

The Tannery Master Association

03/31/2024 Financial Statements

12/31 Year End

The following reports are included:

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

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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 3/31/2024

Assets	Operating	Reserve	Total
Operating Fund Assets			
10100 - FCB Operating	\$47,694.00		\$47,694.00
10300 - Owners' Accounts Receivable	\$11,452.56		\$11,452.56
10390 - Other Operating Receivable	\$1,082.09		\$1,082.09
10508 - Gen'l Liability Policy 7/22/23-24	\$3,777.32		\$3,777.32
10509 - D&O Policy 7/22/23-24	\$900.68		\$900.68
10510 - Property Policy 7/22/23-24	\$20,193.32		\$20,193.32
10511 - Umbrella Policy 7/22/23-24	\$419.68		\$419.68
10513 - Crime Policy 7/22/23-24	\$270.32		\$270.32
10514 - Equipment Policy 7/22/23-24	\$765.00		\$765.00
Total Operating Fund Assets	\$86,554.97		\$86,554.97
Reserve Fund Assets			
12020 - Wells Fargo Reserve Checking		\$123,257.76	\$123,257.76
Total Reserve Fund Assets		\$123,257.76	\$123,257.76
Total Assets	\$86,554.97	\$123,257.76	\$209,812.73
Liabilities / Equity			
Liabilities			
20000 - Prepaid Assessments	\$4,098.09		\$4,098.09
20100 - Financed Insurance 7/22/23-24	\$15,053.52		\$15,053.52
20210 - Accounts Payable	\$5,519.83		\$5,519.83
20220 - Accrued Operating Expense	\$504.00		\$504.00
Total Liabilities	\$25,175.44		\$25,175.44
Equity			
37010 - Prior Year Fund Balance	\$50,976.73	\$117,252.47	\$168,229.20
37011 - Current Year Net Income (Loss)	\$10,402.80	\$6,005.29	\$16,408.09
Total Equity	\$61,379.53	\$123,257.76	\$184,637.29
Total Liabilities / Equity	\$86,554.97	\$123,257.76	\$209,812.73

The Tannery Master Association

Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	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	-	55,907.97	55,907.97	-	223,631.88
41040 - Interest Billed	78.40	-	78.40	236.10	-	236.10	-
41060 - Operating Interest Earned	2.11	-	2.11	6.13	-	6.13	-
Total Assessments & Banking	18,716.50	18,635.99	80.51	56,150.20	55,907.97	242.23	223,631.88
Transfers to Reserves							
49010 - (Current Reserve Funding)	(2,000.00)	(2,000.00)	-	(6,000.00)	(6,000.00)	-	(24,000.00)
Total Transfers to Reserves	(2,000.00)	(2,000.00)	-	(6,000.00)	(6,000.00)	-	(24,000.00)
Total Income	16,716.50	16,635.99	80.51	50,150.20	49,907.97	242.23	199,631.88

Operating Expense

Administration

50005 - Equipment Insurance	191.25	226.92	35.67	573.75	680.76	107.01	2,723.00
50006 - Gen'l Liability Insurance	944.33	1,184.17	239.84	2,832.99	3,552.51	719.52	14,210.00
50007 - Umbrella Insurance	104.92	295.83	190.91	314.76	887.49	572.73	3,550.00
50008 - Crime Insurance	67.58	98.75	31.17	195.74	296.25	100.51	1,185.00
50009 - D&O Insurance	225.17	296.00	70.83	675.51	888.00	212.49	3,552.00
50010 - Property Insurance	5,048.33	5,131.67	83.34	15,144.99	15,395.01	250.02	61,580.00
50012 - Postage	36.06	66.67	30.61	101.04	200.01	98.97	800.00
50014 - Copies & Printing	.80	66.67	65.87	1.60	200.01	198.41	800.00
50017 - Storage	59.00	95.00	36.00	177.00	285.00	108.00	1,140.00
50022 - CPA Services	-	300.00	300.00	-	900.00	900.00	3,600.00
50023 - State Taxes	-	66.67	66.67	-	200.01	200.01	800.00
50030 - Financial Management Contract	487.00	500.00	13.00	1,461.00	1,500.00	39.00	6,000.00
50034 - Misc. Financial Services	200.00	133.33	(66.67)	350.00	399.99	49.99	1,600.00
50035 - Community Management Contract	1,100.00	1,100.00	-	3,300.00	3,300.00	-	13,200.00
50040 - Legal Services	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
50047 - IT Services & Software	-	41.67	41.67	-	125.01	125.01	500.00
50090 - Administrative Incidentals	-	83.33	83.33	-	249.99	249.99	1,000.00
Total Administration	8,464.44	10,103.35	1,638.91	25,128.38	30,310.05	5,181.67	121,240.00

Building Common Areas

51014 - Common Area Maintenance	-	750.00	750.00	-	2,250.00	2,250.00	9,000.00
Total Building Common Areas	-	750.00	750.00	-	2,250.00	2,250.00	9,000.00

Grounds Common Areas

51210 - Landscape Maintenance	550.00	666.67	116.67	1,650.00	2,000.01	350.01	8,000.00
Total Grounds Common Areas	550.00	666.67	116.67	1,650.00	2,000.01	350.01	8,000.00

Fire & Access Control

54030 - Fire Alarm Monitoring	-	583.33	583.33	1,210.80	1,749.99	539.19	7,000.00
Total Fire & Access Control	-	583.33	583.33	1,210.80	1,749.99	539.19	7,000.00

