	<b>24,000.00</b>

## Reserve Expense

<b>Equity</b>							
36000 - Asphalt	-	4,317.33	4,317.33	-	4,317.33	4,317.33	51,808.00
36770 - Trash Enclosures	-	309.00	309.00	-	309.00	309.00	3,708.00
36810 - Wood Planter Replacement	-	128.75	128.75	-	128.75	128.75	1,545.00
36999 - Contingency	-	237.75	237.75	-	237.75	237.75	2,853.00
<b>Total Equity</b>	<b>-</b>	<b>4,992.83</b>	<b>4,992.83</b>	<b>-</b>	<b>4,992.83</b>	<b>4,992.83</b>	<b>59,914.00</b>
<b>Total Expense</b>	<b>-</b>	<b>4,992.83</b>	<b>4,992.83</b>	<b>-</b>	<b>4,992.83</b>	<b>4,992.83</b>	<b>59,914.00</b>
<b>Reserve Net Total</b>	<b>2,003.29</b>	<b>(2,992.83)</b>	<b>4,996.12</b>	<b>2,003.29</b>	<b>(2,992.83)</b>	<b>4,996.12</b>	<b>(35,914.00)</b>
<b>Net Total</b>	<b>1,151.16</b>	<b>(3,093.52)</b>	<b>4,244.68</b>	<b>1,151.16</b>	<b>(3,093.52)</b>	<b>4,244.68</b>	<b>(37,122.12)</b>

# The Tannery Master Association

## Summary Statement of Revenues and Expenses For 1/31/2024

	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
41040 - Interest Billed	91	-	-	-	-	-	-	-	-	-	-	-	91
41060 - Operating Interest Earned	2	-	-	-	-	-	-	-	-	-	-	-	2
<b>Total Assessments &amp; Banking</b>	<b>18,729</b>	-	-	-	-	-	-	-	-	-	-	-	<b>18,729</b>
<b>Transfers to Reserves</b>													
49010 - (Current Reserve Funding)	(2,000)	-	-	-	-	-	-	-	-	-	-	-	-2,000
<b>Total Transfers to Reserves</b>	<b>(2,000)</b>	-	-	-	-	-	-	-	-	-	-	-	<b>-2,000</b>
<b>Total Income</b>	<b>16,729</b>	-	-	-	-	-	-	-	-	-	-	-	<b>16,729</b>

## Operating Expense

<b>Administration</b>													
50005 - Equipment Insurance	191	-	-	-	-	-	-	-	-	-	-	-	191
50006 - Gen'l Liability Insurance	944	-	-	-	-	-	-	-	-	-	-	-	944
50007 - Umbrella Insurance	105	-	-	-	-	-	-	-	-	-	-	-	105
50008 - Crime Insurance	68	-	-	-	-	-	-	-	-	-	-	-	68
50009 - D&O Insurance	225	-	-	-	-	-	-	-	-	-	-	-	225
50010 - Property Insurance	5,048	-	-	-	-	-	-	-	-	-	-	-	5,048
50012 - Postage	33	-	-	-	-	-	-	-	-	-	-	-	33
50017 - Storage	59	-	-	-	-	-	-	-	-	-	-	-	59
50030 - Financial Management Contract	487	-	-	-	-	-	-	-	-	-	-	-	487
50034 - Misc. Financial Services	150	-	-	-	-	-	-	-	-	-	-	-	150
50035 - Community Management Contract	1,100	-	-	-	-	-	-	-	-	-	-	-	1,100
<b>Total Administration</b>	<b>8,410</b>	-	-	-	-	-	-	-	-	-	-	-	<b>8,410</b>
<b>Grounds Common Areas</b>													
51210 - Landscape Maintenance	550	-	-	-	-	-	-	-	-	-	-	-	550
<b>Total Grounds Common Areas</b>	<b>550</b>	-	-	-	-	-	-	-	-	-	-	-	<b>550</b>

# The Tannery Master Association

## Summary Statement of Revenues and Expenses For 1/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>													
<b>Utilities</b>													
55012 - Gas & Electricity	12	-	-	-	-	-	-	-	-	-	-	-	12
55013 - Water - 20% Reimb Gilman Grill	168	-	-	-	-	-	-	-	-	-	-	-	168
55014 - Water - Common Area	1,293	-	-	-	-	-	-	-	-	-	-	-	1,293
55015 - Water - Fire Line	500	-	-	-	-	-	-	-	-	-	-	-	500
55016 - Garbage	6,447	-	-	-	-	-	-	-	-	-	-	-	6,447
55017 - Recycling	200	-	-	-	-	-	-	-	-	-	-	-	200
<b>Total Utilities</b>	<b>8,620</b>	-	-	-	-	-	-	-	-	-	-	-	<b>8,620</b>
<b>Total Expense</b>	<b>17,581</b>	-	-	-	-	-	-	-	-	-	-	-	<b>17,581</b>
<b>Operating Net Total</b>	<b>(\$852)</b>	-	-	-	-	-	-	-	-	-	-	-	<b>(\$852)</b>

