



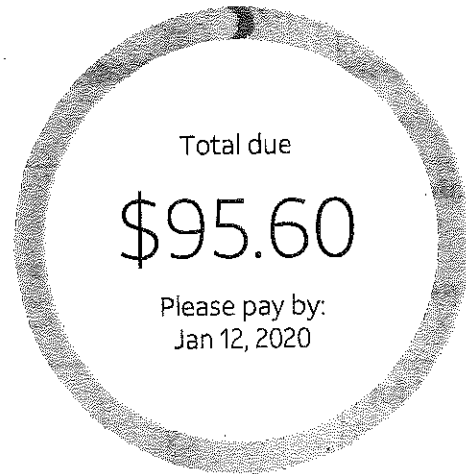
FRANCESCA ASSOCIATION
 ATTN: HILL AND COMPANY
 1700 JACKSON ST
 SAN FRANCISCO, CA 94109-2918

Page: 1 of 4
 Issue Date: Dec 17, 2019
 Account Number: 287283516288
 Foundation Account: 08092672
 Invoice: 287283516288X12252019

Go paperless! Review and pay your bill digitally. We'll even send you an email or text when it's ready. Go to att.com/paperless to sign up now.

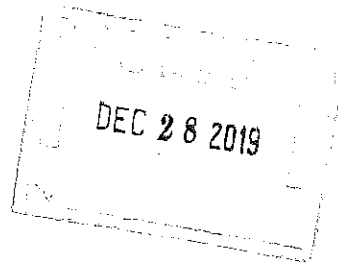
AutoPay: Set up automatic payments that you can update whenever you want. Go to att.com/autopay today.

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to att.com/myatt to sign in or sign up.



Account summary

Your last bill	\$95.60
Payment, Dec 18 - Thank you!	-\$95.60
Remaining balance	\$0.00



Service summary

Account charges <i>Page 2</i>	\$1.10
Wireless <i>Page 2</i>	\$94.50
Total services	\$95.60

PROP CODE	FRANCE		VC	att mob	
AC	7078	\$	95.60	AC	\$
AC		\$		AC	\$
OPS	RES	SA	LIT	INS.CL	OTHER
RATE	11/17/20		CHECK # 2205		

Total due **\$95.60**
 Please pay by Jan 12, 2020

Ways to pay and manage your account:

myAT&T app
 iPhone and Android

att.com/pay

Call 611 or
 800.331.0500
 TTY: 866.241.6567



Service activity

Account charges

Activity since last bill		Nov 18 - Dec 17	
1. Late Payment Charge	Dec 17	\$1.02	< One-time charge
Government taxes & fees			
2. City Utility Users Tax		\$0.08	
Total for Account charges		\$1.10	

Wireless

Number	Page	Activity since last bill	Monthly charges	Surcharges & fees	Government taxes & fees	Total
Group 1		-	\$35.00	\$1.23	\$1.90	\$38.13
415.433.7608	3	\$0.00	\$46.67	\$4.51	\$5.19	\$56.37
Total		\$0.00	\$81.67	\$5.74	\$7.09	\$94.50

Group 1
1 Device

Monthly charges		Dec 18 - Jan 17	
1. Mobile Share Advantage 2GB		\$35.00	
Surcharges & fees			
2. Federal Universal Service Charge		\$1.20	
3. State Public Utility Surcharge		\$0.03	
Government taxes & fees			
4. CA Advanced Services Fund (CASF)		\$0.03	
5. CHCF A		\$0.03	
6. City Utility Users Tax		\$1.21	
7. Relay Service Device Fund		\$0.05	
8. State 911 Tax		\$0.07	
9. Teleconnect Fund		\$0.07	
10. Universal Lifeline		\$0.44	
Total for Group 1		\$38.13	

Group 1 continues...





...Group 1 continued

Shared usage summary (Nov 18 - Dec 17)

Number	User	Data (GB)	Text	Talk
415.433.7608	KEITH WHITEMAN	0.14	47	937
Total usage		0.14	47	937
Included in plan		2.00	unlimited	unlimited
*Rollover available through Dec 17: 1.61GB		0.00		
Rollover available starting Dec 18		1.87		

Usage is rounded up based on your plan. For more details on your Shared usage summary, visit att.com/myatt.
 *Unused Rollover Data expires after 1 billing period or when you change your plan or account.

Phone, 415.433.7608
 KEITH WHITEMAN

Activity since last bill Nov 18 - Dec 17

Other Activity			
1. Directory assistance credit	Dec 04	-\$3.98	< One-time credit
2. Directory assistance 2 calls at \$1.99 per call		\$3.98	< Usage

Monthly charges Dec 18 - Jan 17

3. Access for iPhone 4G LTE w/ Visual Voicemail	\$40.00
4. Discount for Access	-\$20.00
5. IPHONE 8 PLUS 64GB SILVER - Installment 21 of 30	\$26.67

Surcharges & fees

6. Administrative Fee	\$1.99
7. Federal Universal Service Charge	\$0.99
8. Property Tax Allotment	\$0.26
9. Regulatory Cost Recovery Charge	\$1.25
10. State Public Utility Surcharge	\$0.02

Government taxes & fees

11. CA Advanced Services Fund (CASF)	\$0.03
12. CHCF A	\$0.02
13. City Utility Users Tax	\$0.98
14. Local Wireless 911 Surcharge	\$3.64
15. Relay Service Device Fund	\$0.04
16. State 911 Tax	\$0.06
17. Teleconnect Fund	\$0.06
18. Universal Lifeline	\$0.36

Total for 415.433.7608 \$56.37

Total for Wireless \$94.50

Usage summary

Talk	Used
Shared Minutes (unlimited)	937
Text	Used
Shared Messaging (unlimited)	47
Data	Used
Mobile Share Advantage 2GB (2.00 GB)	0.14

IPHONE 8 PLUS 64GB SILVER 280000024689573

Established on	Mar 29, 2018
Amount financed	\$799.99
Installment 21 of 30 (Nov 29, 2019)	\$26.67
Balance remaining after current installment	\$239.92

To pay off your installment plan early, please visit att.com/myatt for details.



Page: 4 of 4
Issue Date: Dec 17, 2019
Account Number: 287283516288
Foundation Account: 08092672
Invoice: 287283516288X12252019

News you can use

Check out the latest offers

Did you know that you can find special offers available only on Premier? For all the latest deals, check out wireless.att.com/premiercare

Important information

Mobile Share Advantage plans

After all data allowances are used, data speeds are slowed to a max of 128 Kbps (2G speeds) for the rest of your bill cycle.

Late payment charge

Late payment charges for Corporate Responsibility User (CRU) accounts are applied according to applicable contracts.

Electronic check conversion

Paying by check authorizes AT&T to use the information from your check to make a one-time electronic fund transfer from your account. Funds may be withdrawn from your account as soon as your payment is received. If we cannot process the transaction electronically, you authorize AT&T to present an image copy of your check for payment. Your original check will be destroyed once processed. If your check is returned unpaid you agree to pay such fees as identified in the terms and conditions of your agreement, up to \$30. Returned checks may be presented electronically.

Surcharges and other fees

AT&T imposes additional charges on a per line basis, including federal and state universal service charges, an Administrative Fee (to defray certain expenses including charges AT&T or its agents pay to interconnect with other carriers to deliver calls from AT&T customers to their customers, and charges associated with cell site rents and maintenance), a Regulatory Cost Recovery Charge (to recover costs of compliance with certain government imposed regulatory requirements, including Wireless Number Portability and Number Pooling, and E911), and a Property Tax Allotment surcharge applied per Corporate Responsibility User's assigned number. These fees are not taxes or charges that the government requires AT&T to collect from its customers. See att.com/mobilityfees for details.

AT&T Mobility Center for customers with disabilities

Questions on accessibility by persons with disabilities: 866.241.6568.

Wireless DirectBill charges

Detail of DirectBill charges can be viewed at att.com/db. The direct billing option offers you the ability to purchase content, goods and features such as apps, games, donations, and services from AT&T and other companies by applying charges to your wireless account.

911 calling with TTY and Real-Time Text

Due to technical limitations, Wi-Fi Calling and NumberSync cannot be used with TTY devices and cannot support 911 calls over TTY devices. Persons with communications disabilities can use Real-Time Text (www.att.com/RTT) as an alternative to TTY. 911 services can be reached by either: (1) calling 911 using Real-Time Text or (2) calling 911 directly using a TTY over the cellular network or from a landline telephone, or (3) sending a text message

to 911 directly (in areas where text-to-911 is available) from a wireless device, or (4) using relay services to place a TTY or captioned telephone service (CTS) call from a wireless phone over the cellular network or from a landline telephone, or (5) using relay services to place a IP Relay or IP CTS call over a cellular data or other IP network.

Tax ID

AT&T Mobility Tax ID 84-1659970

Wireless Services provided by AT&T Mobility, LLC.

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SAN FRANCISCO WATER, POWER AND SEWER
Services of the San Francisco Public Utilities Commission

Payment Remittance Address
P.O. Box 7369
San Francisco, CA 94120-7369

Account Number:
2831120000

Bill Date: 12/19/2019
Payment Due Date: 01/03/2020
Total Amount Due: \$35.08

San Francisco
Water
Power
Sewer

Website Address
www.sfwater.org

Service Address:
850 Powell St

Questions?
Please call us at 415-551-3000

Customer Name:
Francesca Association

Effective May 2018, Residential-Single account customers may make CASH payments at participating 7-Eleven stores using the barcode printed on the bill stub.

As of Sept 2017, single family customers with three or more days of continuous water use will be notified by letter, email, phone and text. Nonstop water use may mean there is a leak. Fixing leaks saves water, and that means money on your bill.

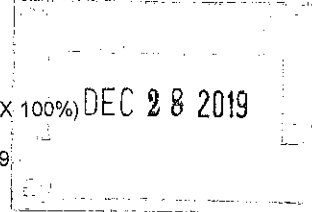
My Account is even better! Make secure payments, view your water usage data or go paperless with a single sign on. Seamless and secure - manage your account at myaccount.sfwater.org.

Summary of Charges as of 12/19/2019

Previous Balance	\$34.90
12/13/19 Payment	-34.90
Total Previous Balance	\$0.00
Current Charges - See Below	\$35.08
Total Current Charges	\$35.08
Total Amount Due	\$35.08

Calculation of Current Charges

Fire Service - Residential	\$32.14
Service from 11/20/2019 to 12/19/2019	
Water Service Charge	31.32
Water Consumption Charge 0.09 units @ \$9.14	0.82
Sewer Services	\$2.94
Fire Service Only	
100% Wastewater Flow Factor	
Total Discharge units 0.09 (0.09 units X 100%)	
Service from 11/20/2019 to 12/19/2019	
Wastewater Service Charge	2.19
Wastewater Charge 0.09 units @ \$8.29	0.75
Current Charges	\$35.08



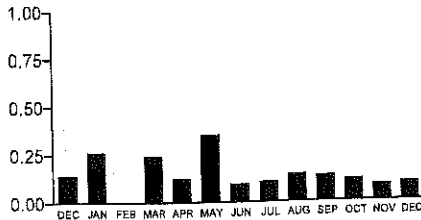
Meter Reading 11/19/2019 - 12/19/2019

Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0022251990	5/8	23.82	23.91	0.09
Total consumption in units of water				0.09
Total consumption in gallons of water				67

Next scheduled meter reading on or about 01/23/2020

Compare Your Water Consumption

(in units of water)



A unit of water is 748 gallons

Bill Period	Days	Gallons	Gals/Day	Cost/Day
This Year	30	67	2	\$1.16
Last Year	29	104	3	\$1.10

PROP CODE	FRANCE ^{RC} SFPMC			
AC	\$ 35.08	AC	\$	
AC	\$	AC	\$	
RES	SA	LIT	INS.CL	OTHER
DATE	1/17/20	CHECK #	2306	

Please see reverse side for important information.