The Tannery Master Association

Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Utilities							
55012 - Gas & Electricity	11.05	16.67	5.62	33.52	50.01	16.49	200.00
55013 - Water - 20% Reimb Gilman Grill	(278.83)	250.00	528.83	57.17	750.00	692.83	3,000.00
55014 - Water - Common Area	924.13	1,333.33	409.20	3,567.51	3,999.99	432.48	16,000.00
55015 - Water - Fire Line	52.78	500.00	447.22	1,052.78	1,500.00	447.22	6,000.00
55016 - Garbage	-	2,333.33	2,333.33	6,447.24	6,999.99	552.75	28,000.00
55017 - Recycling	200.00	200.00	-	600.00	600.00	-	2,400.00
Total Utilities	909.13	4,633.33	3,724.20	11,758.22	13,899.99	2,141.77	55,600.00
Total Expense	9,923.57	16,736.68	6,813.11	39,747.40	50,210.04	10,462.64	200,840.00
Operating Net Total	6,792.93	(100.69)	6,893.62	10,402.80	(302.07)	10,704.87	(1,208.12)

The Tannery Master Association

Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	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	-	6,000.00	6,000.00	-	24,000.00
35710 - Reserve Interest Earned	1.04	-	1.04	5.29	-	5.29	-
Total Equity	2,001.04	2,000.00	1.04	6,005.29	6,000.00	5.29	24,000.00
Total Income	2,001.04	2,000.00	1.04	6,005.29	6,000.00	5.29	24,000.00

Reserve Expense

Equity							
36000 - Asphalt	-	4,317.33	4,317.33	-	12,951.99	12,951.99	51,808.00
36770 - Trash Enclosures	-	309.00	309.00	-	927.00	927.00	3,708.00
36810 - Wood Planter Replacement	-	128.75	128.75	-	386.25	386.25	1,545.00
36999 - Contingency	-	237.75	237.75	-	713.25	713.25	2,853.00
Total Equity	-	4,992.83	4,992.83	-	14,978.49	14,978.49	59,914.00
Total Expense	-	4,992.83	4,992.83	-	14,978.49	14,978.49	59,914.00
Reserve Net Total	2,001.04	(2,992.83)	4,993.87	6,005.29	(8,978.49)	14,983.78	(35,914.00)
Net Total	8,793.97	(3,093.52)	11,887.49	16,408.09	(9,280.56)	25,688.65	(37,122.12)

The Tannery Master Association

Summary Statement of Revenues and Expenses For 3/31/2024

	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	-	-	-	-	-	-	-	-	-	55,908
41040 - Interest Billed	91	67	78	-	-	-	-	-	-	-	-	-	236
41060 - Operating Interest Earned	2	2	2	-	-	-	-	-	-	-	-	-	6
Total Assessments & Banking	18,729	18,705	18,717	-	-	-	-	-	-	-	-	-	56,150
Transfers to Reserves													
49010 - (Current Reserve Funding)	(2,000)	(2,000)	(2,000)	-	-	-	-	-	-	-	-	-	-6,000
Total Transfers to Reserves	(2,000)	(2,000)	(2,000)	-	-	-	-	-	-	-	-	-	-6,000
Total Income	16,729	16,705	16,717	-	-	-	-	-	-	-	-	-	50,150

Operating Expense

Administration													
50005 - Equipment Insurance	191	191	191	-	-	-	-	-	-	-	-	-	574
50006 - Gen'l Liability Insurance	944	944	944	-	-	-	-	-	-	-	-	-	2,833
50007 - Umbrella Insurance	105	105	105	-	-	-	-	-	-	-	-	-	315
50008 - Crime Insurance	68	61	68	-	-	-	-	-	-	-	-	-	196
50009 - D&O Insurance	225	225	225	-	-	-	-	-	-	-	-	-	676
50010 - Property Insurance	5,048	5,048	5,048	-	-	-	-	-	-	-	-	-	15,145
50012 - Postage	33	32	36	-	-	-	-	-	-	-	-	-	101
50014 - Copies & Printing	-	1	1	-	-	-	-	-	-	-	-	-	2
50017 - Storage	59	59	59	-	-	-	-	-	-	-	-	-	177
50030 - Financial Management Contract	487	487	487	-	-	-	-	-	-	-	-	-	1,461
50034 - Misc. Financial Services	150	-	200	-	-	-	-	-	-	-	-	-	350
50035 - Community Management Contract	1,100	1,100	1,100	-	-	-	-	-	-	-	-	-	3,300
Total Administration	8,410	8,254	8,464	-	-	-	-	-	-	-	-	-	25,128
Grounds Common Areas													
51210 - Landscape Maintenance	550	550	550	-	-	-	-	-	-	-	-	-	1,650

The Tannery Master Association

Summary Statement of Revenues and Expenses For 3/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Total Grounds Common Areas	550	550	550	-	-	-	-	-	-	-	-	-	1,650
Fire & Access Control													
54030 - Fire Alarm Monitoring	-	1,211	-	-	-	-	-	-	-	-	-	-	1,211
Total Fire & Access Control	-	1,211	-	-	-	-	-	-	-	-	-	-	1,211
Utilities													
55012 - Gas & Electricity	12	11	11	-	-	-	-	-	-	-	-	-	34
55013 - Water - 20% Reimb Gilman Grill	168	168	(279)	-	-	-	-	-	-	-	-	-	57
55014 - Water - Common Area	1,293	1,350	924	-	-	-	-	-	-	-	-	-	3,568
55015 - Water - Fire Line	500	500	53	-	-	-	-	-	-	-	-	-	1,053
55016 - Garbage	6,447	-	-	-	-	-	-	-	-	-	-	-	6,447
55017 - Recycling	200	200	200	-	-	-	-	-	-	-	-	-	600
Total Utilities	8,620	2,229	909	-	-	-	-	-	-	-	-	-	11,758
Total Expense	17,581	12,243	9,924	-	-	-	-	-	-	-	-	-	39,747
Operating Net Total	(\$852)	\$4,462	\$6,793	-	-	-	-	-	-	-	-	-	\$10,403