# The Tannery Master Association

## Summary Statement of Revenues and Expenses For 1/31/2024

	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
35710 - Reserve Interest Earned	3	-	-	-	-	-	-	-	-	-	-	-	3
<b>Total Equity</b>	<b>2,003</b>	-	-	-	-	-	-	-	-	-	-	-	<b>2,003</b>
<b>Total Income</b>	<b>2,003</b>	-	-	-	-	-	-	-	-	-	-	-	<b>2,003</b>
<b>Reserve Net Total</b>	<b>\$2,003</b>	-	-	-	-	-	-	-	-	-	-	-	<b>\$2,003</b>
<b>Net Total</b>	<b>\$1,151</b>	-	-	-	-	-	-	-	-	-	-	-	<b>\$1,151</b>



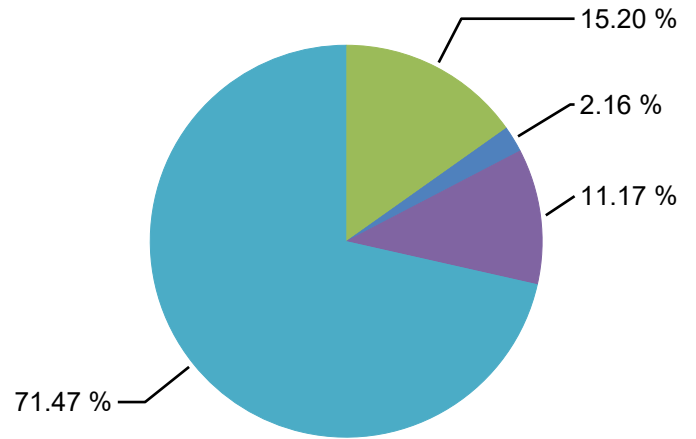
# The Tannery Master Association

## AR Aging - 1/31/2024

### SUMMARY

Charge	Balance
Collection Referral (3)	\$675.00
Interest (6)	\$302.73
Late Charge (5)	\$1,073.42
Mailed Payment Reminder (6)	\$341.98
Monthly Assessment (6)	\$6,544.48
Past Due (5)	\$560.00
<b>Total</b>	<b>\$9,497.61</b>

### DISTRIBUTION



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

Property	0-30	Over 30	Over 60	Over 90	Balance
<b>C23623167 - 726 Gilman Street - Hipolito</b> <b>Coll Status: With Attorney/Collection Coll Attorney:</b> <b>UNITED TRUSTEE SERVICES 925-855-8554</b>	\$344.56	\$49.74	\$309.76	\$2,957.20	\$3,661.26
<b>C23623283 - 1330 4th Street - Hipolito</b> <b>Coll Status: With Attorney/Collection Coll Attorney:</b> <b>UNITED TRUSTEE SERVICES 925-855-8554</b>	\$314.32	\$45.41	\$282.85	\$2,729.46	\$3,372.04
<b>C23623146 - 714 Gilman Street - Reader</b> <b>Coll Status: With Attorney/Collection Coll Attorney:</b> <b>UNITED TRUSTEE SERVICES 925-855-8554</b>	\$459.52	\$44.25	\$418.35	\$591.56	\$1,513.68
<b>C23623281 - 1328 4th Street - Castence</b>	\$190.60	\$20.00	-	\$420.67	\$631.27
<b>C23623126 - 706 Gilman Street - Chabra</b>	\$273.34	\$46.02	-	-	\$319.36
<b>Total:</b>	<b>\$1,443.33</b>	<b>\$205.42</b>	<b>\$1,060.96</b>	<b>\$6,787.90</b>	<b>\$9,497.61</b>
Property Count:	6	5	4	5	

(\*\*\* indicates previous owners)

# The Tannery Master Association

## Pre Paid Homeowners For 1/31/2024

<b>Account</b>	<b>Property</b>	<b>Owner Name</b>	<b>Credit Amount</b>
C23623245	1310 4th Street	Gibbs Chapman	2,096.80
C23623122	704 Gilman Street	Raj Chabra	592.95
C23623265	1320 4th Street	Rico Loverde	294.18
C23623112	700 Gilman Street	Shoh LLC	291.00
C23623152	718 Gilman Street	Linda Wallgren	289.63
C23623117	702 Gilman Street	Shoh LLC	260.37
C23623247	1312 4th Street	Divyang Sheth	235.47
C23623267	1322 4th Street	Hollyvale Rental Holdings	170.12
<b>Total</b>			<b>4,230.52</b>