San Francisco
Water
SEWER

SAN FRANCISCO WATER, POWER AND SEWER
Services of the San Francisco Public Utilities Commission

Payment Remittance Address
P.O. Box 7369
San Francisco, CA 94120-7369

Account Number:
8351910000

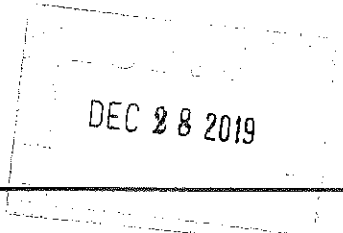
Bill Date: 12/19/2019
Payment Due Date: 01/03/2020
Total Amount Due: \$2,725.67

Website Address
www.sfwater.org

Service Address:
850 Powell St

Questions?
Please call us at 415-551-3000

Customer Name:
Association, Francesca C.



Your current water charge includes \$347.90 for costs attributable to water rate increases resulting from the issuance of Water System Improvement Revenue Bonds authorized by the voters in 2002. An owner of a residential rental unit, subject to San Francisco's rent control ordinance, may pass through 50% of this cost to tenants.

For more information, contact the SF Rent Board at 25 Van Ness Ave, Suite 320, by phone at (415) 252-4602 or www.sfgov.org/rentboard.

Effective May 2018, Residential-Single account customers may make CASH payments at participating 7-Eleven stores using the barcode printed on the bill stub.

As of Sept 2017, single family customers with three or more days of continuous water use will be notified by letter, email, phone and text. Nonstop water use may mean there is a leak. Fixing leaks saves water, and that means money on your bill.

Summary of Charges as of 12/19/2019

Previous Balance	\$2,591.60	
12/13/19 Payment	-2,591.60	
Total Previous Balance		\$0.00
Current Charges - See Below	\$2,725.67	
Total Current Charges		\$2,725.67
Total Amount Due		\$2,725.67

Calculation of Current Charges

Water Service - Residential Multiple Family (40 Dwelling Units)	\$1,108.13
Service from 11/20/2019 to 12/19/2019	
Water Service Charge	131.00
Tier 1 - Water Consumption Charge 120.00 units @ \$7.94	952.80
Tier 2 - Water Consumption Charge 2.50 units @ \$9.73	24.33

Sewer Services	\$1,617.54
Multiple Family Residence (40 Dwelling Units)	
95% Wastewater Flow Factor	
Total Discharge units 116.38 (122.50 units X 95%)	

Service from 11/20/2019 to 12/19/2019	
Wastewater Service Charge	2.19
Wastewater Charge 116.38 units @ \$13.88	1,615.35

Current Charges **\$2,725.67**

Meter Reading 11/19/2019 - 12/19/2019

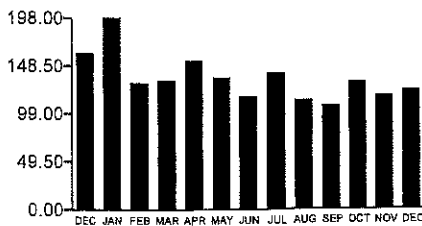
Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0060274097	2	8137.05	8197.76	60.71
0060227478	2	7163.24	7225.03	61.79

Total consumption in units of water	122.50
Total consumption in gallons of water	91,630

Next scheduled meter reading on or about 01/23/2020

Compare Your Water Consumption

(in units of water)



A unit of water is 748 gallons

Bill Period	Days	Gallons	Gals/Day	Cost/Day
This Year	30	91630	3054	\$90.85
Last Year	29	120697	4161	\$116.33

PROP CODE	FRANCE VC 5/1/19				
AC	\$ 2725.67	AC	\$		
AC	\$	AC	\$		
RES	SA	LIT	INS.GL	OTHER	
PAID	2/11/20	CHECK #	2207		

Please see reverse side for important information.



AT&T

FRANCESCA ASSOCIATION
1700 JACKSON ST
SAN FRANCISCO CA 94109 - 2918

Page 1 of 3
Account Number 415 834-9037 769 0
Billing Date Dec 22, 2019

Web Site att.com

Monthly Statement

RECEIVED JAN 02 2020

Bill-At-A-Glance

Previous Bill	263.53
Payment Received 12-17 Thank you!	263.53CR
Adjustments	.00
Balance	.00
Current Charges	262.91
Total Amount Due	\$262.91
Amount Due in Full by	Jan 14, 2020

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	239.78
1 800 750-2355		
AT&T Long Distance	1	23.13
1 800 321-2000		

Total Current Ch.	262.91
PROOF COPY	
AC \$ 262.91	AC \$
AC \$	AC \$
RES SA LIT	INS.CL OTHER
CHECK# 2208	

News You Can Use Summary

- PREVENT DISCONNECT
- THIRD-PARTY BLOCKING
- FEE DESCRIPTIONS
- STILL GETTING PAPER?
- CARRIER INFORMATION
- COST ASSESSMENT CHRG
- RATE INCREASE

See "News You Can Use" for additional information

More for less. Visit att.com/BundleTogether to learn how you can save by bundling your TV, Internet, Wireless and other AT&T services today.

AT&T Benefits

- Promotions and Discounts this month saved you \$140.00.

Plans and Services

Promotions and Discounts

Item No.	Description	
1.	Discount for All For Less 2018 BLC for Bill Period Dec 22, 2019	140.00CR

Monthly Service - Dec 22 thru Jan 21

2.	Monthly Charges	281.75
----	-----------------	--------

Surcharges and Other Fees

3.	Federal Subscriber Line Charge	28.40
4.	Rate Surcharge	1.84CR
5.	State Regulatory Fee	.54
6.	Federal Universal Service Fee	9.16
7.	Cost Assessment Charge	16.40
Total Surcharges and Other Fees		52.86

Government Fees and Taxes

8.	CA High Cost Fund Surcharge - A:	.56
9.	CA High Cost Fund-B and CA Advanced Svc Fund	.88
10.	California Teleconnect Fund Surcharge	1.22
11.	Universal Lifeline Telephone Service Surcharge	7.43
12.	CA Relay Service and Communications Devices Fund	.78
13.	Local Government Fee	14.56
14.	9-1-1 Emergency System	1.05
15.	Federal	4.81
16.	Local	14.08
Total Government Fees and Taxes		45.37

Total Plans and Services 239.78

AT&T Long Distance

Important Information

Message Regarding Terms & Conditions:

To view your Terms & Conditions for AT&T Long Distance, access www.att.com/servicepublications or call AT&T at the toll free number on your bill.

Local Services provided by AT&T California or AT&T Nevada based upon the service address location.

GO GREEN - Enroll in paperless billing.



AT&T Long Distance

Account Summary

Description	
Charges for December	23.13
Total Account Summary Charges	23.13

Invoice Summary

(as of DECEMBER 12, 2019)

Current Charges

Service Charges	18.00
Credits and Adjustments	.00
Call Charges	.00
Surcharges and Other Fees	2.74
Government Fees and Taxes	2.39
Total Invoice Summary	23.13

Service Charges

Monthly Service Charges

Type of Service	Period	Qty	
1. AFL Unlimited 3 Line	DEC 09 to JAN 08	1	18.00
Total Monthly Service Charges			18.00
Total Service Charges			18.00

Call Charges - Nov 9th thru Dec 8th

Calls for 415-397-5937

Domestic

No.	Date	Time	Place Called	Number	Code	Min	
2.	11-12	1200P	NEWPORTBCHCA	949 903-5342	D	1:12	.00
3.	11-13	903A	NEWPORTBCHCA	949 903-5342	D	1:12	.00
4.	11-15	1239P	NEW YORK NY	917 797-0632	D	:42	.00
5.	11-15	552P	NEW YORK NY	917 797-0632	D	:42	.00
6.	11-27	532P	MILTON MA	617 922-6380	D	:30	.00
7.	12-02	1019A	RALEIGH NC	919 215-5131	D	:30	.00
8.	12-02	645P	VANCOUVER WA	360 566-3407	D	:30	.00
Subtotal Domestic Calls for 415-397-5937							.00
Total Domestic Calls for 415-397-5937							.00
Total Calls for 415-397-5937							.00
Total Call Charges							.00

Surcharges and Other Fees

Surcharges and Other Fees - Continued

Description	
9. Federal Regulatory Fee	.65
10. Federal Universal Service Fee	2.06
11. CA State Regulatory Fee	.03
Total Surcharges and Other Fees	2.74

Government Fees and Taxes

Description	
12. CA High Cost Fund A	.04
13. CA High Cost Fund B and CA Advanced Svc Fund	.06
14. CA Relay Service & Comm. Devices Fund	.05
15. CA State Emergency Telephone Users (911) Tax	.08
16. CA Teleconnect Fund (0.78%)	.08
17. CA Universal Lifeline Tel. Service Fund	.49
18. CA Local Utility Users Tax	1.59
Total Government Fees and Taxes	2.39

Key to Calling Codes

D Day Z Other

Total Other AT&T Long Distance 23.13

News You Can Use

PREVENT DISCONNECT

All charges must be paid each month to keep your account current. However, "basic service" and its applicable taxes and surcharges MUST be paid to avoid disconnection. Currently, for this account that amount is \$83.06. Failure to pay non-basic charges may result in other collection activities, including restriction of toll calls.

CARRIER INFORMATION

Our records indicate that you have selected AT&T Long Distance or a company that resells their services as your primary local toll carrier and AT&T Long Distance or a company that resells their services as your primary long distance carrier. Please contact us if this does not agree with your records.

THIRD-PARTY BLOCKING

AT&T sometimes bills charges on behalf of other companies. We offer third-party bill blocking to prevent billing of certain "enhanced" service charges, at no charge. Third-party bill blocking does not affect billing for long-distance or operator services. It also does not affect billing by AT&T affiliates or members of our marketing alliances. To order third-party bill blocking, please call us at the toll free number on your bill. For additional information regarding third-party charges, please visit us online at att.net/smartcontrols-Cramming.





FRANCESCA ASSOCIATION
 1700 JACKSON ST
 SAN FRANCISCO CA 94109-2918
RECEIVED

Page: 1 of 2
 Issue Date: Dec 31, 2019
 Account Number: 283794652

JAN 08 2020

One little change can help make a difference. Go paperless today. Get more convenience, plus help reduce paper waste! Update your billing preferences at att.com/paperless

AutoPay: Set up automatic payments that you can update whenever you want. Go to att.com/autopay today.

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to att.com/myatt to sign in or sign up.

