

Francesca Association
10/31/2016

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c/o Canyon Pacific Management
850 Powell Street
San Francisco California 94107

	Oct 2016 Operating	Oct 2016 Reserves	Oct 2016 Litigation	Oct 2016 Other	Total
ASSETS					
Cash & Equivalents					
10000	158,594.89	0.00	0.00	0.00	158,594.89
11000	0.00	143,781.22	0.00	0.00	143,781.22
11010	0.00	300,398.06	0.00	0.00	300,398.06
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Total Cash Equivalents	158,594.89	444,179.28	0.00	0.00	602,774.17
Accounts Receivable					
12000	4,971.47	0.00	0.00	0.00	4,971.47
12080	(3,000.00)	0.00	0.00	0.00	(3,000.00)
12170	1,000.00	0.00	0.00	0.00	1,000.00
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Total Accounts Receivable	2,971.47	0.00	0.00	0.00	2,971.47
Prepaid Expenses					
15000	10,951.43	0.00	0.00	0.00	10,951.43
15040	24,086.00	0.00	0.00	0.00	24,086.00
15050	516.00	0.00	0.00	0.00	516.00
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Total Prepaid Expenses	35,553.43	0.00	0.00	0.00	35,553.43
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TOTAL ASSETS	197,119.79	444,179.28	0.00	0.00	641,299.07
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TOTAL OTHER ASSETS	0.00	0.00	0.00	0.00	0.00
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TOTAL ASSETS	197,119.79	444,179.28	0.00	0.00	641,299.07
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LIABILITIES					
LIABILITIES					
Accounts Payable					
20000	22,089.88	0.00	0.00	0.00	22,089.88
20020	9,650.69	0.00	0.00	0.00	9,650.69
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Total Accounts Payable	31,740.57	0.00	0.00	0.00	31,740.57
Other A/P					
22060	500.00	0.00	0.00	0.00	500.00
22180	500.00	0.00	0.00	0.00	500.00
24010	0.00	1,000.00	0.00	0.00	1,000.00
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Total Other Accounts Payable	1,000.00	1,000.00	0.00	0.00	2,000.00
Refunds / Clearing					
25000	2,060.00	0.00	0.00	0.00	2,060.00
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Total Current - Refunds / Clearing	2,060.00	0.00	0.00	0.00	2,060.00
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TOTAL LIABILITIES	34,800.57	1,000.00	0.00	0.00	35,800.57
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EQUITY					
	67,409.96	0.00	0.00	0.00	67,409.96
	0.00	51,085.04	0.00	0.00	51,085.04
32000	(6,674.00)	0.00	0.00	0.00	(6,674.00)
32010	101,583.26	0.00	0.00	0.00	101,583.26
34000	0.00	6,674.00	0.00	0.00	6,674.00

c/o Canyon Pacific Management
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San Francisco California 94107

		Oct 2016 Operating	Oct 2016 Reserves	Oct 2016 Litigation	Oct 2016 Other	Total
34010	Past Retained Earnings-Reserve	0.00	385,420.24	0.00	0.00	385,420.24
	Total Equity	162,319.22	443,179.28	0.00	0.00	605,498.50
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	TOTAL LIABILITIES & EQUITY	197,119.79	444,179.28	0.00	0.00	641,299.07
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	Oct Actual	Oct Budget	\$ Variance	% Variance	Y-T-D Actual	Y-T-D Budget	\$ Variance	% Variance	Annual Budget	
REVENUE										
Income										
40000	Owner's Assessment / Dues	66,555.36	66,555	0.36	0.00%	665,553.60	665,550	3.60	0.00%	798,664
Total Income		66,555.36	66,555	0.36	0.00%	665,553.60	665,550	3.60	0.00%	798,664
Other Income										
42020	Late Fees	0.00	0	0.00	0.00%	233.82	0	233.82	0.00%	0
42080	Parking Income	5,880.00	6,003	-123.00	-2.05%	59,151.17	60,030	-878.83	-1.46%	72,030
Total Other Income		5,880.00	6,003	-123.00	-2.05%	59,384.99	60,030	-645.01	-1.07%	72,030
Reimbursement Income										
44010	Insurance Income	-4,000.00	0	-4,000.00	0.00%	0.00	0	0.00	0.00%	0
Total Reimbursement Income		-4,000.00	0	-4,000.00	0.00%	0.00	0	0.00	0.00%	0
TOTAL REVENUE		68,435.36	72,558	-4,122.64	-5.68%	724,938.59	725,580	-641.41	-0.09%	870,694
EXPENSE										
Repairs & Maintenance										
50030	Appliance R&M	0.00	117	-117.00	100.00%	702.81	1,170	-467.19	39.93%	1,400
50060	Hot Water Heating System	0.00	675	-675.00	100.00%	2,971.21	6,750	-3,778.79	55.98%	8,100
50090	Carpet/Flooring	0.00	83	-83.00	100.00%	0.00	830	-830.00	100.00%	1,000
50120	Electrical Repairs	217.50	58	159.50	-275.00%	480.00	580	-100.00	17.24%	700
50140	Elevator Contract	350.00	350	0.00	0.00%	3,500.00	3,500	0.00	0.00%	4,200
50150	Elevator - R&M	1,730.00	1,500	230.00	-15.33%	10,883.00	15,000	-4,117.00	27.45%	18,000
50180	Fire Alarm Monitoring	285.34	143	142.34	-99.54%	1,426.70	1,430	-3.30	0.23%	1,712
50190	Fire Alarm - R&M	0.00	125	-125.00	100.00%	2,119.90	1,250	869.90	-69.59%	1,500
50200	Fire Escapes/Extinguishers	1,309.23	225	1,084.23	-481.88%	1,852.23	2,250	-397.77	17.68%	2,700
50210	Fire Sprinkler Systems	220.00	1,061	-841.00	79.26%	2,740.00	10,610	-7,870.00	74.18%	12,728
50220	Garage Doors/Gates	-2,578.75	248	-2,826.75	999.99%	1,295.00	2,480	-1,185.00	47.78%	2,980
50240	Gen. Bldg. Repairs & Maintenance	4,205.73	1,275	2,930.73	-229.86%	25,451.19	12,750	12,701.19	-99.62%	15,303
50260	Insurance Claim Exp	17,836.30	833	17,003.30	-999.99%	15,336.30	8,330	7,006.30	-84.11%	10,000
50290	Janitorial Service - R & M	0.00	175	-175.00	100.00%	120.00	1,750	-1,630.00	93.14%	2,100
50300	Janitorial Service - Contract	2,778.40	2,702	76.40	-2.83%	26,518.40	27,020	-501.60	1.86%	32,423
50310	Janitorial - Supplies	0.00	183	-183.00	100.00%	964.17	1,830	-865.83	47.31%	2,200
50330	Chimney Flue Cleaning	0.00	83	-83.00	100.00%	0.00	830	-830.00	100.00%	1,000
50370	Landscape - R & M	309.94	196	113.94	-58.13%	2,131.44	1,960	171.44	-8.75%	2,350
50380	Lock & Key	120.00	250	-130.00	52.00%	1,068.34	2,500	-1,431.66	57.27%	3,000
50390	Painting	0.00	500	-500.00	100.00%	200.00	5,000	-4,800.00	96.00%	6,000
50400	Pest Control	110.00	242	-132.00	54.55%	1,100.00	2,420	-1,320.00	54.55%	2,900
50410	Plumbing	-3,760.00	2,030	-5,790.00	285.22%	10,489.41	20,300	-9,810.59	48.33%	24,365
50470	Rep & Maint. - Labor	450.00	388	62.00	-15.98%	4,998.13	3,880	1,118.13	-28.82%	4,650
50480	Rep.&Maint.- Supply	0.00	183	-183.00	100.00%	623.63	1,830	-1,206.37	65.92%	2,196
50520	Roof	0.00	42	-42.00	100.00%	0.00	420	-420.00	100.00%	500
50530	Security	29,465.88	15,014	14,451.88	-96.26%	146,905.51	150,140	-3,234.49	2.15%	180,168
50540	Security Device -R&M	0.00	100	-100.00	100.00%	0.00	1,000	-1,000.00	100.00%	1,200
50560	Window Cleaning	0.00	455	-455.00	100.00%	0.00	4,550	-4,550.00	100.00%	5,460
50570	Window & Door Repair	0.00	100	-100.00	100.00%	0.00	1,000	-1,000.00	100.00%	1,200
50580	Misc. Expense	-2,626.98	101	-2,727.98	999.99%	960.00	1,010	-50.00	4.95%	1,209
Total Repairs & Maintenance		50,422.59	29,437	20,985.59	-71.29%	264,837.37	294,370	-29,532.63	10.03%	353,244
Utilities										
54020	Gas	2,206.40	3,750	-1,543.60	41.16%	29,972.41	37,500	-7,527.59	20.07%	45,000
54030	Electricity	2,407.76	2,320	87.76	-3.78%	20,848.14	23,200	-2,351.86	10.14%	27,840
54070	Trash/Hauling	0.00	15	-15.00	100.00%	0.00	150	-150.00	100.00%	180
54080	Scavenger/Refuse/Recycling	1,530.83	3,917	-2,386.17	60.92%	18,380.62	39,170	-20,789.38	53.07%	46,998
54090	Water & Sewer	3,540.43	4,055	-514.57	12.69%	39,877.31	40,550	-672.69	1.66%	48,660
54100	Telephone	0.00	155	-155.00	100.00%	1,467.96	1,550	-82.04	5.29%	1,860
54110	Telephone - Elevator	-71.15	77	-148.15	192.40%	680.70	770	-89.30	11.60%	924
54120	Telephone - Entry System	0.00	100	-100.00	100.00%	1,416.72	1,000	416.72	-41.67%	1,200
54130	Telephone - Fire Alarm	0.00	83	-83.00	100.00%	855.94	830	25.94	-3.13%	996
Total Utilities		9,614.27	14,472	-4,857.73	33.57%	113,499.80	144,720	-31,220.20	21.57%	173,658
General & Administrative										
53070	CPA Services	0.00	290	-290.00	100.00%	2,090.00	2,900	-810.00	27.93%	3,475

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		Oct Actual	Oct Budget	\$ Variance	% Variance	Y-T-D Actual	Y-T-D Budget	\$ Variance	% Variance	Annual Budget
53110	Project Coordination/Consul.Fees	2,835.00	2,350	485.00	-20.64%	38,684.38	23,500	15,184.38	-64.61%	28,200
53150	Legal	0.00	2,085	-2,085.00	100.00%	9,655.00	20,850	-11,195.00	53.69%	25,020
53190	Memberships/Entertainment	0.00	17	-17.00	100.00%	0.00	170	-170.00	100.00%	205
53200	Professional Service	0.00	500	-500.00	100.00%	0.00	5,000	-5,000.00	100.00%	6,000
53210	Reserve Study	0.00	0	0.00	0.00%	750.00	0	750.00	0.00%	0
53230	Replacement Reserve	14,224.00	14,224	0.00	0.00%	142,240.00	142,240	0.00	0.00%	170,688
53260	Bus. Lic./Permits	0.00	3	-3.00	100.00%	35.00	30	5.00	-16.67%	35
55100	Office Expense	197.28	585	-387.72	66.28%	3,985.17	5,850	-1,864.83	31.88%	7,020
55120	Property Management Fees	4,000.00	4,000	0.00	0.00%	40,000.00	40,000	0.00	0.00%	48,000
	Total General & Administrative	21,256.28	24,054	-2,797.72	11.63%	237,439.55	240,540	-3,100.45	1.29%	288,643
	Taxes & Insurance									
57000	Fran.Tax Board Taxes	0.00	1	-1.00	100.00%	10.00	10	0.00	0.00%	10
57020	Ins.-D&O, E&O, EPLI	0.00	2,030	-2,030.00	100.00%	18,651.74	20,300	-1,648.26	8.12%	24,356
57040	Ins.-Gen.& Liab.	0.00	2,522	-2,522.00	100.00%	22,702.41	25,220	-2,517.59	9.98%	30,260
57060	Ins.-Work. Comp.	0.00	44	-44.00	100.00%	387.76	440	-52.24	11.87%	523
	Total Tax & Insurance	0.00	4,597	-4,597.00	100.00%	41,751.91	45,970	-4,218.09	9.18%	55,149
	TOTAL EXPENSES	81,293.14	72,560	8,733.14	-12.04%	657,528.63	725,600	-68,071.37	9.38%	870,694
	Net Operating Income	-12,857.78	-2	-12,855.78	-999.99%	67,409.96	-20	67,429.96	999.99%	0
	RESERVE REVENUE									
	Income									
45000	Replacement Reserve Funding	14,224.00	14,224	0.00	0.00%	142,240.00	142,240	0.00	0.00%	170,688
	Total Income	14,224.00	14,224	0.00	0.00%	142,240.00	142,240	0.00	0.00%	170,688
	Other Income									
46010	Interest Income- Taxable	30.97	0	30.97	0.00%	680.04	0	680.04	0.00%	0
	Total Other Income	30.97	0	30.97	0.00%	680.04	0	680.04	0.00%	0
	Total Reserve Revenue	14,254.97	14,224	30.97	0.22%	142,920.04	142,240	680.04	0.48%	170,688
	RESERVE EXPENSE									
	Repairs & Maintenance									
60001	Fire Alarm R & M	550.00	0	550.00	0.00%	5,480.00	0	5,480.00	0.00%	0
60002	Fire Sprinkler System	0.00	0	0.00	0.00%	440.00	0	440.00	0.00%	0
60021	Painting	1,000.00	0	1,000.00	0.00%	84,250.00	0	84,250.00	0.00%	0
60103	General Building Repair	0.00	0	0.00	0.00%	1,665.00	0	1,665.00	0.00%	0
	Total Repairs & Maintenance	1,550.00	0	1,550.00	0.00%	91,835.00	0	91,835.00	0.00%	0
	TOTAL RESERVE EXPENSE	1,550.00	0	1,550.00	0.00%	91,835.00	0	91,835.00	0.00%	0
	NET RESERVE REVENUE (EXPENSE)	12,704.97	14,224	-1,519.03	-10.68%	51,085.04	142,240	-91,154.96	-64.09%	170,688
	NET INCOME	-152.81	14,222	-14,374.81	-101.07%	118,495.00	142,220	-23,725.00	-16.68%	170,688

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	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 2016	Actuals
REVENUE													
Income													
40000	Owner's Assessment / Dues	66,555	66,555	66,555	66,555	66,555	66,555	66,555	66,555	66,555	0	0	665,554
Total Income		66,555	66,555	66,555	66,555	66,555	66,555	66,555	66,555	66,555	0	0	665,554
Other Income													
42020	Late Fees	25	0	0	68	71	0	0	0	71	0	0	234
42080	Parking Income	6,125	6,125	6,125	6,035	5,390	5,831	5,880	5,880	5,880	0	0	59,151
Total Other Income		6,150	6,125	6,125	6,103	5,461	5,831	5,880	5,880	5,951	5,880	0	59,385
Reimbursement Income													
44010	Insurance Income	0	0	0	4,000	0	0	0	0	(4,000)	0	0	0
Total Reimbursement Income		0	0	0	4,000	0	0	0	0	(4,000)	0	0	0
TOTAL REVENUE		72,705	72,680	72,680	76,658	72,016	72,386	72,435	72,435	72,506	68,435	0	724,939
EXPENSE													
Repairs & Maintenance													
50030	Appliance R&M	0	0	0	0	0	365	0	241	97	0	0	703
50060	Hot Water Heating System	931	0	1,275	0	0	435	0	0	330	0	0	2,971
50090	Carpet/Flooring	(2,104)	2,104	0	0	0	0	0	0	0	0	0	0
50120	Electrical Repairs	0	0	0	0	0	263	0	0	0	218	0	480
50140	Elevator Contract	350	350	350	350	350	350	350	350	350	0	0	3,500
50150	Elevator - R&M	0	872	0	1,370	0	1,750	2,051	0	3,110	1,730	0	10,883
50180	Fire Alarm Monitoring	143	143	143	143	143	143	0	143	143	285	0	1,427
50190	Fire Alarm - R&M	0	0	0	1,114	1,006	0	0	0	0	0	0	2,120
50200	Fire Escapes/Extinguishers	0	0	543	0	0	0	0	0	0	1,309	0	1,852
50210	Fire Sprinkler Systems	110	0	0	495	330	1,255	220	0	110	220	0	2,740
50220	Garage Doors/Gates	0	265	0	0	3,079	265	0	265	0	(2,579)	0	1,295
50240	Gen. Bldg. Repairs & Maintenance	0	1,000	870	750	16,626	2,000	0	0	0	4,206	0	25,451
50260	Insurance Claim Exp	(2,500)	0	0	0	0	0	0	0	0	17,836	0	15,336
50290	Janitorial Service - R & M	120	0	0	0	0	0	0	0	0	0	0	120
50300	Janitorial Service - Contract	2,598	2,598	2,598	2,598	2,598	2,598	2,778	2,778	2,778	0	0	26,518
50310	Janitorial - Supplies	27	35	409	120	0	35	0	274	65	0	0	964
50370	Landscape - R & M	310	0	310	0	310	310	272	310	0	310	0	2,131
50380	Lock & Key	125	(12)	125	28	0	0	215	372	95	120	0	1,068
50390	Painting	0	200	0	0	0	0	0	0	0	0	0	200
50400	Pest Control	110	110	110	110	110	110	110	110	110	0	0	1,100
50410	Plumbing	0	6,525	0	5,732	0	0	844	1,149	0	(3,760)	0	10,489
50470	Rep & Maint. - Labor	578	376	1,050	505	840	450	675	75	0	450	0	4,998
50480	Rep.&Maint. - Supply	447	5	0	24	0	147	0	0	0	0	0	624
50530	Security	15,055	13,947	14,994	14,390	14,875	14,288	15,124	14,688	78	29,466	0	146,906
50580	Misc. Expense	0	0	0	2,627	960	0	0	0	0	(2,627)	0	960
Total Repairs & Maintenance		16,300	28,517	22,777	30,355	41,226	24,763	22,458	20,755	7,266	50,423	0	264,837
Utilities													
54020	Gas	2,590	5,543	3,467	3,872	3,539	1,401	1,694	3,221	2,440	2,206	0	29,972
54030	Electricity	599	1,984	1,797	1,818	2,074	2,471	2,535	2,661	2,501	2,408	0	20,848
54080	Scavenger/Refuse/Recycling	(275)	2,310	4,555	2,278	1,968	1,524	1,428	1,531	1,531	1,531	0	18,381
54090	Water & Sewer	4,140	3,582	3,864	5,182	4,521	3,956	3,391	3,948	3,754	3,540	0	39,877
54100	Telephone	130	136	128	128	128	205	152	152	309	0	0	1,468
54110	Telephone - Elevator	59	59	59	59	59	98	214	71	72	(71)	0	681
54120	Telephone - Entry System	122	122	150	141	141	140	142	140	318	0	0	1,417
54130	Telephone - Fire Alarm	85	85	85	85	85	85	85	85	176	0	0	856
Total Utilities		7,451	13,821	14,105	13,563	12,516	9,880	9,640	11,810	11,100	9,614	0	113,500
General & Administrative													
53070	CPA Services	0	0	0	2,090	0	0	0	0	0	0	0	2,090
53110	Project Coordination/Consul.Fees	1,286	8,129	2,061	7,311	578	4,568	4,988	2,153	4,778	2,835	0	38,684
53150	Legal	0	180	792	2,252	1,411	1,540	739	0	2,741	0	0	9,655
53210	Reserve Study	750	0	0	0	0	0	0	0	0	0	0	750
53230	Replacement Reserve	14,224	14,224	14,224	14,224	14,224	14,224	14,224	14,224	14,224	14,224	0	142,240
53260	Bus. Lic./Permits	0	0	0	35	0	0	0	0	0	0	0	35
55080	Bank Service Charges	6	(6)	0	0	0	0	0	0	0	0	0	0
55100	Office Expense	433	411	361	667	789	217	521	176	214	197	0	3,985
55120	Property Management Fees	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	0	0	40,000
Total General & Administrative		20,699	26,938	21,438	30,578	21,001	24,548	24,471	20,553	25,956	21,256	0	237,440
Taxes & Insurance													
57000	Fran.Tax Board Taxes	0	0	0	0	10	0	0	0	0	0	0	10

c/o Canyon Pacific Management
850 Powell Street
San Francisco California 94107

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 2016	Actuals
57020 Ins.-D&O, E&O, EPLI	2,072	2,072	2,072	2,072	2,072	2,072	2,072	2,072	2,072	0	0	0	18,652
57040 Ins.-Gen.& Liab.	2,522	2,522	2,522	2,522	2,522	2,522	2,522	2,522	2,522	0	0	0	22,702
57060 Ins.-Work. Comp.	43	43	43	43	43	43	43	43	43	0	0	0	388
Total Tax & Insurance	4,638	4,638	4,638	4,638	4,648	4,638	4,638	4,638	4,638	0	0	0	41,752
TOTAL EXPENSES	49,087	73,914	62,958	79,134	79,391	63,829	61,208	57,755	48,961	81,293	0	0	657,529
Net Operating Income	23,618	(1,234)	9,722	(2,476)	(7,375)	8,558	11,228	14,680	23,545	(12,858)	0	0	67,410
RESERVE REVENUE													
Income													
45000 Replacement Reserve Funding	14,224	14,224	14,224	14,224	14,224	14,224	14,224	14,224	14,224	14,224	0	0	142,240
Total Income	14,224	14,224	14,224	14,224	14,224	14,224	14,224	14,224	14,224	14,224	0	0	142,240
Other Income													
46010 Interest Income- Taxable	64	84	45	82	107	67	66	104	30	31	0	0	680
Total Other Income	64	84	45	82	107	67	66	104	30	31	0	0	680
Total Reserve Revenue	14,288	14,308	14,269	14,306	14,331	14,291	14,290	14,328	14,254	14,255	0	0	142,920
RESERVE EXPENSE													
Repairs & Maintenance													
60001 Fire Alarm R & M	0	3,720	0	0	0	990	0	220	0	550	0	0	5,480
60002 Fire Sprinkler System	0	0	440	0	0	0	0	0	0	0	0	0	440
60021 Painting	0	0	0	0	0	22,500	0	60,750	0	1,000	0	0	84,250
60103 General Building Repair	0	0	0	0	0	0	1,665	0	0	0	0	0	1,665
60104 Hot Water Heating Sytem	0	0	5,000	0	0	(5,000)	0	0	0	0	0	0	0
Total Repairs & Maintenance	0	3,720	5,440	0	0	18,490	1,665	60,970	0	1,550	0	0	91,835
TOTAL RESERVE EXPENSE	0	3,720	5,440	0	0	18,490	1,665	60,970	0	1,550	0	0	91,835
NET RESERVE REVENUE (EXPENSE)	14,288	10,588	8,829	14,306	14,331	(4,199)	12,625	(46,642)	14,254	12,705	0	0	51,085
NET INCOME	37,906	9,354	18,551	11,831	6,956	4,358	23,853	(31,961)	37,799	(153)	0	0	118,495

FA

Unit Space	R Type	Sts Co-Resident	Resident	Move In CC	Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days	
FA-0850 - 850 POWELL STREET												
0104	01	C	Mikhail Golomb, Trustee		12/01/2015		960.00				960.00	
0105	01	C	Maria Collin		12/01/2015		427.00				427.00	
0300	01	C	Jay Wiener		12/01/2015		51.92		51.92			
0401	01	C	Cynthia Molstad		12/01/2015		1,571.19		245.00	245.00	1,081.19	
0402	01	C	Theofanis Economidis		12/01/2015		245.00		245.00			
0500	01	C	Peter Jaques		12/01/2015		747.50				747.50	
0503	01	C	Kwong Kow Kam		12/01/2015		10.00		10.00			
0603	01	C	Thomas Schaal		12/01/2015		958.86		245.00	245.00	468.86	
Entity Totals							Delinquent	4,971.47	0.00	796.92	490.00	3,684.55
							Prepays	0.00	0.00	0.00	0.00	0.00
							Net	4,971.47	0.00	796.92	490.00	3,684.55
Net Distribution												
AD Disputed Charge							2,134.50	0.00	0.00	0.00	0.00	2,134.50
AP Parking Assessment							2,698.72	0.00	796.92	490.00		1,411.80
LF Late Fees							138.25	0.00	0.00	0.00		138.25