*(\*\*\* indicates previous owners)*

# The Tannery Master Association

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

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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 - 1/31/2024

Date	CheckNo	Description	Amount
<b>10100 - 10100 FCB Ops Checking</b>			
1/2/2024	Check 302	LINDA WALLGREN Inv # 270099	1,100.00
	50035 - Community Management Contract		1,100.00
1/3/2024	Misc Check	BRIDGE STORAGE - Storage Space Acct # Bridge236	59.00
	50017 - Storage - BRIDGE STORAGE - Storage Space JAN		59.00
1/4/2024	Check 302	LINDA WALLGREN Inv # 446071	1,100.00
	50035 - Community Management Contract - Management Fee		1,100.00
1/4/2024	Check 303	JESUS CASTRENCE Inv # 446051	200.00
	55017 - Recycling - Recycling		200.00
1/7/2024	Auto Draft	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 451601	487.00
	50030 - Financial Management Contract - Monthly Bookkeeping		487.00
1/8/2024	Auto Draft	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 445425	428.23
	20999 - Accounts Payable - CFM - A/R & Delinquencies		230.45
	50012 - Postage - Postage		31.53
	50014 - Copies & Printing - Copies		16.25
	50034 - Misc. Financial Services - Storage Digital-Annual		150.00
1/15/2024	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
1/22/2024	Misc Check	AFCO - 02-20446438-01 Acct # AFCO236	7,526.76
	20100 - Financed Insurance 7/22/23-24 - AFCO - 02-20446438-01 7/22/23-24		7,526.76
1/23/2024	Check 304	JULIO PEREZ Inv # 881-2	1,120.00
	51014 - Common Area Maintenance - Repair Potholes, Patch Sidewalk with Concrete		1,120.00
<b>Total</b>			<b>14,020.99</b>

# The Tannery Master Association

## AP Aging by Fund for Ending Date: 1/31/2024

Provider	Current	Over 30	Over 60	Over 90	Total
<b>Operating</b>					
BLISSCAPES LANDSCAPE DESIGN & NURSERY Acct # 236-Landscape Contract Inv # 1691-DEC 12/29/2023 - Landscape Contract DEC - Landscape Maintenance	0.00	550.00	0.00	0.00	550.00
BLISSCAPES LANDSCAPE DESIGN & NURSERY Acct # 236-Landscape Contract Inv # 1691 1/31/2024 - Landscape Contract JAN - Landscape Maintenance	550.00	0.00	0.00	0.00	550.00
CFM - CONDOMINIUM FINANCIAL MGMT Acct # MgtC-Extras Inv # 475587 1/31/2024 - A/R & Delinquencies - Accounts Payable - CFM	464.63	0.00	0.00	0.00	464.63
CITY OF BERKELEY-REFUSE Acct # 236-Garbage Inv # 12-31/3/31 1/31/2024 - Garbage 12/31-3/31 - Garbage	6,447.24	0.00	0.00	0.00	6,447.24
EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT Acct # EBMUD236- 3880 Inv # 11/9-1/13 1/13/2024 - 94943203880 11/9-1/13 - 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 # 11/28-1/30 1/30/2024 - 52234100001 11/28-1/30 - Water - Common Area	2,716.38	0.00	0.00	0.00	2,716.38
GILMAN GRILL Inv # JAN-SEP 12/1/2023 - 11//9/21-1/13/22 - Water - 20% Reimb Gilman Grill	0.00	0.00	1,594.10	0.00	1,594.10
JESUS CASTRENCE Acct # Recycling Inv # 416318 12/1/2023 - Recycling DEC - Recycling	0.00	0.00	200.00	0.00	200.00
PG&E Acct # PG&E-236 Inv # JAN2024-7712 1/22/2024 - 9652627712-2 12/22-1/23 - Gas & Electricity	11.78	0.00	0.00	0.00	11.78
<b>Total</b>	<b>11,242.81</b>	<b>550.00</b>	<b>1,794.10</b>	<b>0.00</b>	<b>13,586.91</b>