Total due
\$52.05
 Please pay by:
 Jan 21, 2020

Account summary	
Your last bill	\$42.80
Payment, Dec 31 - Thank you!	-\$42.80
Remaining balance	\$0.00

Handwritten notes: 4071 52.05, 1/21/20, 25.04, and a signature.

Service summary		What's changed?
Account charges	\$9.25	
Internet	\$42.80	< Late payment fee
Total services	\$52.05	

Footnote: Last bill \$0.00, Difference +\$9.25

Total due **\$52.05**
 Please pay by Jan 21, 2020

Ways to pay and manage your account:

- myAT&T app
 iPhone and Android
- att.com/pay
- Ordering, billing or support
 800.321.2000
 TTY: 800.651.5111



Service activity

Account charges

Activity since last bill	Dec 01 - Dec 31		
1. Late Payment Charge	Dec 23	\$9.25	< One-time charge
Total for Account charges		\$9.25	

Internet

Monthly charges	Jan 01 - Jan 31	
1. Internet 18 (Promotional Offer)		\$40.00
Surcharges & fees		
2. Cost Assessment Charge		\$2.80
Total for Internet		\$42.80

News you can use

More for less
 Call 877.407.4620 to learn how you can save by bundling your TV, Internet, Wireless and other AT&T services today.

AT&T U-verseSM TV, AT&T Internet and AT&T Phone provided by AT&T California.
 © 2019 AT&T Intellectual Property. All rights reserved.

Important information

Late payment charge

A late payment charge of \$9.25 will be assessed if payment is not received on or before the due date.

Electronic check conversion

Paying by check authorizes AT&T to use the information from your check to make a one-time electronic fund transfer from your account. Funds may be withdrawn from your account as soon as your payment is received. If we cannot process the transaction electronically, you authorize AT&T to present an image copy of your check for payment. Your original check will be destroyed once processed. If your check is returned unpaid you agree to pay such fees as identified in the terms and conditions of your agreement, up to \$30. Returned checks may be presented electronically. If you want to save time and stamps, sign up for AutoPay at att.com/autopay using your checking account. It's easy, secure, and convenient!





ENERGY STATEMENT

www.pge.com/MyEnergy

ACCOUNT NO: 9911996657-2

Statement Date: 01/15/2020

Due Date: 02/05/2020

Service For:

FRANCESCA CONDOMINIUM
850 POWELL ST
SAN FRANCISCO, CA 94108

Your Account Summary

Amount Due on Previous Statement	\$1.87
Payment(s) Received Since Last Statement	-1.87
Previous Unpaid Balance	\$0.00
Current PG&E Electric Delivery Charges	\$9.86
CleanPowerSF Electric Generation Charges	0.00

Questions about your bill?

Monday-Friday 7 a.m.-9 p.m.
Saturday 8 a.m.-6 p.m.
Phone: 1-800-743-5000
www.pge.com/MyEnergy

Total Amount Due by 02/05/2020 \$9.86

Ways To Pay

www.pge.com/waystopay

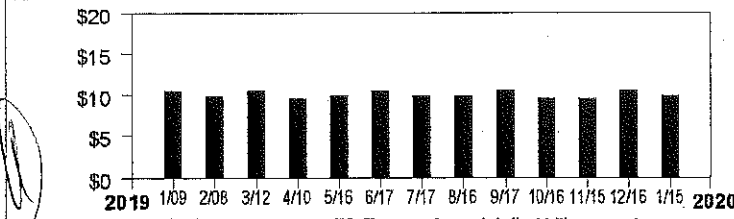
RECEIVED

JAN 18 2020

Electric Monthly Billing History

Daily Usage Comparison

PROP CODE	FRANCE	VC	pge		
4510	9-86	AC	\$		
AS	\$	AC	\$		
RES	SA	LIT	INS.CL	OTHER	
PAID	1/28/20	CHECK #	2211		



1 Year Ago Period

Last Current Period

N/A N/A N/A

Electric kWh / Day

Visit www.pge.com/MyEnergy for a detailed bill comparison

Important Messages

Find Ways to Save. The combination of colder weather, more time indoors and fewer daylight hours can increase your energy costs. For energy savings tips, visit www.pge.com/saveenergymoney.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2
Statement Date: 01/15/2020
Due Date: 02/05/2020

Important Phone Numbers - Monday-Friday 7 a.m.-9 p.m., Saturday 8 a.m.-6 p.m.

Customer Service (All Languages; Relay Calls Accepted) 1-800-743-5000

TTY 7-1-1

Servicio al Cliente en Español (Spanish) 1-800-660-6789
華語客戶服務 (Chinese) 1-800-893-9555

Dịch vụ khách tiếng Việt (Vietnamese) 1-800-298-8438
Business Customer Service 1-800-468-4743

Rules and rates

You may be eligible for a lower rate. To learn more about optional rates or view a complete list of rules and rates, visit www.pge.com or call 1-800-743-5000.

If you believe there is an error on your bill, please call 1-800-743-5000 to speak with a representative. If you are not satisfied with our response, contact the California Public Utilities Commission (CPUC), Consumer Affairs Branch (CAB), 505 Van Ness Avenue, Room 2003, San Francisco, CA 94102, 1-800-649-7570 or 7-1-1 (8:30 AM to 4:30 PM, Monday through Friday) or by visiting www.cpuc.ca.gov/complaints/.

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If you are not able to pay your bill, call PG&E to discuss how we can help. You may qualify for reduced rates under PG&E's CARE program or other special programs and agencies may be available to assist you. You may qualify for PG&E's Energy Savings Assistance Program which is an energy efficiency program for income-qualified residential customers.

Important definitions

Rotating outage blocks are subject to change without advance notice due to operational conditions.

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High Usage: An increased price per kWh whenever electricity usage exceeds four times the Baseline Allowance (Tier 1) in a billing period. This charge does not apply to Time-of-Use rate plans.

DWR bond charge: Recovers the cost of bonds issued by the Department of Water Resources (DWR) to purchase power to serve electric customers during the California energy crisis. DWR bond charges are collected on behalf of DWR and do not belong to PG&E.

Power Charge Indifference Adjustment (PCIA): Ensures that non-exempt customers under PG&E's GT and ECR rate schedules or who purchase electricity (generation) from non-PG&E suppliers pay their share of generation costs.

Gas Public Purpose Program (PPP) Surcharge. Used to fund state-mandated gas assistance programs for low-income customers, energy efficiency programs, and public-interest research and development.

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Your Electric Charges Breakdown

Distribution	\$9.86
Total Electric Charges	\$9.86



ENERGY STATEMENT

www.pge.com/MyEnergy

ACCOUNT NO: 9911996657 -2

Statement Date: 01/15/2020

Due Date: 02/05/2020

Details of PG&E Electric Delivery Charges

12/10/2019 - 01/08/2020 (30 billing days)

Service For: 850 POWELL ST

Service Agreement ID: 9911996005 FIRE PUMP

Rate Schedule: E1 T Residential Service

12/10/2019 - 12/31/2019

Your Tier Usage

1

2

Minimum Delivery Charge¹

22 days @ \$0.32854

\$7.23

01/01/2020 - 01/08/2020

Your Tier Usage

1

2

Minimum Delivery Charge¹

8 days @ \$0.32854

\$2.63

Total PG&E Electric Delivery Charges

\$9.86

¹ Minimum daily charge set by the CPUC

2018 Vintaged Power Charge Indifference Adjustment

Service Information

Meter #	1009947512
Current Meter Reading	0
Prior Meter Reading	0
Difference	0
Meter Constant	80.000000
Total Usage	0.000000 kWh
Baseline Territory	T
Heat Source	B - Not Electric
Serial	N
Rotating Outage Block	50



Visit www.pge.com/MyEnergy for a detailed bill comparison.





ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2
Statement Date: 01/15/2020
Due Date: 02/05/2020

Details of CleanPowerSF Electric Generation Charges

12/10/2019 - 01/08/2020 (30 billing days)

Service For: 850 POWELL ST

Service Agreement ID: 9916761658 ESP Customer Number: 9911996005

12/10/2019 - 01/08/2020

Rate Schedule: E-1

Generation - Total 0.000000 kWh @ \$0.08393 \$0.00
Net Charges 0.00

CleanPowerSF is committed to protecting customer privacy.
Learn more at cleanpowersf.org/privacy.

Total CleanPowerSF Electric Generation Charges

\$0.00

Service Information

Total Usage 0.000000 kWh

For questions regarding charges on this page, please contact:

CLEANPOWERSF
525 GOLDEN GATE AVE 7TH FLOOR
SAN FRANCISCO CA 94102
1-415-554-0773
www.cleanpowersf.org

Additional Messages

CleanPowerSF is a not-for-profit program of the San Francisco Public Utilities Commission (SFPUC), which partners with PG&E to supply renewable electricity to the power grid.

CleanPowerSF replaces PG&E's charge for electric generation on your bill. This is not an additional charge. PG&E continues to send you a monthly bill, operate and maintain the electrical grid, and respond to outages.

You can choose to upgrade from Green (at least 43% renewable energy) to SuperGreen (100% renewable energy) at cleanpowersf.org/supergreen.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3536958474-9

Statement Date: 01/15/2020

Due Date: 02/05/2020

Service For:

FRANCESCA ASSOCIATION
850 POWELL ST
SAN FRANCISCO, CA 94108

Your Account Summary

Amount Due on Previous Statement	\$5,286.84
Payment(s) Received Since Last Statement	-5,286.84
Previous Unpaid Balance	\$0.00
Current PG&E Gas Delivery Charges	\$5,458.54
COMMERCIAL ENERGY OF CALIFORNIA Gas Procurement Charges	1,532.93

Total Amount Due by 02/05/2020 \$6,991.47

Questions about your bill?

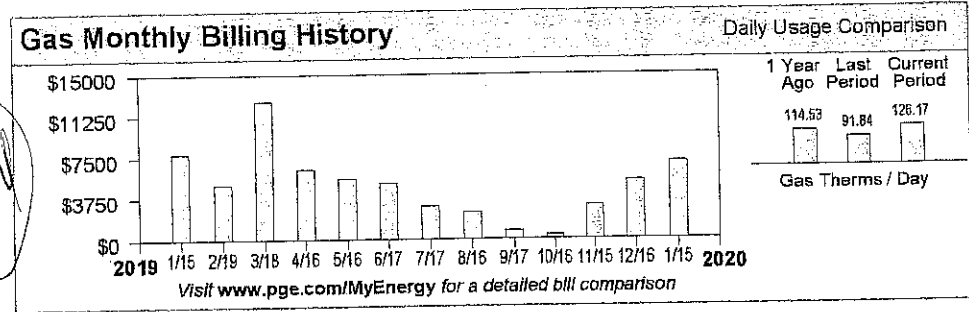
Monday-Friday 7 a.m.-9 p.m.
Saturday 8 a.m.-6 p.m.
Phone: 1-800-743-5000
www.pge.com/MyEnergy

Ways To Pay

www.pge.com/waystopay

RECEIVED
JAN 18 2020

PROP CODE	CRANCA	VC	Pgl	
AC	8,991.47	AC	\$	
AC	\$	AC	\$	
RES	SA	LIT	INS.CL	OTHER
PAID	1/28/20	CHECK #	221	



Important Messages

Find **Ways to Save**. The combination of colder weather, more time indoors and fewer daylight hours can increase your energy costs. For energy savings tips, visit www.pge.com/saveenergymoney.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3536958474-9
Statement Date: 01/15/2020
Due Date: 02/05/2020

Important Phone Numbers - Monday-Friday 7 a.m.-9 p.m., Saturday 8 a.m.-6 p.m.