FA

Unit Space	R Sts Type	Resident Co-Resident	CC	Move In Description	Move Out	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
FA-0850 - 850 POWELL STREET											
0107	01 C	Lynn Hilberg		12/01/2015			-898.77	-898.77			
0200	01 C	Michael Meniktas		12/01/2015			-0.60	-0.60			
0202	01 C	Nan Lin		12/01/2015			-150.00	-150.00			
0205	01 C	John Grant		12/01/2015			-682.74	-682.74			
0400	01 C	Peggy Nathan		12/01/2015			-1,151.75	-1,151.75			
0403	02 P	Working Dirt LLC		06/30/2014	06/05/2015		-514.70				-514.70
0501	01 C	Paul Enrico Kostadimas		12/01/2015			-30.00	-30.00			
0502	01 C	Wayne Bennett		12/01/2015			-13.00	-13.00			
		Richard Schlackman paid cash to CPM in Jan.									
0602	01 C	Andy Adrian Rodriguez		12/01/2015			-2,002.59	-2,002.59			
0701	01 C	Richard Perrillo		12/01/2015			-245.00	-245.00			
0702	01 C	Mary Ann Collier		12/01/2015			-634.10	-634.10			
0902	02 C	Christopher Scoggins		09/15/2016			-1,857.45		-1,857.45		
0903	01 C	Scott Beth		12/01/2015			-1,469.99	-1,469.99			
Entity Totals Delinquent							0.00	0.00	0.00	0.00	0.00
Prepays							-9,650.69	-7,278.54	-1,857.45	0.00	-514.70
Net							-9,650.69	-7,278.54	-1,857.45	0.00	-514.70
Net Distribution											
AM	Monthly Assessment						-8,645.99	-6,788.54	-1,857.45	0.00	0.00
AP	Parking Assessment						-490.00	-490.00	0.00	0.00	0.00
BF	Balance Forward						-514.70	0.00	0.00	0.00	-514.70

AP Open Invoice Listing
0850 Francesca Association
As of 10/31/2016

Voucher	Invoice PO Number	Inv Date PO Date	GL Date Type/Terms	Due Date Disc Date	Entity	Account	Description	Inv Amount Discount	Payments Disc Taken	Balance
\$PACGA Pacific Gas & Electric				Terms: 00						
00009665	991-10/2016	10/09/2016	10/09/2016 R 00	10/30/2016 10/09/2016		20000	Accounts Payable 9/9~10/7/16 #99111996657-2	-18.61 0.00	0.00 0.00	-18.61
			Francesca Association		0850	54030	Electricity	9.53	0.00	9.53
			Francesca Association		0850	54030	Electricity	-28.14	0.00	-28.14
							Vendor Totals	-18.61	0.00	-18.61
									0.00	
\$RGG Recology Golden Gate				Terms: 00						
00011147	51473148	10/20/2016	10/20/2016 P 00	10/31/2016 10/20/2016		20000	Accounts Payable Oct. Service #010214692	1,530.83 0.00	0.00 0.00	1,530.83
			Francesca Association		0850	54080	Scavenger/refuse/recycling	1,530.83	0.00	1,530.83
							Vendor Totals	1,530.83	0.00	1,530.83
									0.00	
\$SFPUC SFPUC-Water Departement				Terms: 00						
00011165	8351-10/2016	10/21/2016	10/21/2016 P 00	10/31/2016 10/21/2016		20000	Accounts Payable 9/23~10/21/16 #8351910000	3,491.67 0.00	0.00 0.00	3,491.67
			Francesca Association		0850	54090	Water & Sewer	3,491.67	0.00	3,491.67
00011166	2831-10/2016	10/21/2016	10/21/2016 P 00	10/31/2016 10/21/2016		20000	Accounts Payable 9/23~10/21/16 #2831120000	48.76 0.00	0.00 0.00	48.76
			Francesca Association		0850	54090	Water & Sewer	48.76	0.00	48.76
							Vendor Totals	3,540.43	0.00	3,540.43
									0.00	
BLEYLE Bleyle Elevator, Inc.				Terms: 00						
00010663	64402	10/19/2016	10/19/2016 R 00	10/31/2016 10/19/2016		20000	Accounts Payable October Svc. & 9/19 Elevator Is Stuck In The Garage With Doors Closed...	2,080.00 0.00	0.00 0.00	2,080.00
			Francesca Association		0850	50140	Elevator Contract	350.00	0.00	350.00
			Francesca Association		0850	50150	Elevator - R&m	650.00	0.00	650.00
			Francesca Association		0850	50150	Elevator - R&m	1,080.00	0.00	1,080.00
							Vendor Totals	2,080.00	0.00	2,080.00
									0.00	
CORPSE Corporate Security				Terms: 00						
00010662	29249	10/31/2016	10/31/2016 R 00	10/31/2016 10/31/2016		20000	Accounts Payable October Svc.	14,812.58 0.00	0.00 0.00	14,812.58
			Francesca Association		0850	50530	Security	14,812.58	0.00	14,812.58
							Vendor Totals	14,812.58	0.00	14,812.58
									0.00	
CPT Canyon Pacific				Terms: 00						
00010881	10/31/2016	10/31/2016	10/31/2016 R 00	10/31/2016 10/31/2016		20000	Accounts Payable 9/19 & 10/17 Run Monthly Fire Pump Test. Chris	220.00 0.00	0.00 0.00	220.00
			Francesca Association		0850	50210	Fire Sprinkler Syst	220.00	0.00	220.00
							Vendor Totals	220.00	0.00	220.00
									0.00	
							Entity Totals	22,165.23	0.00	22,165.23

AP Open Invoice Listing 0850 Francesca Association As of 10/31/2016

Voucher	Invoice PO Number	Inv Date PO Date	GL Date Type/Terms	Due Date Disc Date	Entity	Account	Description	Inv Amount Discount	Payments Disc Taken	Balance
			Prepaid Invoices	10/13/2016	85001	000115		-75.35		
							Entity Totals			22,089.88

AP Open Invoice Listing
0850 Francesca Association
As of 10/31/2016

Voucher	Invoice PO Number	Inv Date PO Date	GL Date Type/Terms	Due Date Disc Date	Entity	Account	Description	Inv Amount Discount	Payments Disc Taken	Balance
							Report Totals			22,089.88

Bank 85001 Francesca - OP
 For Entities 0850 to 0850
 For All Vendors

Vendor	Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
\$ATT	AT&T	00009245	09/16/2016	155.15	0.00	85001	000101	M	10/07/2016	155.15
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association	9/16~10/15/16 #415 362-4646 372 7				0850	54120		362-9/2016	155.15
\$ATT	AT&T	00009246	09/20/2016	153.50	0.00	85001	000102	M	10/12/2016	153.50
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association	9/20~10/19/16 #415 433-7608 539 5				0850	54100		433-9/2016	153.50
\$ATT	AT&T	00009248	09/22/2016	86.89	0.00	85001	000103	M	10/13/2016	86.89
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association	9/22~10/21/16 #415 834-9037 769				0850	54130		834-9/2016	86.89
\$SFPUC	SFPUC-Water Departement	00009251	09/22/2016	48.76	0.00	85001	000104	M	10/07/2016	48.76
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association	8/23~9/22/16 #8351910000				0850	54090		835-9/2016	48.76
\$RGG	Recology Golden Gate	00009253	09/21/2016	1,530.83	0.00	85001	000105	M	10/06/2016	1,530.83
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association	9/1~9/30/16 #010214692				0850	54080		512-9/2016	1,530.83
\$PACGA	Pacific Gas & Electric	00009663	10/10/2016	47.05	0.00	85001	000106	M	10/27/2016	47.05
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association	9/10~10/7/16 #0380773342-7				0850	54030		038-10/2016	47.05
\$PACGA	Pacific Gas & Electric	00009664	10/07/2016	2,379.32	0.00	85001	000107	M	10/21/2016	2,379.32
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association	9/8~10/6/16 #1005773302-32				0850	54030		100-10/2016	2,379.32
\$ATT	AT&T	00009666	10/01/2016	71.52	0.00	85001	000108	M	10/19/2016	71.52
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association	9/26~10/25/16 #415 397-5937 851				0850	54110		851-10/2016	71.52
\$SFPUC	SFPUC-Water Departement	00009887	09/22/2016	3,704.99	0.00	85001	000110	M	10/07/2016	3,704.99
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association	8/23~9/22/16 #8351910000				0850	54090		835-9/2016'	3,704.99
\$PACGA	Pacific Gas & Electric	00011152	10/17/2016	2,206.40	0.00	85001	000113	M	10/31/2016	2,206.40
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association	9/9~10/7/16 #3536958474-9				0850	54020		7690-10/2016	2,206.40
\$PACGA	Pacific Gas & Electric	00011154	11/10/2016	75.35	0.00	85001	000115	M	10/13/2016	75.35
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association	10/8~11/10/16 #0380773342-7				0850	54030		5395-10/2016	75.35
HUBINT	HUB International	00009662	10/01/2016	24,086.00	0.00	85001	010178	C	10/14/2016	24,086.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association	Ins. D&O Acct.#FRANASS-01, 10/01/2016 to 10/01/2017				0850	15040		444178	24,086.00
PAFA	Pacific Auxilliary Fire	00009661	10/01/2016	142.67	0.00	85001	010179	C	10/14/2016	142.67
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association	Inspection & Test				0850	50180		80535	106.00
	Francesca Association	Monitoring				0850	50180		80535	36.67
CPT	Canyon Pacific	00009796	10/03/2016	60.00	0.00	85001	010180	C	10/14/2016	60.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association	9/28 Update names on mail box. Bob Cordination				0850	50470		850P-3	60.00
CPT	Canyon Pacific	00009797	10/03/2016	60.00	0.00	85001	010180	C	10/14/2016	60.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association	Checked breaker switch in unit 702 needs electrician				0850	50470		850P-2	60.00
CPM	Canyon Pacific	00009822	10/01/2016	4,000.00	0.00	85001	010181	C	10/18/2016	4,000.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association	Monthly Mgmnt Fee				0850	55120		Post	4,000.00

Bank 85001 Francesca - OP
For Entities 0850 to 0850
For All Vendors

Vendor	Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
CINTAS	Cintas Fire Protection	00010034	10/01/2016	525.00	0.00	85001	010182	C	10/18/2016	525.00
	<u>Community</u> Francesca Association	<u>Description</u> Qtrly. Sprinkler System Inspection				<u>Entity</u> 0850	<u>Account</u> 50200		<u>Invoice</u> 0F44099545	<u>Dist.Amount</u> 525.00
CPT	Canyon Pacific	00010164	10/16/2016	330.00	0.00	85001	010183	C	10/21/2016	330.00
	<u>Community</u> Francesca Association	<u>Description</u> 10/01~10/15/16 Building repair & maintenance				<u>Entity</u> 0850	<u>Account</u> 50470		<u>Invoice</u> 850P-3	<u>Dist.Amount</u> 330.00
ASTIS	A.S.T.I. Services, Inc.	00010518	10/01/2016	240.00	0.00	85001	010184	C	10/27/2016	240.00
	<u>Community</u> Francesca Association	<u>Description</u> Tested (3) backflow devices				<u>Entity</u> 0850	<u>Account</u> 50410		<u>Invoice</u> 161801	<u>Dist.Amount</u> 240.00
AXISCO	AXIS Construction	00010511	10/01/2016	217.50	0.00	85001	010185	C	10/27/2016	217.50
	<u>Community</u> Francesca Association	<u>Description</u> Hanging EXIT to attempt to repair. Fixture was not repairable so a new fixture				<u>Entity</u> 0850	<u>Account</u> 50120		<u>Invoice</u> 3774	<u>Dist.Amount</u> 217.50
BLEYLE	Bleyle Elevator, Inc.	00009651	09/20/2016	1,340.00	0.00	85001	010186	C	10/27/2016	1,340.00
	<u>Community</u> Francesca Association	<u>Description</u> September Svc. & Elevator running slow & stalling in leveling speed				<u>Entity</u> 0850	<u>Account</u> 50140		<u>Invoice</u> 63899	<u>Dist.Amount</u> 350.00
	Francesca Association					0850	50150		63899	990.00
CORPSE	Corporate Security	00010512	10/01/2016	14,653.30	0.00	85001	010187	C	10/27/2016	14,653.30
	<u>Community</u> Francesca Association	<u>Description</u> September Svc.				<u>Entity</u> 0850	<u>Account</u> 50530		<u>Invoice</u> 29150	<u>Dist.Amount</u> 14,653.30
CPM	Canyon Pacific	00010371	10/01/2016	22.08	0.00	85001	010188	C	10/27/2016	22.08
	<u>Community</u> Francesca Association	<u>Description</u> Postage (9/2016)				<u>Entity</u> 0850	<u>Account</u> 55100		<u>Invoice</u>	<u>Dist.Amount</u> 22.08
CPM	Canyon Pacific	00010404	10/01/2016	40.20	0.00	85001	010188	C	10/27/2016	40.20
	<u>Community</u> Francesca Association	<u>Description</u> Office Expense (9/2016)				<u>Entity</u> 0850	<u>Account</u> 55100		<u>Invoice</u>	<u>Dist.Amount</u> 40.20
CPM	Canyon Pacific	00010504	10/01/2016	135.00	0.00	85001	010188	C	10/27/2016	135.00
	<u>Community</u> Francesca Association	<u>Description</u> Storage (10/2016)				<u>Entity</u> 0850	<u>Account</u> 55100		<u>Invoice</u>	<u>Dist.Amount</u> 135.00
DEWEYP	Dewey Pest Control, Inc.	00010513	10/01/2016	110.00	0.00	85001	010189	C	10/27/2016	110.00
	<u>Community</u> Francesca Association	<u>Description</u> October Svc.				<u>Entity</u> 0850	<u>Account</u> 50400		<u>Invoice</u> 10505986	<u>Dist.Amount</u> 110.00
FOGCIT	Fog City Fire	00010509	10/01/2016	784.23	0.00	85001	010190	C	10/27/2016	784.23
	<u>Community</u> Francesca Association	<u>Description</u> 31 5lb. fire extinguisher maintenance/recharge..etc.				<u>Entity</u> 0850	<u>Account</u> 50200		<u>Invoice</u> 30951	<u>Dist.Amount</u> 784.23
HIGHMA	High Marks Janitorial	00010510	10/01/2016	2,778.40	0.00	85001	010191	C	10/27/2016	2,778.40
	<u>Community</u> Francesca Association	<u>Description</u> October Svc.				<u>Entity</u> 0850	<u>Account</u> 50300		<u>Invoice</u> 39736	<u>Dist.Amount</u> 2,778.40
IDEAL	Ideal	00010516	10/01/2016	2,902.80	0.00	85001	010192	C	10/27/2016	2,902.80
	<u>Community</u> Francesca Association	<u>Description</u> Unit#500, Ins. claim Removed & disposed of drying chambers & misc. job...				<u>Entity</u> 0850	<u>Account</u> 50260		<u>Invoice</u> 5083	<u>Dist.Amount</u> 2,902.80
IDEAL	Ideal	00010517	10/12/2016	14,933.50	0.00	85001	010192	C	10/27/2016	14,933.50
	<u>Community</u> Francesca Association	<u>Description</u> Unit#400, Ins. Claim HEPA vacuumed & wiped down work area...				<u>Entity</u> 0850	<u>Account</u> 50260		<u>Invoice</u> 5183	<u>Dist.Amount</u> 14,933.50
NOBHFL	Nob Hill Florist	00010514	10/01/2016	309.94	0.00	85001	010193	C	10/27/2016	309.94
	<u>Community</u> Francesca Association	<u>Description</u> Large Orchid for lobby				<u>Entity</u> 0850	<u>Account</u> 50370		<u>Invoice</u> 11025	<u>Dist.Amount</u> 309.94

Cash Disbursement Report 10/01/2016 - 10/31/2016

Bank 850O1 Francesca - OP
 For Entities 0850 to 0850
 For All Vendors

Vendor	Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
WARMAN	Warman Security	00010515	10/09/2016	120.00	0.00	850O1	010194	C	10/27/2016	120.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association					0850	50380		d041993	120.00
CPM	Canyon Pacific	00010582	10/31/2016	2,835.00	0.00	850O1	010195	C	10/31/2016	2,835.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association					0850	53110			2,835.00
850R	Francesca Association	00010648	10/31/2016	14,224.00	0.00	850O1	010196	C	10/31/2016	14,224.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Francesca Association					0850	53230		10/2016	14,224.00
Totals				95,309.38	0.00					95,309.38

Computer Checks: 84,849.62
 Manual Checks: 10,459.76

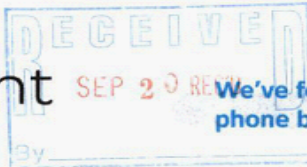


FRANCESCA ASSOCIATION
665 3RD ST STE 408
SAN FRANCISCO CA 94107 - 1968

Page 1 of 2
Account Number 415 362-4646 372 7
Billing Date Sep 16, 2016

Web Site att.com

Monthly Statement



We've found new ways you can save on your phone bill. We're standing by, ready to help!

Bill-At-A-Glance

Previous Bill	163.15
Payment Received 9-07 Thank you!	163.15CR
Adjustments	.00
Balance	.00
Current Charges	155.15
Amount to be Debited	\$155.15
Debiting Bank Account on	Oct 7, 2016

Plans and Services

Monthly Service - Sep 16 thru Oct 15

1. Monthly Charges 123.75

Surcharges and Other Fees

2. Federal Subscriber Line Charge	6.14
3. Rate Surcharge	1.60CR
4. State Regulatory Fee	.28
5. Federal Universal Service Fee	1.39
Total Surcharges and Other Fees	6.21

Government Fees and Taxes

6. CA High Cost Fund Surcharge - A:	.43
7. CA High Cost Fund-B and CA Advanced Svc Fund	.57
8. California Teleconnect Fund Surcharge	1.32
9. Universal Lifeline Telephone Service Surcharge	6.72
10. CA Relay Service and Communications Devices Fund	.61
11. 9-1-1 Emergency System	.92
12. Federal	4.15
13. Local	10.47
Total Government Fees and Taxes	25.19

Total Plans and Services

155.15

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	155.15
1 800 750-2355		
Total Current Charges		155.15

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 \$131.28. 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 Sprint or a company that resells their services as your primary local toll carrier and Sprint or a company that resells their services as your primary long distance carrier. Please contact us if this does not agree with your records.

News You Can Use Summary

- PREVENT DISCONNECT
 - THIRD-PARTY BLOCKING
 - CARRIER INFORMATION
- See "News You Can Use" for additional information

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

GO GREEN - Enroll in paperless billing.



Your Bank Account Will be Debited on

Oct 7, 2016

Amount to be Debited

\$155.15

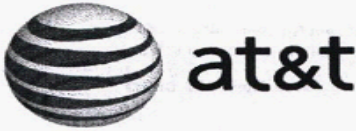


Billing Date Sep 16, 2016

Account Number 415 362-4646 372 7

FRANCESCA ASSOCIATION
665 3RD ST STE 408
SAN FRANCISCO CA 94107 - 1968

1000 41536246463727 7000000016281 15812000000000000000000015515



FRANCESCA ASSOCIATION
665 3RD ST STE 408
SAN FRANCISCO CA 94107 - 1968

Page 2 of 2
Account Number 415 362-4646 372 7
Billing Date Sep 16, 2016

News You Can Use

THIRD-PARTY BLOCKING

AT&T sometimes bills charges on behalf of other companies. AT&T offers 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, directory assistance or operator service. It also does not affect billing by AT&T affiliates or members of AT&T 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.

Terms and Conditions

THREE PAYMENT OPTIONS: Electronically: through Automatic Payment Service or Online: AT&T eBillSM. At an Authorized Payment Location. Or mail to AT&T PO BOX 5025, Carol Stream, IL 60197-5025.

BILLING QUESTIONS: Call number in Billing Summary (see page 1), write: Residence Service, POB 9039, South San Francisco, CA 94083; or Business Service, 14575 Presidio Square, Room CR, Houston, TX 77083, or visit att.com. We will investigate and notify you. If you have a complaint you cannot resolve with us write the California Public Utilities Commission at Consumer Affairs Branch, 505 Van Ness Ave., San Francisco, CA 94102, or at www.cpuc.ca.gov, or call 1-800-649-7570 or TDD 1-800-229-8846. If your complaint concerns interstate or international calling, write the FCC at Consumer Complaints, 445 12th Street SW, Washington, D.C. 20554, or at fccinfo@fcc.gov, or call 1-888-225-5322, or TTY 1-888-835-5322. Note: The CPUC handles complaints of both interstate and intrastate unauthorized carrier changes ("slamming"). The California consumer protection rules are available online at www.calphoneinfo.com.

FEDERAL SURCHARGES: The Federal Universal Service Fee and the Federal Subscriber Line Charge are charges imposed by action of the Federal Communications Commission.

TARIFF INFORMATION: Call 1-888-319-8800 or visit our web site www.att.com/servicepublications.

SERVICE INFORMATION

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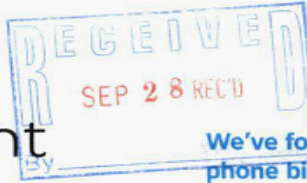
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FRANCESCA ASSOCIATION
665 3RD ST STE 408
SAN FRANCISCO CA 94107-1968



FRANCESCA ASSOC
665 3RD ST STE 408
SAN FRANCISCO CA 94107 - 1968

Page 1 of 3
Account Number 415 433-7608 539 5
Billing Date Sep 20, 2016

Web Site att.com



Monthly Statement

We've found new ways you can save on your phone bill. We're standing by, ready to help!

Bill-At-A-Glance

Previous Bill	155.41
Payment Received 9-12 Thank you!	155.41CR
Adjustments	.00
Balance	.00
Current Charges	153.50

Amount to be Debited \$153.50

Debiting Bank Account on Oct 12, 2016

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	135.03
1 800 750-2355		
AT&T Long Distance	1	18.47
1 800 321-2000		
Total Current Charges		153.50

Plans and Services

Monthly Service - Sep 20 thru Oct 19	
1. Monthly Charges	95.00
Surcharges and Other Fees	
2. Federal Subscriber Line Charge	12.28
3. Rate Surcharge	1.17CR
4. State Regulatory Fee	.21
5. Federal Universal Service Fee	2.78
Total Surcharges and Other Fees	14.10
Government Fees and Taxes	
6. CA High Cost Fund Surcharge - A:	.33
7. CA High Cost Fund-B and CA Advanced Svc Fund	.43
8. California Teleconnect Fund Surcharge	1.01
9. Universal Lifeline Telephone Service Surcharge	5.17
10. CA Relay Service and Communications Devices Fund	.47
11. Local Government Fee	6.54
12. 9-1-1 Emergency System	.67
13. Federal	2.57
14. Local	8.74
Total Government Fees and Taxes	25.93
Total Plans and Services	135.03

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.

Account Summary

Description	
Charges for September	18.47
Total Account Summary Charges	18.47

Invoice Summary

(as of SEPTEMBER 09, 2016)

Current Charges	
Service Charges	15.00
Credits and Adjustments	.00
Call Charges	.00

News You Can Use Summary

- PREVENT DISCONNECT
 - CARRIER INFORMATION
 - THIRD-PARTY BLOCKING
- See "News You Can Use" for additional information

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

GO GREEN - Enroll in paperless billing.



