

The Tannery Master Association

06/30/2024 Financial Statements

12/31 Year End

The following reports are included:

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

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

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

*Please make sure to review the Cash Disbursement Report found in the middle of your package. This report shows all debits from the cash accounts, including any autopays that did not go through the online portal approval process.

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

The Tannery Master Association

Balance Sheet as of 6/30/2024

Assets	Operating	Reserve	Total
Operating Fund Assets			
10100 - FCB Operating	\$46,184.21		\$46,184.21
10300 - Owners' Accounts Receivable	\$20,465.15		\$20,465.15
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	\$944.33		\$944.33
10509 - D&O Policy 7/22/23-24	\$225.17		\$225.17
10510 - Property Policy 7/22/23-24	\$5,048.33		\$5,048.33
10511 - Umbrella Policy 7/22/23-24	\$104.92		\$104.92
10513 - Crime Policy 7/22/23-24	\$67.58		\$67.58
10514 - Equipment Policy 7/22/23-24	\$191.25		\$191.25
Total Operating Fund Assets	\$65,313.03		\$65,313.03
Reserve Fund Assets			
12020 - Wells Fargo Reserve Checking		\$115,115.81	\$115,115.81
12090 - Reserve Receivable		\$40.00	\$40.00
Total Reserve Fund Assets		\$115,155.81	\$115,155.81
Total Assets	\$65,313.03	\$115,155.81	\$180,468.84
Liabilities / Equity			
Liabilities			
20000 - Prepaid Assessments	\$1,357.87		\$1,357.87
20210 - Accounts Payable	\$756.45		\$756.45
20220 - Accrued Operating Expense	\$3,683.00		\$3,683.00
20255 - Due to Reserves	\$40.00		\$40.00
20999 - Accounts Payable - CFM	(\$10.00)		(\$10.00)
Total Liabilities	\$5,827.32		\$5,827.32
Equity			
37010 - Prior Year Fund Balance	\$41,976.73	\$117,252.47	\$159,229.20
37011 - Current Year Net Income (Loss)	\$17,508.98	(\$2,096.66)	\$15,412.32
Total Equity	\$59,485.71	\$115,155.81	\$174,641.52
Total Liabilities / Equity	\$65,313.03	\$115,155.81	\$180,468.84

The Tannery Master Association

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	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	-	111,815.94	111,815.94	-	223,631.88
41040 - Interest Billed	111.05	-	111.05	528.96	-	528.96	-
41060 - Operating Interest Earned	1.87	-	1.87	12.16	-	12.16	-
Total Assessments & Banking	18,748.91	18,635.99	112.92	112,357.06	111,815.94	541.12	223,631.88
Miscellaneous							
43949 - Utility Credits	-	-	-	55.17	-	55.17	-
Total Miscellaneous	-	-	-	55.17	-	55.17	-
Transfers to Reserves							
49010 - (Current Reserve Funding)	(2,000.00)	(2,000.00)	-	(12,000.00)	(12,000.00)	-	(24,000.00)
Total Transfers to Reserves	(2,000.00)	(2,000.00)	-	(12,000.00)	(12,000.00)	-	(24,000.00)
Total Income	16,748.91	16,635.99	112.92	100,412.23	99,815.94	596.29	199,631.88

Operating Expense

Administration

50005 - Equipment Insurance	191.25	226.92	35.67	1,147.50	1,361.52	214.02	2,723.00
50006 - Gen'l Liability Insurance	944.33	1,184.17	239.84	5,665.98	7,105.02	1,439.04	14,210.00
50007 - Umbrella Insurance	104.92	295.83	190.91	629.52	1,774.98	1,145.46	3,550.00
50008 - Crime Insurance	67.58	98.75	31.17	398.48	592.50	194.02	1,185.00
50009 - D&O Insurance	225.17	296.00	70.83	1,351.02	1,776.00	424.98	3,552.00
50010 - Property Insurance	5,048.33	5,131.67	83.34	30,289.98	30,790.02	500.04	61,580.00
50012 - Postage	31.18	66.67	35.49	302.48	400.02	97.54	800.00
50014 - Copies & Printing	-	66.67	66.67	164.80	400.02	235.22	800.00
50017 - Storage	59.00	95.00	36.00	354.00	570.00	216.00	1,140.00
50022 - CPA Services	-	300.00	300.00	1,800.00	1,800.00	-	3,600.00
50023 - State Taxes	-	66.67	66.67	-	400.02	400.02	800.00
50030 - Financial Management Contract	487.00	500.00	13.00	2,922.00	3,000.00	78.00	6,000.00
50034 - Misc. Financial Services	-	133.33	133.33	550.00	799.98	249.98	1,600.00
50035 - Community Management Contract	1,100.00	1,100.00	-	6,600.00	6,600.00	-	13,200.00
50040 - Legal Services	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
50047 - IT Services & Software	-	41.67	41.67	-	250.02	250.02	500.00
50090 - Administrative Incidentals	-	83.33	83.33	253.56	499.98	246.42	1,000.00
Total Administration	8,258.76	10,103.35	1,844.59	52,429.32	60,620.10	8,190.78	121,240.00

Building Common Areas

51014 - Common Area Maintenance	-	750.00	750.00	613.88	4,500.00	3,886.12	9,000.00
Total Building Common Areas	-	750.00	750.00	613.88	4,500.00	3,886.12	9,000.00

Grounds Common Areas

51210 - Landscape Maintenance	550.00	666.67	116.67	3,869.41	4,000.02	130.61	8,000.00
Total Grounds Common Areas	550.00	666.67	116.67	3,869.41	4,000.02	130.61	8,000.00