# The Tannery Master Association

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

		Beginning Balance	Current Debit	Current Credit	Ending Balance
10100 - FCB Operating		39,402.01	26,078.47	15,636.71	49,843.77
Date	Description	Debit	Credit	Type	
01/01/2024	Batched Credit Distribution	1,615.72	1,615.72	Credit Distribution	
01/02/2024	270099 - LINDA WALLGREN	-	1,100.00	Invoice	
01/02/2024	Batched Check	3,051.05	-	Owner Payment	
01/03/2024	Check	27.36	-	Owner Payment	
01/03/2024	Bridge236 - BRIDGE STORAGE - Storage Space JAN	-	59.00	Invoice	
01/04/2024	446071 - LINDA WALLGREN - Management Fee	-	1,100.00	Invoice	
01/04/2024	446051 - JESUS CASTRENCE - Recycling	-	200.00	Invoice	
01/04/2024	Check	200.00	-	Owner Payment	
01/05/2024	Check	291.00	-	Owner Payment	
01/07/2024	451601 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping	-	487.00	Invoice	
01/08/2024	Batched Check	3,721.70	-	Owner Payment	
01/08/2024	445425 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies	-	16.25	Invoice	
01/08/2024	445425 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	-	230.45	Invoice	
01/08/2024	445425 - CFM - CONDOMINIUM FINANCIAL MGMT - Storage Digital-Annual	-	150.00	Invoice	
01/08/2024	445425 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	-	31.53	Invoice	
01/08/2024	Batched ACH	10,070.23	-	Owner Payment	
01/09/2024	Batched Check	880.19	-	Owner Payment	
01/12/2024	Check	371.05	-	Owner Payment	
01/15/2024	Transfer to 12020 Wells Fargo Reserve Checking	-	2,000.00	Transfer	
01/22/2024	AFCO236 - AFCO - 02-20446438-01 7/22/23-24	-	7,526.76	Invoice	
01/23/2024	881-2 - JULIO PEREZ - Repair Potholes, Patch Sidewalk with Concrete	-	1,120.00	Invoice	
01/26/2024	Batched Check	883.13	-	Owner Payment	
01/29/2024	Check	289.63	-	Owner Payment	
01/31/2024	Batched Check Collections	225.00	-	Owner Payment	
01/31/2024	January Interest	2.04	-	GL Entry	
01/31/2024	Batched Check Final Collection	4,423.01	-	Owner Payment	
01/31/2024	Check	27.36	-	Owner Payment	
10300 - Owners' Accounts Receivable		12,634.52	19,162.87	22,299.78	9,497.61

Date	Description	Debit	Credit	Type	
01/01/2024	Batched Monthly Assessment	18,635.99	-	Owner Charge	
01/01/2024	Batched Credit Distribution	-	1,615.72	Credit Distribution	
01/02/2024	Batched Interest	95.04	-	Owner Charge	
01/02/2024	Batched Check	-	954.25	Owner Payment	

# The Tannery Master Association

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

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
<b>10300 - Owners' Accounts Receivable</b>	12,634.52	19,162.87	22,299.78	9,497.61
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/03/2024	Collection Referral	225.00	-	Owner Charge
01/03/2024	Check	-	27.36	Owner Payment
01/04/2024	Past Due - Mailed Payment Reminder (2nd)	20.00	-	Owner Charge
01/04/2024	Check	-	200.00	Owner Payment
01/08/2024	Batched Check	-	3,721.70	Owner Payment
01/08/2024	Batched ACH	-	10,070.23	Owner Payment
01/09/2024	Check	-	306.19	Owner Payment
01/12/2024	Check	-	371.05	Owner Payment
01/17/2024	Batched Late Charge	146.84	-	Owner Charge
01/22/2024	Batched Mailed Payment Reminder -	40.00	-	Owner Charge
01/26/2024	Batched Check	-	380.84	Owner Payment
01/31/2024	Batched Check Final Collection	-	4,423.01	Owner Payment
01/31/2024	Batched Check Collections	-	225.00	Owner Payment
01/31/2024	Adjustment Adj Interest	-	4.43	Adjustment
<b>10329 - Credit Memo</b>	16.81	-	10.60	6.21
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/24/2024	DEC2023 - PG&E - 9652627712-2 11/22-12/21	-	10.60	Invoice
<b>10380 - Reserves Owes Operating</b>	800.00	-	-	800.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
<b>10508 - Gen'l Liability Policy 7/22/23-24</b>	6,610.31	-	944.33	5,665.98
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/22/2024	Monthly Insurance Expense	-	944.33	GL Entry
<b>10509 - D&amp;O Policy 7/22/23-24</b>	1,576.19	-	225.17	1,351.02
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/22/2024	Monthly Insurance Expense	-	225.17	GL Entry
<b>10510 - Property Policy 7/22/23-24</b>	35,338.31	-	5,048.33	30,289.98
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/22/2024	Monthly Insurance Expense	-	5,048.33	GL Entry