Your Bank Account Will be Debited on

Oct 12, 2016

Amount to Be Debited

\$153.50



Billing Date Sep 20, 2016

Account Number **415 433-7608 539 5**

FRANCESCA ASSOC
665 3RD ST STE 408
SAN FRANCISCO CA 94107 - 1968

1000 41543376085395 8000000016286 15812000000000000000000015350



FRANCESCA ASSOC
665 3RD ST STE 408
SAN FRANCISCO CA 94107 - 1968

Page 2 of 3
Account Number 415 433-7608 539 5
Billing Date Sep 20, 2016

AT&T Long Distance

Invoice Summary - Continued

Surcharges and Other Fees	1.48
Government Fees and Taxes	1.99
Total Invoice Summary	18.47

Service Charges

Monthly Service Charges

Type of Service	Period	Qty	
1. BUS BOT 250MIN II 1Y	SEP 07 to OCT 06	1	15.00
Total Monthly Service Charges			15.00

Total Service Charges 15.00

Call Charges - Aug 7th thru Sep 6th

Calls for 415-433-7608

Domestic

No.	Date	Time	Place Called	Number	Code	Min	
2.	8-05	535P	SNJS NORTHCA	408 867-1338	D	:30	.00
3.	8-05	558P	SNJS NORTHCA	408 867-1338	D	2:29	.00
4.	8-09	858P	NOVATO CA	415 246-3849	D	:52	.00
5.	8-10	1202P	ALEXANDRIA	703 408-0305	D	:30	.00
6.	8-11	809P	JERSEYCITYNJ	201 716-9193	D	:30	.00
7.	8-12	529P	PESCADERO CA	650 297-4943	D	:54	.00
8.	8-13	1001A	GRANDPRARITX	972 333-9404	D	:30	.00
9.	8-13	1002A	PALO ALTO CA	650 324-8204	D	:30	.00
10.	8-15	351P	ALEXANDRIA	703 408-0305	D	:32	.00
11.	8-16	905A	NEW YORK NY	917 903-3423	D	:30	.00
12.	8-19	932A	PALO ALTO CA	650 324-8204	D	:31	.00
13.	8-19	443P	JERSEYCITYNJ	201 716-9193	D	:32	.00
14.	8-20	1002A	JERSEYCITYNJ	201 716-9193	D	:30	.00
15.	8-20	1012A	SACRAMENTO CA	916 402-2448	D	:30	.00
16.	8-20	1141A	NEW YORK NY	917 903-3423	D	:35	.00
17.	8-21	1034A	SCRN MAIN CA	916 396-6584	D	:53	.00
18.	8-21	201P	MT VIEW CA	650 450-2812	D	:42	.00
19.	8-23	956A	NEW YORK NY	917 903-3423	D	:37	.00
20.	8-25	938A	ALEXANDRIA	703 408-0305	D	:30	.00
21.	8-25	323P	DUBLIN-SHRMCA	925 719-4138	D	:30	.00
22.	8-26	305P	ALEXANDRIA	703 408-0305	D	:48	.00
23.	8-27	313P	NEW YORK NY	917 903-3423	D	:30	.00
24.	8-28	1154A	PALO ALTO CA	650 324-8204	D	:30	.00
25.	8-31	243P	NEW YORK NY	917 903-3423	D	1:58	.00
26.	9-03	1018A	BOSTON MA	617 939-3148	D	:30	.00
27.	9-03	1202P	NEW YORK NY	917 903-3423	D	:30	.00
28.	9-03	448P	ALEXANDRIA	703 408-0305	D	:30	.00
29.	9-06	833A	LOSANGELESCA	213 820-2311	D	:30	.00
Subtotal Domestic Calls for 415-433-7608							.00
Total Domestic Calls for 415-433-7608							.00

Call Charges - Aug 7th thru Sep 6th - Continued

Item	No.	Date	Time	Place Called	Number	Code	Min	
Total Calls for 415-433-7608								.00
Total Call Charges								.00

Surcharges and Other Fees

Description	
30. Federal Regulatory Fee	.22
31. Federal Universal Service Fee	1.24
32. CA State Regulatory Fee	.02
Total Surcharges and Other Fees	1.48

Government Fees and Taxes

Description	
33. CA High Cost Fund A	.03
34. CA High Cost Fund B and CA Advanced Svc Fund	.04
35. CA Relay Service & Comm. Devices Fund	.04
36. CA State Emergency Telephone Users (911) Tax	.06
37. CA Teleconnect Fund (1.08%)	.09
38. CA Universal Lifeline Tel. Service Fund	.45
39. CA Local Utility Users Tax	1.28
Total Government Fees and Taxes	1.99

Key to Calling Codes

D Day Z Other

Total Other AT&T Long Distance 18.47

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 \$153.50. Failure to pay non-basic charges may result in other collection activities, including restriction of toll calls.

CARRIER INFORMATION

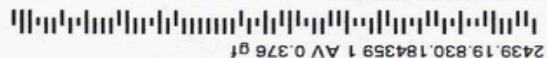
Our records indicate that you have selected AT&T Long Distance or a company that resells their services as your primary local toll carrier and AT&T Long Distance or a company that resells their services as your primary long distance carrier. Please contact us if this does not agree with your records.

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SAN FRANCISCO CA 94107-1968
665 3RD ST STE 408
FRANCESCA ASSOC



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FRANCESCA ASSOC
665 3RD ST STE 408
SAN FRANCISCO CA 94107 - 1968

Page 3 of 3
Account Number 415 433-7608 539 5
Billing Date Sep 20, 2016

News You Can Use

THIRD-PARTY BLOCKING

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Terms and Conditions

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FEDERAL SURCHARGES: The Federal Universal Service Fee and the Federal Subscriber Line Charge are charges imposed by action of the Federal Communications Commission.

TARIFF INFORMATION: Call 1-888-319-8800 or visit our web site www.att.com/servicepublications.

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FRANCESCA ASSOCIATION
665 3RD ST STE 408
SAN FRANCISCO CA 94107 - 1968

Page 2 of 2
Account Number 415 834-9037 789 0
Billing Date Sep 22, 2016

News You Can Use

THIRD-PARTY BLOCKING

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FRANCESCA ASSOCIATION
665 3RD ST STE 408
SAN FRANCISCO CA 94107-1968



San Francisco
**Water
Power
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:
2831120000

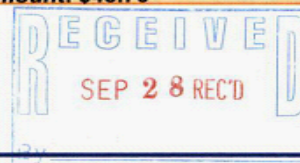
Website Address
www.sfwater.org

Service Address:
850 Powell St

Questions?
Please call us at 415-551-3000

Customer Name:
Francesca Association

Bill Date: 09/22/2016
Auto Pay to settle on or after: 10/07/2016
Total Amount: \$48.76



Effective with meter reads on July 1, 2016 your water and wastewater rates will be increasing to pay for continuing seismic improvements and other critical upgrades to our water and wastewater system. More info at www.sfwater.org/rates.

California is in a drought! Do your part to conserve water. Shorter showers. Turn off faucets. Replace old showerheads, toilets and clothes washers. Fix Leaks. Only full loads in dish and clothes washers. More info at sfwater.org/conservation

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 09/22/2016

Previous Balance	\$48.76	
09/07/16 Payment	-48.76	
Total Previous Balance		\$0.00
Current Charges - See Below	\$48.76	
Total Current Charges		\$48.76
Total Amount Due		\$48.76

Calculation of Current Charges

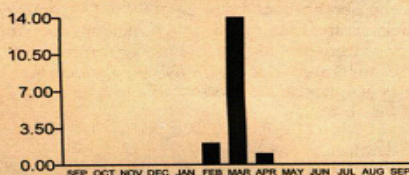
Fire Service - Residential	\$48.76
Service from 08/23/2016 to 09/22/2016	
Water Service Charge	48.76
Current Charges	\$48.76

Meter Reading 08/22/2016 - 09/22/2016

Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0022251990	5/8	21	21	0
Total consumption in units of water				0
Total consumption in gallons of water				0
Next scheduled meter reading on or about 10/21/2016				

Compare Your Water Consumption

(in units of water)



Bill Period	A unit of water is 748 gallons			Cost/Day
	Days	Gallons	Gals/Day	
This Year	31	0	0	\$1.57
Last Year	29	0	0	\$1.52

Please see reverse side for important information.

Please detach and return this bottom portion with your payment



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

Account Number: 2831120000
Service Address: 850 Powell St

Please check here if you have comments on the reverse side.

Auto Pay to settle on or after **October 07, 2016**
Total Amount: **\$48.76**

I want to make a CAP
Charitable Contribution of: \$ _____

Make check payable to:

SF - WATER
P O BOX 7369
SAN FRANCISCO CA 94120-7369

Francesca Association
c/o Canyon Pacific Management Co
665 3rd St
Suite 408
San Francisco CA 94107-1926



San Francisco Water, Power and Sewer
Services of the San Francisco Public Utilities Commission

Customer Services
525 Golden Gate Avenue
San Francisco, CA 94102

San Francisco
Water
Power
Sewer

Contact Us
If you have questions about your bill or for customer assistance, please call (415) 551-3000 or visit us at sfwater.org.
TTY Hearing/Speech Impaired (415) 551-3052
To report water, power and sewer issues dial 3-1-1.

Payment Information

Bills are due and payable fifteen (15) days after the bill date. The following payment options are available for your convenience:



By U.S. Mail: Send the bottom portion of the bill with check or money order to P.O. Box 7369, San Francisco, CA 94120-7369. (Do not mail cash).



Online: To receive your bill and/or pay online, please visit sfwater.org. For credit card transactions, there is a nominal fee assessed with the transaction.



By Direct Payment: Sign up for direct payment at directpaymentplan.com.



By Phone: Pay by credit card by calling (415) 551-3000 and following the instructions or call our credit card payment service provider directly at 1-877-477-8290. There is a nominal fee assessed with the transaction.



In Person: Pay in person between 8:00 A.M. – 5:00 P.M. Monday through Friday (except City holidays) at the Customer Services office located at 525 Golden Gate Avenue. A Night Box is also at this location for payments made after 5:00 P.M. Payments are also accepted at City Hall, Room 140 or at 828 Stockton Street.

Is Your Household Water Efficient?

	Non-Conserving	Conservation-Use
Shower (10 minutes)	Standard showerhead: 25 gallons	Efficient showerhead: 15 gallons
Toilet flushing	Inefficient toilet: 3 to 7 gallons per flush	High-efficiency toilet: 1.28 gallons per flush
Dish washing	Tap running: 30 gallons	Wash and rinse in sink: 5 gallons Efficient dishwasher: 10 gallons or less
Clothes washing machine	Inefficient, top loading model: 40 gallons or more	High-efficiency model: 15 gallons or less

Looking for More Ways to Save Water?



Upgrade to high-efficiency toilets and clothes washers. Customer rebates are available.



Repair plumbing leaks, frequently found in toilet tanks. Customers are eligible for free standard toilet replacement parts.



Install efficient showerheads and faucet aerators, available free to all SFPUC customers.



Water landscapes no more than twice a week at night or early morning only. Adjust sprinklers to avoid sidewalk runoff. Only use water to clean hardscapes when necessary to maintain public health and safety.

For more water conservation tips, information on rebates, and free conservation site evaluation services, visit: www.sfwater.org or call (415) 551-4730.

Comments:

New Mailing Address:

Name _____ Home Telephone _____

Email Address: _____ Business _____

Bill Information

Please review your bill carefully. A bill will be considered a proper charge unless a protest is made to Customer Services within fifteen (15) days after the original bill date. IF YOU HAVE QUESTIONS ABOUT YOUR BILL, PLEASE CALL CUSTOMER SERVICES at (415) 551-3000.

Definition of Charges and Terms

Water Service Charge:
The charge associated with maintaining the account (i.e. meter reading, billing, etc.). This charge is based on the size of the meter or on the size of the service line.

Water Consumption Charge:
The charge of each unit (748 gallons) of water actually used in a billing cycle.

Utility Tax:
Utility tax levied on all non-residential accounts.

Wastewater Charge:
Calculated charge based on the cost of collection, transporting, treating and disposing of each unit of wastewater discharged into the sewer system. Wastewater charges are calculated by multiplying water consumption by an assigned flow factor.

Discharge Unit:
Each discharge unit is equal to 748 gallons of wastewater returned to the sewer system.

Flow Factor:
The percentage of metered water use returned to the sewer system as wastewater. For purposes of determining applicable charges, the percentage of water use returned to the sewers is assumed to be 90% for single family residential users and non-residential users, and 95% for multifamily residential users. Residential users may appeal their assigned flow factor on the basis that a portion of water used is for irrigation purposes by contacting the Customer Services High Consumption Unit at (415) 551-4780.

Deposit Charge:
The deposit charge is a pledge by the customer to keep the account in good standing. This charge is returned to the customer after one year if the account has remained in good standing.

Transaction Charge:
A one-time charge to cover the administrative costs in establishing a new billing account for water and sewer services.

Late Payment Charge:
Any charges not paid fifteen (15) days from the due date will be assessed a late payment penalty fee. The fee is one-half of one percent (1/2%) for each thirty (30) days or fraction thereof on the amount owed. A reminder notice may be sent 30 days from the due date if amount remains unpaid. Thereafter, a delinquent account may be subject to disconnection of water and/or assessment of a lien against the property.

CAP Discount:
The Community Assistance Program (CAP) is the water and sewer services discount for qualified low-income single family residential customers.

Water and Sewer Rate Information will be provided upon request.



San Francisco
**Water
Power
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

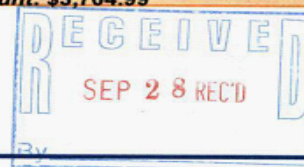
Website Address
www.sfwater.org

Service Address:
850 Powell St

Questions?
Please call us at 415-551-3000

Customer Name:
Association, Francesca C.

Bill Date: 09/22/2016
Auto Pay to settle on or after: 10/07/2016
Total Amount: \$3,704.99



Effective with meter reads on July 1, 2016 your water and wastewater rates will be increasing to pay for continuing seismic improvements and other critical upgrades to our water and wastewater system. More info at www.sfwater.org/rates.

Your current water charge includes \$475.32 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.

California is in a drought! Do your part to conserve water. Shorter showers. Turn off faucets. Replace old showerheads, toilets and clothes washers. Fix Leaks. Only full loads in dish and clothes washers. More info at sfwater.org/conservation

Summary of Charges as of 09/22/2016

Previous Balance	\$3,898.92	
09/07/16 Payment	-3,898.92	
Total Previous Balance		\$0.00
Current Charges - See Below	\$3,704.99	
Total Current Charges		\$3,704.99
Total Amount Due		\$3,704.99

Calculation of Current Charges

Water Service - Residential Multiple Family (40 Dwelling Units)	\$1,528.64
Service from 08/23/2016 to 09/22/2016	
Water Service Charge	100.52
Tier 1 - Water Consumption Charge 120.00 units @ \$6.14	736.80
Tier 2 - Water Consumption Charge 84.00 units @ \$8.23	691.32
Sewer Services	\$2,176.35
Multiple Family Residence (40 Dwelling Units)	
95% Wastewater Flow Factor	
Total Discharge units 193.80 (204.00 units X 95%)	
Service from 08/23/2016 to 09/22/2016	
Tier 1 - Wastewater Charge 120.00 units @ \$10.91	1,309.20
Tier 2 - Wastewater Charge 73.80 units @ \$11.75	867.15
Current Charges	\$3,704.99

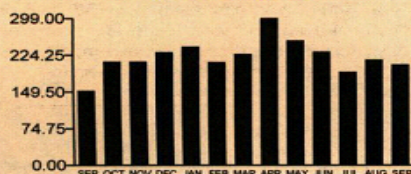
Meter Reading 08/22/2016 - 09/22/2016

Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0060274097	2	5007	5115	108
0060227478	2	4194	4290	96
Total consumption in units of water				204
Total consumption in gallons of water				152,592

Next scheduled meter reading on or about 10/21/2016

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	31	152592	4922	\$119.51
Last Year	29	112948	3894	\$84.71

Please see reverse side for important information.

Please detach and return this bottom portion with your payment.



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

Account Number: 8351910000
Service Address: 850 Powell St

Please check here if you have comments on the reverse side.

Auto Pay to settle on or after **October 07, 2016**

Total Amount: **\$3,704.99**

I want to make a CAP
Charitable Contribution of: \$ _____

Make check payable to:

SF - WATER
P O BOX 7369
SAN FRANCISCO CA 94120-7369

Association, Francesca C.
c/o Canyon Pacific Management Co
665 3rd St
Suite 408
San Francisco CA 94107-1926



San Francisco Water, Power and Sewer
 Services of the San Francisco Public Utilities Commission

Customer Services
 525 Golden Gate Avenue
 San Francisco, CA 94102

Contact Us
 If you have questions about your bill or for customer assistance, please call (415) 551-3000 or visit us at sfwater.org.

TTY Hearing/Speech Impaired (415) 551-3052
 To report water, power and sewer issues dial 3-1-1.

Bill Information

Please review your bill carefully. A bill will be considered a proper charge unless a protest is made to Customer Services within fifteen (15) days after the original bill date. IF YOU HAVE QUESTIONS ABOUT YOUR BILL, PLEASE CALL CUSTOMER SERVICES at (415) 551-3000.

Definition of Charges and Terms

Water Service Charge:

The charge associated with maintaining the account (i.e. meter reading, billing, etc.). This charge is based on the size of the meter or on the size of the service line.

Water Consumption Charge:

The charge of each unit (748 gallons) of water actually used in a billing cycle.

Utility Tax:

Utility tax levied on all non-residential accounts.

Wastewater Charge:

Calculated charge based on the cost of collection, transporting, treating and disposing of each unit of wastewater discharged into the sewer system. Wastewater charges are calculated by multiplying water consumption by an assigned flow factor.

Discharge Unit:

Each discharge unit is equal to 748 gallons of wastewater returned to the sewer system.

Flow Factor:

The percentage of metered water use returned to the sewer system as wastewater. For purposes of determining applicable charges, the percentage of water use returned to the sewers is assumed to be 90% for single family residential users and non-residential users, and 95% for multifamily residential users. Residential users may appeal their assigned flow factor on the basis that a portion of water used is for irrigation purposes by contacting the Customer Services High Consumption Unit at (415) 551-4780.

Deposit Charge:

The deposit charge is a pledge by the customer to keep the account in good standing. This charge is returned to the customer after one year if the account has remained in good standing.

Transaction Charge:

A one-time charge to cover the administrative costs in establishing a new billing account for water and sewer services.

Late Payment Charge:

Any charges not paid fifteen (15) days from the due date will be assessed a late payment penalty fee. The fee is one-half of one percent (1/2%) for each thirty (30) days or fraction thereof on the amount owed. A reminder notice may be sent 30 days from the due date if amount remains unpaid. Thereafter, a delinquent account may be subject to disconnection of water and/or assessment of a lien against the property.

CAP Discount:

The Community Assistance Program (CAP) is the water and sewer services discount for qualified low-income single family residential customers.

Water and Sewer Rate Information will be provided upon request.

Payment Information

Bills are due and payable fifteen (15) days after the bill date. The following payment options are available for your convenience:



By U.S. Mail: Send the bottom portion of the bill with check or money order to P.O. Box 7369, San Francisco, CA 94120-7369. (Do not mail cash).



Online: To receive your bill and/or pay online, please visit sfwater.org. For credit card transactions, there is a nominal fee assessed with the transaction.



By Direct Payment: Sign up for direct payment at directpaymentplan.com.



By Phone: Pay by credit card by calling (415) 551-3000 and following the instructions or call our credit card payment service provider directly at 1-877-477-8290. There is a nominal fee assessed with the transaction.



In Person: Pay in person between 8:00 A.M. – 5:00 P.M. Monday through Friday (except City holidays) at the Customer Services office located at 525 Golden Gate Avenue. A Night Box is also at this location for payments made after 5:00 P.M. Payments are also accepted at City Hall, Room 140 or at 828 Stockton Street.

Is Your Household Water Efficient?

	Non-Conserving	Conservation-Use
Shower (10 minutes)	Standard showerhead: 25 gallons	Efficient showerhead: 15 gallons
Toilet flushing	Inefficient toilet: 3 to 7 gallons per flush	High-efficiency toilet: 1.28 gallons per flush
Dish washing	Tap running: 30 gallons	Wash and rinse in sink: 5 gallons Efficient dishwasher: 10 gallons or less
Clothes washing machine	Inefficient, top loading model: 40 gallons or more	High-efficiency model: 15 gallons or less

Looking for More Ways to Save Water?



Upgrade to high-efficiency toilets and clothes washers. Customer rebates are available.



Repair plumbing leaks, frequently found in toilet tanks. Customers are eligible for free standard toilet replacement parts.



Install efficient showerheads and faucet aerators, available free to all SFPUC customers.



Water landscapes no more than twice a week at night or early morning only. Adjust sprinklers to avoid sidewalk runoff. Only use water to clean hardscapes when necessary to maintain public health and safety.

For more water conservation tips, information on rebates, and free conservation site evaluation services, visit: www.sfwater.org or call (415) 551-4730.

Comments:

New Mailing Address:

Name _____

Email Address: _____

Home Telephone _____

Business Telephone _____

Recology Golden Gate
250 Executive Park Blvd.
Suite 2100
San Francisco CA 94134-3306

BILL DATE 09/21/2016

SERVICE FROM: 09/01/2016
 SERVICE TO: 09/30/2016
 LOCATION: 850 POWELL ST.

ACCOUNT NUMBER	010214692
CURRENT CHARGES	1530.83
BALANCE DUE	1530.83

Route **Billing No.** **Type** **Franchise**
 235 51236891 AA-JIR SFO

315 1 315
 FRANCESCA ASSOCIATION
 665 3RD ST STE 408
 SAN FRANCISCO CA 94107-1968



THIS PAYMENT WILL BE DEDUCTED
 FROM YOUR BANK ACCOUNT ON
 OCT 6, 2016 OR THE FIRST
 BUSINESS DAY THEREAFTER.

000000051236891000000000153083 000000 0100120160000002146926

SERVICE LOCATION: 850 POWELL ST.
 DAYS OF SERVICE:
 MONTHLY RATE 1530.83

KEEP THIS PORTION FOR YOUR RECORDS
 BILLING QUESTIONS CALL: 415-626-4000
 Billing No. 51236891 Account No. 010214692

DATE	DESCRIPTION OF BILLING CHARGES	AMOUNT
	PREVIOUS BALANCE	1530.83
09/07/2016	ACH DEBIT 09/07/2016	(1530.83)
	DWELLING UNIT @ \$5.16 EACH SEP	206.40
	ELEVATION CHARGE SEP	407.93
09/30/2016	3-96 GAL TRASH-3dys/wk SEP	699.30
09/30/2016	KEY SEP	41.07
09/30/2016	4-96 GAL RECYCLE-3dys/wk SEP	932.40
09/30/2016	1-64 GAL COMPOST-1dy/wk SEP	51.80
	DIVERSION DISCOUNT SEP	(808.07)
	DIVERSION DISCOUNT 48%	1530.83



Recology Golden Gate
 250 Executive Park Blvd.
 Suite 2100
 San Francisco CA 94134-3306

FROM DATE: 09/01/2016 TO DATE: 09/30/2016
 BILLING QUESTIONS CALL: 415-626-4000

NOR043 NCCR17 PROD NOR043.NCCR17.NOR043.RTP 315 / 315

VISIT US AT recologysf.com

06741

DEAR CUSTOMER, THIS PAYMENT WILL BE DEDUCTED FROM YOUR BANK ACCOUNT
 ON OCT 6, 2016 OR THE FIRST BUSINESS DAY THEREAFTER.

000000051236891000000000153083 000000 0100120160000002146926



Printed on Recycled Paper

Listed below is an explanation of the possible charges that may comprise your bill.

Fixed Charge:	\$5.16 per month per dwelling unit.
Volume Charge:	\$25.90 per month per 32-gallons of service capacity collected once per week. Collection volume is charged equally for trash, recycling, and composting (together "refuse"). A diversion discount equal to the diversion volume percentage less 10% is then subtracted from the volume charge, up to a maximum discount of 75%. Diversion volume equals recycling and composting volume divided by total volume.
Additional Volume:	Additional service volume is charged proportional to the 32-gallon container rate.
Elevation:	No charge for collection less than 4 feet elevation change from street level. There is an elevation charge of 25% times the volume charge (before diversion discount) for weekly collection from elevation changes within each 8-foot increment thereafter. Elevation is from street level to each bin.
Distance:	No charge for collection less than 100 feet from the curb. There is a distance charge of 25% times the volume charge (before diversion discount) for weekly collection from any additional distance. Distance is from curb to each bin.
Key Use:	An additional charge of \$13.69 each time a key, key pad, combination lock, or other locking mechanism is used to enter or leave the premises or to open containers.
Trap Door:	An additional charge of 50% of applicable rate for entrance through a trap door.
Frequency:	For more than once-a-week weekday service, the rate charge will be multiplied by the number of collections per week.
Weekend Service:	Saturday service is allowed with 3-weekday service or 5-weekday service. Saturday service will be charged at 175% of the applicable base rate for once a week service. For 7-day service, the Saturday service will be charged at 175% and the Sunday service will be charged at 275% of the applicable base rate for once a week service. Saturday and Sunday rates are additional to the weekday charges.

Contaminated recycling and composting bins may be charged as trash. Trash with excessive recyclables or compostables may be charged a 50% processing fee.

By City ordinance, all refuse must be in containers with the lids completely closed or comply with recycling setout requirements.

A \$20 administrative fee will be charged to open a service account.

Credits or adjustments to bills will not exceed 30 days from the time of notification by the customer.

Please call prior to the last day of collection service to close an account. Credit for closed accounts will not be provided for billings more than thirty days prior to the date of notification of account closure.

PREVIOUS BALANCE NOT PAID WITHIN (15) DAYS MAY RESULT IN LIEN PROCEDURE BY THE SAN FRANCISCO HEALTH DEPARTMENT - ORDINANCE NUMBER 47-83.