Customer Service (All Languages; Relay Calls Accepted) 1-800-743-5000

TTY 7-1-1

Servicio al Cliente en Español (Spanish) 1-800-660-6789
華語客戶服務 (Chinese) 1-800-893-9555

Dịch vụ khách tiếng Việt (Vietnamese) 1-800-298-8438
Business Customer Service 1-800-468-4743

Rules and rates

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3536958474-9

Statement Date: 01/15/2020

Due Date: 02/05/2020

Details of PG&E Gas Delivery Charges

12/10/2019 - 01/08/2020 (30 billing days)

Service For: 850 POWELL ST
Service Agreement ID: 3536958005 G-BLR-40 APTS
Rate Schedule: GM T Master-Metered Multi-Family Service
Number of Dwelling Units: 40

12/10/2019 - 12/31/2019

Tier 1 Allowance	932.80000 Therms	
Tier 1 Usage	932.80000 Therms @ \$1.36907	\$1,277.07
Tier 2 Usage	1,842.86667 Therms @ \$1.94945	3,592.58
Gas Procurement Credit ¹		-1,115.21
Franchise Fee Surcharge		6.38
Gas PPP Surcharge (\$0.09047/Therm)		251.12

01/01/2020 - 01/08/2020

Tier 1 Allowance	339.20000 Therms	
Tier 1 Usage	339.20000 Therms @ \$1.45525	\$493.62
Tier 2 Usage	670.13333 Therms @ \$2.05353	1,376.14
Gas Procurement Credit ¹		-462.41
Franchise Fee Surcharge		2.40
Gas PPP Surcharge (\$0.03651/Therm)		36.85

Total PG&E Gas Delivery Charges \$5,458.54

¹ Credits you for the PG&E Gas Usage charge that otherwise would have been included in this rate

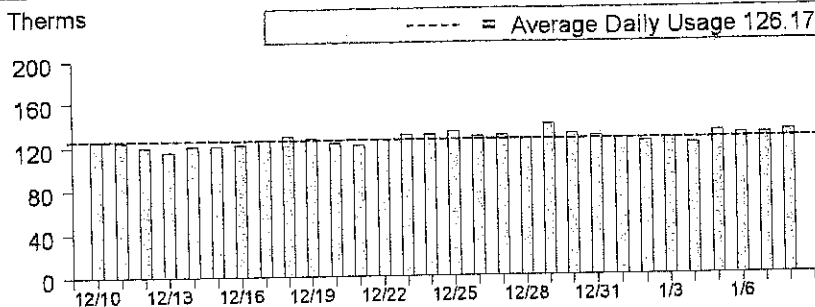
Service Information

Meter #	60586652
Current Meter Reading	35,462
Prior Meter Reading	31,855
Difference	3,607
Multiplier	1.049469
Total Usage	3,785.00000 Therms
Baseline Territory	T
Serial	N

Gas Procurement Costs (\$/Therm)

12/10/2019 - 12/31/2019	\$0.40178
01/01/2020 - 01/08/2020	\$0.45813

Gas Usage This Period: 3,785.00000 Therms, 30 billing days



Visit www.pge.com/MyEnergy for a detailed bill comparison.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3536958474-9
Statement Date: 01/15/2020
Due Date: 02/05/2020

Details of COMMERCIAL ENERGY OF CALIFORNIA Gas Procurement Charges

12/10/2019 - 01/08/2020 (30 billing days)

Service For: 850 POWELL ST

Service Agreement ID: 3530500808 ESP Customer Number: 3536958005

12/10/2019 - 01/08/2020

Rate Schedule: PGGPG40101

Gas on the PG&E System	2,775.666740 Therms @ \$0.40500	\$1,124.15
Gas on the PG&E System	1,009.333260 Therms @ \$0.40500	408.78
TOTAL NET CHARGES		1,532.93

Thank You For Your Business!

Total COMMERCIAL ENERGY OF CALIFORNIA Gas Procurement Charges

\$1,532.93

For questions regarding charges on this page, please contact:

COMMERCIAL ENERGY OF CALIFORNIA
7677 OAKPORT ST STE 525
OAKLAND CA 94621
1-510-567-2700

Additional Messages

If you believe there is an error or have a question in your Gas Service Provider's gas procurement charges, please call your Gas Service Provider at the number listed on your bill. If you are not satisfied with their response, please contact the CPUC's Consumer Affairs Branch at 1-800-649-7570. If you have limitations hearing or speaking, a specially-trained Communications Assistant can relay telephone conversations for all of your calls. Dial 711 to reach the California Relay Service.

To avoid being returned to PG&E bundled service by COMMERCIAL ENERGY OF CALIFORNIA while you wait for the outcome of your complaint, specifically regarding the accuracy of your bill, mail a check or money order payable to "California Public Utilities Commission" for the disputed amount, along with a description of the dispute to: California Public Utilities Commission, Consumer Affairs Branch, 505 Van Ness Avenue, Room 2003, San Francisco CA 94102. COMMERCIAL ENERGY OF CALIFORNIA cannot turn off your service for nonpayment while your complaint is under review. However, you must continue to pay your current charges to avoid disconnection of your service. The CPUC will not accept the payment for the disputed amount if the complaint to CAB is not directly related to the accuracy of your bill and your payment will be returned.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7

Statement Date: 01/14/2020

Due Date: 01/31/2020

Service For:

FRANCESCA ASSN INC
850 POWELL ST
SAN FRANCISCO, CA 94108

Your Account Summary

Amount Due on Previous Statement	\$44.33
Payment(s) Received Since Last Statement	-44.33
Previous Unpaid Balance	\$0.00
Current PG&E Electric Delivery Charges	\$41.32
CleanPowerSF Electric Generation Charges	1.82

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Total Amount Due by 01/31/2020

\$43.14

RECEIVED

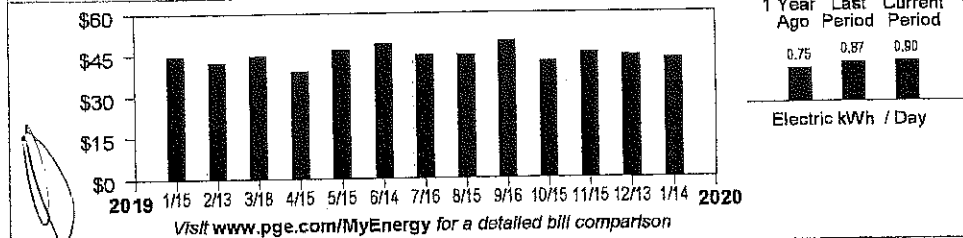
JAN 17 2020

Ways To Pay

www.pge.com/waystopay

Electric Monthly Billing History

Daily Usage Comparison



Visit www.pge.com/MyEnergy for a detailed bill comparison

PROP CODE	france	VC	pge	
AC	43.14	AC	\$	
AC	\$	AC	\$	
RES	SA	LIT	INS.CL	OTHER
1/28/20		CHECK#	2211	



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7

Statement Date: 01/14/2020

Due Date: 01/31/2020

Important Phone Numbers - Monday-Friday 7 a.m.-9 p.m., Saturday 8 a.m.-6 p.m.

Customer Service (All Languages; Relay Calls Accepted) 1-800-743-5000

TTY 7-1-1

Servicio al Cliente en Español (Spanish) 1-800-660-6789

華語客戶服務 (Chinese) 1-800-893-9555

Dịch vụ khách tiếng Việt (Vietnamese) 1-800-298-8438

Business Customer Service 1-800-468-4743

Rules and rates

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Your Electric Charges Breakdown

Transmission	\$0.75
Distribution	36.41
Electric Public Purpose Programs	0.35
Nuclear Decommissioning	0.03
DWR Bond Charge	0.14
Competition Transition Charges (CTC)	0.03
Energy Cost Recovery Amount	-0.01
PCIA	0.73
Taxes and Other	2.89
Total Electric Charges	\$41.32



ENERGY STATEMENT

www.pge.com/MyEnergy

ACCOUNT NO: U380773342-7

Statement Date: 01/14/2020

Due Date: 01/31/2020

Details of PG&E Electric Delivery Charges

12/10/2019 - 01/08/2020 (30 billing days)

Service For: 850 POWELL ST
Service Agreement ID: 0380773005 SERV ELEV
Rate Schedule: A15 Direct-Current General Service

Service Information

Meter #	211381
Current Meter Reading	8,823
Prior Meter Reading	8,796
Total Usage	27.000000 kWh
Serial	N
Rotating Outage Block	50

12/10/2019 - 12/31/2019

Customer Charge	22 days @ \$0.32854	\$7.23
Facility Charge	22 days @ \$0.82136	18.07
Energy Charges	19.800000 kWh @ \$0.21043	4.17
Generation Credit		-1.85
Power Charge Indifference Adjustment		0.54
Franchise Fee Surcharge		0.01
San Francisco Utility Users' Tax (7.500%)		2.11

01/01/2020 - 01/08/2020

Customer Charge	8 days @ \$0.32854	\$2.63
Facility Charge	8 days @ \$0.82136	6.57
Energy Charges	7.200000 kWh @ \$0.21471	1.55
Generation Credit		-0.67
Power Charge Indifference Adjustment		0.19
San Francisco Utility Users' Tax (7.500%)		0.77

Total PG&E Electric Delivery Charges \$41.32

2018 Vintaged Power Charge Indifference Adjustment



Visit www.pge.com/MyEnergy for a detailed bill comparison.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7

Statement Date: 01/14/2020

Due Date: 01/31/2020

Details of CleanPowerSF Electric Generation Charges

12/10/2019 - 01/08/2020 (30 billing days)

Service For: 850 POWELL ST

Service Agreement ID: 0383524244 ESP Customer Number: 0380773005

12/10/2019 - 01/08/2020

Rate Schedule: A-15

Generation - Total - Winter	27.000000 kWh @ \$0.06206	\$1.68
	Net Charges	1.68

Local Utility Users Tax	0.13
Energy Commission Surcharge	0.01

CleanPowerSF is committed to protecting customer privacy.
Learn more at cleanpowersf.org/privacy.