# The Tannery Master Association

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

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
10511 - Umbrella Policy 7/22/23-24	734.44	-	104.92	629.52
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/22/2024	Monthly Insurance Expense	-	104.92	GL Entry
10513 - Crime Policy 7/22/23-24	473.06	-	67.58	405.48
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/27/2024	Monthly Crime Ins Exp	-	67.58	GL Entry
10514 - Equipment Policy 7/22/23-24	1,338.75	-	191.25	1,147.50
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/22/2024	Monthly Insurance Expense	-	191.25	GL Entry
12020 - Wells Fargo Reserve Checking	118,052.47	2,003.29	-	120,055.76
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/01/2024	January Interest	3.29	-	GL Entry
01/15/2024	Transfer from 10100 FCB Ops Checking	2,000.00	-	Transfer
20000 - Prepaid Assessments	-2,065.16	1,615.72	3,781.08	-4,230.52
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/01/2024	Batched Credit Distribution	1,615.72	-	Credit Distribution
01/02/2024	Check	-	2,096.80	Owner Payment
01/05/2024	Check	-	291.00	Owner Payment
01/09/2024	Check	-	574.00	Owner Payment
01/26/2024	Batched Check	-	502.29	Owner Payment
01/29/2024	Check	-	289.63	Owner Payment
01/31/2024	Check	-	27.36	Owner Payment
20100 - Financed Insurance 7/22/23-24	-37,633.80	7,526.76	-	-30,107.04
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/22/2024	AFCO236 - AFCO - 02-20446438-01 7/22/23-24	7,526.76	-	Invoice
20210 - Accounts Payable	-5,905.71	12,031.59	19,712.79	-13,586.91
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/01/2024	446071 - LINDA WALLGREN - Management Fee	-	1,100.00	Invoice
01/01/2024	446051 - JESUS CASTRENCE - Recycling	-	200.00	Invoice



# The Tannery Master Association

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

	Beginning Balance	Current Debit	Current Credit	Ending Balance
20210 - Accounts Payable	-5,905.71	12,031.59	19,712.79	-13,586.91

Date	Description	Debit	Credit	Type
01/01/2024	JAN2024-7712 - PG&E - 9652627712-2 12/22-1/23	-	11.78	Invoice
01/01/2024	445425 - CFM - CONDOMINIUM FINANCIAL MGMT - Storage Digital-Annual	-	150.00	Invoice
01/02/2024	270099 - LINDA WALLGREN	1,100.00	-	Invoice
01/03/2024	Batched Bridge236 - BRIDGE STORAGE - Storage Space JAN	59.00	59.00	Invoice
01/04/2024	446071 - LINDA WALLGREN - Management Fee	1,100.00	-	Invoice
01/04/2024	446051 - JESUS CASTRENCE - Recycling	200.00	-	Invoice
01/07/2024	Batched 451601 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping	487.00	487.00	Invoice
01/08/2024	445425 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	31.53	-	Invoice
01/08/2024	445425 - CFM - CONDOMINIUM FINANCIAL MGMT - Storage Digital-Annual	150.00	-	Invoice
01/08/2024	445425 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies	16.25	-	Invoice
01/08/2024	445425 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	230.45	-	Invoice
01/22/2024	Batched AFQO236 - AFQO - 02-20446438-01 7/22/23-24	7,526.76	7,526.76	Invoice
01/23/2024	881-2 - JULIO PEREZ - Repair Potholes, Patch Sidewalk with Concrete	1,120.00	-	Invoice
01/24/2024	DEC2023 - PG&E - 9652627712-2 11/22-12/21	10.60	-	Invoice
01/30/2024	11/28-1/30 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 11/28-1/30	-	2,716.38	Invoice
01/31/2024	12-31/3/31 - City of Berkeley-Refuse - Garbage 12/31-3/31	-	6,447.24	Invoice
01/31/2024	475587 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	-	32.79	Invoice
01/31/2024	475587 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	-	431.84	Invoice
01/31/2024	1691 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract JAN	-	550.00	Invoice

20220 - Accrued Operating Expense	-2,343.00	1,423.00	668.00	-1,588.00
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Date	Description	Debit	Credit	Type
01/01/2024	Reverse - Water Nov 28-Dec 31 @ YE	1,423.00	-	GL Entry
01/01/2024	EST 20% Gilman Grill Water	-	168.00	GL Entry
01/31/2024	Est Jan Fire Line	-	500.00	GL Entry

20999 - Accounts Payable - CFM	0.00	431.84	431.84	0.00
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Date	Description	Debit	Credit	Type
01/03/2024	Collection Referral	-	225.00	Owner Charge
01/04/2024	Past Due - Mailed Payment Reminder (2nd)	-	20.00	Owner Charge