The Tannery Master Association

Summary Statement of Revenues and Expenses For 3/31/2024

	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	-	-	-	-	-	-	-	-	-	6,000
35710 - Reserve Interest Earned	3	1	1	-	-	-	-	-	-	-	-	-	5
Total Equity	2,003	2,001	2,001	-	-	-	-	-	-	-	-	-	6,005
Total Income	2,003	2,001	2,001	-	-	-	-	-	-	-	-	-	6,005
Reserve Net Total	\$2,003	\$2,001	\$2,001	-	-	-	-	-	-	-	-	-	\$6,005
Net Total	\$1,151	\$6,463	\$8,794	-	-	-	-	-	-	-	-	-	\$16,408

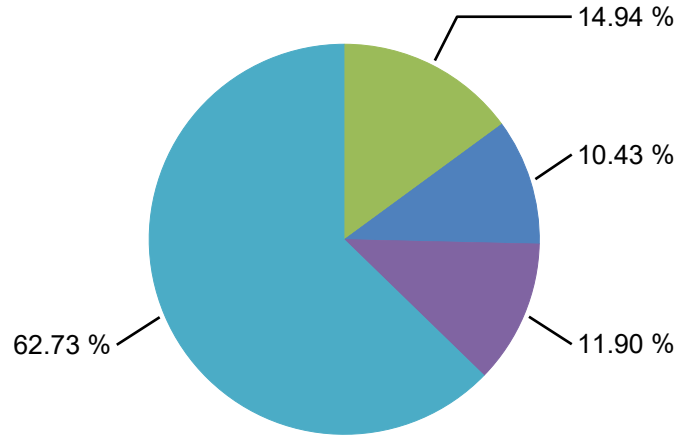
The Tannery Master Association

AR Aging - 3/31/2024

SUMMARY

Charge	Balance
Collection Referral (4)	\$900.00
Interest (3)	\$457.60
Late Charge (4)	\$1,108.86
Mailed Payment Reminder (5)	\$191.05
Monthly Assessment (4)	\$8,326.72
Past Due (4)	\$468.33
Total	\$11,452.56

DISTRIBUTION



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

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	\$350.35	\$347.46	\$344.56	\$3,316.70	\$4,359.07
C23623283 - 1330 4th Street - Hipolito Coll Status: With Attorney/Collection Coll Attorney: UNITED TRUSTEE SERVICES 925-855-8554	\$319.60	\$316.96	\$314.32	\$3,057.72	\$4,008.60
C23623146 - 714 Gilman Street - Reader Coll Status: With Attorney/Collection Coll Attorney: UNITED TRUSTEE SERVICES 925-855-8554	\$665.27	\$489.90	\$459.52	\$700.16	\$2,314.85
C23623233 - 1300 4th Street - Chow Coll Status: Courtesy Notice	\$375.66	\$20.00	\$225.00	\$98.33	\$718.99
C23623281 - 1328 4th Street - Castence	-	\$20.00	\$20.00	\$11.05	\$51.05
Total:	\$1,710.88	\$1,194.32	\$1,363.40	\$7,183.96	\$11,452.56
Property Count:	4	5	5	5	

(*** indicates previous owners)

The Tannery Master Association

Pre Paid Homeowners For 3/31/2024

Account	Property	Owner Name	Credit Amount
C23623245	1310 4th Street	Gibbs Chapman	1,258.08
C23623122	704 Gilman Street	Raj Chabra	943.97
C23623241	1308 4th Street	Jan Wurm	371.05
C23623265	1320 4th Street	Rico Loverde	294.18
C23623112	700 Gilman Street	Shoh LLC	292.36
C23623152	718 Gilman Street	Linda Wallgren	289.63
C23623117	702 Gilman Street	Shoh LLC	270.63
C23623247	1312 4th Street	Divyang Sheth	235.47
C23623267	1322 4th Street	Hollyvale Rental Holdings	115.40
C23623126	706 Gilman Street	Raj Chabra	27.32
Total			4,098.09

(*** indicates previous owners)

The Tannery Master Association

Ownership Transfers for 3/1/2024 - 3/31/2024

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

Cash Disbursement - 3/31/2024

Date	CheckNo	Description	Amount
10100 - 10100 FCB Ops Checking			
3/4/2024	Misc Check	BRIDGE STORAGE - Storage Space Acct # Bridge236	59.00
	50017 - Storage - BRIDGE STORAGE - Storage Space MAR		59.00
3/6/2024	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
3/6/2024	Auto Draft	PG&E Inv # FEB2024	10.69
	55012 - Gas & Electricity - 9652627712-2 1/24-2/22		10.69
3/7/2024	Auto Draft	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 512623	487.00
	50030 - Financial Management Contract - Monthly Bookkeeping		487.00
3/10/2024	Auto Draft	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 506836	276.18
	20999 - Accounts Payable - CFM - A/R & Delinquencies		243.19
	50012 - Postage - Postage		32.19
	50014 - Copies & Printing - Copies		0.80
3/15/2024	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
3/20/2024	Check 314	LINDA WALLGREN Inv # 507938	1,100.00
	50035 - Community Management Contract - Management Fee MAR		1,100.00
		Total	11,459.63

The Tannery Master Association

AP Aging by Fund for Ending Date: 3/31/2024

Provider	Current	Over 30	Over 60	Over 90	Total
Operating					
BLISSCAPES LANDSCAPE DESIGN & NURSERY Acct # 236-Landscape Contract Inv # 1733 3/31/2024 - Landscape Contract- MAR - Landscape Maintenance	1,100.00	0.00	0.00	0.00	1,100.00
CFM - CONDOMINIUM FINANCIAL MGMT Acct # MgtC-Extras Inv # 541715 3/31/2024 - A/R & Delinquencies - Accounts Payable - CFM	608.70	0.00	0.00	0.00	608.70
EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT Acct # EBMUD236- 3880 Inv # 1/13-3/14 3/14/2024 - 94943203880 1/13-3/14 - 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 # 1/30-3/29 3/31/2024 - 52234100001 1/30-3/29 - Water - Common Area	2,274.13	0.00	0.00	0.00	2,274.13
GILMAN GRILL Inv # 9/12/23-11/9/23 3/31/2024 - 9/12/23-11/9/23 - Water - 20% Reimb Gilman Grill	244.50	0.00	0.00	0.00	244.50
GILMAN GRILL Inv # 11/9/23-1/13/24 3/31/2024 - 11/9/23-1/13/24 - Water - 20% Reimb Gilman Grill	228.67	0.00	0.00	0.00	228.67
PG&E Acct # PG&E-236 Inv # MAR2024 3/24/2024 - 9652627712-2 2/23- 3/24 - Gas & Electricity	11.05	0.00	0.00	0.00	11.05
Total	5,519.83	0.00	0.00	0.00	5,519.83