Total CleanPowerSF Electric Generation Charges

\$1.82

For questions regarding charges on this page, please contact:

CLEANPOWERSF
525 GOLDEN GATE AVE 7TH FLOOR
SAN FRANCISCO CA 94102
1-415-554-0773
www.cleanpowersf.org

Additional Messages

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3

Statement Date: 01/14/2020

Due Date: 01/31/2020

Service For:

FRANCESCA ASSN INC
850 POWELL ST
SAN FRANCISCO, CA 94108

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Ways To Pay

www.pge.com/waystopay

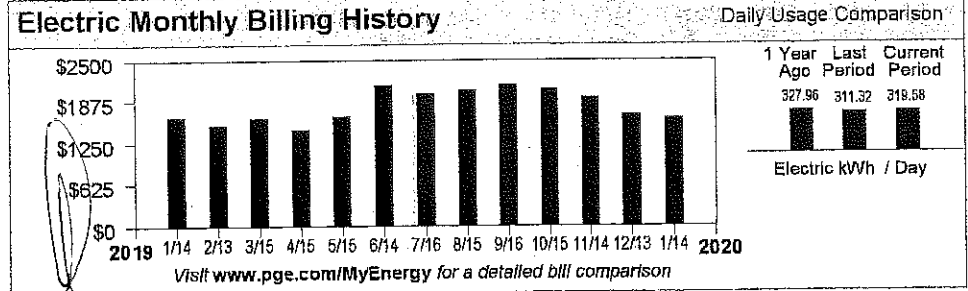
Your Account Summary

Amount Due on Previous Statement	\$1,668.40
Payment(s) Received Since Last Statement	-1,668.40
Previous Unpaid Balance	\$0.00
Current PG&E Electric Delivery Charges	\$1,066.01
CleanPowerSF Electric Generation Charges	547.53

Total Amount Due by 01/31/2020 **\$1,613.54**

JAN 17 2020

PROP CODE	france		VC	pge	
AS10	\$	1,613.54	AC	\$	
AC	\$		AC	\$	
RES	SA	LIT	INS.CL	OTHER	
DATE	1/28/20		CHECK#	2211	





ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3

Statement Date: 01/14/2020

Due Date: 01/31/2020

Important Phone Numbers - Monday-Friday 7 a.m.-9 p.m., Saturday 8 a.m.-6 p.m.

Customer Service (All Languages; Relay Calls Accepted) 1-800-743-5000

TTY 7-1-1

Servicio al Cliente en Español (Spanish) 1-800-660-6789
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Your Electric Charges Breakdown

Transmission	\$186.40
Distribution	373.31
Electric Public Purpose Programs	108.24
Nuclear Decommissioning	8.44
DWR Bond Charge	49.93
Competition Transition Charges (CTC)	9.97
Energy Cost Recovery Amount	-5.47
PCIA	255.02
Taxes and Other	80.17
Total Electric Charges	\$1,066.01



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3

Statement Date: 01/14/2020

Due Date: 01/31/2020

Details of PG&E Electric Delivery Charges

12/09/2019 - 01/07/2020 (30 billing days)

Service For: 850 POWELL ST
Service Agreement ID: 1005773077 HSE & ELEVATOR
Rate Schedule: E19S Medium General Demand-Metered TOU Service

Service Information

Meter # 1010087894
Total Usage 9,587.334000 kWh
Serial N
Rotating Outage Block 50

12/09/2019 - 12/31/2019

Customer Charge	23 days @ \$4.59959	\$105.79
Demand Charge ¹		
Max Part Peak	19.060000 kW @ \$0.14000	2.05
Max Demand	19.060000 kW @ \$19.73000	288.31
Energy Charges		
Part Peak	3,021.506000 kWh @ \$0.11600	350.49
Off Peak	4,344.320000 kWh @ \$0.09878	429.13
Generation Credit		-614.56
Power Charge Indifference Adjustment		195.93
Franchise Fee Surcharge		4.79
San Francisco Utility Users' Tax (7.500%)		56.79

01/01/2020 - 01/07/2020

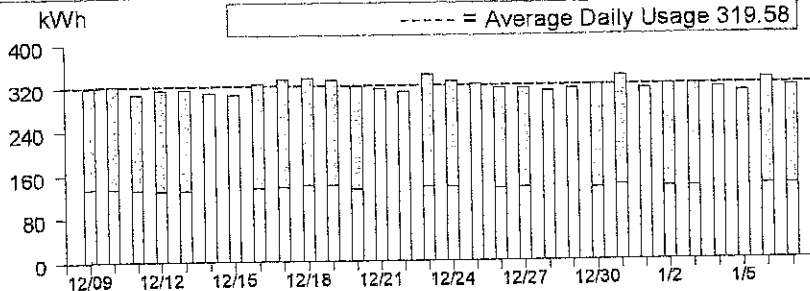
Customer Charge	7 days @ \$4.59959	\$32.20
Demand Charge ¹		
Max Part Peak	17.856000 kW @ \$0.14000	0.58
Max Demand	17.856000 kW @ \$20.55000	85.62
Energy Charges		
Part Peak	746.468000 kWh @ \$0.11664	87.07
Off Peak	1,475.040000 kWh @ \$0.09942	146.65
Generation Credit		-182.51
Power Charge Indifference Adjustment		59.09
Franchise Fee Surcharge		1.44
San Francisco Utility Users' Tax (7.500%)		17.15

Total PG&E Electric Delivery Charges \$1,066.01

¹ Demand charges are prorated for the number of days in each rate period

2018 Vintaged Power Charge Indifference Adjustment

Electric Usage This Period: 9,587.334000 kWh, 30 billing days



	Usage	Energy Charges
Peak ¹	0.00%	\$0.00
Part Peak ²	39.31%	\$437.56
Off Peak ³	60.69%	\$575.78

¹Peak: 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
²Part Peak: 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
³Off Peak: Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays



Visit www.pge.com/MyEnergy for a detailed bill comparison.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3
Statement Date: 01/14/2020
Due Date: 01/31/2020

Details of CleanPowerSF Electric Generation Charges

12/09/2019 - 01/07/2020 (30 billing days)

Service For: 850 POWELL ST
Service Agreement ID: 1008705003 ESP Customer Number: 1005773077

12/09/2019 - 01/07/2020

Rate Schedule: E-19-S		
Generation - Off Peak - Winter	5,819.360000 kWh @ \$0.04633	\$269.61
Generation - Part Peak - Winter	3,767.974000 kWh @ \$0.06291	237.04
	Net Charges	506.65
Local Utility Users Tax		38.00
Energy Commission Surcharge		2.88
CleanPowerSF is committed to protecting customer privacy. Learn more at cleanpowersf.org/privacy .		

Total CleanPowerSF Electric Generation Charges **\$547.53**

For questions regarding charges on this page, please contact:

CLEANPOWERSF
525 GOLDEN GATE AVE 7TH FLOOR
SAN FRANCISCO CA 94102
1-415-554-0773
www.cleanpowersf.org

Additional Messages

CleanPowerSF is a not-for-profit program of the San Francisco Public Utilities Commission (SFPUC), which partners with PG&E to supply renewable electricity to the power grid.

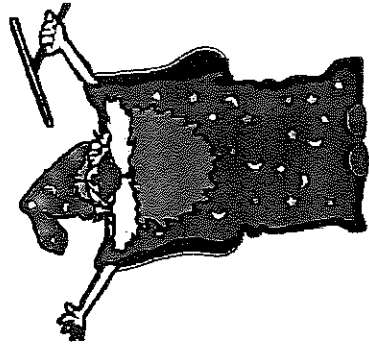
CleanPowerSF replaces PG&E's charge for electric generation on your bill. This is not an additional charge. PG&E continues to send you a monthly bill, operate and maintain the electrical grid, and respond to outages.

You can choose to upgrade from Green (at least 43% renewable energy) to SuperGreen (100% renewable energy) at cleanpowersf.org/supergreen.

PROP CODE	FRANK E. V. B. C. A. C. A. D. A. B. R. A. W. I. N. D. O. W. S.
AC	1410
RES	SA
LIT	
INS. CL.	
OTHER	
129788	

Abacadabra Window Wizard

1 / 29 / 20



Invoice

Michael Wolf
 P.O. Box 22086
 San Francisco, CA 94122
 415.203.4867
www.abracadabrawindows.com
abrawindows@hotmail.com

Bill To:
 850 Powell St HOA
 San Francisco, CA 94108

Window Cleaning
 Other: _____
 Pressure Wash
 Gutter Cleaning
 Total

\$ 3,690.-
 \$ _____
 \$ _____
 \$ _____
 \$ 3,690.-

Thank You. We appreciate your business. Terms: 15 days

Gallagher Security Electronics
 2100 4th st. Ste C #284
 San Rafael, CA 94901
 Alarm #ACO4624 Cont. Lic.#743441
 Ph. 415-488-1679 Fax 415-376-0920



INVOICE

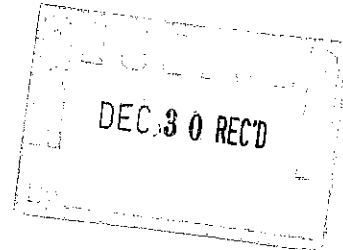
DATE	INVOICE #
12/4/2019	117459

BILL TO

Hill & Company Mgmt.
 1700 Jackson St.
 San Francisco, CA 94109

JOB ADDRESS

850 Powell st.



P.O. NUMBER	TERMS	DUE DATE	TECH	WORK DONE	ORDERED BY																														
		12/4/2019		12/4/2019	Bob																														
QTY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT																													
1	Labor	Replace upper garage camera/power supply			84.00	84.00																													
1	Service	Service Call			78.00	78.00																													
1	oe-4cpw5a60w	4 channel 5A 12vdc power supply			34.00	34.00																													
<table border="1"> <tr> <td>PROP CODE</td> <td>FRANCE</td> <td>VC</td> <td colspan="3">gallag</td> </tr> <tr> <td>4300</td> <td>\$ 198.89</td> <td>AC</td> <td>\$</td> <td></td> <td></td> </tr> <tr> <td>AC</td> <td>\$</td> <td>AC</td> <td>\$</td> <td></td> <td></td> </tr> <tr> <td></td> <td>RES</td> <td>SA</td> <td>LIT</td> <td>INS. CL</td> <td>OTHER</td> </tr> <tr> <td></td> <td>1130/20</td> <td>CHECK #</td> <td colspan="3">2213</td> </tr> </table>						PROP CODE	FRANCE	VC	gallag			4300	\$ 198.89	AC	\$			AC	\$	AC	\$				RES	SA	LIT	INS. CL	OTHER		1130/20	CHECK #	2213		
PROP CODE	FRANCE	VC	gallag																																
4300	\$ 198.89	AC	\$																																
AC	\$	AC	\$																																
	RES	SA	LIT	INS. CL	OTHER																														
	1130/20	CHECK #	2213																																
Sales Tax (8.5%)					\$2.89																														
Total					\$198.89																														

Gallagher Security Electronics labor warranty is 90 days. Parts warranties vary by manufacturer.

Payments/Credits

\$0.00

Balance Due This Invoice

\$198.89



PLEASE DIRECT ALL INQUIRIES TO

SAN FRANCISCO
 6300 3rd Street
 San Francisco CA 94124-3502
 (415) 468-6660
 WWW.DEWEYPEST.COM

INVOICE/ACCOUNT SUMMARY

CLOSING DATE	01-JAN-2020
ACCOUNT TYPE	COM
ACCOUNT NUMBER	1217310
BALANCE DUE	330.00

Page 1 of 1

BILL TO:

1738-0.0-128474001838 1-1 B:1 1743-1743

THE FRANCESCA ASSOCIATION
 C/O HILL CO. PROP. MGMT
 1700 JACKSON STREET
 SAN FRANCISCO CA 94109-2918

RECEIVED JAN 06 2020



CURRENT CHARGES

DATE	SITE	INVOICE	SERVICE LOCATION	DESCRIPTION	TYPE	AMOUNT
01-JAN-2020	1	13215035	HILL CO: THE FRANCESCA ASSO. 850 POWELL ST. SAN FRANCISCO, CA 94108	JANUARY SERVICE	INV	110.00

PROP CODE	<i>franc</i>		VC	<i>dewey</i>		
AC	<i>442</i>	\$ <i>330</i>	AC	\$		
AC		\$	AC	\$		
<i>[Signature]</i>	RES	SA	LIT	INS.CL	OTHER	
PAID	<i>1/30/20</i>		CHECK #	<i>2214</i>		

paid 1/27/20

ONE OF THE PLEASURES OF THE HOLIDAY SEASON IS THE OPPORTUNITY TO SAY THANK YOU FOR BEING A DEWEY PEST CONTROL CLIENT. WE SINCERELY APPRECIATE YOUR CONFIDENCE IN US.