RETURNED CHECKS: MINIMUM CHARGE OF \$25.00 FOR CHECKS RETURNED UNPAID BY THE MAKER'S BANK.

E-bill customers will be credited for \$1 for each bill received and paid electronically.

We are not responsible for loss of articles placed in or near refuse containers.

We are not responsible for lost pets.

Customers are responsible for damaged carts and containers beyond normal wear and tear. Customers are responsible to report missing carts and sign the related form; customers are responsible for excessive missing carts. Container cleaning service is available with additional charges.

Debris box hauling and other specialized clean up services are available.

Collection Services: For questions regarding refuse service, call or visit our websites at:
Recology Sunset Scavenger 415-330-1300 www.recologysf.com
Recology Golden Gate 415-626-4000 www.recologysf.com

The rates for collection of refuse are fixed pursuant to initiative ordinance. Disputes as to rates should be made to the DEPARTMENT OF PUBLIC HEALTH, telephone number 415-252-3872.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7

Statement Date: 10/10/2016

Due Date: 10/27/2016

Service For:

FRANCESCA ASSN INC
850 POWELL ST
SAN FRANCISCO, CA 94108

Questions about your bill?

24 hours, 7 days/wk 1-800-468-4743
Business Specialist available:
Mon-Sat: 7am to 9pm
www.pge.com/MyEnergy

Local Office Address

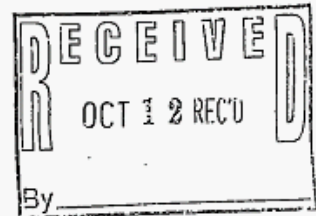
2225 FOLSOM ST
SAN FRANCISCO, CA 94110

Your Account Summary

Amount Due on Previous Statement	\$60.35
Payment(s) Received Since Last Statement	-60.35
Previous Unpaid Balance	\$0.00
Current Electric Charges	\$47.05

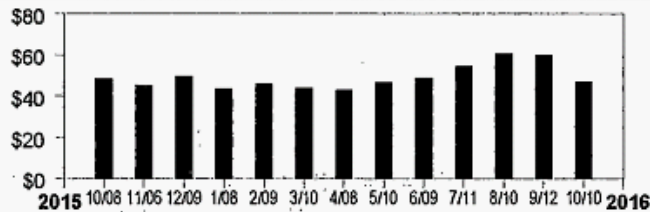
**Automatic Payment Service (APS)
to be applied 10/24/2016**

\$47.05



Electric Monthly Billing History

Daily Usage Comparison



1 Year Ago	Last Period	Current Period
1.72	3.00	1.71
Electric kWh / Day		

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

No payment is due. Please retain for your records. Thank you.

9990038077334270000004705000000000



Account Number: 0380773342-7	Due Date: 10/27/2016	APS Amount: \$47.05	APS to be applied: 10/24/2016
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843820058499 01 AV 0.373 331 7988 7



FRANCESCA ASSN INC
665 3RD ST STE 408
C/O CANYON PACIFIC MANAGEMENT
SAN FRANCISCO, CA 94107-1968

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7
Statement Date: 10/10/2016
Due Date: 10/27/2016

Important Phone Numbers - 24 hours per day, 7 days per week

Customer Service (All Languages; Relay Calls Accepted) 1-800-743-5000
TDD/TTY (Speech/Hearing Impaired) 1-800-652-4712

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. Find out 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, 505 Van Ness Avenue, San Francisco, CA 94102, 1-800-649-7570 or 415-703-2032 (TDD/TTY).

To avoid having service turned off while you wait for a CPUC decision, enclose a deposit check (payable to the CPUC) for the disputed amount and a description of the dispute. The CPUC will only accept deposits for matters that relate directly to billing accuracy. If it is not possible for you to pay your deposit, you must advise the CPUC. PG&E can not turn off your service for nonpayment while it is under review by the CPUC; however, you must continue to pay your current charges to keep your service turned on.

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.

Demand charge: Many non-residential rates include a demand charge. Demand is a measurement of the highest usage of electricity in any single fifteen (or sometimes five) minute period during a monthly billing cycle. Demand is measured in kilowatts (or kW). High demand is usually associated with equipment start-up. By spreading equipment start-ups over a longer period of time, you may be able to lower demand and reduce your demand charges.

Time-of-use electric prices are higher on weekday afternoons and lower at other times of the day. The price you pay also changes by season. Prices are higher in the summer and lower in the winter.

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.

DWR power charge: Included in generation charges. In 2016, DWR will return \$38,141,051 to bundled service customers which offsets other generation charges in this bill.

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.

Visit www.pge.com/billexplanation for more definitions. To view most recent bill inserts including legal or mandated notices, visit www.pge.com/billinserts.

Your Electric Charges Breakdown

Generation	\$5.50
Transmission	0.92
Distribution	36.24
Electric Public Purpose Programs	0.72
Nuclear Decommissioning	0.01
DWR Bond Charge	0.25
Competition Transition Charges (CTC)	0.12
Taxes and Other	3.29
Total Electric Charges	\$47.05

PG&E refers to Pacific Gas and Electric Company, a subsidiary of PG&E Corporation. © 2016 Pacific Gas and Electric Company. All rights reserved.

Please do not mark in box. For system use only.

Update My Information (English Only)

Please allow 1-2 billing cycles for changes to take effect

Account Number: 0380773342-7

Change my mailing address to: _____

City _____ State _____ ZIP code _____

Primary Phone _____ Primary Email _____

Ways To Pay

- Online at www.pge.com/waystopay
- PG&E's Mobile Bill Pay
- By mail: Send your payment along with this payment stub in the envelope provided.
- By debit card, Visa, Mastercard or Discover: Call 1-877-704-8470 at any time. (Our independent service provider charges a fee for each transaction.)
- At a PG&E payment center or local office: To find a payment center or local office near you, please visit www.pge.com or call 1-800-743-5000. Please bring a copy of your bill with you.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7

Statement Date: 10/10/2016

Due Date: 10/27/2016

Details of Electric Charges

09/10/2016 - 10/07/2016 (28 billing days)

Service For: 850 POWELL ST

Service Agreement ID: 0380773005 SERV ELEV

Rate Schedule: A15 Direct-Current General Service

09/10/2016 - 09/30/2016

Customer Charge	21 days @ \$0.32854	\$6.90
Facility Charge	21 days @ \$0.82136	17.25
Energy Charges	36.000000 kWh @ \$0.24265	8.74
California Climate Credit		-0.09
Energy Commission Tax		0.01
San Francisco Utility Users' Tax (7.500%)		2.46

10/01/2016 - 10/07/2016

Customer Charge	7 days @ \$0.32854	\$2.30
Facility Charge	7 days @ \$0.82136	5.75
Energy Charges	12.000000 kWh @ \$0.24466	2.94
California Climate Credit		-0.03
San Francisco Utility Users' Tax (7.500%)		0.82

Total Electric Charges \$47.05

Service Information

Meter #	211381
Current Meter Reading	7,378
Prior Meter Reading	7,330
Total Usage (Est.)	48.000000 kWh
Serial	N
Rotating Outage Block	50

Additional Messages

You received a **California Climate Credit** on your electric bill. Households receive the electric credit twice a year, and small businesses receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at EnergyUpgradeCA.org/credit.

This is an estimated bill We were not able to read the meter(s) at your home this month due to a locked gate or door. As a result, we estimated your energy usage for this bill. Please visit www.pge.com/meterreading or call **1-800-743-5000**, to learn when the meter(s) are read to prevent this in the future.





ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3
Statement Date: 10/07/2016
Due Date: 10/24/2016

Service For:

FRANCESCA ASSN INC
850 POWELL ST
SAN FRANCISCO, CA 94108

Your Account Summary

Amount Due on Previous Statement	\$2,431.13
Payment(s) Received Since Last Statement	-2,431.13
Previous Unpaid Balance	\$0.00
Current Electric Charges	\$2,379.32

Questions about your bill?

24 hours, 7 days/wk 1-800-468-4743
Business Specialist available:
Mon-Sat: 7am to 9pm
www.pge.com/MyEnergy

Automatic Payment Service (APS)
to be applied 10/21/2016

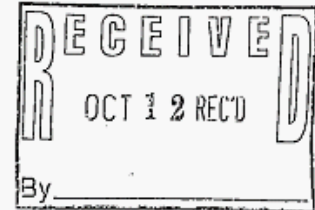
\$2,379.32

Local Office Address

2225 FOLSOM ST
SAN FRANCISCO, CA 94110

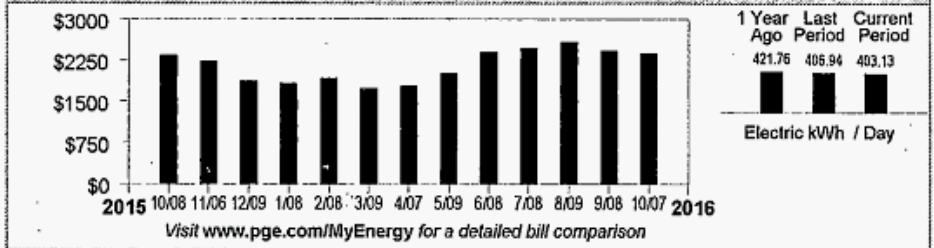
Your Enrolled Programs

Peak Day Pricing Plan



Electric Monthly Billing History

Daily Usage Comparison



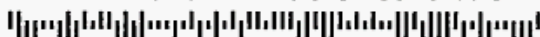
No payment is due. Please retain for your records. Thank you.

99901005773302300002379320000000000



Account Number:	Due Date:	APS Amount:	APS to be applied:
1005773302-3	10/24/2016	\$2,379.32	10/21/2016

842650044996 01 AV 0.373 256 10477 5



FRANCESCA ASSN INC
665 3RD ST STE 408
C/O CANYON PACIFIC MANAGEMENT
SAN FRANCISCO, CA 94107-1968

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300





ENERGY STATEMENT

www.pge.com/MyEnergy

ACCOUNT NO: 1005773302-3

Statement Date: 10/07/2016

Due Date: 10/24/2016

Important Phone Numbers - 24 hours per day, 7 days per week

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

TDD/TTY (Speech/Hearing Impaired) 1-800-652-4712

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. Find out 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, 505 Van Ness Avenue, San Francisco, CA 94102, 1-800-649-7570 or 415-703-2032 (TDD/TTY).

To avoid having service turned off while you wait for a CPUC decision, enclose a deposit check (payable to the CPUC) for the disputed amount and a description of the dispute. The CPUC will only accept deposits for matters that relate directly to billing accuracy. If it is not possible for you to pay your deposit, you must advise the CPUC. PG&E can not turn off your service for nonpayment while it is under review by the CPUC, however, you must continue to pay your current charges to keep your service turned on.

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.

Demand charge: Many non-residential rates include a demand charge. Demand is a measurement of the highest usage of electricity in any single fifteen (or sometimes five) minute period during a monthly billing cycle. Demand is measured in kilowatts (or kW). High demand is usually associated with equipment start-up. By spreading equipment start-ups over a longer period of time, you may be able to lower demand and reduce your demand charges.

Time-of-use electric prices are higher on weekday afternoons and lower at other times of the day. The price you pay also changes by season. Prices are higher in the summer and lower in the winter.

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.

DWR power charge: Included in generation charges. In 2016, DWR will return \$38,141,051 to bundled service customers which offsets other generation charges in this bill.

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.

Visit www.pge.com/billexplanation for more definitions. To view most recent bill inserts including legal or mandated notices, visit www.pge.com/billinserts.

Your Electric Charges Breakdown

Generation	\$1,197.47
Transmission	167.78
Distribution	604.30
Electric Public Purpose Programs	148.24
Nuclear Decommissioning	2.58
DWR Bond Charge	63.02
Competition Transition Charges (CTC)	27.01
Energy Cost Recovery Amount	-0.24
Taxes and Other	169.16
Total Electric Charges	\$2,379.32

"PG&E" refers to Pacific Gas and Electric Company, a subsidiary of PG&E Corporation. © 2016 Pacific Gas and Electric Company. All rights reserved.

Please do not mark in box. For system use only.

Update My Information (English Only)

Please allow 1-2 billing cycles for changes to take effect

Account Number: 1005773302-3

Change my mailing address to: _____

City _____ State _____ ZIP code _____
Primary Phone _____ Primary Email _____

Ways To Pay

- Online at www.pge.com/waystopay
- PG&E's Mobile Bill Pay
- By mail: Send your payment along with this payment stub in the envelope provided.
- By debit card, Visa, Mastercard or Discover: Call 1-877-704-8470 at any time. (Our independent service provider charges a fee for each transaction.)
- At a PG&E payment center or local office: To find a payment center or local office near you, please visit www.pge.com or call 1-800-743-5000. Please bring a copy of your bill with you.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3

Statement Date: 10/07/2016

Due Date: 10/24/2016

Details of Electric Charges

09/08/2016 - 10/06/2016 (29 billing days)

Service For: 850 POWELL ST

Service Agreement ID: 1005773077 HSE & ELEVATOR

Rate Schedule: E19S Medium General Demand-Metered TOU Service

Enrolled Programs: Peak Day Pricing Plan

09/08/2016 - 09/30/2016

Customer Charge	23 days @ \$4.59959	\$105.79
Demand Charge ¹		
Max Peak	22.716000 kW @ \$18.74000	337.62
Max Part Peak	24.344000 kW @ \$5.22000	100.78
Max Demand	24.344000 kW @ \$17.32000	334.40
Energy Charges		
Peak	1,817.995000 kWh @ \$0.14726	267.72
Part Peak	2,190.755000 kWh @ \$0.10714	234.72
Off Peak	5,257.146000 kWh @ \$0.08057	423.57
PDP Program Details	11 kW of Reservation Capacity	
Peak Demand Credits	11.716000 kW @ -\$5.92000	-55.01
Part Peak Demand Credits	13.344000 kW @ -\$1.46000	-15.45
Event Day Charges ²	28.050000 kWh @ \$1.20000	33.66
Energy Commission Tax		2.69
San Francisco Utility Users' Tax (7.500%)		132.59

10/01/2016 - 10/06/2016

Customer Charge	6 days @ \$4.59959	\$27.60
Demand Charge ¹		
Max Peak	21.680000 kW @ \$18.74000	84.06
Max Part Peak	21.588000 kW @ \$5.22000	23.32
Max Demand	22.108000 kW @ \$16.53000	75.61
Energy Charges		
Peak	432.654000 kWh @ \$0.15150	65.55
Part Peak	509.361000 kWh @ \$0.11138	56.73
Off Peak	1,482.958000 kWh @ \$0.08481	125.77
PDP Program Details	11 kW of Reservation Capacity	
Peak Demand Credits	10.680000 kW @ -\$5.92000	-13.08

Details of charges continue on next page. →

Service Information

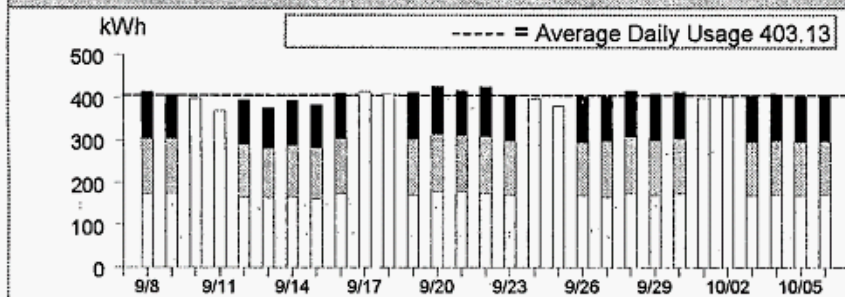
Meter #	1010087894
Total Usage	11,690.869000 kWh
Serial	N
Rotating Outage Block	50

Additional Messages

Bill protection expires in 60 days Your bill protection for Peak Day Pricing (PDP) will expire in 60 days. For more information, visit www.pge.com/pdp.

Time-Of-Use Customers: In 2016, Daylight Saving Time ends on 11/6/2016. To adjust for this, from 10/23/16 - 11/5/16 your time-of-use periods will begin and end one hour later.

Electric Usage This Period: 11,690.869000 kWh, 29 billing days



	Usage	Energy Charges
■ Peak ¹	19.25%	\$333.27
■ Part Peak ²	23.10%	\$291.45
□ Off Peak ³	57.65%	\$549.34

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: 10/07/2016
Due Date: 10/24/2016

Details of Electric Charges (continued)

Service For: 850 POWELL ST

Service Agreement ID: 1005773077 HSE & ELEVATOR

Part Peak Demand Credits	10.588000 KW @-\$1.46000	-3.20
Energy Commission Tax		0.70
San Francisco Utility Users' Tax (7.500%)		33.18

Total Electric Charges \$2,379.32

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

² PDP Event Usage over Reservation Capacity

Usage For This Period's Event Days (2PM to 6PM)

09/26/2016 72.050000 kWh



at&t

FRANCESCA CONDOMINIUM
665 3RD ST STE 408
SAN FRANCISCO CA 94107 - 1968

Page 2 of 3
Account Number 415 397-5937 851 - 4
Billing Date Sep 26, 2016

AT&T Long Distance

Invoice Summary - Continued

Current Charges	
Service Charges	5.87
Credits and Adjustments	.00
Call Charges	.08
Surcharges and Other Fees	.55
Government Fees and Taxes	.80
Total Invoice Summary	7.30

Summary of Calling Plan
Calling Summary for BUS CLNG \$5.95 M2M

Your contract term is from 08/20/2016 to 09/19/2016.

Monthly Commitment is 5.95

You have met 0.08 of your Minimum Monthly Commitment.

We have accumulated this amount from 08/20/2016 to 09/10/2016.

Service Charges

One Time Charge(s) to Change Service

Charges for Account			
Type of Charge	Date of Charge	Qty	
1. Unmet Commitment	08/11/16-09/10/16	1	5.87
BUS CLNG \$5.95 M2M			
Term AUG 20, 2016-SEP 19, 2016			
Total One Time Charges for Account			5.87
Total One Time Charges			5.87
Total Service Charges			5.87

Call Charges - Aug 11th thru Sep 10th
Calls for 415-397-5937

Domestic							
Item							
No.	Date	Time	Place Called	Number	Code	Min	
2.	8-10	1052A	WALNUT CRKCA	925 926-5350	D	:30	.08
Subtotal Domestic Calls for 415-397-5937							.08
Total Domestic Calls for 415-397-5937							.08
Total Calls for 415-397-5937							.08
Total Call Charges							.08

Call Charges - Aug 11th thru Sep 10th - Continued

Item							
No.	Date	Time	Place Called	Number	Code	Min	

Surcharges and Other Fees

Description		
3. Federal Regulatory Fee		.08
4. Federal Universal Service Fee		.46
5. CA State Regulatory Fee		.01
Total Surcharges and Other Fees		.55

Government Fees and Taxes

Description		
6. CA High Cost Fund A		.01
7. CA High Cost Fund B and CA Advanced Svc Fund		.02
8. CA Relay Service & Conn. Devices Fund		.02
9. CA State Emergency Telephone Users (911) Tax		.03
10. CA Teleconnect Fund (1.08%)		.04
11. CA Universal Lifeline Tel. Service Fund		.18
12. CA Local Utility Users Tax		.50
Total Government Fees and Taxes		.80

Key to Calling Codes

D Day Z Other

Total Other AT&T Long Distance 7.30

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 \$71.52. 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.

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SAN FRANCISCO CA 94107-1968
665 3RD ST STE 408
FRANCESCA CONDOMINIUM

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FRANCESCA CONDOMINIUM
665 3RD ST STE 408
SAN FRANCISCO CA 94107 - 1968

Page 3 of 3
Account Number 415 397-5937 851 4
Billing Date Sep 26, 2016

News You Can Use

THIRD-PARTY BLOCKING

AT&T sometimes bills charges on behalf of other companies. AT&T offers 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, directory assistance or operator service. It also does not affect billing by AT&T affiliates or members of AT&T 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.

Terms and Conditions

THREE PAYMENT OPTIONS: Electronically through Automatic Payment Service or Online: AT&T eBillSM. At an Authorized Payment Location. Or mail to AT&T PO BOX 5025, Carol Stream, IL 60197-5025.

BILLING QUESTIONS: Call number in Billing Summary (see page 1), write: Residence Service, POB 9039, South San Francisco, CA 94083; or Business Service, 14575 Presidio Square, Room CR, Houston, TX 77083, or visit att.com. We will investigate and notify you. If you have a complaint you cannot resolve with us write the California Public Utilities Commission at Consumer Affairs Branch, 505 Van Ness Ave., San Francisco, CA 94102, or at www.cpuc.ca.gov, or call 1-800-649-7570 or TDD 1-800-229-6846. If your complaint concerns interstate or international calling, write the FCC at Consumer Complaints, 445 12th Street SW, Washington, D.C. 20554, or at fccinfo@fcc.gov, or call 1-888-225-5322, or TTY 1-888-835-5322. Note: The CPUC handles complaints of both interstate and intrastate unauthorized carrier changes ("slamming"). The California consumer protection rules are available online at www.calphoneinfo.com.

FEDERAL SURCHARGES: The Federal Universal Service Fee and the Federal Subscriber Line Charge are charges imposed by action of the Federal Communications Commission.

TARIFF INFORMATION: Call 1-888-319-8800 or visit our web site www.att.com/servicepublications.

SERVICE INFORMATION

Your local services are provided by AT&T California (Pacific Bell Telephone Company). Your AT&T long distance services, if any, are provided by one or more of the following AT&T Inc. subsidiaries: AT&T Long Distance (SBC Long Distance, LLC); AT&T Communications of California, Inc., and/or AT&T Corp. You can find the name of your long distance service provider in the long distance section of your bill. To view your provider's service publications, including Guidebooks, Service Guides and/or Tariffs, go to att.com/servicepublications.



San Francisco
**Water
Power
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

Website Address
www.sfwater.org

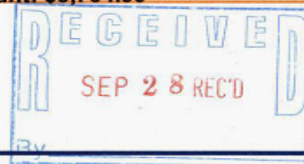
Questions?
Please call us at 415-551-3000

Account Number:
8351910000

Service Address:
850 Powell St

Customer Name:
Association, Francesca C.

Bill Date: 09/22/2016
Auto Pay to settle on or after: 10/07/2016
Total Amount: \$3,704.99



Effective with meter reads on July 1, 2016 your water and wastewater rates will be increasing to pay for continuing seismic improvements and other critical upgrades to our water and wastewater system. More info at www.sfwater.org/rates.

Your current water charge includes \$475.32 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.

California is in a drought! Do your part to conserve water. Shorter showers. Turn off faucets. Replace old showerheads, toilets and clothes washers. Fix Leaks. Only full loads in dish and clothes washers. More info at sfwater.org/conservation

Summary of Charges as of 09/22/2016

Previous Balance	\$3,898.92	
09/07/16 Payment	-3,898.92	
Total Previous Balance		\$0.00
Current Charges - See Below	\$3,704.99	
Total Current Charges		\$3,704.99
Total Amount Due		\$3,704.99

Calculation of Current Charges

Water Service - Residential Multiple Family (40 Dwelling Units)	\$1,528.64
Service from 08/23/2016 to 09/22/2016	
Water Service Charge	100.52
Tier 1 - Water Consumption Charge 120.00 units @ \$6.14	736.80
Tier 2 - Water Consumption Charge 84.00 units @ \$8.23	691.32
Sewer Services	\$2,176.35
Multiple Family Residence (40 Dwelling Units)	
95% Wastewater Flow Factor	
Total Discharge units 193.80 (204.00 units X 95%)	
Service from 08/23/2016 to 09/22/2016	
Tier 1 - Wastewater Charge 120.00 units @ \$10.91	1,309.20
Tier 2 - Wastewater Charge 73.80 units @ \$11.75	867.15
Current Charges	\$3,704.99

Meter Reading 08/22/2016 - 09/22/2016

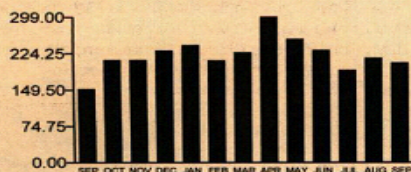
Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0060274097	2	5007	5115	108
0060227478	2	4194	4290	96

Total consumption in units of water 204
Total consumption in gallons of water 152,592

Next scheduled meter reading on or about 10/21/2016

Compare Your Water Consumption

(in units of water)



Bill Period	Days	Gallons	Gals/Day	Cost/Day
This Year	31	152592	4922	\$119.51
Last Year	29	112948	3894	\$84.71

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

Account Number: 8351910000
Service Address: 850 Powell St

Please check here if you have comments on the reverse side.