The Tannery Master Association

GL Trial Balance For 3/1/2024 - 3/31/2024

	Beginning Balance	Current Debit	Current Credit	Ending Balance
10100 - FCB Operating	40,091.26	22,563.02	14,960.28	47,694.00

Date	Description	Debit	Credit	Type
03/01/2024	March Interest	1.46	-	GL Entry
03/01/2024	Batched Credit Distribution	2,200.65	2,200.65	Credit Distribution
03/04/2024	Batched Check	1,620.89	-	Owner Payment
03/04/2024	Bridge236 - BRIDGE STORAGE - Storage Space MAR	-	59.00	Invoice
03/05/2024	Batched Check	3,720.45	-	Owner Payment
03/06/2024	Check	245.26	-	Owner Payment
03/06/2024	FEB2024 - PG&E - 9652627712-2 1/24-2/22	-	10.69	Invoice
03/06/2024	507923 - JESUS CASTRENCE - Recycling MAR	-	200.00	Invoice
03/06/2024	Batched 507938 - LINDA WALLGREN - Management Fee MAR	1,100.00	1,100.00	Invoice
03/06/2024	AFCO236 - AFCO - 02-20446438-01 7/22/23-24	-	7,526.76	Invoice
03/07/2024	512623 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping	-	487.00	Invoice
03/08/2024	Batched ACH	10,070.23	-	Owner Payment
03/10/2024	506836 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	-	32.19	Invoice
03/10/2024	506836 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies	-	.80	Invoice
03/10/2024	506836 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	-	243.19	Invoice
03/11/2024	Batched Check	657.21	-	Owner Payment
03/12/2024	Batched Check	800.00	-	Owner Payment
03/15/2024	Transfer to 12020 Wells Fargo Reserve Checking	-	2,000.00	Transfer
03/15/2024	Batched Check	742.10	-	Owner Payment
03/20/2024	507938 - LINDA WALLGREN - Management Fee MAR	-	1,100.00	Invoice
03/22/2024	Batched Check	558.00	-	Owner Payment
03/28/2024	Batched Check	846.12	-	Owner Payment
03/29/2024	March Interest	.65	-	GL Entry

10300 - Owners' Accounts Receivable	11,102.73	19,086.23	18,736.40	11,452.56
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Date	Description	Debit	Credit	Type
03/01/2024	Batched Monthly Assessment	18,635.99	-	Owner Charge
03/01/2024	Batched Credit Distribution	-	2,200.65	Credit Distribution
03/02/2024	Batched Interest	78.40	-	Owner Charge
03/04/2024	Batched Check	-	787.43	Owner Payment
03/05/2024	Batched Check	-	3,605.05	Owner Payment
03/06/2024	Check	-	245.26	Owner Payment
03/08/2024	Collection Referral CFM Referral to Collections	225.00	-	Owner Charge
03/08/2024	Batched ACH	-	10,070.23	Owner Payment
03/11/2024	Batched Check	-	629.89	Owner Payment

The Tannery Master Association

GL Trial Balance For 3/1/2024 - 3/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10300 - Owners' Accounts Receivable		11,102.73	19,086.23	18,736.40	11,452.56
Date	Description		Debit	Credit	Type
03/12/2024	Batched Check		-	800.00	Owner Payment
03/15/2024	Check		-	371.05	Owner Payment
03/17/2024	Batched Late Charge		126.84	-	Owner Charge
03/20/2024	Past Due - Mailed Payment Reminder (2nd)		20.00	-	Owner Charge
03/28/2024	Check		-	26.84	Owner Payment
10390 - Other Operating Receivable		1,082.09	-	-	1,082.09
Date	Description		Debit	Credit	Type
10508 - Gen'l Liability Policy 7/22/23-24		4,721.65	-	944.33	3,777.32
Date	Description		Debit	Credit	Type
03/22/2024	Monthly Insurance Expense		-	944.33	GL Entry
10509 - D&O Policy 7/22/23-24		1,125.85	-	225.17	900.68
Date	Description		Debit	Credit	Type
03/22/2024	Monthly Insurance Expense		-	225.17	GL Entry
10510 - Property Policy 7/22/23-24		25,241.65	-	5,048.33	20,193.32
Date	Description		Debit	Credit	Type
03/22/2024	Monthly Insurance Expense		-	5,048.33	GL Entry
10511 - Umbrella Policy 7/22/23-24		524.60	-	104.92	419.68
Date	Description		Debit	Credit	Type
03/22/2024	Monthly Insurance Expense		-	104.92	GL Entry
10513 - Crime Policy 7/22/23-24		337.90	-	67.58	270.32
Date	Description		Debit	Credit	Type
03/27/2024	Monthly Crime Ins Exp		-	67.58	GL Entry
10514 - Equipment Policy 7/22/23-24		956.25	-	191.25	765.00
Date	Description		Debit	Credit	Type
03/22/2024	Monthly Insurance Expense		-	191.25	GL Entry