# The Tannery Master Association

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

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20999 - Accounts Payable - CFM		0.00	431.84	431.84	0.00
Date	Description		Debit	Credit	Type
01/17/2024	Batched Late Charge		-	146.84	Owner Charge
01/22/2024	Batched Mailed Payment Reminder -		-	40.00	Owner Charge
01/31/2024	475587 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies		431.84	-	Invoice
25080 - Reserve Owes Operating		-800.00	-	-	-800.00
Date	Description		Debit	Credit	Type
35700 - Current Reserve Funding		0.00	-	2,000.00	-2,000.00
Date	Description		Debit	Credit	Type
01/15/2024	Monthly Reserve Contribution		-	2,000.00	GL Entry
35710 - Reserve Interest Earned		0.00	-	3.29	-3.29
Date	Description		Debit	Credit	Type
01/01/2024	January Interest		-	3.29	GL Entry
37010 - Prior Year Fund Balance		-168,229.20	-	-	-168,229.20
Date	Description		Debit	Credit	Type
41010 - Owners' Assessments		0.00	-	18,635.99	-18,635.99
Date	Description		Debit	Credit	Type
01/01/2024	Batched Monthly Assessment		-	18,635.99	Owner Charge
41040 - Interest Billed		0.00	4.43	95.04	-90.61
Date	Description		Debit	Credit	Type
01/02/2024	Batched Interest		-	95.04	Owner Charge
01/31/2024	Adjustment Adj Interest		4.43	-	Adjustment
41060 - Operating Interest Earned		0.00	-	2.04	-2.04
Date	Description		Debit	Credit	Type
01/31/2024	January Interest		-	2.04	GL Entry

# The Tannery Master Association

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

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
49010 - (Current Reserve Funding)	0.00	2,000.00	-	2,000.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/15/2024	Monthly Reserve Contribution	2,000.00	-	GL Entry
50005 - Equipment Insurance	0.00	191.25	-	191.25
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/22/2024	Monthly Insurance Expense	191.25	-	GL Entry
50006 - Gen'l Liability Insurance	0.00	944.33	-	944.33
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/22/2024	Monthly Insurance Expense	944.33	-	GL Entry
50007 - Umbrella Insurance	0.00	104.92	-	104.92
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/22/2024	Monthly Insurance Expense	104.92	-	GL Entry
50008 - Crime Insurance	0.00	67.58	-	67.58
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/27/2024	Monthly Crime Ins Exp	67.58	-	GL Entry
50009 - D&O Insurance	0.00	225.17	-	225.17
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/22/2024	Monthly Insurance Expense	225.17	-	GL Entry
50010 - Property Insurance	0.00	5,048.33	-	5,048.33
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/22/2024	Monthly Insurance Expense	5,048.33	-	GL Entry
50012 - Postage	0.00	32.79	-	32.79
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/31/2024	475587 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	32.79	-	Invoice
50017 - Storage	0.00	59.00	-	59.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>

# The Tannery Master Association

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

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
50017 - Storage	0.00	59.00	-	59.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/03/2024	Bridge236 - BRIDGE STORAGE - Storage Space JAN	59.00	-	Invoice
50030 - Financial Management Contract	0.00	487.00	-	487.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/07/2024	451601 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping	487.00	-	Invoice
50034 - Misc. Financial Services	0.00	150.00	-	150.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/01/2024	445425 - CFM - CONDOMINIUM FINANCIAL MGMT - Storage Digital-Annual	150.00	-	Invoice
50035 - Community Management Contract	0.00	1,100.00	-	1,100.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/01/2024	446071 - LINDA WALLGREN - Management Fee	1,100.00	-	Invoice
51210 - Landscape Maintenance	0.00	550.00	-	550.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/31/2024	1691 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract JAN	550.00	-	Invoice
55012 - Gas & Electricity	0.00	11.78	-	11.78
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/01/2024	JAN2024-7712 - PG&E - 9652627712-2 12/22-1/23	11.78	-	Invoice
55013 - Water - 20% Reimb Gilman Grill	0.00	168.00	-	168.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/01/2024	EST 20% Gilman Grill Water	168.00	-	GL Entry
55014 - Water - Common Area	0.00	2,716.38	1,423.00	1,293.38
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/01/2024	Reverse - Water Nov 28-Dec 31 @ YE	-	1,423.00	GL Entry
01/30/2024	11/28-1/30 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 11/28-1/30	2,716.38	-	Invoice