Association, Francesca C.
c/o Canyon Pacific Management Co
665 3rd St
Suite 408
San Francisco CA 94107-1926

Please see reverse side for important information.

Please detach and return this bottom portion with your payment.

Auto Pay to settle on or after **October 07, 2016**
Total Amount: **\$3,704.99**

I want to make a CAP
Charitable Contribution of: \$ _____

Make check payable to:

SF - WATER
P O BOX 7369
SAN FRANCISCO CA 94120-7369



San Francisco Water, Power and Sewer
 Services of the San Francisco Public Utilities Commission

Customer Services
 525 Golden Gate Avenue
 San Francisco, CA 94102

Contact Us
 If you have questions about your bill or for customer assistance,
 please call (415) 551-3000 or visit us at sfwater.org.
 TTY Hearing/Speech Impaired (415) 551-3052
 To report water, power and sewer issues dial 3-1-1.

Bill Information

Please review your bill carefully. A bill will be considered a proper charge unless a protest is made to Customer Services within fifteen (15) days after the original bill date. IF YOU HAVE QUESTIONS ABOUT YOUR BILL, PLEASE CALL CUSTOMER SERVICES at (415) 551-3000.

Definition of Charges and Terms

Water Service Charge:

The charge associated with maintaining the account (i.e. meter reading, billing, etc.). This charge is based on the size of the meter or on the size of the service line.

Water Consumption Charge:

The charge of each unit (748 gallons) of water actually used in a billing cycle.

Utility Tax:

Utility tax levied on all non-residential accounts.

Wastewater Charge:

Calculated charge based on the cost of collection, transporting, treating and disposing of each unit of wastewater discharged into the sewer system. Wastewater charges are calculated by multiplying water consumption by an assigned flow factor.

Discharge Unit:

Each discharge unit is equal to 748 gallons of wastewater returned to the sewer system.

Flow Factor:

The percentage of metered water use returned to the sewer system as wastewater. For purposes of determining applicable charges, the percentage of water use returned to the sewers is assumed to be 90% for single family residential users and non-residential users, and 95% for multifamily residential users. Residential users may appeal their assigned flow factor on the basis that a portion of water used is for irrigation purposes by contacting the Customer Services High Consumption Unit at (415) 551-4780.

Deposit Charge:

The deposit charge is a pledge by the customer to keep the account in good standing. This charge is returned to the customer after one year if the account has remained in good standing.

Transaction Charge:

A one-time charge to cover the administrative costs in establishing a new billing account for water and sewer services.

Late Payment Charge:

Any charges not paid fifteen (15) days from the due date will be assessed a late payment penalty fee. The fee is one-half of one percent (1/2%) for each thirty (30) days or fraction thereof on the amount owed. A reminder notice may be sent 30 days from the due date if amount remains unpaid. Thereafter, a delinquent account may be subject to disconnection of water and/or assessment of a lien against the property.

CAP Discount:

The Community Assistance Program (CAP) is the water and sewer services discount for qualified low-income single family residential customers.

Water and Sewer Rate Information will be provided upon request.

Payment Information

Bills are due and payable fifteen (15) days after the bill date. The following payment options are available for your convenience:



By U.S. Mail: Send the bottom portion of the bill with check or money order to P.O. Box 7369, San Francisco, CA 94120-7369. (Do not mail cash).



Online: To receive your bill and/or pay online, please visit sfwater.org. For credit card transactions, there is a nominal fee assessed with the transaction.



By Direct Payment: Sign up for direct payment at directpaymentplan.com.



By Phone: Pay by credit card by calling (415) 551-3000 and following the instructions or call our credit card payment service provider directly at 1-877-477-8290. There is a nominal fee assessed with the transaction.



In Person: Pay in person between 8:00 A.M. – 5:00 P.M. Monday through Friday (except City holidays) at the Customer Services office located at 525 Golden Gate Avenue. A Night Box is also at this location for payments made after 5:00 P.M. Payments are also accepted at City Hall, Room 140 or at 828 Stockton Street.

Is Your Household Water Efficient?

	Non-Conserving	Conservation-Use
Shower (10 minutes)	Standard showerhead: 25 gallons	Efficient showerhead: 15 gallons
Toilet flushing	Inefficient toilet: 3 to 7 gallons per flush	High-efficiency toilet: 1.28 gallons per flush
Dish washing	Tap running: 30 gallons	Wash and rinse in sink: 5 gallons Efficient dishwasher: 10 gallons or less
Clothes washing machine	Inefficient, top loading model: 40 gallons or more	High-efficiency model: 15 gallons or less

Looking for More Ways to Save Water?



Upgrade to high-efficiency toilets and clothes washers. Customer rebates are available.



Repair plumbing leaks, frequently found in toilet tanks. Customers are eligible for free standard toilet replacement parts.



Install efficient showerheads and faucet aerators, available free to all SFPUC customers.



Water landscapes no more than twice a week at night or early morning only. Adjust sprinklers to avoid sidewalk runoff. Only use water to clean hardscapes when necessary to maintain public health and safety.

For more water conservation tips, information on rebates, and free conservation site evaluation services, visit: www.sfwater.org or call (415) 551-4730.

Comments:

New Mailing Address:

Name _____ Home Telephone _____

Email Address: _____ Business Telephone _____



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 35369584/4-9
Statement Date: 10/17/2016
Due Date: 11/07/2016

Service For:

FRANCESCA ASSOCIATION
850 POWELL ST
SAN FRANCISCO, CA 94108

Questions about your bill?

24 hours per day, 7 days per week
Phone: 1-800-743-5000
www.pge.com/MyEnergy

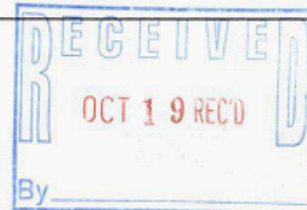
Local Office Address

2225 FOLSOM ST
SAN FRANCISCO, CA 94110

Your Account Summary

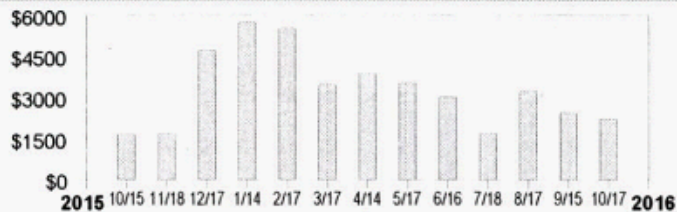
Amount Due on Previous Statement	\$2,439.75
Payment(s) Received Since Last Statement	-2,439.75
Previous Unpaid Balance	\$0.00
Current PG&E Gas Delivery Charges	\$1,662.94
COMMERCIAL ENERGY OF CALIFORNIA Gas Procurement Charges	543.46

Automatic Payment Service (APS) **\$2,206.40**
to be applied 10/31/2016



Gas Monthly Billing History

Daily Usage Comparison



1 Year Ago Period	Last Period	Current Period
38.62	45.90	42.97
Gas Therms / Day		

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

Important Messages

Master meter service obligations As a master meter customer, you have billing and service obligations for your sub-metered tenants. To find out more, visit www.leginfo.ca.gov/calaw.html, check the box next to Public Utilities Code, and type 739.5 in the search field for details on this California Code.

No payment is due. Please retain for your records. Thank you.

9990353695847490000220640000000000



Account Number: 3536958474-9	Due Date: 11/07/2016	APS Amount: \$2,206.40	APS to be applied: 10/31/2016
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850380026854 01 AV 0.373 157 6928 3



FRANCESCA ASSOCIATION
665 3RD ST STE 408
C/O CANYON PACIFIC MANAGEMENT
SAN FRANCISCO, CA 94107-1968

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300





ENERGY STATEMENT

www.pge.com/MyEnergy

ACCOUNT NO: 35369584/4-9

Statement Date: 10/17/2016

Due Date: 11/07/2016

Important Phone Numbers - 24 hours per day, 7 days per week

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

TDD/TTY (Speech/Hearing Impaired) 1-800-652-4712

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

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Important definitions

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

Tier 1 / Baseline allowance: Some residential rates are given a Tier 1 / Baseline allowance - a CPUC approved percentage of average customer usage during summer and winter months. Your Tier 1 / Baseline allowance provides for basic needs at an affordable price and encourages conservation. Your allowance is assigned based on the climate where you live, the season and your heat source. As you use more energy, you pay more for usage.

Electric Tier *	% of Baseline (after 8/1/2016)
1	0% - 100%
2	101% - 200%
3	> 200%
Gas Tier	% of Baseline
1	0% - 100%
2	> 100%

* Doesn't apply to EV & ET0UA/B

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.

DWR power charge: Included in generation charges. In 2016, DWR will return \$38,141,051 to bundled service customers which offsets other generation charges in this bill.

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.

Visit www.pge.com/billexplanation for more definitions. To view most recent bill inserts including legal or mandated notices, visit www.pge.com/billinserts.

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Please do not mark in box. For system use only.

Update My Information (English Only)

Please allow 1-2 billing cycles for changes to take effect

Account Number: 3536958474-9

Change my mailing address to: _____

City _____ State _____ ZIP code _____

Primary _____ Primary _____

Phone _____ Email _____

Ways To Pay

- **Online at www.pge.com/waystopay**
- **PG&E's Mobile Bill Pay**
- **By mail:** Send your payment along with this payment stub in the envelope provided.
- **By debit card, Visa, Mastercard or Discover:** Call 1-877-704-8470 at any time. (Our independent service provider charges a fee for each transaction.)
- **At a PG&E payment center or local office:** To find a payment center or local office near you, please visit www.pge.com or call 1-800-743-5000. Please bring a copy of your bill with you.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 35369584/4-9
Statement Date: 10/17/2016
Due Date: 11/07/2016

Details of PG&E Gas Delivery Charges

09/09/2016 - 10/07/2016 (29 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

09/09/2016 - 09/30/2016

Tier 1 Allowance	519.20000 Therms	
Tier 1 Usage	519.200000 Therms @ \$1.26448	\$656.52
Tier 2 Usage	426.041379 Therms @ \$1.84538	786.21
Gas Procurement Credit ¹		-280.08
Franchise Fee Surcharge		2.34
Gas PPP Surcharge (\$0.10197/Therm)		96.39

10/01/2016 - 10/07/2016

Tier 1 Allowance	165.20000 Therms	
Tier 1 Usage	165.200000 Therms @ \$1.35477	\$223.81
Tier 2 Usage	135.558621 Therms @ \$1.93567	262.40
Gas Procurement Credit ¹		-116.28
Franchise Fee Surcharge		0.96
Gas PPP Surcharge (\$0.10197/Therm)		30.67

Total PG&E Gas Delivery Charges \$1,662.94

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

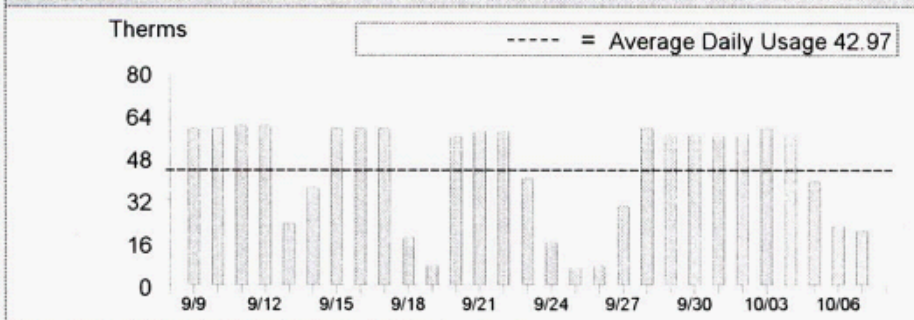
Service Information

Meter #	60586652
Current Meter Reading	42,223
Prior Meter Reading	41,033
Difference	1,190
Multiplier	1.047450
Total Usage	1,246.000000 Therms
Baseline Territory	T
Serial	N

Gas Procurement Costs (\$/Therm)

09/09/2016 - 09/30/2016	\$0.29631
10/01/2016 - 10/07/2016	\$0.38660

Gas Usage This Period: 1,246.000000 Therms, 29 billing days



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



ENERGY STATEMENT

www.pge.com/MyEnergy

ACCOUNT NO: 35369584/4-9

Statement Date: 10/17/2016

Due Date: 11/07/2016

Details of COMMERCIAL ENERGY OF CALIFORNIA Gas Procurement Charges

09/08/2016 - 10/07/2016 (30 billing days)

Service For: 850 POWELL ST

Service Agreement ID: 3536958826 ESP Customer Number: 3536958005

09/08/2016 - 10/07/2016

Rate Schedule: PGGPG401

Gas on the PG&E System	945.241440 Therms @ \$0.43394	\$410.18
Gas on the PG&E System	300.758560 Therms @ \$0.44316	133.28
	TOTAL NET CHARGES	543.46

Thank You For Your Business!

**Total COMMERCIAL ENERGY OF
CALIFORNIA Gas Procurement
Charges**

\$543.46

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7
Statement Date: 11/10/2016
Due Date: 11/28/2016

Service For:

FRANCESCA ASSN INC
850 POWELL ST
SAN FRANCISCO, CA 94108

Questions about your bill?

24 hours, 7 days/wk 1-800-468-4743
Business Specialist available:
Mon-Sat: 7am to 9pm
www.pge.com/MyEnergy

Local Office Address

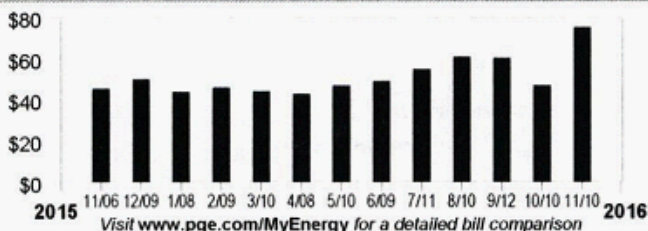
2225 FOLSOM ST
SAN FRANCISCO, CA 94110

Your Account Summary

Amount Due on Previous Statement	\$47.05
Payment(s) Received Since Last Statement	-47.05
Previous Unpaid Balance	\$0.00
Current Electric Charges	\$75.35

Automatic Payment Service (APS) to be applied 11/25/2016	\$75.35
--	----------------

Electric Monthly Billing History



No payment is due. Please retain for your records. Thank you.

9990038077334270000007535000000000



Account Number:	Due Date:	APS Amount:	APS to be applied:
0380773342-7	11/28/2016	\$75.35	11/25/2016

871170047724 01 AV 0.373 249 10726 4

 FRANCESCA ASSN INC
 665 3RD ST STE 408
 C/O CANYON PACIFIC MANAGEMENT
 SAN FRANCISCO, CA 94107-1968

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300





ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7
Statement Date: 11/10/2016
Due Date: 11/28/2016

Important Phone Numbers - 24 hours per day, 7 days per week

Customer Service (All Languages; Relay Calls Accepted) 1-800-743-5000
TDD/TTY (Speech/Hearing Impaired) 1-800-652-4712

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. Find out 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, 505 Van Ness Avenue, San Francisco, CA 94102, 1-800-649-7570 or 415-703-2032 (TDD/TTY).

To avoid having service turned off while you wait for a CPUC decision, enclose a deposit check (payable to the CPUC) for the disputed amount and a description of the dispute. The CPUC will only accept deposits for matters that relate directly to billing accuracy. If it is not possible for you to pay your deposit, you must advise the CPUC. PG&E can not turn off your service for nonpayment while it is under review by the CPUC, however, you must continue to pay your current charges to keep your service turned on.

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.

Demand charge: Many non-residential rates include a demand charge. Demand is a measurement of the highest usage of electricity in any single fifteen (or sometimes five) minute period during a monthly billing cycle. Demand is measured in kilowatts (or kW). High demand is usually associated with equipment start-up. By spreading equipment start-ups over a longer period of time, you may be able to lower demand and reduce your demand charges.

Time-of-use electric prices are higher on weekday afternoons and lower at other times of the day. The price you pay also changes by season. Prices are higher in the summer and lower in the winter.

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.

DWR power charge: Included in generation charges. In 2016, DWR will return \$38,141,051 to bundled service customers which offsets other generation charges in this bill.

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Your Electric Charges Breakdown

Generation	\$14.17
Transmission	2.86
Distribution	49.83
Electric Public Purpose Programs	2.07
Nuclear Decommissioning	0.03
DWR Bond Charge	0.74
Competition Transition Charges (CTC)	0.35
Taxes and Other	5.30
Total Electric Charges	\$75.35

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Please do not mark in box. For system use only.

Update My Information (English Only)

Please allow 1-2 billing cycles for changes to take effect

Account Number: 0380773342-7

Change my mailing address to: _____

City _____ State _____ ZIP code _____

Primary Phone _____ Primary Email _____

Ways To Pay

- **Online at www.pge.com/waystopay**
- **PG&E's Mobile Bill Pay**
- **By mail:** Send your payment along with this payment stub in the envelope provided.
- **By debit card, Visa, Mastercard or Discover:** Call 1-877-704-8470 at any time. (Our independent service provider charges a fee for each transaction.)
- **At a PG&E payment center or local office:** To find a payment center or local office near you, please visit www.pge.com or call 1-800-743-5000. Please bring a copy of your bill with you.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7
Statement Date: 11/10/2016
Due Date: 11/28/2016

Details of Electric Charges

10/08/2016 - 11/10/2016 (34 billing days)

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

10/08/2016 - 10/31/2016

Customer Charge	24 days @ \$0.32854	\$7.88
Facility Charge	24 days @ \$0.82136	19.71
Energy Charges	96.705830 kWh @ \$0.24466	23.66
California Climate Credit		-0.24
Energy Commission Tax		0.03
San Francisco Utility Users' Tax (7.500%)		3.83

11/01/2016 - 11/10/2016

Customer Charge	10 days @ \$0.32854	\$3.29
Facility Charge	10 days @ \$0.82136	8.21
Energy Charges	40.294170 kWh @ \$0.18968	7.64
California Climate Credit		-0.10
Energy Commission Tax		0.01
San Francisco Utility Users' Tax (7.500%)		1.43

Total Electric Charges \$75.35

Service Information

Meter #	211381
Current Meter Reading	7,515
Prior Meter Reading	7,378
Total Usage	137.000000 kWh
Serial	N
Rotating Outage Block	50

Additional Messages

You received a **California Climate Credit** on your electric bill. Households receive the electric credit twice a year, and small businesses receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at EnergyUpgradeCA.org/credit.





HUB International Insurance Services Inc.

580 California Street
Suite 1300
San Francisco, CA 94104
Phone: 415-276-2800 Fax:

Invoice # 444178		Page 1 of 1
ACCOUNT NUMBER	DATE	
FRANASS-01	09/30/2016	
BALANCE DUE ON	AMOUNT DUE	
10/01/2016	\$24,086.00	

**Francesca Association
c/o Canyon Pacific Management
665 - 3rd Street, Suite 408
San Francisco, CA 94107**

Directors & Officers (Private) PolicyNumber: LHP669548 Effective: 10/01/2016 to 10/01/2017

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
4190114	10/01/2016	10/01/2016	RENB	10/1/16 DIRECTORS & OFFICERS RENL PREMIUM	\$23,000.00
4190119	10/01/2016	10/01/2016	CFEE	POLICY FEE	\$350.00
4190120	10/01/2016	10/01/2016	CFEE	CA SURPLUS LINES TAX	\$690.00
4190123	10/01/2016	10/01/2016	CFEE	CA STAMPING FEE	\$46.00
Policy Invoice Balance:					\$24,086.00
Total Invoice Balance:					\$24,086.00

* Policy Carrier: Landmark American Insurance Co.
*Please remit payment to:
HUB International Insurance Services Inc.
P.O. Box 2158
Riverside, CA 92516

Property: _____
G/L Acct# _____ Amount: \$ _____
Description: _____
Signature: _____

Please Circle following Options
1) Operating Exp. 2) Reserve Exp.
3) Special Assess. 4) Insurance Claim
5) Construction Def. 6) Settlement fund
Charge Back Owners: Yes or No

*****PLEASE RETURN A COPY OF THIS INVOICE WITH YOUR REMITTANCE*****

More detailed information about how Hub International is compensated can be found at hubinternational.com behind the "How We Get Paid" tab.

Wenzhen Mei

From: Jennel Harris
Sent: Monday, October 17, 2016 12:22 PM
To: Wenzhen Mei
Cc: Lachelle Lewis; Jennel Harris; Christopher Stanley
Subject: FW: The Francesca: Insurance Bill
Attachments: 2016 DandO RENEWAL INVOICE FOR INSURED.PDF

Please pay invoice. Thanks!



Jennel Harris
Canyon Pacific Management
Community Manager
665 3rd Street, Ste. 408
San Francisco, CA 94107
Jennel@canyonpacific.com
Direct: 415-495-4739 x 112
Fx: 415-495-4396
www.canyonpacific.com

From: Jennel Harris
Sent: Monday, October 17, 2016 11:20 AM
To: rcampbell.board@gmail.com; reaburne@aol.com
Cc: Jennel Harris <Jennel@canyonpacific.com>; Wayne Bennett <wwb94583@gmail.com>
Subject: The Francesca: Insurance Bill

Hello Rea,

Jennel Harris over seeing Christopher's accounts while he's out. Management sent Wayne (approval over the phone on 10.14.2016) the email last week, failed to include you, my apologies. With that being said your insurance renewal approved at the beginning of the month out comes the invoice. We received the invoice due and payable. We need your approval to pay out the invoice in the amount of \$24,086.00. Please confirm we have approval to complete and payout invoice. Please let me know, if you have any questions. Thanks!



Jennel Harris
Canyon Pacific Management
Community Manager
665 3rd Street, Ste. 408
San Francisco, CA 94107
Jennel@canyonpacific.com
Direct: 415-495-4739 x 112



Pacific Auxiliary Fire Alarm Company
 95 Boutwell St
 San Francisco CA 94124-1903
 Phone: (415) 467-9393 Fax: (415) 467-8430

INVOICE

Invoice Number 80535
 Invoice Date 10/1/2016
 Customer No FRAN33
 Net Terms N30
 Site No C850POWEL

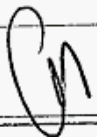
Bill To: FRANCESCA ASSOCIATION
 C/O CANYON PACIFIC MGMT
 665 3RD ST STE 408
 SAN FRANCISCO, CA 94107-1968

FRANCESCA ASSOCIATION
 850 POWELL ST
 SAN FRANCISCO, CA 94108-2051

Purchase Order No:

FOR THE MONTH OF 10/1/2016

Description	
FIRE ALARM INSPECTION AND TEST SERVICES	106.00
FIRE ALARM MONITORING	36.67

Property: _____
 G/L Acct# _____ Amount: \$ _____
 Description: _____
 Signature: 

Please Circle following Options
 1) Operating Exp. 2) Reserve Exp.
 3) Special Av. Cons. 4) Insurance Claim
 5) Construction Exp. 6) Settlement fund
 Charge Back Owners: Yes or No

TOTAL AMOUNT \$ 142.67

PLEASE DETACH AND REMIT WITH YOUR PAYMENT



REMIT TO: PACIFIC AUXILIARY FIRE ALARM
 95 Boutwell St
 San Francisco, CA 94124-1903
 FEDERAL TAX ID # 94-0739900 CCL# 229167

INVOICE #	CUSTOMER #
80535	FRAN33
AMOUNT ENCLOSED	

TO MAKE YOUR PAYMENT BY CREDIT CARD, PLEASE COMPLETE THE FORM



CREDIT CARD NUMBER: _____ EXPIRATION DATE: _____
 NAME AS IT APPEARS ON CARD: _____ AMOUNT: _____
 SIGNATURE: _____ DATE: _____

PAST DUE AMOUNTS WILL BE SUBJECT TO INTEREST AT 1.5% PER MONTH



*** INVOICE CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F44099545 Inv Date : 9/27/2016
Customer : 9539 Loc : F44
Type . . : CHG-S Route . : 19
PO Number : QUARTERLY Acct # : 22013
WO Number : 42578 Acct Zip : 94107
Service Visit : 3875324

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(408) 834-4400

Bill to:
850 POWELL ST
665 3RD ST STE 408
SAN FRANCISCO, CA 94107

Serviced:
850 POWELL ST
850 POWELL ST
SAN FRANCISCO, CA 94108

Table with 4 columns: Item, Qty, Description, Unit Price, Net Amount Tx. Includes rows for INSPWQ and ZVIP, and a summary row for SUB-TOTAL, TAX, and TOTAL.