The Tannery Master Association

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Fire & Access Control							
54030 - Fire Alarm Monitoring	-	583.33	583.33	2,421.64	3,499.98	1,078.34	7,000.00
Total Fire & Access Control	-	583.33	583.33	2,421.64	3,499.98	1,078.34	7,000.00
Utilities							
55012 - Gas & Electricity	11.32	16.67	5.35	65.71	100.02	34.31	200.00
55013 - Water - 20% Reimb Gilman Grill	168.00	250.00	82.00	561.17	1,500.00	938.83	3,000.00
55014 - Water - Common Area	1,050.00	1,333.33	283.33	6,803.19	7,999.98	1,196.79	16,000.00
55015 - Water - Fire Line	525.00	500.00	(25.00)	2,630.56	3,000.00	369.44	6,000.00
55016 - Garbage	-	2,333.33	2,333.33	12,308.37	13,999.98	1,691.61	28,000.00
55017 - Recycling	200.00	200.00	-	1,200.00	1,200.00	-	2,400.00
Total Utilities	1,954.32	4,633.33	2,679.01	23,569.00	27,799.98	4,230.98	55,600.00
Total Expense	10,763.08	16,736.68	5,973.60	82,903.25	100,420.08	17,516.83	200,840.00
Operating Net Total	5,985.83	(100.69)	6,086.52	17,508.98	(604.14)	18,113.12	(1,208.12)

The Tannery Master Association

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	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	-	12,000.00	12,000.00	-	24,000.00
35710 - Reserve Interest Earned	.97	-	.97	8.34	-	8.34	-
Total Equity	2,000.97	2,000.00	.97	12,008.34	12,000.00	8.34	24,000.00
Total Income	2,000.97	2,000.00	.97	12,008.34	12,000.00	8.34	24,000.00
Reserve Expense							
Equity							
36000 - Asphalt	-	4,317.33	4,317.33	13,305.00	25,903.98	12,598.98	51,808.00
36770 - Trash Enclosures	-	309.00	309.00	-	1,854.00	1,854.00	3,708.00
36810 - Wood Planter Replacement	-	128.75	128.75	-	772.50	772.50	1,545.00
36998 - State & Federal Taxes	-	-	-	800.00	-	(800.00)	-
36999 - Contingency	-	237.75	237.75	-	1,426.50	1,426.50	2,853.00
Total Equity	-	4,992.83	4,992.83	14,105.00	29,956.98	15,851.98	59,914.00
Total Expense	-	4,992.83	4,992.83	14,105.00	29,956.98	15,851.98	59,914.00
Reserve Net Total	2,000.97	(2,992.83)	4,993.80	(2,096.66)	(17,956.98)	15,860.32	(35,914.00)
Net Total	7,986.80	(3,093.52)	11,080.32	15,412.32	(18,561.12)	33,973.44	(37,122.12)

The Tannery Master Association

Summary Statement of Revenues and Expenses For 6/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Assessments & Banking													
41010 - Owners' Assessments	18,636	18,636	18,636	18,636	18,636	18,636	-	-	-	-	-	-	111,816
41040 - Interest Billed	91	67	78	83	99	111	-	-	-	-	-	-	529
41060 - Operating Interest Earned	2	2	2	2	2	2	-	-	-	-	-	-	12
Total Assessments & Banking	18,729	18,705	18,717	18,721	18,737	18,749	-	-	-	-	-	-	112,357
Miscellaneous													
43949 - Utility Credits	-	-	-	-	55	-	-	-	-	-	-	-	55
Total Miscellaneous	-	-	-	-	55	-	-	-	-	-	-	-	55
Transfers to Reserves													
49010 - (Current Reserve Funding)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	-	-	-	-	-	-	-12,000
Total Transfers to Reserves	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	-	-	-	-	-	-	-12,000
Total Income	16,729	16,705	16,717	16,721	16,792	16,749	-	-	-	-	-	-	100,412

Operating Expense

Administration													
50005 - Equipment Insurance	191	191	191	191	191	191	-	-	-	-	-	-	1,148
50006 - Gen'l Liability Insurance	944	944	944	944	944	944	-	-	-	-	-	-	5,666
50007 - Umbrella Insurance	105	105	105	105	105	105	-	-	-	-	-	-	630
50008 - Crime Insurance	68	61	68	68	68	68	-	-	-	-	-	-	398
50009 - D&O Insurance	225	225	225	225	225	225	-	-	-	-	-	-	1,351
50010 - Property Insurance	5,048	5,048	5,048	5,048	5,048	5,048	-	-	-	-	-	-	30,290
50012 - Postage	33	32	36	31	139	31	-	-	-	-	-	-	302
50014 - Copies & Printing	-	1	1	1	162	-	-	-	-	-	-	-	165
50017 - Storage	59	59	59	59	59	59	-	-	-	-	-	-	354
50022 - CPA Services	-	-	-	1,800	-	-	-	-	-	-	-	-	1,800
50030 - Financial Management Contract	487	487	487	487	487	487	-	-	-	-	-	-	2,922
50034 - Misc. Financial Services	150	-	200	100	100	-	-	-	-	-	-	-	550

The Tannery Master Association

Summary Statement of Revenues and Expenses For 6/30/2024

	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	1,100	-	-	-	-	-	-	6,600
50090 - Administrative Incidentals	-	-	-	254	-	-	-	-	-	-	-	-	254
Total Administration	8,410	8,254	8,464	10,413	8,629	8,259	-	-	-	-	-	-	52,429
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	550	-	-	-	-	-	-	3,869
Total Grounds Common Areas	550	550	550	1,119	550	550	-	-	-	-	-	-	3,869
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	11	-	-	-	-	-	-	66
55013 - Water - 20% Reimb Gilman Grill	168	168	(279)	168	168	168	-	-	-	-	-	-	561
55014 - Water - Common Area	1,293	1,350	924	1,100	1,086	1,050	-	-	-	-	-	-	6,803
55015 - Water - Fire Line	500	500	53	525	528	525	-	-	-	-	-	-	2,631
55016 - Garbage	6,447	-	-	5,861	-	-	-	-	-	-	-	-	12,308
55017 - Recycling	200	200	200	200	200	200	-	-	-	-	-	-	1,200
Total Utilities	8,620	2,229	909	7,865	1,992	1,954	-	-	-	-	-	-	23,569
Total Expense	17,581	12,243	9,924	19,561	12,832	10,763	-	-	-	-	-	-	82,903
Operating Net Total	(\$852)	\$4,462	\$6,793	(\$2,840)	\$3,960	\$5,986	-	-	-	-	-	-	\$17,509