The Tannery Master Association

GL Trial Balance For 3/1/2024 - 3/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
12020 - Wells Fargo Reserve Checking		121,256.72	2,001.04	-	123,257.76
Date	Description		Debit	Credit	Type
03/01/2024	March Interest		1.04	-	GL Entry
03/15/2024	Transfer from 10100 FCB Ops Checking		2,000.00	-	Transfer
20000 - Prepaid Assessments		-3,574.23	2,200.65	2,724.51	-4,098.09
Date	Description		Debit	Credit	Type
03/01/2024	Batched Credit Distribution		2,200.65	-	Credit Distribution
03/04/2024	Check		-	833.46	Owner Payment
03/05/2024	Check		-	115.40	Owner Payment
03/11/2024	Check		-	27.32	Owner Payment
03/15/2024	Check		-	371.05	Owner Payment
03/22/2024	Batched Check		-	558.00	Owner Payment
03/28/2024	Batched Check		-	819.28	Owner Payment
20100 - Financed Insurance 7/22/23-24		-22,580.28	7,526.76	-	-15,053.52
Date	Description		Debit	Credit	Type
03/06/2024	AFCO236 - AFCO - 02-20446438-01 7/22/23-24		7,526.76	-	Invoice
20210 - Accounts Payable		-286.87	11,232.80	16,465.76	-5,519.83
Date	Description		Debit	Credit	Type
03/01/2024	507938 - LINDA WALLGREN - Management Fee MAR		-	1,100.00	Invoice
03/01/2024	507923 - JESUS CASTRENCE - Recycling MAR		-	200.00	Invoice
03/01/2024	11/9/23-1/13/24 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 11/9/23-1/13/24		-	244.50	Invoice
03/04/2024	Batched Bridge236 - BRIDGE STORAGE - Storage Space MAR		59.00	59.00	Invoice
03/06/2024	Batched 507938 - LINDA WALLGREN - Management Fee MAR		1,100.00	1,100.00	Invoice
03/06/2024	FEB2024 - PG&E - 9652627712-2 1/24-2/22		10.69	-	Invoice
03/06/2024	507923 - JESUS CASTRENCE - Recycling MAR		200.00	-	Invoice
03/06/2024	Batched AFCO236 - AFCO - 02-20446438-01 7/22/23-24		7,526.76	7,526.76	Invoice
03/07/2024	Batched 512623 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping		487.00	487.00	Invoice
03/10/2024	506836 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage		32.19	-	Invoice
03/10/2024	506836 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies		.80	-	Invoice
03/10/2024	506836 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies		243.19	-	Invoice
03/14/2024	1/13-3/14 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 1/13-3/14		-	1,052.78	Invoice

The Tannery Master Association

GL Trial Balance For 3/1/2024 - 3/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20210 - Accounts Payable		-286.87	11,232.80	16,465.76	-5,519.83
Date	Description		Debit	Credit	Type
03/20/2024	507938 - LINDA WALLGREN - Management Fee MAR		1,100.00	-	Invoice
03/24/2024	MAR2024 - PG&E - 9652627712-2 2/23-3/24		-	11.05	Invoice
03/28/2024	9/12/23-11/9/23 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 9/21/23-11/9/23		-	228.67	Invoice
03/31/2024	11/9/23-1/13/24 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 11/9/23-1/13/24		244.50	-	Invoice
03/31/2024	9/12/23-11/9/23 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 9/21/23-11/9/23		228.67	-	Invoice
03/31/2024	11/9/23-1/13/24 - Gilman Grill - 11/9/23-1/13/24		-	228.67	Invoice
03/31/2024	9/12/23-11/9/23 - Gilman Grill - 9/12/23-11/9/23		-	244.50	Invoice
03/31/2024	541715 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies		-	.80	Invoice
03/31/2024	541715 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage		-	36.06	Invoice
03/31/2024	1/30-3/29 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 1/30-3/29		-	2,274.13	Invoice
03/31/2024	541715 - CFM - CONDOMINIUM FINANCIAL MGMT - 2023 1099 Reporting		-	200.00	Invoice
03/31/2024	541715 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies		-	371.84	Invoice
03/31/2024	1733 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- MAR		-	550.00	Invoice
03/31/2024	1733 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- FEB		-	550.00	Invoice
20220 - Accrued Operating Expense		-4,156.00	3,820.00	168.00	-504.00
Date	Description		Debit	Credit	Type
03/01/2024	Reverse - Feb Landscape		550.00	-	GL Entry
03/01/2024	Rev- Nov-Dec 22/Oct - Dec 2023		920.00	-	GL Entry
03/01/2024	Reverse - Est Feb Water Common Area		1,350.00	-	GL Entry
03/01/2024	Reverse - Est Jan/Feb Fire Line		1,000.00	-	GL Entry
03/01/2024	EST 20% Gilman Grill Water		-	168.00	GL Entry
20999 - Accounts Payable - CFM		0.00	371.84	371.84	0.00
Date	Description		Debit	Credit	Type
03/08/2024	Collection Referral CFM Referral to Collections		-	225.00	Owner Charge
03/17/2024	Batched Late Charge		-	126.84	Owner Charge
03/20/2024	Past Due - Mailed Payment Reminder (2nd)		-	20.00	Owner Charge
03/31/2024	541715 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies		371.84	-	Invoice

The Tannery Master Association

GL Trial Balance For 3/1/2024 - 3/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
35700 - Current Reserve Funding		-4,000.00	-	2,000.00	-6,000.00
Date	Description		Debit	Credit	Type
03/15/2024	Monthly Reserve Contribution		-	2,000.00	GL Entry
35710 - Reserve Interest Earned		-4.25	-	1.04	-5.29
Date	Description		Debit	Credit	Type
03/01/2024	March Interest		-	1.04	GL Entry
37010 - Prior Year Fund Balance		-168,229.20	-	-	-168,229.20
Date	Description		Debit	Credit	Type
41010 - Owners' Assessments		-37,271.98	-	18,635.99	-55,907.97
Date	Description		Debit	Credit	Type
03/01/2024	Batched Monthly Assessment		-	18,635.99	Owner Charge
41040 - Interest Billed		-157.70	-	78.40	-236.10
Date	Description		Debit	Credit	Type
03/02/2024	Batched Interest		-	78.40	Owner Charge
41060 - Operating Interest Earned		-4.02	-	2.11	-6.13
Date	Description		Debit	Credit	Type
03/01/2024	March Interest		-	1.46	GL Entry
03/29/2024	March Interest		-	.65	GL Entry
49010 - (Current Reserve Funding)		4,000.00	2,000.00	-	6,000.00
Date	Description		Debit	Credit	Type
03/15/2024	Monthly Reserve Contribution		2,000.00	-	GL Entry
50005 - Equipment Insurance		382.50	191.25	-	573.75
Date	Description		Debit	Credit	Type
03/22/2024	Monthly Insurance Expense		191.25	-	GL Entry
50006 - Gen'l Liability Insurance		1,888.66	944.33	-	2,832.99
Date	Description		Debit	Credit	Type