FOR INVOICE COPIES OR PAYMENT
PLEASE CALL OUR A/R DEPT @ 800-392-3473*****
FOR YOUR CONVENIENCE, WE ACCEPT ALL MAJOR CREDIT
CARDS:VISA,MASTER,AMERICAN EXPRESS & DISCOVER CARD
THANK YOU FOR YOUR BUSINESS

Property:
G/L Acct# Amount: \$
Description:
Signature: [Handwritten Signature]

- Please Circle following Options
1) Operating Exp. 2) Reserve Exp.
3) Special Assess. 4) Insurance Claim
5) Construction Def. 6) Settlement fund
Charge Back Owners: Yes or No

By signing this document, I hereby represent I have the authority to enter into this Contract on behalf of my employer. The Customer's Authorized Representative, by his/her signature, acknowledges that all work has been completed and this work is subject to the Terms and Conditions indicated on the reverse hereof.

CINTAS FIRE PROTECTION - SCOPE OF SERVICES

1. Inspection Requirements: The facility owner and/or Customer is required to have the fire protection equipment inspected annually, semi-annually, quarterly, or monthly, in accordance with NFPA requirements. More frequent inspections may be required by the local authority having jurisdiction. Testing procedures may vary slightly according to NFPA and Local requirements.
2. Limitations of Service / Customer Responsibility: The equipment owner and/or Customer is responsible for assuring that their fire protection equipment is properly serviced and maintained.
3. Deficiencies or other impairments noted during inspection or testing of fire protection systems and equipment pose an immediate and serious safety concern. The system owner and/or Customer is responsible for assuring that any deficiencies noted during inspections or maintenance are corrected immediately.
4. In performing maintenance or inspections, all conditions noted by Cintas Fire Protection are limited to only those that could be readily observed at the time of inspection.
5. The inspection services are for the system being inspected only. Cintas makes no warranties or representations regarding the condition or status of other equipment, including but not limited to electrical equipment, interlocks, HVAC equipment, or elevator equipment.
6. The inspection quote is not meant to be an exhaustive review of the fire protective equipment status and as such may not have identified any or all equipment or pre-existing deficiencies. If the actual number of devices or systems exceed the quoted amount by more than 5%, Cintas reserves the right to charge for additional devices/systems at a pro-rata basis.
7. Unless otherwise specified in writing, services do not include a design review or a hazard evaluation. Therefore, performance of test and inspection or repair services in no way guarantees that the system as installed meets all current applicable code standards and/or is working as designed. Observation of deficiencies and suggestions or recommendations for their correction in no way suggests or implies a design review was conducted or that other system deficiencies may not exist. Furthermore, we are not responsible for the condition of the system or any of its components that may require repair or replacement due to age, fatigue, or wear which result from exercising during testing. Deficiencies will be noted and repair and/or correction will be quoted separately.
8. Seller agrees to perform for the Customer the services ("Services") at the Customer's Location set forth in this Contract.
9. Seller acknowledges that the Services may be provided in connection with an existing tenant-occupied building, that Customer shall continue the normal operation and occupancy of the Location, and that such operation and occupancy during the hours Seller performs the Services is of critical importance. Seller shall use its best efforts to minimize any interference with operation of the Location by Customer or the use and occupancy of the Location by Customer's tenants and guests.
10. Seller shall conduct the Services in accordance with a schedule mutually agreed upon between Seller and Customer and consistent with the requirements of this Contract. Seller shall desist immediately from performing the Services in the event that Seller's activities constitute an unreasonable nuisance or interruption in the activities of the Location's occupants. Upon so directing to desist with the Services, Customer shall contact Seller to re-schedule the Services for a mutually agreeable time. Rescheduled Services may be subject to additional fees.
11. In the event the scope of services includes central station monitoring services, Cintas does not guarantee or warranty that the service supplied will prevent burglary, fire or other occurrences, or the consequences from such occurrences, which the service is designed to monitor, and Customer acknowledges that it is not entering into this agreement with the expectation that Cintas will insure or reimburse Customer or any other person for losses from such occurrences. Customer agrees that Cintas will have no liability for loss of damage to property or for personal injury or death due to any failure of service including, but not limited to the failure in transmission of an alarm to a central monitoring station or by a central monitoring station to others or for interruptions of service because of (a) any failure of Customer's alarm (b) any defective or damaged equipment, device, telephone lines or connecting circuit (c) striking of Cintas' employees or employees of others, riots, floods, fires, acts of God, or any other causes beyond the control of Cintas or (d) the negligent act or negligent failure to act of Cintas, its employees or agents.
12. Before commencing the Services, Seller shall secure at Customer's expense all permits, approvals, governmental fees, certificates, licenses, and inspections, if any, necessary for the proper performance of the Services. Copies of all such permits, approvals, licenses and certificates specific to Location shall be delivered to Customer upon request or as necessary by law.
13. Customer agrees to pay Seller for all Customer-authorized labor and parts necessary to correct any deficiencies discovered. If Customer refuses such service to correct a deficiency, Seller denies any liability if refusal of service results in an ongoing NFPA code violation status. If the failure of Customer to address and correct any defect in the life safety system results in the repetitive addressing of said deficiency by Seller's personnel, any additional cost beyond the normal scope of work, will be charged to Customer as an additional amount to this agreement.
14. Customer agrees to provide access to premises and to permit only authorized Seller agents to inspect, alter, remove, adjust, service, repair and add devices, equipment, or wiring. Seller denies any and all responsibility for work performed by any other vendor. Customer agrees to be directly responsible for redecorating and other cosmetic repairs to premises necessary due to installation, maintenance, or removal of all or any part of the system.

CINTAS FIRE PROTECTION - TERMS AND CONDITIONS OF SALE - FIRE EQUIPMENT GOOD AND SERVICES

1. Acceptance and Modification. These Terms and Conditions supplement the price quotation, purchase order, contract, agreement or order acknowledgment collectively the "Contract" entered into between Cintas Corporation or its subsidiary ("Seller") and Seller's customer ("Customer") and is a part of or the price to such Contract and these Terms and Conditions may not be modified, amended or waived except in writing signed by Seller's duly authorized representative. Seller hereby objects to any additional or different terms or conditions, whether or not material, proposed in Customer's purchase order or in any acknowledgment, supplement or confirmation of the Contract not executed by Seller. Customer agrees that the terms and conditions set forth herein shall govern the relationship between Seller and Customer with respect to the goods and services that are the subject matter hereof, and no other terms and conditions not specifically agreed upon by Seller shall be binding upon Seller. Customer accepts the terms hereof by acknowledging or confirming the Contract, commencing performance, by accepting delivery of goods or services from Seller or by any other means manifesting assent to be bound.
2. Orders. Seller shall use its best efforts to deliver goods as ordered by Customer and to provide services when requested, but as long as Seller acts in good faith and with due diligence, Seller shall not be responsible or liable for any delays.
3. Prices, Taxes and Other Fees. Unless otherwise specified, prices on goods may be increased at any time without prior notice. Customer shall pay the price in effect at time of shipment. Any sales, use or other similar tax or duties, customs, tariffs, imposts, surcharges or other fees imposed by any governmental authority on goods shipped by Seller shall be added to the price to be paid by Customer unless a valid sales tax exemption certificate is furnished to Seller.
4. Service Charges. Service charges are used to help Seller pay various fluctuating current and future costs including but not limited to costs directly or indirectly related to the environment, energy issues, services and delivery of goods and services, in addition to other miscellaneous costs incurred or that may be incurred by Seller.
5. Equipment Exchange. Customer hereby understands and agrees that in servicing Customer's fire equipment Seller intends to exchange Customer's fire equipment for Seller's fire equipment of similar kind and quality. Customer further acknowledges and agrees that upon completion of such exchange that all right, title and interest in the Customer's fire equipment so exchanged will belong to Seller and all right, title and interest in Seller's fire equipment so exchanged will belong to the Customer.
6. Credit. Payment terms may be changed at any time with or without prior notice and are those in effect at time of delivery or service call. Any invoice not paid when due shall be subject to a late charge of one and one-half percent (1-1/2%) per month or portion thereof of, if lower, the highest rate allowable under applicable law. Invoices shall be due within ten (10) days of invoice date unless otherwise stated. If, in Seller's opinion, Customer's credit becomes unsatisfactory, Seller may, in addition to all other rights and remedies under the Contract and applicable law, suspend the delivery of goods or services pending receipt of cash or satisfactory security from Customer. Should Customer default in any payments due Seller, Customer agrees to pay all reasonable costs of collection incurred by Seller including reasonable attorneys' fees. Title to all equipment or other goods sold by Seller shall remain in Seller's name until Customer has paid Seller in full. Seller shall retain a security interest in such equipment or other goods until such time.
7. Inspection. Seller strongly recommends that Customer conduct an on-site inspection of the goods and services sold hereunder after delivery, installation or other service call. Seller shall not be responsible for the consequences of Customer's failure to inspect the goods or services or for any defects, malfunctions, inaccuracies, insufficiencies, or omissions.
8. Limited Warranty. Because of the great number and variety of applications for which Seller's goods and services are purchased, Seller does not recommend specific applications or assume any responsibility for use, results obtained or suitability for specific applications. Customer is cautioned to determine the appropriateness of Seller's goods and services for Customer's specific application before ordering and to test and evaluate thoroughly all goods before use. Seller warrants that title to all goods sold by Seller shall be good and marketable. THERE ARE NO OTHER WARRANTIES EXPRESSED OR IMPLIED IN CONNECTION WITH THE SALE OF GOODS AND SERVICES INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. NO DISCLAIMER, EXCLUSION, LIMITATION OR MODIFICATION OF ANY OF THE AFORESAID WARRANTIES SHALL BE DEEMED EFFECTIVE UNLESS IN WRITING SIGNED BY SELLER.
9. Cintas not an insurer. Indemnification of Cintas by Customer. Customer agrees that neither Cintas nor subcontractors or assigns, including, without limitation, those providing monitoring services, collectively, "Subcontractors" are insurers and no insurance coverage is provided by this Agreement. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS AND ITS SUBCONTRACTORS DO NOT ASSUME ANY RESPONSIBILITY NOR SHALL THEY HAVE ANY LIABILITY FOR CLAIMS MADE AGAINST THEM CLAIMING THAT THEY ARE AN INSURER OF CUSTOMER'S SYSTEMS, THE FAILURE OF SUCH SYSTEMS TO OPERATE EFFECTIVELY, OR ANY OTHER TYPE OF INSURANCE COVERAGE AS AN INSURER. Customer acknowledges that during the term of the Agreement, it will maintain a policy of insurance covering public liability, bodily injury, sickness or death, losses for property damage, fire, water damage, and loss of property in amounts that are sufficient to cover all claims of Customer for any losses sustained. CUSTOMER AGREES TO INDEMNIFY AND HOLD CINTAS AND ITS SUBCONTRACTORS HARMLESS FROM AND AGAINST ALL COSTS, EXPENSES (INCLUDING ATTORNEY'S REASONABLE FEES) AND LIABILITY ARISING FROM CLAIMS REQUIRED TO BE COVERED BY INSURANCE PURSUANT TO THIS SECTION, INCLUDING ANY CLAIMS FOR DAMAGES ATTRIBUTABLE TO BODILY INJURY, SICKNESS, OR DEATH, OR THE DESTRUCTION OF ANY REAL OR PERSONAL PROPERTY. Cintas shall not be responsible for any claims of Customer against the Subcontractors nor for any portion of any loss or damage that is required to be insured, is insured or insurable and shall be indemnified by Customer against all such claims including the claims of any third parties.
10. LIMITATION OF LIABILITY OF CINTAS; LIQUIDATED DAMAGES. Seller's service fees are based on the value of services provided and the limited liability provided under this contract, and not on the value of the Customer's premises or its contents, or the likelihood or potential extent or severity of injury (including death) to Customer or others. Seller cannot predict the potential amount, extent, or severity of any damages or injuries that Customer or others may incur which could be due to the failure of the system or services to work as intended. Seller is not an insurer. If Seller should be found liable for loss of damage due to a failure on the part of Seller or its systems or any fire suppression or alarm equipment, in any respect, its liability to Customer, its agents, officers, directors, employees, or invitees shall be limited to \$1,000 as liquidated damages. The provision of this paragraph apply in the event of loss or damage, irrespective of cause or origin, resulting directly or indirectly to person or property from the performance or non-performance of the obligations set forth by the terms of this contract, or from negligence, active, or otherwise, of Seller, its agents, or employees. If Customer wishes to increase the limitation of liability, Customer may, at its right, enter into a supplemental agreement with Seller and obtain a higher limit by paying an additional amount consistent with the increase in liability. As such (1) Customer hereby agrees that the limits on the liability of Cintas and Subcontractors, and the waivers and indemnities set forth in this contract are a fair allocation of risks and liabilities between Cintas, Customer, Subcontractors and any other affected third parties; (2) except as provided in this agreement, Customer waives all rights and remedies against Cintas and Subcontractors including rights of subrogation, that Customer, any insurer, or other third party have due to the losses or injuries Customer or other incur. Customer agrees that where Cintas and its Subcontractors to have liability greater than that stated above, it would not provide the services. Neither party shall be liable to the other or any other person for any incidental, punitive, loss of business profits, speculative or consequential damages.
11. Clerical Errors; Other Contracts. Any clerical errors contained in this Contract or other documents in connection therewith are subject to correction. Customer represents that the Contract does not infringe on any other contract to provide similar goods or services that Customer is a party to.
12. Force Majeure. Seller shall not be responsible or liable for failure to perform attributable to any cause or contingency beyond its reasonable control including, without limitation, act of God; act of civil or military authority; fire; flood; pest; epidemic; earthquake; volcanic activity; quarantines restriction; labor dispute (e.g. lockout, strike or work stoppage or slowdown); embargo; war; riot; unusually severe weather; accidents; political-act of terrorism; delay in transportation; compliance with any regulation or directive or any national, state, or local government, or any department or agency thereof; or any other cause which by the exercise of reasonable diligence Seller is unable to overcome.
13. Entire Agreement. The terms and conditions contained herein (and contained on Seller's quotation, specifications, order, acknowledgment, contract, agreement, invoice or other form) constitutes the entire agreement between the parties with respect to the subject matter contained herein and supersedes all prior agreements and understandings between the parties and any customary terms and conditions of purchase that Customer may establish from time to time. The terms and conditions contained herein may be modified only by a writing signed by both parties. Customer acknowledges and agrees that the terms and conditions contained herein shall be exclusive terms and conditions binding the parties herein and that any additional contradictory or different terms contained in any initial or subsequent communication from Customer, including any purchase order pertaining to the good or services to be provided by Seller are hereby objected to and shall be of no effect. No course of prior dealings between Customer and Seller and no usage of the trade shall be relevant to supplement or explain any terms used herein. Acceptance or acquiescence in a course of performance rendered hereunder shall not be relevant to determine the meaning of this agreement even though the accepting or acquiescing party has knowledge of the nature of the performance and the opportunity for objection.
14. Governing Law; Disputes. The rights and obligations of the parties contained herein shall be governed by the laws of the State of Ohio, excluding any choice of law rules which may direct the application of the laws of another jurisdiction. Any dispute or matter arising in connection with or relating to the Contract shall be resolved by binding and final arbitration under applicable state or federal law providing for the enforcement of agreements to arbitrate disputes. Any such dispute shall be determined on an individual basis, shall be considered unique as to its facts, and shall not be consolidated in any arbitration or other proceedings with any claim or controversy of any other party.
15. Notices. Any notice given pursuant to the Contract shall be in writing and sent by certified mail, postage prepaid, return receipt requested, to the appropriate party at the address set forth in the purchase order, contract or agreement or at such other address as such party may provide in writing to the other party. Any such notice shall be effective upon the receipt thereof.
16. Miscellaneous. Customer may not assign its rights or delegate its performance in whole or in part under the Contract without the prior written consent of Seller and any attempted assignment or delegation without such consent shall be void. If any provision of the Contract or these Terms and Conditions is determined illegal or unenforceable, it shall not affect the enforceability of any other provision or paragraph of the Contract or these Terms and Conditions. In the event any party institutes legal proceedings to enforce its respective rights arising out of the Contract or these Terms and Conditions, the prevailing party shall be entitled to the award of attorney's fees and court costs, plus cost of executing, enforcing and/or collecting any judgment at all trial and appellate levels.

Inspection, Testing, and Maintenance Cover Sheet
NFPA25 as amended by CCR, Title 19

Property Information:

Name:	<u>850 Powell St.</u>	Occupancy/Use:	_____
Address:	<u>850 Powell St.</u>	Construction Type:	_____
City:	<u>San Francisco</u>	No. Stories:	_____
ZIP:	<u>94108</u>	Year Constructed:	_____
Contact:	<u>Christopher</u>		
Telephone:	<u>(415) 495-4739</u>		



Contractor Information:

Number of System Risers

Name:	<u>Cintas Fire Protection</u>
Address:	<u>2188 Del Franco St. Suite 70</u>
City:	<u>San Jose</u>
State:	<u>Ca.</u>
Telephone:	<u>(800) 710-5710</u>
CA License#:	<u>914328(C-10,C-16)</u>
Job #:	_____
Performed by:	<u>F. Corral</u>

Copy sent to:

<input checked="" type="checkbox"/> Owner	Date:	<u>09/27/16</u>
<input checked="" type="checkbox"/> Fire AHJ	Date:	<u>09/27/16</u>
<input checked="" type="checkbox"/> Contractor	Date:	<u>09/27/16</u>

NOTES:


1) For specific inspection, testing, and maintenance requirements and information, see NFPA 25, 2011 Edition as amended by California Code of Regulations, Title 19, §901 to §906.

2) Inspection items may be performed by the owner in accordance with California Code of Regulations, Title 19, §904.1(a)

Check box for each system inspected and enter the number of forms used for inspection.
 Check boxes (Fail or Pass) to indicate status of inspected system at end of inspection.

Forms Included with this Report	NFPA 25 Chapter	Number of Forms	N/A	Fail*	Pass
<input checked="" type="checkbox"/> Automatic Sprinkler System	5	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Standpipe and Hose System	6	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Private Water Supply System	7	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Fire Pump	8	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Water Storage Tank	9	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Water Spray System	10	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Foam Water Sprinkler System	11	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Water Mist System	12	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Concerns that are not deficiencies (i.e. Non-Sprinklered Areas)				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

*See "Deficiencies and Comments" section at end of each respective form.

Property Information			Contractor or Licensed Owner Information			
Building Name 850 Powell St.			Name Cintas Fire Protection			
Address 850 Powell St.			Address 2188 Del Franco St.			
City San Francisco			License # 914328	City San Jose		St. Ca Zip 94131
Contact Person Christopher			<input type="checkbox"/> SFM <input type="checkbox"/> CSLB	Phone 408.834.4400		Job #
			Misc.			

Riser Information			Main Drain Test (Annual)				
Riser No.	Location	Riser Diameter	Main Drain Diameter	Initial Static Pressure	Residual Pressure	Final Static Pressure	P,F,N/A
1	Garage 1	4"	1.25"	100			P
2	Garage 2 (large)	2.5"	2.5"	-	-	-	P

This building has more than 5 risers. See additional AES 2.9 form attached Number of AES 2.9 forms attached

Quarterly Inspections							
I = Inspection T = Test M = Maintenance			P = Pass F = Fail N/A = Not Applicable				
Item		Description	NFPA 25 CA ed. Reference	Date	Date	Date	Date
1.1	I	Control Valves – Identification Sign	13.3.1	09/27/16			
1.2	I	Control Valves – Inspection	13.3.2	P			
1.3	I	Waterflow Alarm Devices	5.2.5	P			
1.4	I	Supervisory Devices	5.2.5	P			
1.5	I	Gauges (Wet Pipe Systems)	5.2.4.1	P			
1.6	I	Enter Water Supply Pressure Below Riser Check	5.2.4.1	psi	psi	psi	psi
1.7	I	Enter Water Supply Pressure Above Riser Check	5.2.4.1	psi	psi	psi	psi
1.8	I	Pressure Readings Acceptable	5.2.4.1	P			
1.9	I	Hydraulic Design Information Sign <i>(for hydraulically designed systems)</i>	5.2.6	NA			
1.10	I	General Information Sign <i>(not required for system prior to 2007 edition of NFPA 13)</i>	5.2.8	NA			
1.11	I	Heat Tape	5.2.7	NA			
1.12	I	Spare Sprinklers	5.2.1.4	P			
1.13	I	Fire Department Connections	13.7	P			
1.14	I	Alarm Valves – Exterior Inspection	13.4.1	P			
1.15	I	Pressure Reducing Valves	13.5.1.1	NA			
1.16	I	Backflow Preventers	13.6.1	P			
1.17	I	Small Hose Connections - Hose Valve*	5.1.6, 13.5.2 13.5.5.1	NA			
1.18	I	PRV – Fire Sprinkler Systems	13.5.1.1	NA			

* Small hose connections are hose valves and optional hose supplied by the fire sprinkler system. They do not include Class I, II, or III standpipe systems.

Property Information		Contractor or Licensed Owner Information	
Building Name 850 Powell St.		Name	Cintas Fire Protection
Address		Job #	
City San Francisco			

ANNUAL INSPECTION, TESTING AND MAINTENANCE
 Include ALL Quarterly Inspections

		I = Inspection T = Test M = Maintenance				P = Pass F = Fail N/A = Not Applicable
Item		Description	NFPA 25 CA ed. Reference	Date	Comments Only	P,F,N/A
1.19	I	Sprinklers	5.2.1			F
1.20	I	Buildings (Freeze Protection)	4.1.1.1		Owner's Responsibility	NA
1.21	I	Pipe and Fittings	5.2.2			NA
1.22	I	Hangers	5.2.3			NA
1.23	I	Seismic Braces	5.2.3			NA
2.1	T	Field Service Test Required (Send Report to Fire Code Official)	5.3.1		If REQUIRED, Enter 'F' until results are returned from Lab	NA
2.2	T	Recalled Sprinklers If not present = Pass; If present = Fail	Title 19 904.1(c)			NA
2.3	T	Water Flow Alarm Devices 90 sec. maximum - (Enter Time)	5.3.3 13.2.6		sec.	NA
2.4	T	Main Drain Test (Enter data on Page 1 of this form)	13.2.5 13.3.3.4			NA
2.5	T	Control Valve - Position	13.3.3.2			NA
2.6	T	Control Valve - Operation	13.3.3.1			NA
2.7	T	Supervisory Devices	13.3.3.5			NA
2.8	T	Backflow Preventer Assemblies	13.6.2			NA
2.9	T	Small Hose Connections* w/PRV Hose Valves - Partial Flow Test	13.5.2.3 13.5.3.3			NA
2.10	T	PRV - Fire Sprinkler Systems	13.5.1.3			NA
3.1	M	Control Valves	13.3.4			NA
3.2	M	Small Hose Connections*	13.5.6.3			NA
3.3	M	Obstruction Investigation required (If "Yes", see Deficiencies and Comments Section for Results.)	14.3		<input type="checkbox"/> Yes <input type="checkbox"/> No	NA
3.4	M	System Returned to Service	4.5.3		<input type="checkbox"/> Yes <input type="checkbox"/> No	NA

* Small hose connections are hose valves and optional hose supplied by the fire sprinkler system. They do not include Class I, II, or III standpipe systems.

D = Deficiency C = Comment (Indicate type)

Item	Date	Riser	D	C	Deficiencies and Comments <small>(Indicate all equipment, devices and parts that were repaired or replaced)</small>
1.19			✓		5 yr is due - certified 8/2011
				✓	(Fire hoses onsite)
				✓	(Quarterly inspection)



INVOICE

665 3rd Street, Suite 408
San Francisco, CA 94107
Phone 415.495.4739 Fax 415.495.4393

DATE: October 14, 2016
INVOICE # 850P-3
FOR:

Bill To:
Francesca Association
c/o Canyon Pacific Management
665 3rd Street, Suite 408
San Francisco, CA 94107

DESCRIPTION	Hours	Rete	AMOUNT
Checked and adjusted fill vavle. Called Warman to fix mailroom lock. Gil 10/6/16	1.5	\$60.00	\$ 90.00
Emergency call Broken key stuck in security officer door. Jose	2	\$90.00	\$ 180.00
Pick up special Papers 10/14/2016 Jose	1	\$60.00	\$ 60.00
Total Hours	4.5	TOTAL	\$ 330.00

Make all checks payable to **Canyon Pacific Maintenance**

THANK YOU FOR YOUR BUSINESS!