The Tannery Master Association

Summary Statement of Revenues and Expenses For 6/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Equity													
35700 - Current Reserve Funding	2,000	2,000	2,000	2,000	2,000	2,000	-	-	-	-	-	-	12,000
35710 - Reserve Interest Earned	3	1	1	1	1	1	-	-	-	-	-	-	8
Total Equity	2,003	2,001	2,001	2,001	2,001	2,001	-	-	-	-	-	-	12,008
Total Income	2,003	2,001	2,001	2,001	2,001	2,001	-	-	-	-	-	-	12,008

Reserve Expense

Equity													
36000 - Asphalt	-	-	-	-	13,305	-	-	-	-	-	-	-	13,305
36998 - State & Federal Taxes	-	-	-	820	(20)	-	-	-	-	-	-	-	800
Total Equity	-	-	-	820	13,285	-	-	-	-	-	-	-	14,105
Total Expense	-	-	-	820	13,285	-	-	-	-	-	-	-	14,105
Reserve Net Total	\$2,003	\$2,001	\$2,001	\$1,181	(\$11,284)	\$2,001	-	-	-	-	-	-	(\$2,097)
Net Total	\$1,151	\$6,463	\$8,794	(\$1,659)	(\$7,324)	\$7,987	-	-	-	-	-	-	\$15,412

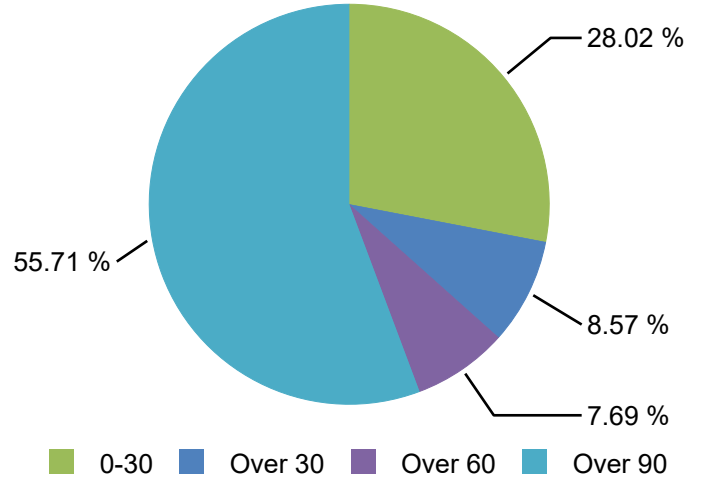
The Tannery Master Association

AR Aging - 6/30/2024

SUMMARY

Charge	Balance
Collection Referral (4)	\$1,150.00
Interest (5)	\$750.46
Late Charge (20)	\$1,870.69
Mailed Payment Reminder (15)	\$380.00
Monthly Assessment (21)	\$15,795.67
Past Due (4)	\$518.33
Total	\$20,465.15

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	\$359.04	\$356.14	\$353.25	\$4,359.07	\$5,427.50
C23623283 - 1330 4th Street - Hipolito Coll Status: With Attorney/Collection Coll Attorney: UNITED TRUSTEE SERVICES 925-855-8554	\$327.52	\$324.88	\$322.24	\$4,008.60	\$4,983.24
C23623146 - 714 Gilman Street - Reader Coll Status: With Attorney/Collection Coll Attorney: UNITED TRUSTEE SERVICES 925-855-8554	\$452.02	\$448.10	\$444.19	\$2,314.85	\$3,659.16
C23623233 - 1300 4th Street - Chow Coll Status: With Attorney/Collection Coll Attorney: UNITED TRUSTEE SERVICES 925-855-8554	\$365.36	\$612.13	\$408.89	\$718.99	\$2,105.37
C23623106 - 1332 4th Street #N - Jolish Latham LLC	\$385.23	-	-	-	\$385.23
C23623095 - 1332 4th Street #K - Jolish Latham LLC	\$341.84	-	-	-	\$341.84
C23623098 - 1332 4th Street #L - Jolish Latham LLC	\$338.91	-	-	-	\$338.91
C23623126 - 706 Gilman Street - Chabra	\$230.44	\$12.59	\$45.94	-	\$288.97
C23623102 - 1332 4th Street #M - Jolish Latham LLC	\$273.46	-	-	-	\$273.46
C23623086 - 1332 4th Street #H - Jolish Latham LLC	\$270.91	-	-	-	\$270.91
C23623081 - 1332 4th Street #G - Jolish Latham LLC	\$270.18	-	-	-	\$270.18
C23623091 - 1332 4th Street #J - Jolish Latham LLC	\$268.70	-	-	-	\$268.70
C23623078 - 1332 4th Street #F - Jolish Latham LLC	\$265.69	-	-	-	\$265.69
C23623089 - 1332 4th Street #I - Jolish Latham LLC	\$263.91	-	-	-	\$263.91

(*** indicates previous owners)

The Tannery Master Association

AR Aging - 6/30/2024

Property	0-30	Over 30	Over 60	Over 90	Balance
C23623075 - 1332 4th Street #E - Jolish Latham LLC	\$263.62	-	-	-	\$263.62
C23623292 - 1332 4th Street #B - Jolish Latham LLC	\$213.35	-	-	-	\$213.35
C23623069 - 1332 4th Street #C - Jolish Latham LLC	\$213.35	-	-	-	\$213.35
C23623110 - 1332 4th Street #O - Jolish Latham LLC	\$212.33	-	-	-	\$212.33
C23623072 - 1332 4th Street #D - Jolish Latham LLC	\$208.96	-	-	-	\$208.96
C23623288 - 1332 4th Street #A - Jolish Latham LLC	\$208.56	-	-	-	\$208.56
C23623281 - 1328 4th Street - Castence	\$1.91	-	-	-	\$1.91
Total:	\$5,735.29	\$1,753.84	\$1,574.51	\$11,401.51	\$20,465.15
Property Count:	21	5	5	4	

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

The Tannery Master Association

Pre Paid Homeowners For 6/30/2024

Account	Property	Owner Name	Credit Amount
C23623122	704 Gilman Street	Raj Chabra	606.11
C23623265	1320 4th Street	Rico Loverde	294.18
C23623152	718 Gilman Street	Linda Wallgren	289.63
C23623247	1312 4th Street	Divyang Sheth	133.21
C23623267	1322 4th Street	Hollyvale Rental Holdings	33.32
C23623112	700 Gilman Street	Shoh LLC	.79
C23623117	702 Gilman Street	Shoh LLC	.63
Total			1,357.87