The Tannery Master Association

GL Trial Balance For 3/1/2024 - 3/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
50006 - Gen'l Liability Insurance	1,888.66	944.33	-	2,832.99
Date	Description	Debit	Credit	Type
03/22/2024	Monthly Insurance Expense	944.33	-	GL Entry
50007 - Umbrella Insurance	209.84	104.92	-	314.76
Date	Description	Debit	Credit	Type
03/22/2024	Monthly Insurance Expense	104.92	-	GL Entry
50008 - Crime Insurance	128.16	67.58	-	195.74
Date	Description	Debit	Credit	Type
03/27/2024	Monthly Crime Ins Exp	67.58	-	GL Entry
50009 - D&O Insurance	450.34	225.17	-	675.51
Date	Description	Debit	Credit	Type
03/22/2024	Monthly Insurance Expense	225.17	-	GL Entry
50010 - Property Insurance	10,096.66	5,048.33	-	15,144.99
Date	Description	Debit	Credit	Type
03/22/2024	Monthly Insurance Expense	5,048.33	-	GL Entry
50012 - Postage	64.98	36.06	-	101.04
Date	Description	Debit	Credit	Type
03/31/2024	541715 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	36.06	-	Invoice
50014 - Copies & Printing	0.80	0.80	-	1.60
Date	Description	Debit	Credit	Type
03/31/2024	541715 - CFM - CONDOMINIUM FINANCIAL MGMT - Copies	.80	-	Invoice
50017 - Storage	118.00	59.00	-	177.00
Date	Description	Debit	Credit	Type
03/04/2024	Bridge236 - BRIDGE STORAGE - Storage Space MAR	59.00	-	Invoice
50030 - Financial Management Contract	974.00	487.00	-	1,461.00
Date	Description	Debit	Credit	Type

The Tannery Master Association

GL Trial Balance For 3/1/2024 - 3/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
50030 - Financial Management Contract	974.00	487.00	-	1,461.00
Date	Description	Debit	Credit	Type
03/07/2024	512623 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping	487.00	-	Invoice
50034 - Misc. Financial Services	150.00	200.00	-	350.00
Date	Description	Debit	Credit	Type
03/31/2024	541715 - CFM - CONDOMINIUM FINANCIAL MGMT - 2023 1099 Reporting	200.00	-	Invoice
50035 - Community Management Contract	2,200.00	1,100.00	-	3,300.00
Date	Description	Debit	Credit	Type
03/01/2024	507938 - LINDA WALLGREN - Management Fee MAR	1,100.00	-	Invoice
51210 - Landscape Maintenance	1,100.00	1,100.00	550.00	1,650.00
Date	Description	Debit	Credit	Type
03/01/2024	Reverse - Feb Landscape	-	550.00	GL Entry
03/31/2024	1733 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- MAR	550.00	-	Invoice
03/31/2024	1733 - BLISSCAPES LANDSCAPE DESIGN & NURSERY - Landscape Contract- FEB	550.00	-	Invoice
54030 - Fire Alarm Monitoring	1,210.80	-	-	1,210.80
Date	Description	Debit	Credit	Type
55012 - Gas & Electricity	22.47	11.05	-	33.52
Date	Description	Debit	Credit	Type
03/24/2024	MAR2024 - PG&E - 9652627712-2 2/23-3/24	11.05	-	Invoice
55013 - Water - 20% Reimb Gilman Grill	336.00	641.17	920.00	57.17
Date	Description	Debit	Credit	Type
03/01/2024	Rev- Nov-Dec 22/Oct - Dec 2023	-	920.00	GL Entry
03/01/2024	EST 20% Gilman Grill Water	168.00	-	GL Entry
03/31/2024	9/12/23-11/9/23 - Gilman Grill - 9/12/23-11/9/23	244.50	-	Invoice
03/31/2024	11/9/23-1/13/24 - Gilman Grill - 11/9/23-1/13/24	228.67	-	Invoice

The Tannery Master Association

GL Trial Balance For 3/1/2024 - 3/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
55014 - Water - Common Area	2,643.38	2,747.30	1,823.17	3,567.51
Date	Description	Debit	Credit	Type
03/01/2024	Reverse - Est Feb Water Common Area	-	1,350.00	GL Entry
03/01/2024	11/9/23-1/13/24 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 11/9/23-1/13/24	244.50	-	Invoice
03/28/2024	9/12/23-11/9/23 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 9/21/23-11/9/23	228.67	-	Invoice
03/31/2024	11/9/23-1/13/24 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 11/9/23-1/13/24	-	244.50	Invoice
03/31/2024	9/12/23-11/9/23 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 9/21/23-11/9/23	-	228.67	Invoice
03/31/2024	1/30-3/29 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 1/30-3/29	2,274.13	-	Invoice
55015 - Water - Fire Line	1,000.00	1,052.78	1,000.00	1,052.78
Date	Description	Debit	Credit	Type
03/01/2024	Reverse - Est Jan/Feb Fire Line	-	1,000.00	GL Entry
03/14/2024	1/13-3/14 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 1/13-3/14	1,052.78	-	Invoice
55016 - Garbage	6,447.24	-	-	6,447.24
Date	Description	Debit	Credit	Type
55017 - Recycling	400.00	200.00	-	600.00
Date	Description	Debit	Credit	Type
03/01/2024	507923 - JESUS CASTRENCE - Recycling MAR	200.00	-	Invoice
Net Total	0.00	85,019.08	85,019.08	0.00