Invoice

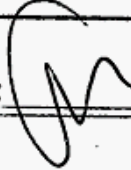
A.S.T.I. Services, Inc.
 Automatic Sprinkler Testing & Inspection Services, Inc.
 102 Couch Street
 Vallejo, CA 94590
 (707) 645-1782 Fax: (707) 645-1807

Date	Invoice #
8/31/2016	161801

Bill To
Francesca Association c/o Canyon Pacific Management 665 3rd St., Suite 408 San Francisco, CA 94107 . Email: clientservices@canyonpacific.com

PROJECT / JOB
850 POWELL ST. SAN FRANCISCO, CA

TERM	P.O.#	Contact Phone#
Due on receipt	Per LaChelle Lewis	415-495-4739

Description						Amount
Tested (3) backflow devices on 08/31/16: (Authorized by Ms. LaChelle Lewis)						
MAKE	SIZE	TYPE	SERIAL#	CERT. TAG#	COST:	240.00
1. FEBCO	3/4"	RP	BB9065	F21033		
2. WATTS	3/4"	DC	55985	F21035		
3. AMES	4"	DDC	3IK1155	F21034		
(Test results have been submitted to S.F. Water Quality Division via online.)						
Please Circle following Options 1) Operating Exp. 2) Reserve Exp. 3) Special Assess. 4) Insurance Claim 5) Construction Def. 6) Settlement fund Charge Back Owners: Yes or No						
Property: _____ G/L Acct# _____ Amount: \$ _____ Description: _____ _____ Signature: 						

REPORT(S) ENCLOSED	Total	\$240.00
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**San Francisco Water Quality Division
BACKFLOW PREVENTION ASSEMBLY TEST REPORT - 2016**

San Francisco Water Service Information		Assembly Information	
SP ID #: 835-191-0330		Test Results Due No Later Than: July 31, 2016	
Tap #: 001626	PICK #: DVGL7166	Serial #: BB9065	Hazard Type: Boiler Make Up
No. of Active Assemblies at this Tap: 2		Type: RP	Size: 3/4 Mfg: FEBCO Model: 825Y
Water Service Type: STANDARD		Hazard Level: High Protection: Isolation	
Service Name: Association, Francesca C.		Replacement Information Below <input type="checkbox"/>	
Service Address: 850 Powell St		Replacement Serial #: Hazard Type:	
Contact Name: Association, Francesca C.		Type:	Size: Mfg: Model:
Contact Number:		Hazard Level: Protection:	
City: San Francisco		Install Date:	
Meter #: 0060227478		Plumbing Permit #:	
Account #: 8351910000			
Exact Assembly Location: on the boiler make up.			

10/28/2015 Pass by Peter Chan : Initial CV1: 10.5 RV: 2.0
 07/24/2015 Pass by Michael Deschler : Initial CV1: 11.0 RV: 2.0
 07/16/2014 Pass by Michael Deschler : Initial CV1: 11.0 RV: 2.2
 08/07/2013 Pass by Adrian Mesa : Initial CV1: 10.4 RV: 2.2
 07/25/2012 Pass by Michael Deschler : Initial CV1: 9.8 RV: 2.2

07/18/2011 Pass by Michael Deschler : Initial CV1: 9.2 RV: 2.2
 07/29/2010 Pass by Michael Deschler : Initial CV1: 8.6 RV: 2.2
 07/24/2009 Pass by Michael Deschler : Initial CV1: 9.4 RV: 2.4
 08/01/2008 Pass by Man Shing Chu : Initial CV1: 9.8 RV: 2.6
 07/24/2007 Pass by William Hetherington : Initial CV1: 9.3 RV: 2.4

TEST RESULTS INFORMATION					
DOUBLE CHECK VALVE ASSEMBLY					
REDUCED PRESSURE PRINCIPLE ASSEMBLY			PRESSURE VACUUM BREAKER		
CHECK VALVE	CHECK VALVE NO. 2	DIFFERENTIAL RELIEF VALVE	AIR INLET VALVE	CHECK VALVE	
INITIAL TEST	HELD AT: <u>10.8</u> PSID LEAKED <input type="checkbox"/>	HELD AT: _____ PSID CLOSED TIGHT (RP) <input checked="" type="checkbox"/> LEAKED <input type="checkbox"/>	OPENED AT: <u>2.0</u> PSID OPENED UNDER 2.0 PSID OR DID NOT OPEN <input type="checkbox"/>	OPENED AT: _____ PSID OPENED UNDER 1.0 PSID OR DID NOT OPEN <input type="checkbox"/>	HELD AT: _____ PSID LEAKED <input type="checkbox"/>
FINAL TEST	HELD AT: _____ PSID	HELD AT: _____ PSID CLOSED TIGHT (RP) <input type="checkbox"/>	OPENED AT: _____ PSID	OPENED AT: _____ PSID	HELD AT: _____ PSID

Comments:

Assembly: PASSED FAILED FAIL / PASS

Certified Tag # F21033

Initial Test By : Michael Deschler	San Francisco Certified Tester # 03514	Date 08/31/2016	Company Seal ASTI Services (MUST include Company Name, address & phone)
Final Test By :	San Francisco Certified Tester #	Date	Company Seal (MUST include Company Name, address & phone)

I certify that I am the certified tester who performed this test, and that the information on this test form is true and accurate to the best of my knowledge. I understand that any deliberate misstatement or misrepresentation on this form may be grounds for tester certification revocation.

**San Francisco Water Quality Division
BACKFLOW PREVENTION ASSEMBLY TEST REPORT - 2016**

San Francisco Water Service Information		Assembly Information	
SP ID #: 283-112-0529		Test Results Due No Later Than : July 31, 2016	
Tap #: 219261	PICK #: KAUP8222	Serial #: 3IK1155	Hazard Type : Fire Service
No. of Active Assemblies at this Tap: 2		Type : DCDA	Size : 4 Mfg : AMES Model : 3000SS
Water Service Type: FIRE		Hazard Level : Low Protection : Containment	
Service Name : Francesca Association		Replacement Information Below <input type="checkbox"/>	
Service Address : 850 Powell St		Replacement Serial # : Hazard Type :	
Contact Name : Francesca Association		Type :	Size : Mfg : Model :
Contact Number :		Hazard Level: Protection :	
City : San Francisco		Install Date :	
Meter #: 0022251990		Plumbing Permit #:	
Account #: 2831120000			
Exact Assembly Location : In the basement			

07/24/2015 Pass by Michael Deschler : Initial CV1: 3.0 CV2: 2.6
 07/16/2014 Pass by Michael Deschler : Initial CV1: 3.0 CV2: 2.8
 06/07/2013 Pass by Michael Deschler : Initial CV1: 3.2 CV2: 2.8
 07/25/2012 Pass by Michael Deschler : Initial CV1: 2.6 CV2: 2.4
 07/18/2011 Pass by Michael Deschler : Initial CV1: 2.8 CV2: 2.6

07/29/2010 Pass by Michael Deschler : Initial CV1: 2.8 CV2: 2.4
 07/24/2009 Pass by Michael Deschler : Initial CV1: 3.0 CV2: 2.8
 08/01/2008 Pass by Man Shing Chu : Initial CV1: 3.2 CV2: 2.8
 07/24/2007 Pass by William Hetherington : Initial CV1: 3.6 CV2: 3.8
 07/28/2006 Pass by William Hetherington : Initial CV1: 2.0 CV2: 2.8

TEST RESULTS INFORMATION					
	DOUBLE CHECK VALVE ASSEMBLY			PRESSURE VACUUM BREAKER	
	REDUCED PRESSURE PRINCIPLE ASSEMBLY				
	CHECK VALVE	CHECK VALVE NO. 2	DIFFERENTIAL RELIEF VALVE	AIR INLET VALVE	CHECK VALVE
INITIAL TEST	HELD AT: <u>3.8</u> PSID LEAKED <input type="checkbox"/>	HELD AT: <u>2.8</u> PSID CLOSED TIGHT (RP) <input type="checkbox"/> LEAKED <input type="checkbox"/>	OPENED AT: _____ PSID OPENED UNDER 2.0 PSID OR DID NOT OPEN <input type="checkbox"/>	OPENED AT: _____ PSID OPENED UNDER 1.0 PSID OR DID NOT OPEN <input type="checkbox"/>	HELD AT: _____ PSID LEAKED <input type="checkbox"/>
FINAL TEST	HELD AT: _____ PSID	HELD AT: _____ PSID CLOSED TIGHT (RP) <input type="checkbox"/>	OPENED AT: _____ PSID	OPENED AT: _____ PSID	HELD AT: _____ PSID

Comments: _____

Assembly : PASSED FAILED FAIL / PASS

Certified Tag # F21034

Initial Test By : Michael Deschler	San Francisco Certified Tester # 03514	Date 08/31/2016	Company Seal ASTI Services <small>(MUST include Company Name, address & phone)</small>
Final Test By :	San Francisco Certified Tester #	Date	Company Seal <small>(MUST include Company Name, address & phone)</small>

I certify that I am the certified tester who performed this test, and that the information on this test form is true and accurate to the best of my knowledge. I understand that any deliberate misstatement or misrepresentation on this form may be grounds for tester certification revocation.

**San Francisco Water Quality Division
BACKFLOW PREVENTION ASSEMBLY TEST REPORT - 2016**

San Francisco Water Service Information		Assembly Information	
SP ID #: 283-112-0529		Test Results Due No Later Than: July 31, 2016	
Tap #: 219261	PICK #: KAUP8222	Serial #: 55985	Hazard Type: Fire Bypass
No. of Active Assemblies at this Tap: 2		Type: DC	Size: 3/4 Mfg: WATTS Model: 007
Water Service Type: FIRE		Hazard Level: Low Protection: Containment	
Service Name: Francesca Association		Replacement Information Below <input type="checkbox"/>	
Service Address: 850 Powell St		Replacement Serial #: Hazard Type:	
Contact Name: Francesca Association		Type:	Size: Mfg: Model:
Contact Number:		Hazard Level: Protection:	
City: San Francisco		Install Date:	
Meter #: 0022251990		Plumbing Permit #:	
Account #: 2831120000			
Exact Assembly Location: on the fire service by pass;			

07/24/2015 Pass by Michael Deschler : Initial CV1: 1.4 CV2: 1.6
 07/16/2014 Pass by Michael Deschler : Initial CV1: 1.6 CV2: 1.6
 08/07/2013 Pass by Michael Deschler : Initial CV1: 1.4 CV2: 1.8
 07/25/2012 Pass by Michael Deschler : Initial CV1: 1.4 CV2: 1.4
 07/18/2011 Pass by Michael Deschler : Initial CV1: 1.4 CV2: 1.8

07/29/2010 Pass by Michael Deschler : Initial CV1: 1.4 CV2: 1.2
 07/24/2009 Pass by Michael Deschler : Initial CV1: 1.6 CV2: 2.0
 08/01/2008 Pass by Man Shing Chu : Initial CV1: 1.8 CV2: 2.1
 07/24/2007 Pass by William Hetherington : Initial CV1: 1.3 CV2: 2.6
 07/28/2006 Pass by William Hetherington : Initial CV1: 2.1 CV2: 2.2

TEST RESULTS INFORMATION					
DOUBLE CHECK VALVE ASSEMBLY					
REDUCED PRESSURE PRINCIPLE ASSEMBLY			PRESSURE VACUUM BREAKER		
	CHECK VALVE	CHECK VALVE NO. 2	DIFFERENTIAL RELIEF VALVE	AIR INLET VALVE	CHECK VALVE
INITIAL TEST	HELD AT: <u>2.0</u> PSID	HELD AT: <u>2.2</u> PSID	OPENED AT: _____ PSID	OPENED AT: _____ PSID	HELD AT: _____ PSID
	LEAKED <input type="checkbox"/>	CLOSED TIGHT (RP) <input type="checkbox"/> LEAKED <input type="checkbox"/>	OPENED UNDER 2.0 PSID OR DID NOT OPEN <input type="checkbox"/>	OPENED UNDER 1.0 PSID OR DID NOT OPEN <input type="checkbox"/>	LEAKED <input type="checkbox"/>
FINAL TEST	HELD AT: _____ PSID	HELD AT: _____ PSID CLOSED TIGHT (RP) <input type="checkbox"/>	OPENED AT: _____ PSID	OPENED AT: _____ PSID	HELD AT: _____ PSID

Comments:

Assembly: PASSED FAILED FAIL / PASS

Certified Tag # F21035

Initial Test By: Michael Deschler	San Francisco Certified Tester # 03514	Date 08/31/2016	Company Seal ASTI Services <small>(MUST include Company Name, address & phone)</small>
Final Test By:	San Francisco Certified Tester #	Date	Company Seal <small>(MUST include Company Name, address & phone)</small>

I certify that I am the certified tester who performed this test, and that the information on this test form is true and accurate to the best of my knowledge. I understand that any deliberate misstatement or misrepresentation on this form may be grounds for tester certification revocation.

Axis Services, Inc.
 2566 Barrington Court
 Hayward, CA 94545
 Phone: (510) 732-6111
 www.axisconstruction.com



INVOICE #3774

BILL TO: Francesca
 c/o Canyon Pacific Management
 665 3rd Street Suite 408
 San Francisco, CA 94107

REMIT PAYMENT TO: Axis Services Inc
 2566 Barrington Court
 Hayward, CA 94545

INVOICE #	CLIENT PO#	JOB	TERMS	DATE	DATE DUE
3774		WO #3346	Net 30 Days	09/27/2016	10/28/2016

JOB SITE:

Francesca, 850 Powell St, San Francisco, CA USA

- Main Roof Area

WORK PERFORMED:

E: Canyon Pacific

Technician was already onsite making other repairs. He proceeded to the hanging EXIT to attempt to repair. Fixture was not repairable so a new fixture was installed and proper operation ensured.

ITEM CODE	ITEM TYPE	DESCRIPTION	QTY	UNIT COST	TOTAL COST
	Labor	1 Electrician/1.5 hours (9/27/16)	1.5	\$105.00	\$157.50
	Material	Materials Used	1.0	\$60.00	\$60.00

Labor	\$157.50
Materials	\$60.00
Others	\$0.00
Subtotal	\$217.50
Tax	\$0.00
Gross Invoice Amount	\$217.50
Retention:	\$0.00
BALANCE DUE	\$217.50

Property: _____
 A/cct#: _____ Amount: \$ _____
 Description: _____
 Signature: _____



BLEYLE ELEVATOR, INC.

Box 968, Pacifica, CA 94044

Invoice

DATE	INVOICE #
9/20/2016	63899

Four Generations of Experience

BILL TO:

Francesca Association
c/o Canyon Pacific
665 3rd Street, Suite 408
San Francisco, CA 94107

YOUR CANCELLED CHECK IS YOUR RECEIPT.

P.O. NUMBER	TERMS	PROJECT
850 Powell Street	Due on receipt	

QUANTITY	DESCRIPTION	RATE	AMOUNT
----------	-------------	------	--------

	Monthly Service - 850 Powell Street	350.00	350.00
3	9/10 - 3 Hours - Trouble Call/Overtime - West Passenger	330.00	990.00

Thank You

BLEYLE ELEVATOR, INC. PH.# (650) 359-7580 FX.# (650) 359-5464

TOTAL	\$1,340.00
--------------	------------



Four Generations Of Experience

BLEYLE ELEVATOR INC.
PO Box 968 Pacifica CA 94044
Tel: (650) 359-7580 Fax: (650) 359-5464
www.bleyleelevator.com

Form Information

Form Name: **bTrouble Call**

Information

Address 850 Powell
Date Sep 10, 2016
Designated Unit: West pass

Work Performed

Mechanic Description of Problem Elevator running slow & stalling in leveling speed
Description of Work Performed: Inspect controller relays & contacts. Troubleshoot elevator running slow & stalling in leveling speed. Check all fuses & voltages to controller. Generator brushes & motor brushes ok. Need to contact manufacturer for technical support regarding VVC motor drive. Left off pending repairs.

Parts

Total Materials Amount: \$ _____

Status

Elevator Status: Out of Service

Hours

Technician: Lloyd Bond
Two Person Team? No
Regular Hours: 0
On-Call Hours 3



BLEYLE ELEVATOR, INC.

Box 968, Pacifica, CA 94044

Invoice

Four Generations of Experience

DATE	INVOICE #
9/20/2016	63899

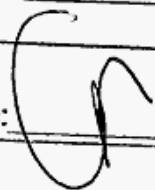
BILL TO:

Francesca Association
 c/o Canyon Pacific
 665 3rd Street, Suite 408
 San Francisco, CA 94107

YOUR CANCELLED CHECK IS YOUR RECEIPT.

P.O. NUMBER	TERMS	PROJECT
850 Powell Street	Due on receipt	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Monthly Service - 850 Powell Street	350.00	350.00
3	9/10 - 3 Hours - Trouble Call/Overtime - West Passenger	330.00	990.00

Property: _____
 G/L Acct# _____ Amount: \$ _____
 Description: _____
 Signature: 

POSTED

Thank You

BLEYLE ELEVATOR, INC. PH.# (650) 359-7580 FX.# (650) 359-5464

TOTAL	\$1,340.00
--------------	------------



Corporate Security Service, Inc.

The Hearst Building
5 Third Street, Suite 314
San Francisco, CA 94103-3294
Phone: (415) 543-3460 Fax No. (415) 541-0464

Invoice

Date	Invoice No.
9/30/2016	29150

To:

Francesca Association
665 3rd Street, Suite 408
San Francisco, CA 94107


Location / Details:

Francesca Condominium Association

P.O. Number	Service Dates	Terms
	09/01/16 - 09/30/16	Due on receipt

Description	Hours	Rate	Amount
SECURITY OFFICER			
Straight Time	472.00	27.70	13,074.40
Overtime	22.00	41.55	914.10
Holiday	16.00	41.55	664.80
TOTAL HOURS: 510			

Property: _____
 G/L Acct# _____ Amount: \$ _____
 Description: _____

 Signature: 

Please Circle following Options
 1) Operating Exp. 2) Reserve Exp.
 3) Special Assess. 4) Insurance Claim
 5) Construction Det. 6) Settlement Fund
 Change Book: Owner: Yes or No

Thank you very much for selecting Corporate Security Service, Inc. for your security needs.	Total	\$14,653.30
A finance charge of 12% per annum or 1% per month on the unpaid balance will be charged if not paid within 30 days.	Payments/Credits	\$0.00
Federal Tax I.D. 94-3015246	Balance Due	\$14,653.30



Corporate Security Service, Inc.

The Hearst Building
 5 Third Street, Suite 314
 San Francisco, CA 94103-3294
 Phone: (415) 543-3460 Fax No. (415) 541-0464

Invoice

Date	Invoice No.
9/30/2016	29150

To:

Francesca Association
 665 3rd Street, Suite 408
 San Francisco, CA 94107

Location / Details:

Francesca Condominium Association

P.O. Number	Service Dates	Terms
	09/01/16 - 09/30/16	Due on receipt

Description	Hours	Rate	Amount
SECURITY OFFICER			
Straight Time	472.00	27.70	13,074.40
Overtime	22.00	41.55	914.10
Holiday	16.00	41.55	664.80
TOTAL HOURS: 510			

Thank you very much for selecting Corporate Security Service, Inc. for your security needs.

Total \$14,653.30

A finance charge of 12% per annum or 1% per month on the unpaid balance will be charged if not paid within 30 days.

Payments/Credits \$0.00

Federal Tax I.D. 94-3015246

Balance Due \$14,653.30

NAME: Francesca Condominiums Reference:

Train: 0

BILL / PAY RATE

DATE	NAME	TIME	RATE
Sep 01	Boutacoff, R	07:00-16:00	9
Sep 01	Valleser, M	16:00-00:00	8
Sep 02	Boutacoff, R	07:00-16:00	9
Sep 02	Lujan, R	16:00-00:00	8
Sep 03	Chavez, P.	08:00-16:00	8
Sep 03	Boutacoff, R	16:00-00:00	8
Sep 04	Chavez, P.	08:00-16:00	8
Sep 04	To, Danny	16:00-00:00	8
Sep 05	Boutacoff, R	07:00-16:00	9
Sep 05	To, Danny	16:00-00:00	8
Sep 06	Boutacoff, R	07:00-16:00	9
Sep 06	To, Danny	16:00-00:00	8
Sep 07	Boutacoff, R	07:00-16:00	9
Sep 07	Boutacoff, R	16:00-18:30	2.5
Sep 07	Valleser, M	16:00-00:00	0
Sep 07	Phillips, V.	18:30-19:00	0.5
Sep 07	Phillips, V.	19:00-00:00	5
Sep 08	Boutacoff, R	07:00-16:00	9
Sep 08	Valleser, M	16:00-00:00	8
Sep 09	Boutacoff, R	07:00-16:00	9
Sep 09	Lujan, R	16:00-00:00	8
Sep 10	Chavez, P.	08:00-16:00	8
Sep 10	Chavez, P.	16:00-16:30	0.5
Sep 10	Lujan, R	16:30-00:00	7.5
Sep 11	Chavez, P.	08:00-16:00	8
Sep 11	To, Danny	16:00-00:00	8
Sep 12	Boutacoff, R	07:00-16:00	9
Sep 12	To, Danny	16:00-00:00	8
Sep 13	Boutacoff, R	07:00-16:00	9
Sep 13	Boutacoff, R	16:00-18:00	2
Sep 13	To, Danny	18:00-00:00	6
Sep 14	Boutacoff, R	07:00-16:00	9
Sep 14	Uchida, J.	11:00-19:00	8
Sep 14	Phillips, V.	16:00-00:00	8
Sep 15	Boutacoff, R	07:00-16:00	9
Sep 15	Uchida, J.	16:00-00:00	8
Sep 16	Boutacoff, R	07:00-16:00	9
Sep 16	Uchida, J.	16:00-00:00	8
Sep 17	Chavez, P.	08:00-16:00	8
Sep 17	Uchida, J.	16:00-00:00	8
Sep 18	Chavez, P.	08:00-16:00	8
Sep 18	Uchida, J.	16:00-00:00	8
Sep 19	Boutacoff, R	07:00-16:00	9
Sep 19	To, Danny	16:00-00:00	8
Sep 20	Boutacoff, R	07:00-16:00	9
Sep 20	To, Danny	16:00-00:00	8
Sep 21	Boutacoff, R	07:00-16:00	9
Sep 21	Uchida, J.	16:00-00:00	8
Sep 22	Boutacoff, R	07:00-16:00	9
Sep 22	Uchida, J.	16:00-00:00	8
Sep 23	Boutacoff, R	07:00-16:00	9
Sep 23	Uchida, J.	16:00-00:00	8
Sep 24	Chavez, P.	08:00-16:00	8
Sep 24	Uchida, J.	16:00-00:00	8
Sep 25	Chavez, P.	08:00-16:00	8
Sep 25	Uchida, J.	16:00-00:00	8
Sep 26	Boutacoff, R	07:00-16:00	9
Sep 26	To, Danny	16:00-00:00	8
Sep 27	Boutacoff, R	07:00-16:00	9
Sep 27	To, Danny	16:00-00:00	8
Sep 28	Boutacoff, R	07:00-16:00	9
Sep 28	Uchida, J.	16:00-00:00	8
Sep 29	Boutacoff, R	07:00-16:00	9
Sep 29	Uchida, J.	16:00-00:00	8
Sep 30	Boutacoff, R	07:00-16:00	9
Sep 30	Uchida, J.	16:00-00:00	8

TOTAL Hrs: 510

SELECT TO PRINT TOTAL Hrs 510



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-OCT-2016
ACCOUNT TYPE	COM
ACCOUNT NUMBER	1217310
BALANCE DUE	220.00

BILL TO:

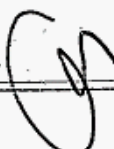
128474 1001 1 001612 000001 001/001

THE FRANCESCA ASSOCIATION
C/O CANYON PACIFIC MGMT.
665 3RD ST # 408
SAN FRANCISCO CA 94107-1968



CURRENT CHARGES						
DATE	SITE	INVOICE	SERVICE LOCATION	DESCRIPTION	TYPE	AMOUNT
01-OCT-2016	1	10505986	CANYON PACIFIC: THE FRANCISCA ASSOC. 850 POWELL ST. SAN FRANCISCO, CA 94108	OCTOBER SERVICE	INV	110.00

Property: _____
 G/L Acct# _____ Amount: \$ _____
 Description: _____

 Signature: 

Please Circle following Options

- 1) Operating Exp. 2) Reserve Exp.
 - 3) Special Assess. 4) Insurance Claim
 - 5) Construction Def. 6) Settlement fund
- Charge Back Owners: Yes or No

THIS IS DRYWOOD TERMITE SWARMING SEASON! DO YOU HAVE TERMITES?
YOUR DEWEY TERMITE SPECIALIST CAN TELL YOU.
CALL TODAY FOR AN INSPECTION APPOINTMENT.
VIEW AND PAY YOUR BILLS ONLINE. VISIT US AT WWW.DEWEYPEST.COM

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

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.