(** indicates previous owners)

The Tannery Master Association

Ownership Transfers for 6/1/2024 - 6/30/2024

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

Cash Disbursement - 6/30/2024

Date	CheckNo	Description	Amount
10100 - 10100 FCB Ops Checking			
6/4/2024	Misc Check 50017 - Storage	BRIDGE STORAGE - Storage Space Acct # Bridge236	59.00
			59.00
6/4/2024	Check 330 50035 - Community Management Contract - Management Fee JUN	LINDA WALLGREN Inv # 616951	1,100.00
			1,100.00
6/4/2024	Check 331 55017 - Recycling - Recycling JUN	JESUS CASTRENCE Inv # 616994	200.00
			200.00
6/6/2024	Auto Draft 55015 - Water - Fire Line - 94943203880 3/14-5/14	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT Inv # 3/14-5/14	1,052.78
			1,052.78
6/6/2024	Auto Draft 55014 - Water - Common Area - 52234100001 3/29-5/29	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT Inv # 3/29-5/29	2,185.68
			2,185.68
6/7/2024	Auto Draft 50030 - Financial Management Contract - Monthly Bookkeeping	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 622099	487.00
			487.00
6/10/2024	Auto Draft 20999 - Accounts Payable - CFM - A/R & Delinquencies 50012 - Postage - CPA Postage 50012 - Postage - Postage 50014 - Copies & Printing - CPA Copies 50034 - Misc. Financial Services - Supplies/Mailings CPA Financial	CFM - CONDOMINIUM FINANCIAL MGMT Inv # 603041	798.16
			396.84
			94.05
			45.27
			162.00
			100.00
6/13/2024	Auto Draft 55012 - Gas & Electricity - 9652627712-2 4/24-5/22	PG&E Inv # MAY2024-7712	10.27
			10.27
6/15/2024	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
		Total	7,892.89

12020 - 12020 Wells Fargo Reserve Checking

6/6/2024	Check 2366 36000 - Asphalt - R: Concrete Slab, Asphalt Border	Rodas Brothers Engineering Construction Inv # 5172	13,305.00
			13,305.00
6/18/2024	Transfer Out 10100 - FCB Operating - Transfer from 12020 Wells Fargo Reserve Checking - Res payback ops/FTB Refund	Transfer to 10100 FCB Ops Checking - Res payback ops/FTB Refund	20.00
			20.00
		Total	13,325.00

The Tannery Master Association

AP Aging by Fund for Ending Date: 6/30/2024

Provider	Current	Over 30	Over 60	Over 90	Total
Operating					
CFM - CONDOMINIUM FINANCIAL MGMT Acct # MgtC-Extras Inv # 647751 6/30/2024 - A/R & Delinquencies - Accounts Payable - CFM	745.13	0.00	0.00	0.00	745.13
PG&E Acct # PG&E-236 Inv # JUN2024 6/30/2024 - 9652627712-2 5/23- 6/23 - Gas & Electricity	11.32	0.00	0.00	0.00	11.32
Total	756.45	0.00	0.00	0.00	756.45

The Tannery Master Association

GL Trial Balance For 6/1/2024 - 6/30/2024

	Beginning Balance	Current Debit	Current Credit	Ending Balance
10100 - FCB Operating	40,660.94	14,985.34	9,462.07	46,184.21

Date	Description	Debit	Credit	Type
06/01/2024	Batched Credit Distribution	1,569.18	1,569.18	Credit Distribution
06/03/2024	Batched Check	980.15	-	Owner Payment
06/04/2024	616994 - JESUS CASTRENCE - Recycling JUN	-	200.00	Invoice
06/04/2024	616951 - LINDA WALLGREN - Management Fee JUN	-	1,100.00	Invoice
06/04/2024	Bridge236 - BRIDGE STORAGE - Storage Space	-	59.00	Invoice
06/06/2024	3/14-5/14 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 3/14-5/14	-	1,052.78	Invoice
06/06/2024	3/29-5/29 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 3/29-5/29	-	2,185.68	Invoice
06/07/2024	Batched Check	923.05	-	Owner Payment
06/07/2024	622099 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping	-	487.00	Invoice
06/08/2024	Batched ACH	10,070.23	-	Owner Payment
06/10/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - CPA Postage	-	94.05	Invoice
06/10/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	-	45.27	Invoice
06/10/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - Supplies/Mailings CPA Financial	-	100.00	Invoice
06/10/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - CPA Copies	-	162.00	Invoice
06/10/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies	-	396.84	Invoice
06/11/2024	Batched Check	574.74	-	Owner Payment
06/13/2024	MAY2024-7712 - PG&E - 9652627712-2 4/24-5/22	-	10.27	Invoice
06/15/2024	Transfer to 12020 Wells Fargo Reserve Checking	-	2,000.00	Transfer
06/18/2024	Transfer from 12020 Wells Fargo Reserve Checking - Res payback ops/FTB Refund	20.00	-	Transfer
06/26/2024	Check	289.63	-	Owner Payment
06/28/2024	June Interest	1.87	-	GL Entry
06/28/2024	Batched Check	556.49	-	Owner Payment

10300 - Owners' Accounts Receivable	14,970.68	19,450.99	13,956.52	20,465.15
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Date	Description	Debit	Credit	Type
06/01/2024	Batched Monthly Assessment	18,635.99	-	Owner Charge
06/01/2024	Batched Credit Distribution	-	1,569.18	Credit Distribution
06/02/2024	Batched Interest	111.05	-	Owner Charge
06/03/2024	Batched Check	-	946.83	Owner Payment
06/06/2024	Mailed Payment Reminder -	20.00	-	Owner Charge
06/07/2024	Batched Check	-	921.63	Owner Payment
06/08/2024	Batched ACH	-	10,070.23	Owner Payment