The Tannery Master Association

Bank Account Reconciliation for Period 3/31/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
10100 FCB Ops Checking	48,110.26	-416.26	47,694.00	47,694.00	Balanced
12020 Wells Fargo Reserve Checking	123,257.76	0.00	123,257.76	123,257.76	Balanced

Unreconciled Items

Date	Description	Check No	Amount
10100 FCB Ops Checking			
1/4/2024	JESUS CASTRENCE	303	-200.00
2/6/2024	PG&E		-5.57
3/6/2024	PG&E		-10.69
3/6/2024	JESUS CASTRENCE	312	-200.00
Total 10100 FCB Ops Checking			-416.26

Reconciled Items

The Tannery Master Association

Bank Account Reconciliation for Period 3/31/2024

Date	Description	Check No	Amount
10100 FCB Ops Checking			
3/1/2024	March Interest		1.46
3/4/2024	Lockbox Deposit - CIT		1,620.89
3/5/2024	Acct: C23623288 Check #5139		189.60
3/5/2024	Acct: C23623292 Check #5139		193.95
3/5/2024	Acct: C23623069 Check #5139		193.95
3/5/2024	Acct: C23623072 Check #5139		189.96
3/5/2024	Acct: C23623075 Check #5139		221.47
3/5/2024	Acct: C23623078 Check #5139		223.35
3/5/2024	Acct: C23623081 Check #5139		227.44
3/5/2024	Acct: C23623086 Check #5139		228.10
3/5/2024	Acct: C23623089 Check #5139		221.74
3/5/2024	Acct: C23623091 Check #5139		226.09
3/5/2024	Acct: C23623095 Check #5139		292.58
3/5/2024	Acct: C23623098 Check #5139		289.92
3/5/2024	Acct: C23623102 Check #5139		230.42
3/5/2024	Acct: C23623106 Check #5139		332.03
3/5/2024	Acct: C23623110 Check #5139		193.03
3/5/2024	Lockbox Deposit - CIT		266.82
3/6/2024	Lockbox Deposit - CIT		245.26
3/8/2024	OwnerDraft Deposit	ACH	10,070.23
3/11/2024	Lockbox Deposit - CIT		657.21
3/12/2024	Lockbox Deposit - CIT		800.00
3/15/2024	Lockbox Deposit - CIT		742.10
3/22/2024	Lockbox Deposit - CIT		558.00
3/28/2024	Lockbox Deposit - CIT		846.12
3/29/2024	March Interest		0.65
3/4/2024	BRIDGE STORAGE - Storage Space		-59.00
3/6/2024	AFCO - 02-20446438-01		-7,526.76
3/7/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-487.00
3/10/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-276.18
3/15/2024	Transfer to 12020 Wells Fargo Reserve Checking		-2,000.00
3/20/2024	LINDA WALLGREN	314	-1,100.00

Total 10100 FCB Ops Checking 7,813.43

12020 Wells Fargo Reserve Checking

3/1/2024	March Interest		1.04
3/15/2024	Transfer from 10100 FCB Ops Checking		2,000.00

Total 12020 Wells Fargo Reserve Checking 2,001.04



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	\$0.00	Average Daily Balance	\$19,071.84
Total Deposits	\$59,499.55	Year-To-Date Interest Paid	\$0.65
Total Withdrawals	\$11,389.94	Days in Statement Period	25
Interest Paid	\$0.65	Annual Percentage Yield Earned	0.05%
Ending Balance	\$48,110.26		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
03/11	THE TANNERY MAST L212194 943322368 -SETT-A228SFTP5	\$10,070.23
03/11	LOCKBOX DEPOSIT	\$657.21
03/12	LOCKBOX DEPOSIT	\$800.00
03/15	LOCKBOX DEPOSIT	\$742.10
03/22	LOCKBOX DEPOSIT	\$558.00
03/25	FM STATUS 3 CLS	\$45,389.88
03/28	LOCKBOX DEPOSIT	\$846.12
03/28	ACH CHARGEBACK EFF 20240327	\$436.01
03/29	INTEREST PYMT	\$0.65

WITHDRAWALS/DEBITS

Date	Description	Amount
03/12	CONDOMINIUM FINA L212604 THE TANNERY MASTER ASS OCCFM24020	\$763.18
03/18	THE TANNERY MAST L214044 943322368 -SETT-A228SFTP5	\$2,000.00
03/26	AFCO AFCO	\$7,526.76

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**

NEW BALANCE		\$	48,110,26
TRANSFER AMOUNT FROM OTHER SIDE			
ADD:	DEPOSITS MADE SINCE ENDING DATE ON STATEMENT		
SUBTOTAL		\$	
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS			
NUMBER	AMOUNT		
TOTAL CHECKS NOT LISTED			
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE		BALANCE \$	
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.			

WITHDRAWALS/DEBITS

Date	Description	Amount
	THE TANNERY MASTER ASS #####61937 EDWARD CORBETT R69 - FIELD ERROR	

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
03/26	314	\$1,100.00			

The Tennyson Master Association 314
805 Highway 499 03/26/24
Walnut Creek, CA 94597

PAY TO THE ORDER OF LINDA WALLOREN \$ 1,100.00

One Thousand One Hundred Dollars and 00/100

LINDA WALLOREN
718 GILLMAN STREET
BERKELEY, CA 94710

MEMO Invoice: 007938

000000314 010400914 30574083*

John Ewing

Ck #: 314 03/26/2024 Amt: \$1,100.00

Seq: 111 03/25/24
Batch: 46147 CC: 3150888475
Date: 03/25 WT: 01 BC: CAK-159

ORDER HERE IF MOBILE DEPOSIT

648 9111 03/25/24
010400914 CC: 3150888475
WT: 01 BC: CAK-159

Ck #: 314 03/26/2024 Amt: \$1,100.00

Business Market Rate Savings

March 31, 2024 ■ Page 1 of 3



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

Questions?