PREVIOUS BALANCE	CURRENT CHARGES	PAYMENTS	ADJUSTMENTS	NEW BALANCE
220.00	110.00	0.00	0.00	330.00

PAYMENT IS DUE AFTER SERVICE IS RENDERED. PAYMENT OR CHARGES NOT SHOWN WILL APPEAR ON NEXT MONTH'S STATEMENT.
 1 1/2% INTEREST PER MONTH (18% PER ANNUM) WILL BE CHARGED ON PAST DUE ACCOUNTS.

HIGH MARKS JANITORIAL, INC.
 46 Gilbert St
 San Francisco, CA 94103 US
 415-552-6511

REC'D JAN 01 2020

INVOICE

BILL TO

The Francesca
 c/o: Hill & Co.
 1700 Jackson St.
 San Francisco, CA 94109

INVOICE # 5200

DATE 01/01/2020

DUE DATE 01/31/2020

SERVICE LOCATION

850 Powell St.

DESCRIPTION	AMOUNT
Monthly maintenance fee - January 2020	3,392.00
1 case of 40x46 1.5 mil liners (100/cs) @ \$36.02 ea. (tax and delivery included) - 12 December 2019	36.02
1 case of half fold Renown toilet seat cover (250/20/cs) @\$55.97 ea. (tax and delivery included) - 12 December 2019	55.97
2 cases of Scott multi-fold Paper Towels (250/16/cs.) @ \$37.53 ea. (tax and delivery included) - 12 December 2019	75.06
1 case of Renown 4.3 in. x 3.5 in. White Single-Roll Bath Tissue (550/ 80/cs.) @ \$52.96 per case - 12 December 2019	52.96
1 case of WINNING hand soap (12/900ml/cs) @ \$94.35 per case (tax and delivery included) - 12 December 2019	94.35

BALANCE DUE

\$3,706.36

415-552-6511

PROF CODE	Becca	VC	high
AC	430	339	
FAO			
RES		314.36	
PAID	1/30/20	CHECK #	2215

THANK YOU FOR YOUR BUSINESS!

Fireplace Safety Services
150 Shoreline Hwy., Ste. C37
Mill Valley, CA 94941

Invoice

Date	Invoice #
1/13/2020	6356

SF 415-252-0676 Marin 415-479-1080

Email: fireplacesafety@comcast.net

Contractor's Lic. #970614

Bill To
Hill & Co. R.E. Property Management, Inc. Marcia Matre 1700 Jackson St. San Francisco, CA 94109

Project
850 Powell St. #105 and #302, San Francis

Rep	Terms
HC	Due on rec...

Quantity	Description	Rate	Amount
2	Real Estate Digital Camera Scan & Chimney System Evaluation	312.50	625.00

PROF. CO. # FRANCE fireplace

4218	\$ 625.00	AC	\$
AC	\$	AC	\$
RES	SA	LIT	INS.CL
DATE	1/13/20	CHK#	2216

It's been a pleasure working with you!		Total	\$625.00
--	--	--------------	----------

SERVICE LOCATION: 850 POWELL ST.
 DAYS OF SERVICE:
 MONTHLY RATE 1482.97

KEEP THIS PORTION FOR YOUR RECORDS
 BILLING QUESTIONS CALL: 415-626-4000
 Billing No. 57422487 Account No. 010214692

DATE	DESCRIPTION OF BILLING CHARGES	AMOUNT
	PREVIOUS BALANCE	1482.97
12/27/2019	PAYMENT	(1482.97)
	DWELLING UNIT DEC	219.20
	ELEVATION CHARGE DEC	296.55
12/31/2019	1-96 GAL TRASH-3dys/wk DEC	237.24
12/31/2019	ACCESS CHARGE DEC	66.51
12/31/2019	APT DISTANCE 50'-99' DEC	29.66
12/31/2019	4-96 GAL RECYCLE-3dys/wk DEC	948.96
12/31/2019	ACCESS CHARGE DEC	88.68
12/31/2019	APT DISTANCE 100'-149' DEC	237.24
12/31/2019	1-64 GAL COMPOST-1dy/wk DEC	52.72
	DIVERSION DISCOUNT DEC	(693.79)

	PAY BY: 01/15/2020	
	BALANCE DUE	1482.97
	VOLUMETRIC DIVERSION RATE 81%	
	DIVERSION DISCOUNT 56%	

RECEIVED
JAN 11 2020

PROP CODE	FRNCE	VC	198
PK	570	AC	1482.97
AC		AC	
PAID	1/30/20	CHECK	227

Recology Golden Gate
 250 Executive Park Blvd.
 Suite 2100
 San Francisco CA 94134-3306
 VISIT US AT recologysf.com
 YOUR ACCOUNT IS CURRENT. THANK YOU FOR YOUR PROMPT PAYMENTS.

FROM DATE: 12/01/2019 TO DATE: 12/31/2019
 BILLING QUESTIONS CALL: 415-626-4000

NOR043 NCKAHH PROD.NOR043.NCKAHH.NOR043.RTP 361 / 391

07107

0000000574224870000000000148297 000000 0100120190000002146927

INVOICE

Robert P. Cotton
P.O. Box 794
Oakland, CA 94604
Office: 510-464-6697
Cellular: 510-812-9798
E-mail: robbycotton@gmail.com

January 13, 2020

The Francesco / 850 Powell HOA

Hill & Co. Property Management
1700 Jackson Street
San Francisco, CA 94109

Via email: mmatre@hill-co.com invoice@hill-co.com

Subject: 2-Passenger Elevators & 2-Freight Elevators
850 Powell Street – San Francisco

RECEIVED

JAN 13 2020

PROP CODE	FRANCE	VC	Robert Cotton		
4115	1,350	AC	\$		
AC	\$	AC	\$		
OPS	RES	SA	LIT	INS.CL	OTHER
PAID	1/30/20	CHECK #	2218		

This is the invoice for the subject routine monthly (December) maintenance.

December-2019 -

\$1,350.00

INVOICE TOTAL:

\$1,350.00

INVOICE 992977372

000391 Hill & Co. Property Mgmt, Inc.

Invoice Date: Dec 24, 2019
Due Date: Jan 8, 2020

03910850	Francesca Association		
8335338	12/20/19 Francesca Association		
21	FlexBill Coupon Books	\$2.0000	\$42.00
21	Envelopes	\$0.5000	\$10.50
1	Postage To Mail Items To Users		\$14.70
Total Charges For 03910850			\$67.20

RECEIVED

JAN 06 2020

PROP CODE	FRANCC	VC	South			
AC	\$67.20	AC	\$			
AC	\$	AC	\$			
CP	RES	SA	LIT	INS.CL	OTHER	
PAID	1/30/20	CHECK #	2219			

For Invoicing Questions Call (336) 719-5000 (800) 281-8604



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201 Technology Lane Mount Airy, NC 27030-6684
www.southdata.com 800.549.4722

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800.549.4722 or www.southdata.com

Goods & Services	Postage	Shipping/Handling	Sales Tax	Applied Postage	Total Charges	Amount Due
\$52.50	\$14.70	\$0.00	\$0.00	\$0.00	\$67.20	\$67.20



Corporate Security Service, Inc.

The Hearst Building
 5 Third Street, Suite 314
 San Francisco, CA 94103-3294
 Phone: (415) 543-3460 FAX: (415) 541-0464

Invoice

Date	Invoice No.
12/31/2019	33339

To:

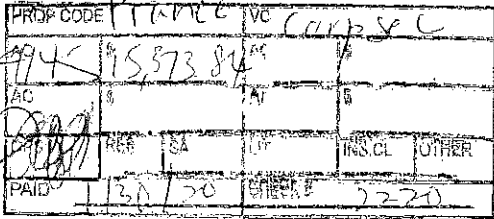
Francesca Condominium Association
 Attn: Accounts Payable
 1700 Jackson St.,
 San Francisco, CA, 94109

Location / Details:

Francesca Condominium Association

RECEIVED

JAN 09 2020

Description	P.O No.		Service Dates		Terms
			12/1 - 12/31/19		Due on receipt
	Hours	Rate	Amount		
LEAD SECURITY OFFICER					
Straight Time	168.00	31.50	5,292.00		
Overtime	0.00	47.25	0.00		
Holiday	8.00	47.25	378.00		
SECURITY OFFICER					
Straight Time	312.00	29.95	9,344.40		
Overtime	0.00	44.93	0.00		
Holiday	8.00	44.93	359.44		
TOTAL HOURS: 496					
					
Thank you very much for selecting Corporate Security Service, Inc. for your security needs.			Total	\$15,373.84	
A minimum late fee of \$45.00 or finance charge of 12% per annum or 1% per month on the unpaid balance (whichever is greater) will be charged if not paid within 30 days.			Payments/Credits	\$0.00	
			Balance Due	\$15,373.84	