# The Tannery Master Association

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

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
55014 - Water - Common Area		0.00	2,716.38	1,423.00	1,293.38
Date	Description		Debit	Credit	Type
55015 - Water - Fire Line		0.00	500.00	-	500.00
Date	Description		Debit	Credit	Type
01/31/2024	Est Jan Fire Line		500.00	-	GL Entry
55016 - Garbage		0.00	6,447.24	-	6,447.24
Date	Description		Debit	Credit	Type
01/31/2024	12-31/3/31 - City of Berkeley-Refuse - Garbage 12/31-3/31		6,447.24	-	Invoice
55017 - Recycling		0.00	200.00	-	200.00
Date	Description		Debit	Credit	Type
01/01/2024	446051 - JESUS CASTRENCE - Recycling		200.00	-	Invoice
<b>Net Total</b>		<b>0.00</b>	<b>91,281.74</b>	<b>91,281.74</b>	<b>0.00</b>

# The Tannery Master Association

## Bank Account Reconciliation for Period 1/31/2024

### Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
10100 FCB Ops Checking	45,395.76	4,448.01	49,843.77	49,843.77	Balanced
12020 Wells Fargo Reserve Checking	120,055.76	0.00	120,055.76	120,055.76	Balanced

### Unreconciled Items

Date	Description	Check No	Amount
<b>10100 FCB Ops Checking</b>			
1/4/2024	JESUS CASTRENCE	303	-200.00
1/24/2024	PG&E		0.00
1/31/2024	Acct: C23623233 Check #12415		4,423.01
1/31/2024	Acct: C23623233 Check #12414		225.00
<b>Total 10100 FCB Ops Checking</b>			<b>4,448.01</b>

### Reconciled Items

Date	Description	Check No	Amount
<b>10100 FCB Ops Checking</b>			
1/2/2024	Lockbox Deposit - CIT		3,051.05
1/3/2024	Lockbox Deposit - CIT		27.36
1/4/2024	Lockbox Deposit - CIT		200.00
1/5/2024	Lockbox Deposit - CIT		291.00
1/8/2024	Lockbox Deposit - CIT		268.07
1/8/2024	Acct: C23623288 Check #5133		189.60
1/8/2024	Acct: C23623292 Check #5133		193.95
1/8/2024	Acct: C23623069 Check #5133		193.95
1/8/2024	Acct: C23623072 Check #5133		189.96
1/8/2024	Acct: C23623075 Check #5133		221.47
1/8/2024	Acct: C23623078 Check #5133		223.35
1/8/2024	Acct: C23623081 Check #5133		227.44
1/8/2024	Acct: C23623086 Check #5133		228.10
1/8/2024	Acct: C23623089 Check #5133		221.74
1/8/2024	Acct: C23623091 Check #5133		226.09
1/8/2024	Acct: C23623095 Check #5133		292.58
1/8/2024	Acct: C23623098 Check #5133		289.92

# The Tannery Master Association

## Bank Account Reconciliation for Period 1/31/2024

Date	Description	Check No	Amount
1/8/2024	Acct: C23623102 Check #5133		230.42
1/8/2024	Acct: C23623106 Check #5133		332.03
1/8/2024	Acct: C23623110 Check #5133		193.03
1/8/2024	OwnerDraft Deposit	ACH	10,070.23
1/9/2024	Lockbox Deposit - CIT		880.19
1/12/2024	Lockbox Deposit - CIT		371.05
1/26/2024	Lockbox Deposit - CIT		883.13
1/29/2024	Lockbox Deposit - CIT		289.63
1/31/2024	January Interest		2.04
1/31/2024	Lockbox Deposit - CIT		27.36
12/21/2023	BLISSCAPES LANDSCAPE DESIGN & NURSERY	301	-621.25
1/2/2024	LINDA WALLGREN	302	-1,100.00
1/3/2024	BRIDGE STORAGE - Storage Space		-59.00
1/4/2024	LINDA WALLGREN	302	-1,100.00
1/7/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-487.00
1/8/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-428.23
1/15/2024	Transfer to 12020 Wells Fargo Reserve Checking		-2,000.00
1/22/2024	AFCO - 02-20446438-01		-7,526.76
1/23/2024	JULIO PEREZ	304	-1,120.00
<b>Total 10100 FCB Ops Checking</b>			<b>5,372.50</b>

### 12020 Wells Fargo Reserve Checking

1/1/2024	January Interest		3.29
1/15/2024	Transfer from 10100 FCB Ops Checking		2,000.00
12/28/2023	RESERVE ANALYSIS CONSULTING LLC	2365	-400.00
<b>Total 12020 Wells Fargo Reserve Checking</b>			<b>1,603.29</b>



PO Box 64084  
Phoenix, AZ 85082  
866.800.4656 (toll free)

CONDOMINIUM FINANCIAL MANAGEME AGENT FOR  
THE TANNERY MASTER ASSOCIATION  
OPERATING CHECKING  
60 MAYHEW WAY  
WALNUT CREEK CA 94597-2029