The Tannery Master Association

GL Trial Balance For 6/1/2024 - 6/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10300 - Owners' Accounts Receivable		14,970.68	19,450.99	13,956.52	20,465.15
Date	Description		Debit	Credit	Type
06/11/2024	Check		-	319.55	Owner Payment
06/17/2024	Batched Late Charge		483.95	-	Owner Charge
06/19/2024	Batched Mailed Payment Reminder -		200.00	-	Owner Charge
06/28/2024	Batched Check		-	129.10	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		1,888.66	-	944.33	944.33
Date	Description		Debit	Credit	Type
06/22/2024	Monthly Gen'l Liability Ins Exp		-	944.33	GL Entry
10509 - D&O Policy 7/22/23-24		450.34	-	225.17	225.17
Date	Description		Debit	Credit	Type
06/22/2024	Monthly D&O Insurance Exp		-	225.17	GL Entry
10510 - Property Policy 7/22/23-24		10,096.66	-	5,048.33	5,048.33
Date	Description		Debit	Credit	Type
06/22/2024	Monthly Insurance Expense		-	5,048.33	GL Entry
10511 - Umbrella Policy 7/22/23-24		209.84	-	104.92	104.92
Date	Description		Debit	Credit	Type
06/22/2024	Monthly Umbrella Ins Exp		-	104.92	GL Entry
10513 - Crime Policy 7/22/23-24		135.16	-	67.58	67.58
Date	Description		Debit	Credit	Type
06/27/2024	Monthly Crime Ins Exp		-	67.58	GL Entry

The Tannery Master Association

GL Trial Balance For 6/1/2024 - 6/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10514 - Equipment Policy 7/22/23-24		382.50	-	191.25	191.25
Date	Description		Debit	Credit	Type
06/22/2024	Monthly Equipment Ins Exp		-	191.25	GL Entry
12020 - Wells Fargo Reserve Checking		126,439.84	2,000.97	13,325.00	115,115.81
Date	Description		Debit	Credit	Type
06/01/2024	June Interest		.97	-	GL Entry
06/06/2024	5172 - Rodas Brothers Engineering Construction - R: Concrete Slab, Asphalt Border		-	13,305.00	Invoice
06/15/2024	Transfer from 10100 FCB Ops Checking		2,000.00	-	Transfer
06/18/2024	Transfer to 10100 FCB Ops Checking - Res payback ops/FTB Refund		-	20.00	Transfer
12090 - Reserve Receivable		20.00	40.00	20.00	40.00
Date	Description		Debit	Credit	Type
06/18/2024	Res payback ops/FTB Refund		-	20.00	GL Entry
06/30/2024	To correct backwards entry payback for FTB refund		40.00	-	GL Entry
20000 - Prepaid Assessments		-1,920.10	1,569.18	1,006.95	-1,357.87
Date	Description		Debit	Credit	Type
06/01/2024	Batched Credit Distribution		1,569.18	-	Credit Distribution
06/03/2024	Check		-	33.32	Owner Payment
06/07/2024	Batched Check		-	1.42	Owner Payment
06/11/2024	Check		-	255.19	Owner Payment
06/26/2024	Check		-	289.63	Owner Payment
06/28/2024	Batched Check		-	427.39	Owner Payment
20210 - Accounts Payable		-17,351.89	19,197.89	2,602.45	-756.45
Date	Description		Debit	Credit	Type
06/01/2024	616951 - LINDA WALLGREN - Management Fee JUN		-	1,100.00	Invoice
06/01/2024	616994 - JESUS CASTRENCE - Recycling JUN		-	200.00	Invoice
06/04/2024	616951 - LINDA WALLGREN - Management Fee JUN		1,100.00	-	Invoice
06/04/2024	616994 - JESUS CASTRENCE - Recycling JUN		200.00	-	Invoice
06/04/2024	Batched Bridge236 - BRIDGE STORAGE - Storage Space		59.00	59.00	Invoice
06/06/2024	5172 - Rodas Brothers Engineering Construction - R: Concrete Slab, Asphalt Border		13,305.00	-	Invoice
06/06/2024	3/14-5/14 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 94943203880 3/14-5/14		1,052.78	-	Invoice

The Tannery Master Association

GL Trial Balance For 6/1/2024 - 6/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20210 - Accounts Payable		-17,351.89	19,197.89	2,602.45	-756.45
Date	Description		Debit	Credit	Type
06/06/2024	3/29-5/29 - EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT - 52234100001 3/29-5/29		2,185.68	-	Invoice
06/07/2024	Batched 622099 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping		487.00	487.00	Invoice
06/10/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage		45.27	-	Invoice
06/10/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - CPA Copies		162.00	-	Invoice
06/10/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - Supplies/Mailings CPA Financial		100.00	-	Invoice
06/10/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - CPA Postage		94.05	-	Invoice
06/10/2024	603041 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies		396.84	-	Invoice
06/13/2024	MAY2024-7712 - PG&E - 9652627712-2 4/24-5/22		10.27	-	Invoice
06/30/2024	JUN2024 - PG&E - 9652627712-2 5/23-6/23		-	11.32	Invoice
06/30/2024	647751 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage		-	31.18	Invoice
06/30/2024	647751 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies		-	713.95	Invoice
20220 - Accrued Operating Expense		-1,410.00	20.00	2,293.00	-3,683.00
Date	Description		Debit	Credit	Type
06/01/2024	June Landscape		-	550.00	GL Entry
06/01/2024	EST 20% Gilman Grill Water		-	168.00	GL Entry
06/18/2024	Res payback ops/FTB Refund		20.00	-	GL Entry
06/30/2024	Est June Water Common Area		-	1,050.00	GL Entry
06/30/2024	Est June Fire Line		-	525.00	GL Entry
20255 - Due to Reserves		0.00	-	40.00	-40.00
Date	Description		Debit	Credit	Type
06/30/2024	To correct backwards entry payback for FTB refund		-	40.00	GL Entry
20999 - Accounts Payable - CFM		0.00	713.95	703.95	10.00
Date	Description		Debit	Credit	Type
06/06/2024	Mailed Payment Reminder -		-	20.00	Owner Charge
06/17/2024	Batched Late Charge		-	483.95	Owner Charge
06/19/2024	Batched Mailed Payment Reminder -		-	200.00	Owner Charge
06/30/2024	647751 - CFM - CONDOMINIUM FINANCIAL MGMT - A/R & Delinquencies		713.95	-	Invoice