NAME: Francesca CondomiReference:				Train: 0	BILL				NO BILL
				Hrs	Rate	Flat	Type	Ami	Hrs
Dec 01	Chavez, P.	08:00-16:00		8		0.00	N	-	0
Dec 01	Babb, S	16:00-00:00		8		0.00	N	-	0
				<u>16</u>					
Dec 02	Boutacoff, R	07:00-15:00	Lead	8		0.00	N	-	0
Dec 02	Kim, T	15:00-23:00		8		0.00	N	-	0
				<u>16</u>					
Dec 03	Boutacoff, R	07:00-15:00	Lead	8		0.00	N	-	0
Dec 03	Kim, T	15:00-23:00		8		0.00	N	-	0
				<u>16</u>					
Dec 04	Boutacoff, R	07:00-15:00	Lead	8		0.00	N	-	0
Dec 04	Babb, S	15:00-23:00		8		0.00	N	-	0
				<u>16</u>					
Dec 05	Boutacoff, R	07:00-15:00	Lead	8		0.00	N	-	0
Dec 05	Babb, S	15:00-23:00		8		0.00	N	-	0
				<u>16</u>					
Dec 06	Boutacoff, R	07:00-15:00	Lead	8		0.00	N	-	0
Dec 06	Babb, S	15:00-23:00		8		0.00	N	-	0
				<u>16</u>					
Dec 07	Chavez, P.	08:00-16:00		8		0.00	N	-	0
Dec 07	Babb, S	16:00-00:00		8		0.00	N	-	0
				<u>16</u>					
Dec 08	Chavez, P.	08:00-16:00		8		0.00	N	-	0
Dec 08	Babb, S	16:00-00:00		8		0.00	N	-	0
				<u>16</u>					
Dec 09	Boutacoff, R	07:00-15:00	Lead	8		0.00	N	-	0
Dec 09	Kim, T	15:00-23:00		8		0.00	N	-	0
				<u>16</u>					
Dec 10	Boutacoff, R	07:00-15:00	Lead	8		0.00	N	-	0
Dec 10	Kim, T	15:00-23:00		8		0.00	N	-	0
				<u>16</u>					
Dec 11	Boutacoff, R	07:00-15:00	Lead	8		0.00	N	-	0
Dec 11	Babb, S	15:00-23:00		8		0.00	N	-	0
				<u>16</u>					
Dec 12	Boutacoff, R	07:00-15:00	Lead	8		0.00	N	-	0
Dec 12	Babb, S	15:00-23:00		8		0.00	N	-	0
				<u>16</u>					
Dec 13	Boutacoff, R	07:00-15:00	Lead	8		0.00	N	-	0
Dec 13	Babb, S	15:00-23:00		8		0.00	N	-	0
				<u>16</u>					
Dec 14	Chavez, P.	08:00-16:00		8		0.00	N	-	0
Dec 14	Babb, S	16:00-00:00		8		0.00	N	-	0
				<u>16</u>					
Dec 15	Chavez, P.	08:00-16:00		8		0.00	N	-	0
Dec 15	Babb, S	16:00-00:00		8		0.00	N	-	0
				<u>16</u>					
Dec 16	Boutacoff, R	07:00-15:00	Lead	8		0.00	N	-	0
Dec 16	Boutacoff, R	15:00-17:00		2		0.00	N	-	0
Dec 16	Kim, T	15:00-23:00		0		0.00	N	-	0
Dec 16	Phillips, V.	17:00-23:00		6		0.00	N	-	0
				<u>16</u>					
Dec 17	Boutacoff, R	07:00-15:00	Lead	8		0.00	N	-	0
Dec 17	Boutacoff, R	15:00-17:00		2		0.00	N	-	0
Dec 17	Kim, T	15:00-23:00		0		0.00	N	-	0
Dec 17	Phillips, V.	17:00-23:00		6		0.00	N	-	0
				<u>16</u>					
Dec 18	Boutacoff, R	07:00-15:00	Lead	8		0.00	N	-	0
Dec 18	Babb, S	15:00-23:00		8		0.00	N	-	0
				<u>16</u>					
Dec 19	Boutacoff, R	07:00-15:00	Lead	8		0.00	N	-	0
Dec 19	Babb, S	15:00-23:00		8		0.00	N	-	0

Dec 20	Boutacoff, R	07:00-15:00	Lead	16	0.00	N	-	0
Dec 20	Babb, S	15:00-23:00		8 8	0.00	N	-	0
Dec 21	Chavez, P.	08:00-16:00		16	0.00	N	-	0
Dec 21	Babb, S	16:00-00:00		8 8	0.00	N	-	0
Dec 22	Chavez, P.	08:00-16:00		16	0.00	N	-	0
Dec 22	Babb, S	16:00-00:00		8 8	0.00	N	-	0
Dec 23	Boutacoff, R	07:00-15:00	Lead	16	0.00	N	-	0
Dec 23	Kim, T	15:00-23:00		8 8	0.00	N	-	0
Dec 24	Boutacoff, R	07:00-15:00	Lead	16	0.00	N	-	0
Dec 24	Boutacoff, R	15:00-15:30		8 0.5	0.00	N	-	0
Dec 24	Kim, T	15:00-23:00		0	0.00	N	-	0
Dec 24	Johnson, D	15:30-23:00		7.5	0.00	N	-	0
Dec 25	Boutacoff, R	07:00-15:00	Lead	16	0.00	N	-	0
Dec 25	Babb, S	15:00-23:00		8 8	0.00	N	-	0
Dec 26	Boutacoff, R	07:00-15:00	Lead	16	0.00	N	-	0
Dec 26	Babb, S	15:00-23:00		8 8	0.00	N	-	0
Dec 27	Boutacoff, R	07:00-15:00	Lead	16	0.00	N	-	0
Dec 27	Babb, S	15:00-23:00		8 8	0.00	N	-	0
Dec 28	Chavez, P.	08:00-16:00		16	0.00	N	-	0
Dec 28	Babb, S	16:00-00:00		8 8	0.00	N	-	0
Dec 29	Chavez, P.	08:00-16:00		16	0.00	N	-	0
Dec 29	Babb, S	16:00-00:00		8 8	0.00	N	-	0
Dec 30	Boutacoff, R	07:00-15:00	Lead	16	0.00	N	-	0
Dec 30	Kim, T	15:00-23:00		8 8	0.00	N	-	0
Dec 31	Boutacoff, R	07:00-15:00	Lead	16	0.00	N	-	0
Dec 31	Kim, T	15:00-23:00		8 8	0.00	N	-	0
TOTAL:				16	496	0.00	\$0.00	0
Total Amount for Normal (N):				496			\$0.00	
Overtime (1):				0			\$0.00	
Double Time (2):				0			\$0.00	
Overtime 3 (3):				0			\$0.00	
Holiday (S):				0			\$0.00	

168
8

5.2
8



Nob Hill Construction, Inc.
 50 So. Linden Ave. #6
 So. San Francisco CA 94080
 (650) 636-4088
 License: 1010917

Contract Invoice

Invoice#: 192515

Date: 12/29/2019

Billed To: 850 Powell Homeowners Association
 850 Powell St.
 San Francisco CA 94108

Project: 850 Powell Street - Chutes & Flues
 850 Powell St.
 San Francisco CA 94108

Due Date: 01/25/2020

Terms: 10DY

Order#

Description	Amount
Progress Billing #07	41,447.67

ok SA

FRANCE		nhcom	
7407	11	447.67	
RES	SA	10	50.14
1/18/20			

1018 SA

Amount Due	\$41,447.67
-------------------	--------------------

Thank you for your prompt payment!

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:

850 Powell St.
San Francisco, CA 94108

APPLICATION NUMBER: 7

APPLICATION DATE: 12/29/19

PERIOD TO: 29-Dec-19

A Item No.	B Description of Work	C Scheduled Value		D Work Completed		E This Period	F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)
		From Previous Application (D + E)		Total Completed And Stored To Date (D + E + F)	% (G/C)					
1	01310 Project Management	6,734.00	7,234.76		7,234.76			7,234.76	107%	(500.76)
2	01320 Site Supervision	4,487.00	6,397.77		6,397.77			6,397.77	143%	(1,910.77)
3	01450 Engineering, Testing & Inspection	1,069.00	845.00		845.00			845.00	79%	224.00
4	01520 Temporary Facilities & Equipment	1,945.00	1,079.97		1,079.97			1,079.97	56%	865.03
5	01545 Scaffolding & Platforms	102,709.00	78,281.79		78,281.79	2,913.52		81,195.31	79%	21,513.69
6	01740 Final Cleaning	3,454.00	7,152.47		7,152.47			7,152.47	207%	(3,698.47)
7	02205 Protection	16,233.00	10,126.41		10,126.41			10,126.41	62%	6,106.59
8	02220 Demolition	77,255.00	61,551.78		61,551.78	13,960.88		75,512.66	98%	1,742.34
9	03500 Topping Slabs	11,067.00	26,161.67		26,161.67	20,923.66		47,085.33	425%	(36,018.33)
10	05560 Custom Sheet Metal	2,897.00	5,707.67		5,707.67	205.00		5,912.67	204%	(3,015.67)
11	08000 Skylights	25,483.00	25,520.67		25,520.67			25,520.67	100%	(37.67)
12	09916 Exterior Paint	11,611.00	14,377.58		14,377.58			14,377.58	124%	(2,766.58)
13	16100 Electrical Rough & Trim	3,960.00	779.22		779.22			779.22	20%	3,180.78
14	15% Contractor's Fee	40,336.00	37,782.28		37,782.28	3,444.61		41,226.89	102%	(890.89)
15										
16	16100 Plumbing Rough & Trim	179,468.00	177,167.94		177,167.94			177,167.94	99%	2,300.06
17	7.5% Contractor's Fee	13,460.00	13,287.60		13,287.60			13,287.60	99%	172.40
18										
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27										
28	SUBTOTALS PAGE 2	502,168.00	473,454.58		473,454.58	41,447.67		514,902.25	103%	(12,734.25)

850 Powell St. - Chutes & Flues
 Job costs from 11/30/19 to 12/29/19

	Hours	Labor	Materials	Subs	Other	Total
01310 Project Management		0.00				0.00
01320 Site Supervision		0.00				0.00
01450 Engineering, Testing & Inspection		0.00				0.00
01520 Temporary Facilities & Equipment		0.00				0.00
01545 Scaffolding & Platforms		0.00			2,913.52	2,913.52
01740 Final Cleaning		0.00				0.00
02205 Protection		0.00				0.00
02220 Demolition		0.00		13,960.88		13,960.88
03500 Topping Slabs	175.00	20,543.25	380.41			20,923.66
05580 Custom Sheet Metal		0.00		205.00		205.00
08600 Skylights		0.00				0.00
09918 Exterior Paint		0.00				0.00
16100 Electrical Rough & Trim		0.00				0.00
	175.00	20,543.25	380.41	14,165.88	2,913.52	38,003.06
15% Contractor's Fee		825.64	57.06	2,124.88	437.03	3,444.61
Total		21,368.89	437.47	16,290.76	3,350.55	41,447.67
15100 Plumbing Rough & Trim		0.00				0.00
	0.00	0.00	0.00	0.00	0.00	0.00
7.5% Contractor's Fee		0.00	0.00	0.00	0.00	0.00
Total		0.00	0.00	0.00	0.00	0.00
Combined Totals		21,368.89	437.47	16,290.76	3,350.55	41,447.67



Nob Hill Construction, Inc.
 50 So. Linden Ave. #6
 So. San Francisco CA 94080
 (650) 636-4088
 License: 1010917

Contract Invoice

Invoice#: 192516

Date: 12/29/2019

Billed To: 850 Powell Homeowners Association
 850 Powell St.
 San Francisco CA 94108

Project: 850 Powell Street - Chutes & Flues
 850 Powell St.
 San Francisco CA 94108

Due Date: 01/25/2020

Terms: 10DY

Order#

Description	Amount
Change Order #01 - Billing #03	18,189.00

OK: SA

PROF	FRANCE	INC	
7404	18,189.00	AC	
		FC	
		INS	
		OTHER	
		10DY	

1017 SA

Am

Amount Due \$18,189.00

Thank you for your prompt payment!