**\*\*\*\*\*2329 - CAB INTEREST CHECKING**

Beginning Balance	\$40,023.26	Average Daily Balance	\$48,210.86
Total Deposits	\$19,812.70	Year-To-Date Interest Paid	\$2.04
Total Withdrawals	\$14,442.24	Days in Statement Period	31
Interest Paid	\$2.04	Annual Percentage Yield Earned	0.05%
Ending Balance	\$45,395.76		

**TRANSACTION DETAIL**

**DEPOSITS/CREDITS**

<b>Date</b>	<b>Description</b>	<b>Amount</b>
01/02	LOCKBOX DEPOSIT	\$3,051.05
01/03	LOCKBOX DEPOSIT	\$27.36
01/04	LOCKBOX DEPOSIT	\$200.00
01/05	LOCKBOX DEPOSIT	\$291.00
01/08	IMAGE DEPOSIT	\$3,453.63
01/08	LOCKBOX DEPOSIT	\$268.07
01/09	THE TANNERY MAST L185815 943322368 -SETT-A228SFTP5	\$10,070.23
01/09	LOCKBOX DEPOSIT	\$880.19
01/12	LOCKBOX DEPOSIT	\$371.05
01/26	LOCKBOX DEPOSIT	\$883.13
01/29	LOCKBOX DEPOSIT	\$289.63
01/31	LOCKBOX DEPOSIT	\$27.36
01/31	INTEREST PYMT	\$2.04

**WITHDRAWALS/DEBITS**

<b>Date</b>	<b>Description</b>	<b>Amount</b>
01/03	BRIDGE STORAGE & 5102333348 LINDA WALLGREN	\$59.00
01/10	CONDOMINIUM FINA L186455	\$915.23



NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
SOCIAL SECURITY NO. \_\_\_\_\_ DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

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

HINTS FOR FINDING DIFFERENCES

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

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

- (1) Tell us your name and account number.
  - (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need information.
  - (3) Tell us the dollar amount of the suspected error.
- We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will recredit your account the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

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

If you think there is an error on your line of credit statement, write to us at the address listed below. In your letter, give us the following infonnation:  
1. Your name and account number,  
2. The dollar amount of the suspected error,  
3. If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.  
You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors **IN WRITING**. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.  
While we investigate whether or not there has been an error, the following are true:  
- We cannot try to collect the amount in question, or report you as delinquent on that amount;  
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount;  
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance;  
- We can apply any unpaid amount against your credit limit.

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

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

<b>NEW BALANCE</b>		\$ 45,395	76
<b>TRANSFER AMOUNT FROM OTHER SIDE</b>			
<b>ADD:</b>			
DEPOSITS MADE			
SINCE ENDING DATE			
ON STATEMENT			
<b>SUBTOTAL</b>		\$	
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS			
<b>NUMBER</b>	<b>AMOUNT</b>		
<b>TOTAL CHECKS NOT LISTED</b>			
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE		<b>BALANCE</b>	\$
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.			

**WITHDRAWALS/DEBITS**

Date	Description	Amount
01/17	THE TANNERY MASTER ASS OCCFM24020 THE TANNERY MAST L187777 943322368	\$2,000.00
01/22	-SETT-A228SFTP5 AFCO AFCO THE TANNERY MASTER ASS #####61937	\$7,526.76

**CHECKS (IN NUMERIC ORDER)**

Date	Check #	Amount	Date	Check #	Amount
01/04	301	\$621.25	01/26	304 *	\$1,120.00
01/09	302	\$2,200.00			

\* Skip in check sequence

# Business Market Rate Savings

January 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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### Statement period activity summary

Beginning balance on 1/1	\$118,452.47
Deposits/Credits	2,003.29
Withdrawals/Debits	- 400.00
Ending balance on 1/31	\$120,055.76

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	\$3.29
Average collected balance	\$119,304.08
Annual percentage yield earned	0.03%
Interest earned this statement period	\$3.29
Interest paid this year	\$3.29
Total interest paid in 2023	\$172.72



Transaction history

Date	Check Number	Description	Deposits/ Credits	Withdrawals/ Debits	Ending daily balance
1/17		The Tannery Mast L187777 240116 L187777 The Tannery Master Ass	2,000.00		120,452.47
1/23	2365	Check		400.00	120,052.47
1/31		Interest Payment	3.29		120,055.76
Ending balance on 1/31					120,055.76
Totals			\$2,003.29	\$400.00	

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.

Summary of checks written (checks listed are also displayed in the preceding Transaction history)

Number	Date	Amount
2365	1/23	400.00

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 01/01/2024 - 01/31/2024	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	\$118,452.47 <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