The Tannery Master Association

GL Trial Balance For 6/1/2024 - 6/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
35700 - Current Reserve Funding		-10,000.00	-	2,000.00	-12,000.00
Date	Description		Debit	Credit	Type
06/15/2024	Monthly Reserve Contribution		-	2,000.00	GL Entry
35710 - Reserve Interest Earned		-7.37	-	0.97	-8.34
Date	Description		Debit	Credit	Type
06/01/2024	June Interest		-	.97	GL Entry
36000 - Asphalt		13,305.00	-	-	13,305.00
Date	Description		Debit	Credit	Type
36998 - State & Federal Taxes		800.00	-	-	800.00
Date	Description		Debit	Credit	Type
37010 - Prior Year Fund Balance		-159,229.20	-	-	-159,229.20
Date	Description		Debit	Credit	Type
41010 - Owners' Assessments		-93,179.95	-	18,635.99	-111,815.94
Date	Description		Debit	Credit	Type
06/01/2024	Batched Monthly Assessment		-	18,635.99	Owner Charge
41040 - Interest Billed		-417.91	-	111.05	-528.96
Date	Description		Debit	Credit	Type
06/02/2024	Batched Interest		-	111.05	Owner Charge
41060 - Operating Interest Earned		-10.29	-	1.87	-12.16
Date	Description		Debit	Credit	Type
06/28/2024	June Interest		-	1.87	GL Entry
43949 - Utility Credits		-55.17	-	-	-55.17
Date	Description		Debit	Credit	Type

The Tannery Master Association

GL Trial Balance For 6/1/2024 - 6/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
49010 - (Current Reserve Funding)	10,000.00	2,000.00	-	12,000.00
Date	Description	Debit	Credit	Type
06/15/2024	Monthly Reserve Contribution	2,000.00	-	GL Entry
50005 - Equipment Insurance	956.25	191.25	-	1,147.50
Date	Description	Debit	Credit	Type
06/22/2024	Monthly Equipment Ins Exp	191.25	-	GL Entry
50006 - Gen'l Liability Insurance	4,721.65	944.33	-	5,665.98
Date	Description	Debit	Credit	Type
06/22/2024	Monthly Gen'l Liability Ins Exp	944.33	-	GL Entry
50007 - Umbrella Insurance	524.60	104.92	-	629.52
Date	Description	Debit	Credit	Type
06/22/2024	Monthly Umbrella Ins Exp	104.92	-	GL Entry
50008 - Crime Insurance	330.90	67.58	-	398.48
Date	Description	Debit	Credit	Type
06/27/2024	Monthly Crime Ins Exp	67.58	-	GL Entry
50009 - D&O Insurance	1,125.85	225.17	-	1,351.02
Date	Description	Debit	Credit	Type
06/22/2024	Monthly D&O Insurance Exp	225.17	-	GL Entry
50010 - Property Insurance	25,241.65	5,048.33	-	30,289.98
Date	Description	Debit	Credit	Type
06/22/2024	Monthly Insurance Expense	5,048.33	-	GL Entry
50012 - Postage	271.30	31.18	-	302.48
Date	Description	Debit	Credit	Type
06/30/2024	647751 - CFM - CONDOMINIUM FINANCIAL MGMT - Postage	31.18	-	Invoice
50014 - Copies & Printing	164.80	-	-	164.80
Date	Description	Debit	Credit	Type

The Tannery Master Association

GL Trial Balance For 6/1/2024 - 6/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
50014 - Copies & Printing		164.80	-	-	164.80
Date	Description		Debit	Credit	Type
50017 - Storage		295.00	59.00	-	354.00
Date	Description		Debit	Credit	Type
06/04/2024	Bridge236 - BRIDGE STORAGE - Storage Space		59.00	-	Invoice
50022 - CPA Services		1,800.00	-	-	1,800.00
Date	Description		Debit	Credit	Type
50030 - Financial Management Contract		2,435.00	487.00	-	2,922.00
Date	Description		Debit	Credit	Type
06/07/2024	622099 - CFM - CONDOMINIUM FINANCIAL MGMT - Monthly Bookkeeping		487.00	-	Invoice
50034 - Misc. Financial Services		550.00	-	-	550.00
Date	Description		Debit	Credit	Type
50035 - Community Management Contract		5,500.00	1,100.00	-	6,600.00
Date	Description		Debit	Credit	Type
06/01/2024	616951 - LINDA WALLGREN - Management Fee JUN		1,100.00	-	Invoice
50090 - Administrative Incidentals		253.56	-	-	253.56
Date	Description		Debit	Credit	Type
51014 - Common Area Maintenance		613.88	-	-	613.88
Date	Description		Debit	Credit	Type
51210 - Landscape Maintenance		3,319.41	550.00	-	3,869.41
Date	Description		Debit	Credit	Type
06/01/2024	June Landscape		550.00	-	GL Entry

The Tannery Master Association

GL Trial Balance For 6/1/2024 - 6/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
54030 - Fire Alarm Monitoring		2,421.64	-	-	2,421.64
Date	Description		Debit	Credit	Type
55012 - Gas & Electricity		54.39	11.32	-	65.71
Date	Description		Debit	Credit	Type
06/30/2024	JUN2024 - PG&E - 9652627712-2 5/23-6/23		11.32	-	Invoice
55013 - Water - 20% Reimb Gilman Grill		393.17	168.00	-	561.17
Date	Description		Debit	Credit	Type
06/01/2024	EST 20% Gilman Grill Water		168.00	-	GL Entry
55014 - Water - Common Area		5,753.19	1,050.00	-	6,803.19
Date	Description		Debit	Credit	Type
06/30/2024	Est June Water Common Area		1,050.00	-	GL Entry
55015 - Water - Fire Line		2,105.56	525.00	-	2,630.56
Date	Description		Debit	Credit	Type
06/30/2024	Est June Fire Line		525.00	-	GL Entry
55016 - Garbage		12,308.37	-	-	12,308.37
Date	Description		Debit	Credit	Type
55017 - Recycling		1,000.00	200.00	-	1,200.00
Date	Description		Debit	Credit	Type
06/01/2024	616994 - JESUS CASTRENCE - Recycling JUN		200.00	-	Invoice
Net Total		0.00	70,741.40	70,741.40	0.00