850 Powell St. - Chutes & Flues
 Job costs from 11/30/19 to 12/29/19

	Hours	Labor	Materials	Subs	Other	Total
Change Order #01						
15100 Plumbing Rough & Trim		0.00		16,920.00		16,920.00
06200 Interior Finish Carpentry		0.00				0.00
	0.00	0.00	0.00	16,920.00	0.00	16,920.00
7.5% Contractor's Fee		0.00	0.00	1,269.00	0.00	1,269.00
15% Contractor's Fee		0.00	0.00	0.00	0.00	0.00
Total		0.00	0.00	18,189.00	0.00	18,189.00
Change Order #02						
09918 Exterior Paint		0.00				0.00
09918 Exterior Paint		0.00				0.00
	0.00	0.00	0.00	0.00	0.00	0.00
15% Contractor's Fee		0.00	0.00	0.00	0.00	0.00
Total		0.00	0.00	0.00	0.00	0.00
Change Order #03						
15810 Ducts & Vents		0.00				0.00
09918 Exterior Paint		0.00				0.00
	0.00	0.00	0.00	0.00	0.00	0.00
15% Contractor's Fee		0.00	0.00	0.00	0.00	0.00
Total		0.00	0.00	0.00	0.00	0.00



Nob Hill Construction, Inc.
 50 So. Linden Ave. #6
 So. San Francisco CA 94080
 (650) 636-4088
 License: 1010917

Contract Invoice

Invoice#: 192517

Date: 12/29/2019

Billed To: 850 Powell Homeowners Association
 850 Powell St.
 San Francisco CA 94108

Project: 850 Powell Street - Chutes & Flues
 850 Powell St.
 San Francisco CA 94108

Due Date: 01/25/2020

Terms: 10DY

Order#

Description	Amount
Extras	16,123.49

OK SA

PROP CODE	FRANCE	NO. hncmy
7404	\$16,123.49	AC \$
AC	\$	AC \$
TYPE	RES	INS.CL. OTHER
DATE	1/25/20	PK# 5014

1017 SA

Amount Due	\$16,123.49
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Thank you for your prompt payment!!

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:

650 Powell St.
San Francisco, CA 94108

APPLICATION NUMBER: 7

APPLICATION DATE: 12/29/19

PERIOD TO: 29-Dec-19

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period	F Materials Presently Stored (Not In D or E)	G Total Completed And Stored To Date (D + E + F)	H Balance To Finish (C - G)
			From Previous Application (D + E)	This Period				
1	EXTRAS							
2	01410 Permits		1,831.36				1,831.36	(1,831.36)
3	01545 Scaffolding & Platforms - Extra Days		1,117.39		13,545.64		13,545.64	(13,545.64)
4	04410 Slab Stone		2,340.00				1,117.39	(1,117.39)
5	05580 Custom Sheet Metal - 3rd Cap		877.66				2,340.00	(2,340.00)
6	09250 Gypsum Board		481.00				877.66	(877.66)
7	09360 Stone Tile		997.82				481.00	(481.00)
8	09912 Interior Paint		3,640.00				997.82	(997.82)
9	09918 Exterior Paint - Fire Escape		10,538.56				3,640.00	(3,640.00)
10	12100 Kitchens		117.39				10,538.56	(10,538.56)
11	16700 Communications & Data		2,394.17		2,577.85		117.39	(117.39)
12	15% Contractor's Fee						4,972.02	(4,972.02)
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28	SUBTOTALS PAGE 2	585,954.15	562,746.71	75,760.16			638,506.87	(52,552.72)

850 Powell St. - Chutes & Flues
 Job costs from 11/30/19 to 12/29/19

EXTRAS						
01410 Permits		0.00				0.00
01545 Scaffolding & Platforms - Extra Days		0.00		13,545.64		13,545.64
04410 Slab Stone		0.00				0.00
05580 Custom Sheet Metal - 3rd Cap		0.00				0.00
09250 Gypsum Board		0.00				0.00
09380 Stone Tile		0.00				0.00
09912 Interior Paint		0.00				0.00
09912 Exterior Paint - Fire Escape		0.00				0.00
12100 Kitchens		0.00				0.00
16700 Communications & Data		0.00				0.00
	0.00	0.00	0.00	0.00	13,545.64	13,545.64
15% Contractor's Fee		0.00	0.00	0.00	2,577.85	2,577.85
		0.00	0.00	0.00	16,123.49	16,123.49



www.baggengineers.com
 138 Charcot Avenue, San Jose, CA 95131
 (650)852-9133 fax(650)852-9138

PROP	COL	FRANCE	NO	baggers
1201	3523.75	AC		
AC				
DATE	RES	EST	LIT	INS.CL
1/23/20				5015

Invoice

Date 1/2/2020
 Invoice # 49480

SA 1018
 RECEIVED
 JAN 21 2020

Bill To
 Francesca HOA
 850 Powell Street
 San Francisco, CA 94018
 Attn: Robert Faussner, BM

Job Description
 Geotechnical Engineering Investigation
 Distressed Garage Floor
 850 Powell Street
 San Francisco, CA

Client Job # BAGG Job # PSHOA-01-00
 Client PO # Terms Net 30

Dated	Description	Qty/Hrs	Rate	Amount
Services Through December 12, 2019				
11/21/2019	Site Reconnaissance	3	180.00	540.00
	Meeting with client representatives re: upcoming site exploration			
11/25/2019	Project Management	1	180.00	180.00
	Project set up & correspondence with client rep			
12/2/2019	Project Management	1	180.00	180.00
	Correspondence with Lisa; contact drilling sub and utility locator to schedule the site meeting			
12/3/2019	Project Management	1	180.00	180.00
	Correspondence with Lisa; contact drilling sub and utility locator to schedule the site meeting			
12/10/2019	Project Management	1	180.00	180.00
	Contact drilling sub, utility locator, BAGG Geologist, etc. ahead of the meeting, and meeting prep			
12/11/2019	Project Management	1	180.00	180.00
	Contact drilling sub, utility locator, BAGG Geologist, etc. ahead of the meeting, and meeting prep			
12/12/2019	Site Reconnaissance	4	140.00	560.00
	Site meeting - Field Geologist			
12/12/2019	Site Reconnaissance	4	180.00	720.00
	Clear utilities, mark borings, and evaluate logistics - Project Manager			
	Personnel Subtotal			2,720.00
12/12/2019	Outside Consulting Services - Scantech Utility Locating Services, Inc.	525	1.15	603.75
	Outside Consultants Subtotal			603.75
11/21/2019	Mileage	90	1.00	90.00
12/12/2019	Mileage (times two)	180	1.00	180.00

Some lab charges are billed for one week per employee and dated the week-ending date (Sunday), not the actual day.

Payments/Credits
INVOICE TOTAL



www.baggengineers.com
 138 Charcot Avenue, San Jose, CA 95131
 (650)852-9133 fax(650)852-9138

Invoice

Date 1/2/2020
 Invoice # 49480

Bill To

Francesca HOA
 850 Powell Street
 San Francisco, CA 94018
 Attn: Robert Faussner, BM

Job Description

Geotechnical Engineering Investigation
 Distressed Garage Floor
 850 Powell Street
 San Francisco, CA

Client Job #

BAGG Job # PSHOA-01-00

Client PO #

Terms Net 30

Dated	Description	Qty/Hrs	Rate	Amount
	Reimbursable Subtotal			270.00

Some lab charges are billed for one week per employee and dated the week-ending date (Sunday), not the actual day.

Payments/Credits	\$0.00
INVOICE TOTAL	\$3,593.75
	\$3,593.75

John K. Anderson Design

Time Billing Invoice

The Francesca
 850 Powell Street
 San Francisco, CA 94108
 USA
 TIME BILLING | DECEMBER 2019

Time Billing Invoice #: 302315
Time Billing Invoice Date: 1/6/2020

Date	Employee	Description	Quantity	Rate	Amount
12/4/2019	Ashley Herman	Travel to/from site for meeting with faux finisher and painter	0.50	100.00	50.00
12/4/2019	Ashley Herman	Meet with Principal and faux finisher to review beams, corbels, and stencil; Meet with painter	0.75	215.00	161.25
12/4/2019	Bookkeeper JKA	Transportation to site	1.00	9.35	9.35
12/4/2019	John K Anderson	Travel to/from site	0.50	100.00	50.00
12/4/2019	John K Anderson	Site visit with both Anthony and Alex to see painting progress and discuss final details	0.75	275.00	206.25
12/6/2019	Ashley Herman	Weekly project call	0.50	215.00	107.50
12/6/2019	John K Anderson	Weekly project call	0.50	275.00	137.50
12/10/2019	Ashley Herman	Walk site to review faux finishing and painting; Meet with Client, painter, and faux finisher	0.75	215.00	161.25
12/10/2019	Ashley Herman	Travel to/from site	0.25	100.00	25.00
12/10/2019	Bookkeeper JKA	Transportation from site	1.00	9.32	9.32
12/10/2019	Bookkeeper JKA	Transportation to site	1.00	9.24	9.24
12/16/2019	Callen Evans Williams	Request quotes for light fixture glass replacement	0.25	165.00	41.25
12/16/2019	John K Anderson	Review second glass quote for chandelier custom glass replacements with staff	0.25	275.00	68.75
12/17/2019	John K Anderson	Source decorative pendant lighting for 3 stair areas, request quotes from vendor, compile options and email to Client for review	1.50	275.00	412.50
12/18/2019	John K Anderson	Review vendor quotes; Compile and send quotes to Clients for review	0.50	275.00	137.50
12/18/2019	John K Anderson	Site visit to see progress on beams, look for glass sample, pick up old sconce shades (No Charge)	0.25	0.00	0.00

Sub Total: 1,586.66
 Sales Tax: 0.00

Total: 1,586.66
 Payments: 0.00

Balance Due: 1,586.66
 Currency: USD

PROP CODE	FRANCE	VC	jka design
72011	\$1586.66	AD	\$
		AD	\$
SA		LT	INS. CL OTHER
1/18/20		6001	

1018 RSV

M



Nob Hill Construction, Inc.
 50 So. Linden Ave. #6
 So. San Francisco CA 94080
 (650) 636-4088
 License: 1010917

Contract Invoice

Invoice#: 192521
 Date: 12/29/2019

Billed To: 850 Powell Homeowners Association
 850 Powell St.
 San Francisco CA 94108

Project: 850 Powell Street
 850 Powell St.
 San Francisco CA 94108

Due Date: 02/06/2020

Terms: 10DY

Order#

Description	Amount
Additional work as per proposals	
Project Management Project management time to supervise, manage and coordinate various projects identified below.	1,320.00
Mezzanine Man Door Remove existing hardware, k dutchman door, re-route door and reinstall.	1,794.23
Service Elevator Windows Inspect all service elevator windows. Draft report, replace 2 cracked windows.	1,085.83
Fire Emergency Signage Remove existing fire exit signage and reinstall in new location.	337.50
Fire Extinguisher Boxes Fabricate, finish and install two new fire extinguisher box doors in mahogany.	15,557.28
Fire Extinguisher Bracket Supply and install new bracket for fire extinguishers at elevator mechanical room.	147.48
Vent at Courtyard Remove existing grill at courtyard wall, vaccum duct, fabricate and install new grill (old grill came off in pieces), paint to match existing.	1,819.95

PROPOSAL	FRANCE	NO	nh.com	
74041	\$24,190.33	4530	\$314.23	
AC	\$	AC	\$	
RES	SA	LIT	INS.CL	OTHER
1/30/20	ORDER# 5016 & 2221			

SA 1017 & OPS 1005

Amount Due	\$27,304.56
-------------------	--------------------

Thank you for your prompt payment!

Contract Invoice
Continued...

Invoice#: 192521
Date: 12/29/2019

Description	Amount
PVC Pipe Supply and install PVC conduit from roof to courtyard deck for low voltage.	3,242.29
Courtyard Permit Courtyard permit acquisition fees and time.	2,000.00