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

We accept all relay calls, including 711

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

En español: 1-877-337-7454

Online: wells Fargo.com/biz

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

Your Business and Wells Fargo

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

Other Wells Fargo Benefits

Don't fall for an IRS imposter scam. Learn to spot scams and help avoid tax fraud at www.wellsfargo.com/spottaxscams.

Statement period activity summary

Beginning balance on 3/1	\$121,256.72
Deposits/Credits	2,001.04
Withdrawals/Debits	- 0.00
Ending balance on 3/31	\$123,257.76

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

Interest summary

Interest paid this statement	\$1.04
Average collected balance	\$122,159.94
Annual percentage yield earned	0.01%
Interest earned this statement period	\$1.04
Interest paid this year	\$5.29
Total interest paid in 2023	\$172.72



Transaction history

Date	Description	Deposits/ Credits	Withdrawals/ Debits	Ending daily balance
3/18	The Tannery Mast L214044 240315 L214044 The Tannery Master Ass	2,000.00		123,256.72
3/29	Interest Payment	1.04		123,257.76
Ending balance on 3/31				123,257.76
Totals		\$2,001.04	\$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 03/01/2024 - 03/31/2024	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	\$121,256.72 <input type="checkbox"/>
• Total automatic transfers from an eligible Wells Fargo business checking account	\$25.00	\$0.00 <input type="checkbox"/>

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

Y/C/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.



3-31-24
 305672329

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

30567 232 9 NOW ACCOUNT

Previous Balance	2-29-24	40,296.83
+Deposits/Credits	7	7,123.98
-Checks/Debits	6	47,422.27
-Service Charge		.00
+Interest Paid		1.46
Current Balance		.00
Days in Statement Period	31	

* - - - - -INTEREST SUMMARY- - - - - *

Interest Earned From	3/01/24 To 3/31/24	
Days in Period		31
Interest Earned		1.46
Annual Percentage Yield Earned		.05
Interest Paid this Year		5.48
Interest Withheld this Year		.00

* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - *

Date	Description	Amount
3-04	Lockbox Deposit	1620.89
3-05	Image Deposit	3453.63
3-05	Lockbox Deposit	266.82
3-06	R10 Org Unknown/unauth THE TANNERY MASTER ASS 00000000305672329	896.85
3-06	R10 Org Unknown/unauth THE TANNERY MASTER ASS 00000000305672329	541.77
3-06	Lockbox Deposit	245.26
3-06	R10 Org Unknown/unauth TAJEE COOPERWOOD 00000000305672329	98.76
3-20	VZ WIRELESS VE VZW WEBPAY EDWARD *CORBETT 9440058	436.01-
3-25	STATUS 3 CLS TRAN TO ACCT	45389.88-
3-25	Interest Pymt	1.46

* - - - - -EFT ACTIVITY- - - - - *

Date	Description	Amount
3-04	Bridge Storage & 5102333348 Linda Wallgren	59.00-
3-05	Fortiva PMT ePay TAJEE COOPERWOOD Fortiva PMT	98.76-
3-05	HMF HMFUSA.com THE TANNERY MASTER ASS #####504171302	541.77-
3-05	VIVINT VIVINT	896.85-

Continued on Next Page

CONDOMINIUM FINANCIAL MANAGEME AGENT FOR
THE TANNERY MASTER ASS
P-#####9726

* - - - - -DAILY BALANCE SUMMARY- - - - -*

Date	Balance	Date	Balance	Date	Balance
2-29	40296.83	3-04	41858.72	3-05	44041.79
3-06	45824.43	3-20	45388.42	3-25	

* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - -*

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

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

April 4, 2024

Acct#: C23623167
TS No.: 2023-06930

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 4/1/24
Sub Total	4,091.40	358.52	1,584.00	660.10	\$6,694.02
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total	4,091.40	358.52	1,584.00	660.10	\$6,694.02

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

Current Stage: NODA Lien Stage
Last Scheduled Action: Lien Recorded
Date Last Action Taken: 11/25/2023
Next Scheduled Action: Send Payment Plan Offer Letter

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.

Acct#: C23623167
 TS No.: 2023-06929

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 4/1/24
Sub Total	4,423.80	376.12	1,584.00	660.10	\$7,044.02
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total	4,423.80	376.12	1,584.00	660.10	\$7,044.02

Unit Address
Miguel Hipolito
726 Gilman Street
Berkeley, CA 94710

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

Current Stage: NODA Lien Stage
Last Scheduled Action: Lien Recorded
Date Last Action Taken: 12/05/2023
Next Scheduled Action: Send Payment Plan Offer Letter

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.

Acct#: C23623146
 TS No.: 2024-07282

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 4/1/24
Sub Total	2,620.04	104.14	641.00	183.85	\$3,549.03
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total	2,620.04	104.14	641.00	183.85	\$3,549.03

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

Marquis, Yvette
3915 Oakmore Ave
Oakland, Ca 94602

Reader Jr, Robert
3915 Oakmore Ave
Oakland, Ca 94602

Current Stage: Pre-Lien Stage
Last Scheduled Action: Pre-Lien Letter Sent/Authorization to Record (ATR) Sent
Date Last Action Taken: 3/13/2024

Next Scheduled Action: Wait for Expiration of Time under Pre-Lien Letter

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
03/08/2024	Account Created

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

April 4, 2024

	Assessments/Charges	Interest	Fees	Costs	Balance Due
Sub Total	11,135.24	838.78	3,809.00	1,504.05	\$17,287.07
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total for Report	11,135.24	838.78	3,809.00	1,504.05	\$17,287.07

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