The Tannery Master Association

Bank Account Reconciliation for Period 6/30/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
10100 FCB Ops Checking	46,377.22	-193.01	46,184.21	46,184.21	Balanced
12020 Wells Fargo Reserve Checking	115,115.81	0.00	115,115.81	115,115.81	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
4/18/2024	JESUS CASTRENCE	321	-200.00
5/17/2024	PG&E		-10.60
5/17/2024	Utility Credit		55.17
6/13/2024	PG&E		-10.27
Total 10100 FCB Ops Checking			-193.01

Reconciled Items

The Tannery Master Association

Bank Account Reconciliation for Period 6/30/2024

Date	Description	Check No	Amount
10100 FCB Ops Checking			
6/3/2024	Lockbox Deposit - CIT		980.15
6/7/2024	Lockbox Deposit - CIT		923.05
6/8/2024	OwnerDraft Deposit	ACH	10,070.23
6/11/2024	Lockbox Deposit - CIT		574.74
6/18/2024	Transfer from 12020 Wells Fargo Reserve Checking - Res payback ops/FTB Refund		20.00
6/26/2024	Lockbox Deposit - CIT		289.63
6/28/2024	June Interest		1.87
6/28/2024	Lockbox Deposit - CIT		556.49
4/4/2024	JESUS CASTRENCE	315	-200.00
4/23/2024	JESUS CASTRENCE	323	-200.00
5/1/2024	JESUS CASTRENCE	326	-200.00
5/21/2024	LINDA WALLGREN	329	-163.53
6/4/2024	LINDA WALLGREN	330	-1,100.00
6/4/2024	JESUS CASTRENCE	331	-200.00
6/4/2024	BRIDGE STORAGE - Storage Space		-59.00
6/6/2024	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT		-1,052.78
6/6/2024	EBMUD - EAST BAY MUNICIPAL UTILITY DISTRICT		-2,185.68
6/7/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-487.00
6/10/2024	CFM - CONDOMINIUM FINANCIAL MGMT		-798.16
6/15/2024	Transfer to 12020 Wells Fargo Reserve Checking		-2,000.00
Total 10100 FCB Ops Checking			4,770.01

12020 Wells Fargo Reserve Checking

6/1/2024	June Interest		0.97
6/15/2024	Transfer from 10100 FCB Ops Checking		2,000.00
6/6/2024	Rodas Brothers Engineering Construction	2366	-13,305.00
6/18/2024	Transfer to 10100 FCB Ops Checking - Res payback ops/FTB Refund		-20.00
Total 12020 Wells Fargo Reserve Checking			-11,324.03



999-00000-000000

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

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

*******0383 - CAB INTEREST CHECKING**

Beginning Balance	\$41,607.21	Average Daily Balance	\$45,533.54
Total Deposits	\$13,476.51	Year-To-Date Interest Paid	\$6.68
Total Withdrawals	\$8,708.37	Days in Statement Period	30
Interest Paid	\$1.87	Annual Percentage Yield Earned	0.05%
Ending Balance	\$46,377.22		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
06/03	LOCKBOX DEPOSIT	\$980.15
06/07	LOCKBOX DEPOSIT	\$923.05
06/11	THE TANNERY MAST L250755 943322368 -SETT-A228SFTP5	\$10,070.23
06/11	LOCKBOX DEPOSIT	\$574.74
06/20	PIN RET AMAZON.COM 7071 061824 AMAZON.COM SEATTLE WA 1GND5VVXRFQ	\$31.11
06/21	THE TANNERY MAST L252708 943322368 -SETT-A228SFTP5	\$20.00
06/21	PIN RET AMAZON.COM 7071 062124 AMAZON.COM SEATTLE WA 6285QRMCIYDR	\$19.83
06/21	PIN RET AMAZON.COM 7071 062124 AMAZON.COM SEATTLE WA 235E2MX06OR6	\$11.28
06/26	LOCKBOX DEPOSIT	\$289.63
06/28	LOCKBOX DEPOSIT	\$556.49
06/28	INTEREST PYMT	\$1.87

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	\$	46,377	22
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
06/04	BRIDGE STORAGE & 5102333348 LINDA WALLGREN	\$59.00
06/07	EBMUD WATER BILL THE TANNERY MASTER ASS #####203880	\$1,052.78
06/11	CONDOMINIUM FINA L250657 THE TANNERY MASTER ASS OCCFM24020	\$1,285.16
06/13	PIN PUR AMAZON.COM 7071 061324 AMAZON.COM SEATTLE WA 27WYTN6H7JXH	\$11.28
06/13	PIN PUR AMAZON.COM 7071 061324 AMAZON.COM SEATTLE WA 3ZUVY6BHFF2C	\$19.83
06/13	PIN PUR AMAZON.COM 7071 061224 AMAZON.COM SEATTLE WA 2OY6TOVF7TTW	\$31.11
06/18	THE TANNERY MAST L252181 943322368 -SETT-A228SFTP5	\$2,000.00
06/21	EBMUD WATER BILL THE TANNERY LIMITED NU #####100001	\$2,185.68

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
06/12	315	\$200.00	06/06	329 *	\$163.53
06/12	323 *	\$200.00	06/06	330	\$1,100.00
06/12	326 *	\$200.00	06/12	331	\$200.00

* Skip in check sequence

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

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

JESUS CASTRENCE
1228 FOURTH STREET
BERKELEY, CA 94710

MEMO Invoiced: 642369

*0000000315# 41040028944 305740383#

Jack Ewing

Ck #: 315 06/12/2024 Amt: \$200.00

Check # 315, Date 06/12/2024, Amt \$200.00. Includes MICR line and mobile deposit instructions. Handwritten note: "For Mobile 06/12/24".

Ck #: 315 06/12/2024 Amt: \$200.00

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

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

JESUS CASTRENCE
1228 FOURTH STREET
BERKELEY, CA 94710

MEMO Invoiced: 640251

*0000000323# 41040028944 305740383#

Jack Ewing

Ck #: 323 06/12/2024 Amt: \$200.00

Check # 323, Date 06/12/2024, Amt \$200.00. Includes MICR line and mobile deposit instructions. Handwritten note: "For Mobile 06/12/24".

Ck #: 323 06/12/2024 Amt: \$200.00

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

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

JESUS CASTRENCE
1228 FOURTH STREET
BERKELEY, CA 94710

MEMO Invoiced: 678348

*0000000325# 41040028944 305740383#

Jack Ewing

Ck #: 326 06/12/2024 Amt: \$200.00

Check # 326, Date 06/12/2024, Amt \$200.00. Includes MICR line and mobile deposit instructions. Handwritten note: "For Mobile 06/12/24".

Ck #: 326 06/12/2024 Amt: \$200.00

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

PAY TO THE ORDER OF: LINDA WALLOREN \$163.53
One Hundred Sixty-Three Dollars and 53/100

LINDA WALLOREN
718 OLMAN STREET
BERKELEY, CA 94710

MEMO Invoiced: APR-REMB

*0000000327# 41040028944 305740383#

Jack Ewing

Ck #: 329 06/06/2024 Amt: \$163.53

Check # 329, Date 06/06/2024, Amt \$163.53. Includes MICR line, mobile deposit instructions, and date stamp. Handwritten note: "For Mobile 06/06/24".

Ck #: 329 06/06/2024 Amt: \$163.53

The Tannery Master Association
80 Mayhew Way
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 OLMAN STREET
BERKELEY, CA 94710

MEMO Invoiced: 616851

*0000000330# 41040028944 305740383#

Jack Ewing

Ck #: 330 06/06/2024 Amt: \$1,100.00

Check # 330, Date 06/06/2024, Amt \$1,100.00. Includes MICR line, mobile deposit instructions, and date stamp. Handwritten note: "For Mobile 06/06/24".

Ck #: 330 06/06/2024 Amt: \$1,100.00

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

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

JESUS CASTRENCE
1228 FOURTH STREET
BERKELEY, CA 94710

MEMO Invoiced: 616994

*0000000331# 41040028944 305740383#

Jack Ewing

Ck #: 331 06/12/2024 Amt: \$200.00

Check # 331, Date 06/12/2024, Amt \$200.00. Includes MICR line and mobile deposit instructions. Handwritten note: "For Mobile 06/12/24".

Ck #: 331 06/12/2024 Amt: \$200.00

Business Market Rate Savings

June 30, 2024 ■ Page 1 of 4



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

Questions?

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

We accept all relay calls, including 711

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

En español: 1-877-337-7454

Online: 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 6/1	\$126,439.84
Deposits/Credits	2,000.97
Withdrawals/Debits	- 13,325.00
Ending balance on 6/30	\$115,115.81

Account number: 5450081772

TANNERY MASTER ASSOCIATION II

California account terms and conditions apply

For Direct Deposit use

Routing Number (RTN): 121042882

For Wire Transfers use

Routing Number (RTN): 121000248

Interest summary

Interest paid this statement	\$0.97
Average collected balance	\$118,429.84
Annual percentage yield earned	0.01%
Interest earned this statement period	\$0.97
Interest paid this year	\$8.34

Transaction history

<i>Date</i>	<i>Check Number</i>	<i>Description</i>	<i>Deposits/ Credits</i>	<i>Withdrawals/ Debits</i>	<i>Ending daily balance</i>
6/11	2366	Check		13,305.00	113,134.84
6/18		The Tannery Mast L252181 240617 L252181 The Tannery Master Ass	2,000.00		115,134.84



Transaction history(continued)

Date	Check Number	Description	Deposits/ Credits	Withdrawals/ Debits	Ending daily balance
6/21	<	Business to Business ACH Debit - The Tannery Mast L252708 240620 L252708 The Tannery Master Ass		20.00	115,114.84
6/28		Interest Payment	0.97		115,115.81
Ending balance on 6/30					115,115.81
Totals			\$2,000.97	\$13,325.00	

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.

< Business to Business ACH: If this is a business account, this transaction has a return time frame of one business day from post date. This time frame does not apply to consumer accounts.

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

Number	Date	Amount
2366	6/11	13,305.00

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 wells Fargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 06/01/2024 - 06/30/2024	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	\$113,134.84 <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.

VC/VC

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

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

July 2, 2024

Acct#: CZ36223233
 TS No.: 2024-07419

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 7/1/24
Sub Total	2,409.29	28.93	679.00	176.30	\$3,293.52
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total	2,409.29	28.93	679.00	176.30	\$3,293.52

Unit Address

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

Current Stage: Pre-Lien Stage
Last Scheduled Action: Pre-Lien Letter Sent
Date Last Action Taken: 7/01/2024
Next Scheduled Action: Wait to receive signed NODA ATR

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

06/07/2024 Requested the signed NODA ATR

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

Acct#: C23623146
 TS No.: 2024-07282

	Assessments/Charges	Interest	Fees	Costs	Balance Due
					Last Updated: 7/1/24
Sub Total	3,912.08	255.48	1,470.00	679.60	\$6,317.16
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total	3,912.08	255.48	1,470.00	679.60	\$6,317.16

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

Marquis, Yvette
3915 Oakmore Ave
Oakland, Ca 94602

Reader Jr, Robert
3915 Oakmore Ave
Oakland, Ca 94602

Current Stage: NODA Lien Stage
Last Scheduled Action: Lien Recorded
Date Last Action Taken: 6/26/2024
Next Scheduled Action: Wait for Expiration of Time under Lien Letter

07/01/2024 Called owner back, he stated he sent me an email back in March, advised him we never receives it, I sent him an email to respond to, he forwarded me the emails, but we did not receive them. the HOA did waive fees back in 2023 but he did not make the payment they then sent him to us March 2024 after that show was last payment he made, he will look into it and email me back

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

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

06/26/2024 PREPARED: 'Lien Letter'

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

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

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

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

06/07/2024 Requested the signed NODA ATR

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

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

July 2, 2024

	Assessments/Charges	Interest	Fees	Costs	Balance Due
Sub Total	6,321.37	284.41	2,149.00	855.90	\$9,610.68
Payments/Credits	0.00	0.00	0.00	0.00	\$0.00
Grand Total for Report	6,321.37	284.41	2,149.00	855.90	\$9,610.68

Total Amount Collected for All Accounts

Year	Month	Amount
2021		\$6,624.00
2022		\$18,444.84
2024	January	\$5,456.13
2024	June	\$15,287.45
Total Amount Collected for 2024:		\$20,743.58
Grand Total:		\$45,812.42

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