TO ENSURE PROPER CREDIT, PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



PLEASE DIRECT ALL INQUIRIES TO

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

INVOICE/ACCOUNT SUMMARY

* PLEASE WRITE AMOUNT REMITTED

CLOSING DATE	01-OCT-2016
ACCOUNT TYPE	COM
ACCOUNT NUMBER	1217310
BALANCE DUE	220.00
* AMOUNT REMITTED	

BILL TO:

128474 1001 1 001612 000001 001/001

THE FRANCESCA ASSOCIATION
C/O CANYON PACIFIC MGMT.
665 3RD ST # 408
SAN FRANCISCO CA 94107-1968



REMIT TO:

DEWEY PEST CONTROL
P.O. BOX 7114
PASADENA CA 91109-7214



012173100002200020160928027017

In Case of Error or Inquires About Your Bill

The Federal Truth in Lending Act requires prompt correction of billing mistakes.

1. If you want to preserve your rights under the Act, here's what to do if you think your bill is wrong or if you need more information about an item on your bill.
 - a. Do not write on the bill. On a separate sheet of paper write (you may telephone your inquiry, but doing so will not preserve your rights under this law) the following:
 - I. Your name and account number (if any).
 - II. A description of the error and an explanation (to the extent you can explain) why you believe it is an error.
 - b. Send your billing error notice to: (creditor's name and address).
- If you only need more information, explain the item you are not sure about and, if you wish, ask for evidence of the charge such as a copy of the charge slip. Do not send in your copy of the sales slip or other document unless you have a duplicate copy for your records.
- III. The dollar amount of the suspected error.
 - IV. Any other information (such as your address) which you think will help the creditor to identify you or the reason for your complaint or inquiry.
- Mail it as soon as you can, but in any case, early enough to reach the creditor within 60 days after the bill was mailed to you.
2. The creditor must acknowledge all letters pointing out possible errors within 30 days of receipt, unless the creditor is able to correct your bill during that 30 days. Within 90 days after receiving your letter, the creditor must either correct the error or explain why the creditor believes the bill is correct. Once the creditor has explained the bill, the creditor has no further obligation to you, even though you still believe that there is an error except as provided in paragraph 5 below.

3. After the creditor has been notified, neither the creditor nor an attorney nor a collection agency may send you, collection letters or take other collection action with respect to the amount in dispute; but periodic statements may be sent to you and the disputed amount can be applied against your credit limit. You cannot be threatened with damage to your credit rating or sued for the amount in question, nor can the disputed amount be reported to a credit bureau or to other creditors as delinquent until the creditor has answered your inquiry. However, you remain obligated to pay the parts of your bill not in dispute.
4. If it is determined that the creditor has made a mistake on your bill, you will not have to pay any finance charge on any disputed amount. If it turns out that the creditor has not made an error, you may have to pay finance charges on the amount in dispute and you will have to make up any missed minimum or required payments on the disputed amount. Unless you have agreed that your bill was correct, the creditor must send you a written notification of what you owe; and if it is determined that the creditor did make a mistake in billing the disputed amount, you must be given the time to pay which you normally are given to pay undisputed amounts before any more finance charges or late payment chargers on the disputed amount can be charged to you.
5. If the creditor's explanation does not satisfy you and you notify the creditor in writing within 10 days after you receive his explanation that you still refuse to pay the disputed amount, the creditor may report you to credit bureaus and other creditors and may pursue regular collection procedures. But the creditor must also report that you think you do not owe the money, and the creditor must let you know to whom such reports were made. Once the matter has been settled between you and the creditor, the creditor must notify those to whom the creditor reported you as delinquent of the subsequent resolution.
6. If the creditor does not follow these rules, the creditor is not allowed to collect the first \$50 of the disputed amount and finance charges, even if the bill turns out to be correct.
7. If you have a problem with property or services purchased with a credit card, you may have the right not to pay the remaining amount due on them, if you first try in good faith to return them or give the merchant a chance to correct the problem.

FINANCE CHARGE will be computed on the total amount of the previous balance after deducting current payments or current credits and before adding new purchases.

- A. Periodic rate of 1 1/2% per month on that portion of the balance under \$1000, which is an ANNUAL PERCENTAGE RATE of 18%.
 - B. Periodic rate of 1% per month on that portion of the balance that is \$1000 or more, which is an ANNUAL PERCENTAGE RATE of 12%.
- Minimum FINANCE CHARGE \$.50 per month.

New balance may be paid at any time, however to avoid additional FINANCE CHARGE, payment of new balance must be made within 30 days of the service date.



FOG CITY FIRE

P. O. Box 705
 Pacifica, CA 94044
 Phone #: (650) 738-8601

Fax # (650) 359-8195 fogcityfire@yahoo.com

INVOICE

Date	Invoice #
9/19/2016	30951

Bill To
850 Powell Street Property c/o Canyon Pacific Management 665 Third Street, Suite 408 San Francisco, CA 94107

Site Address
Condo's 850 Powell Street San Francisco 433-7608 Doorman-Bob

Phone	Terms	Rep	Date	Contact	Refile Date	Work Order
415-495-4739	Net 15	TIM	9/19/2016	Christopher	SEPT 2017	

Quantity	Item Code	Description	Price Each	Amount
31	5lb maintenance	5lb. fire extinguisher maintenance/recharge	15.00	465.00
4	5lb Recon.	5lb. Reconditioned Fire Extinguisher	49.00	196.00
1	Svc Call	Service Call	30.00	30.00
MATERIALS				
15	ABCPowder	15lbs. ABC Dry Chemical Powder	3.90	58.50T
7	HPSeal	High pressure seals	2.78	19.46T
3	Pull Pins	Safety Pull Pins	2.59	7.77T
<p>Replaced 4 fire extinguishers out of 12-year hydrotest date as required by state code. Work performed brings site in compliance with California state fire code requirements for fire extinguishers. Please call me with any questions. Thank you. Tim</p>				
Property: _____ G/L Acct# Amount: \$ _____ Description: _____ _____ Signature: <i>[Signature]</i> Sales Tax (San Francisco)		<p style="text-align: center;">Please Circle Following Options</p> 1) Operating Exp. 2) Reserve Exp. 3) Special Asses. 4) Insurance Claim 5) Construction Def. 6) Settlement fund Charge Back Owners: Yes or No		
			8.75%	7.50

2016 annual fire extinguisher service. <u>Please pay from this invoice & reference invoice # on check</u>	Total	\$784.23
---	--------------	-----------------


INVOICE

HIGH MARKS JANITORIAL, INC.
46 Gilbert Street
San Francisco, CA 94103
Tel: 415-552-6511 Fax: 415-552-6512

Bill To:
The Francesca Association c/o: Canyon Pacific Management 665 3rd St #408 San Francisco, CA 94107 Attn: Accounts Payable

Date	Invoice No.	Due Date	Service Location
10/01/16	39736	10/31/16	850 Powell Street, San Francisco

Description	Amount
Monthly maintenance charges - October 2016	2,778.40

Property: _____
G/L Acct# _____ Amount: _____
Description: _____
Signature: 

~~1) Operating Exp. 2) Reserve Exp.~~
1) Operating Exp. 2) Reserve Exp.
3) Special Assess. 4) Insurance Claim
5) Construction Del. 6) Settlement fund
Charge Back Owners: Yes or No

This bill is due and payable upon receipt. Any payment received after the due date will incur a late fee of 1.5% per month (18% per annum).

Please make checks payable to High Marks Janitorial and kindly include our invoice number.

THANK YOU FOR YOUR BUSINESS!

Total	\$2,778.40
Payments/Credits	\$0.00
Balance Due	\$2,778.40



Property: _____
 G/L Acct# _____ Amount: \$ _____
 Description: _____
 Signature: _____

Invoice

Date	Invoice #
8/5/2016	5083

Bill To
 Canyon Pacific Management
 Attn: Lachelle Lewis
 340 Brannan Street # 100
 San Francisco, CA 94107

Project Address
 850 Powell Street
 Unit 500
 San Francisco, CA 94108

Please Circle following Options
 1) Operating Exp. 2) Reserve Exp.
 3) Special Assess. 4) Insurance Claim
 5) Construction Def. 6) Settlement fund
 Charge Back Owners: Yes or No

Please Circle following Options
 1) Operating Exp. 2) Reserve Exp.
 3) Special Assess. 4) Insurance Claim
 5) Construction Def. 6) Settlement fund
 Charge Back Owners: Yes or No

Terms	Project Mgr	REP	Job #	Date of Loss	Type of Loss		
2% 10 Net 30	Brian	Alexis	16-0647	07/27/2016	Water-Category 2		
Service Date	Description			Qty	U/M	Rate	Amount
	Removed and disposed of drying chambers and misc. job related debris; HEPA vacuumed work areas for related dust and debris; All labor charges are portal to portal.						
	Miscellaneous Supplies			1	ls	15.00	15.00
	Terry Towels (per box)			0.06	box	98.00	5.88
	Cartage & Disposal (per bag)			1	ea	5.50	5.50
	HEPA Vacuum - Minimum Charge			1	ea	37.50	37.50
	Sub-Contracted Services - Simonian Oriental Rug Cleaners: Rug Cleaning			1.21	ls	845.00	1,022.45
8/5/2016	Job Site Monitoring Extended (up to 1 hour on site) Labor Explanation: Picked up rugs from Simonian and delivered to Unit 500; All labor charges are portal to portal.			1	ls	140.00	140.00
	EQUIPMENT USAGE CHARGES 07/27/2016 - 07/28/2016 25 gal. Dehumidifier (Daily) (2 units x 1 usage day)			2	ea	125.00	250.00
	EQUIPMENT CLEANING CHARGES Cleaning Restoration Equipment			0.5	hr	50.00	25.00

Thank you for your business.		Total	\$2,902.80
REMIT TO:	Ideal Restoration, Inc. 1499 Evans Avenue San Francisco, CA 94124 P: 415.418.2420 F: 415.963.3470 www.IdealSF.com	Payments/Credits	\$0.00
		Balance Due	\$2,902.80
		We accept Visa, Mastercard and American Express	



Invoice

Date	Invoice #
8/5/2016	5083

Bill To
Canyon Pacific Management Attn: Lachelle Lewis 340 Brannan Street # 100 San Francisco, CA 94107

Project Address
850 Powell Street Unit 500 San Francisco, CA 94108

Terms	Project Mgr	REP	Job #	Date of Loss	Type of Loss		
2% 10 Net 30	Brian	Alexis	16-0647	07/27/2016	Water-Category 2		
Service Date	Description			Qty	U/M	Rate	Amount
7/27/2016	Working Project Supervisor			5	hrs	70.00	350.00
	Water Technician			7.5	hrs	57.50	431.25
	(2 technicians x 3.75 hrs ea)						
	Water Technician Overtime			0.75	hr	86.25	64.69
	(1 technician x 0.5 hr) (1 technician x 0.25 hr)						
	Labor Explanation:						
	Met with Steve to perform a walk-through of affected areas and discuss recommended procedures;						
	Inspected and moisture tested affected areas; recorded relative humidity and temperature readings;						
	Set up drying chamber using poly sheeting secured and sealed with poly tape to reduce cubic feet of drying space; set up and placed (2) 25 gal.						
	Dehumidifiers ducted into drying chamber using poly tubing to accelerate drying process;						
	Taped down electrical cords for safety precautions;						
	Brought rugs to Simonian for drying and cleaning;						
	All labor charges are portal to portal.						
	4 Mil Fire Retardant Polysheeting (20' x 100') (per roll)			0.1	roll	109.00	10.90
	4" White Poly Tape (per roll)			1	roll	18.50	18.50
	2" Blue Masking Tape (per roll)			1	roll	17.50	17.50
	Cartage & Disposal (per bag)			1	ea	5.50	5.50
7/28/2016	Water Technician			8.75	hrs	57.50	503.13
	(1 technician x 2.75 hrs) (2 technicians x 2.5 hrs ea) (1 technician x 1 hr)						
	Labor Explanation:						
	Inspected and moisture tested affected areas; all areas dry; removed all equipment from job site and returned to plant upon completion of drying process;						
Thank you for your business.				Total			
REMIT TO:	Ideal Restoration, Inc. 1499 Evans Avenue San Francisco, CA 94124 P: 415.418.2420 F: 415.963.3470 www.Idealsf.com			Payments/Credits			
				Balance Due			
				We accept Visa, Mastercard and American Express			



Property: _____
 G/L Acct# _____ Amount: \$ _____
 Description: _____

 Signature: _____

Invoice

Date	Invoice #
10/12/2016	5183

Bill To
Canyon Pacific Management Attn: Lachelle Lewis 340 Brannan Street # 100 San Francisco, CA 94107

Project Address
850 Powell Street Unit 400 San Francisco, CA 94108

Terms	Project Mgr	REP	Job #	Date of Loss	Type of Loss		
2% 10 Net 30	Brian	George	16-0741	08/19/2016	Repair		
Service Date	Description			Qty	U/M	Rate	Amount
9/19/2016	Construction Services for 850 Powell Street Unit 400 San Francisco, CA 94108 RFJ Meiswinkel: Scraped paint and plaster as needed; Primed and sealed wall and ceiling prior to patching and skimming; Installed fiberglass mesh over all cracks; Installed basecoat over walls and ceilings; Installed smooth finish coat; Installed paint primer coat; Installed 2 coats of paint to match existing as closely as possible;			1.21	ls	10,240.00	12,390.40
	Administrative Work For Construction Services			1	ls	500.00	500.00
	Construction Worker (1 worker x 5.5 hrs) (1 worker x 5.25 hrs) (1 worker x 3.75 hrs) (1 worker x 1.25 hrs) Labor Explanation: Packed contents into small packing boxes; Sealed boxes with packing tape; Rolled up living room carpet and staged in bedroom area; Removed glass shelving and staged in office area; All labor charges are portal to portal.			15.75	hrs	60.00	945.00
9/28/2016	1.5 cu. ft. Box (small)			25	ea	2.50	62.50
	Clear Packing Tape (per roll)			1	roll	3.80	3.80
	Standard Packing Paper (50lb ream)			1	ream	70.00	70.00
9/28/2016	Construction Worker (1 worker x .25 hrs) (1 worker x 7 hrs)			14.25	hrs	60.00	855.00

Thank you for your business.		Total
REMIT TO:	Ideal Restoration, Inc. 1499 Evans Avenue San Francisco, CA 94124 P: 415.418.2420 F: 415.963.3470 www.IdealSF.com	Payments/Credits
		Balance Due
		We accept Visa, Mastercard and American Express

Nob Hill Florist
 1396 California Street
 SF, CA 94109
 United States

STATEMENT


Statement Date: Sep 30, 2016
 Customer Account ID: Francesca

Voice: 415-673-1288
 Fax: 415-673-1289

To:

The Francesca
 c/o Canyon Pacific Mgmt.
 665 Third Street, Suite 408
 SF, CA 94107

Amount Enclosed
 \$ _____

Date	Due Date	Reference	Paid	Description	Amount	Balance
9/28/16	10/28/16	11025			309.94	309.94
				<div data-bbox="337 1075 792 1354" data-label="Form"> <p>Property: _____ G/L Acct# _____ Amount: \$ _____ Description: _____ Signature: </p> </div> <div data-bbox="885 1123 1291 1281" data-label="Text"> <p>Charge Back Options 1) Operating Exp. 2) Reserve Exp. 3) Special Assess. 4) Insurance Claim 5) Construction Def. 6) Settlement fund Charge Back Owners: Yes or No</p> </div>		
TOTAL					309.94	309.94

0-30	31-60	61-90	Over 90 days
309.94	0.00	0.00	0.00

Thanks for your business.

Nob Hill Florist
 1833 California St. • San Francisco, CA 94109
 415.673.1233
 www.nobhillflorist.com

Invoice No.
 Order Taken By

SOLD TO *Francisco* New Acct.
 Billing Address

Order Date
 Delivery Date

City State Zip Code

AM PM

Day Phone Night Phone

Customer No.

Person Talked To Wire Phone Send Recv.

Charge Cash Bank Card Check

WIRE IN OUT FTD TF Other Code Number

Taken From

Florist City/State

Phone No.

M/C Visa D/C Amex Discover Card No.

Exp. Date Authorization

large orchid for lobby 225
sm. orchid for lobby leo

Prod. Total \$
 Del. \$
 Wire Charge \$
 Serv. \$

Sympathy Illness Holiday Anniv. Love
 Baby: Boy Girl Birthday Congratulation

Other: Sub Total \$

Message

Tax \$

TOTAL AMT. \$

FOLD HERE

Sales Analysis Code

Nob Hill Florist • 415.673.1233

DELIVER TO (FULL NAME)

Delivery Address (incl. Apt. No.)
850 Powell
 City, State, Zip/

Day Phone
 Night Phone

Special Instructions

NO 61025

Thank You for your order!

Your Satisfaction is our major concern!
 If there is a problem . . . call us immediately.



Warman Security, Inc.
 1720 Sacramento Street
 San Francisco CA 94109
 Phone: 415-775-8513
 Fax: 415-563-4349

INVOICE

DATE 10/9/2016 **INVOICE #** d041993

BILL TO: 0000839 00054 **JOBSITE**

Canyon Pacific Management
 665 Third Street, Ste 408
 San Francisco CA 94107


850 Powell
 850 Powell Street
 San Francisco CA

P.O. NUMBER **TERMS** **SALES PERSON**

NET 30 Kevin

QUAN **DESCRIPTION** **PRICE EACH** **AMOUNT**

1.00	Remove broken key from Medeco double deadbolt Service Call	70.00	70.00
0.50	Lock Labor Hourly Rate	100.00	50.00

Property: _____
 G/L Acct# _____ Amount: \$ _____
 Description: _____
 Signature: 

Please Circle following Options
 1) Operating Exp. 2) Reserve Exp.
 3) Special Assess. 4) Insurance Claim
 5) Construction Def. 6) Settlement fund
 Charge Back Owners: Yes or No

TOTAL

\$120.00

QTY.	W	V	MATERIAL	PRICE	AMOUNT
1			SF Service Call	70.00	70.00
1/2hr			Lock Labor	100/hr	50.00

1720 Sacramento Street
 San Francisco, CA 94109-3619
 Phone (415) 775-8513 Fax (415) 563-4349
 Contractor Lic. #470224
 Alarm Operator Lic. #ACO 3286
 www.warmansecurity.com



ACCT.	839	TERMS	CHG	START DATE	10/6/16
JOB SITE CONTACT	Doorman			d 041993	CALLER PHONE
JOB SITE	850 Powell St				
CITY					
JOB SITE PHONE	TECHNICIAN		42	COMPLETION DATE	
DESCRIPTION OF WORK					
Remove broken key from medeco double deadbolt.					
				MATERIAL	
				LABOR	
				TAXABLE LABOR	
				FREIGHT	
				TAX	
CUSTOMER APPROVAL SIGNATURE			PRINT NAME	APPROVAL DATE	PAY THIS AMOUNT <input type="checkbox"/>
Robert A. Bouwaeff					



665 3rd Street # 408
 San Francisco, CA 94107
 Tel:(415)495-4739 Fax:(415)495-4396

Re- Painting Project - Legal

Bill To: The Francesca

Date: 11-01-2016

Payable to: Canyon Pacific Management

PROJECT COORDINATION INVOICE

Date	Description	Hours	Rate	Amount
10-01-2016 - 10-30-2016	Special Meetings (outside of Management Contract). 3 @ 1.5	4.5	\$105	\$ 472.50
10-01-2016 - 10-30-2016	Emergency call: Saturday/Sunday elevator calls, and leak.	2	\$105	\$ 210.00
10-01-2016 - 10-30-2016	Fire Inspection: Met onsite with the fire department, during the site visit Bob hurt himself and had to go to the hospital - I cover the front desk until the relief guard could arrive.	6.5	\$105	\$ 682.50
10-01-2016 - 10-30-2016	Painting Project - Email/phone			
10-01-2016 - 10-30-2016	Emails: 167 Phone Calls/txt Messages: 51 @ 4 minutes - (only related to the projects listed above)	14	\$105	\$ 1,470.00
	Total Amount Due:			\$ 2,885.00
	Board President			
	Board approved			

Cash Disbursement Report 10/01/2016 - 10/31/2016

Bank 850R Francesca - Res
 For Entities 0850 to 0850
 For All Vendors

Vendor	Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
LEFLER	Lefler Engineering, Inc. <u>Community</u>	00009659	10/01/2016	110.00	0.00	850R	000141	C	10/17/2016	110.00
	Francesca Association	<u>Description</u> S8/12 Senior Engineering: Coordination for roof/leak inspection				<u>Entity</u> 0850	<u>Account</u> 60001		<u>Invoice</u> 14118-42373	<u>Dist.Amount</u> 110.00
LEFLER	Lefler Engineering, Inc. <u>Community</u>	00009660	10/01/2016	440.00	0.00	850R	000141	C	10/17/2016	440.00
	Francesca Association	<u>Description</u> 8/18~9/13 Senior Engineer Coordination for Fire pump job final				<u>Entity</u> 0850	<u>Account</u> 60001		<u>Invoice</u> 14118-42448	<u>Dist.Amount</u> 440.00
Totals				550.00	0.00					550.00

Computer Checks: 550.00
 Manual Checks: 0.00

Lefler Engineering, Inc.

1651 Second Street
San Rafael, CA 94901
Phone # 415-456-4220
Fax # 415-456-1248

Invoice

Invoice #14118 - 42373


8/17/2016

Sandy Oxley ✓
Francesca HOA
c/o Canyon Pacific Management
665 Third Street, Suite 408
San Francisco, CA 94107

Total Fee: HOURLY

Project: Francesca Building - Extra Services

Date of Svc.	Detail	Hours	Rate	Amount
8/12/2016	Senior Engineer Coordination for roof/leak inspection. Correspondence with Nadia Anis of Ferrari and Moe and Christopher Stanley from Canyon Pacific.	0.5	220.00	110.00

Property: _____
G/L Acct# _____ Amount:\$ _____
Description: _____
Signature: 

Please Circle following Options
1) Operating Exp. 2) Reserve Exp.
3) Special Assess. 4) Insurance Claim
5) Construction Def. 6) Settlement fund
Charge Back Owners: Yes or No

Total This Invoice: \$110.00

Lefler Engineering, Inc.

1651 Second Street
San Rafael, CA 94901

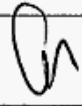
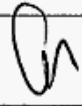
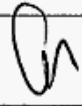
Statement

9/21/2016

415-456-4220 Fax # 415-456-1248

Sandy Oxley
Francesca HOA
c/o Canyon Pacific Management
665 Third Street, Suite 408
San Francisco, CA 94107

Amount Due
\$550.00

Date	Transaction	Amount	Balance					
08/17/2016	Francesca Building - Extra Services- INV #42373. Orig. Amount \$110.00.	110.00	110.00					
09/21/2016	INV #42448. Orig. Amount \$440.00.	440.00	550.00					
<table border="1" style="width: 100%;"> <tr> <td>Property: _____</td> </tr> <tr> <td>G/L Acct# _____ Amount: \$ _____</td> </tr> <tr> <td>Description: _____</td> </tr> <tr> <td style="text-align: center;">  </td> </tr> <tr> <td>Signature: _____</td> </tr> </table>				Property: _____	G/L Acct# _____ Amount: \$ _____	Description: _____		Signature: _____
Property: _____								
G/L Acct# _____ Amount: \$ _____								
Description: _____								
								
Signature: _____								
<p><u>Please Circle following Options</u></p> <p>1) Operating Exp. 2) Reserve Exp. 3) Special Assess. 4) Insurance Claim 5) Construction Def. 6) Settlement fund Charge Back Owners: Yes or No</p>								
CURRENT	1-30 DAYS	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due			
440.00	0.00	110.00	0.00	0.00	\$550.00			

Lefler Engineering, Inc.

1651 Second Street
San Rafael, CA 94901
Phone # 415-456-4220
Fax # 415-456-1248

Invoice

Invoice #14118 - 42448

9/21/2016

Sandy Oxley
Francesca HOA
c/o Canyon Pacific Management
665 Third Street, Suite 408
San Francisco, CA 94107

Total Fee: HOURLY

Project: Francesca Building - Extra Services

Date of Svc.	Detail	Hours	Rate	Amount
8/18/2016	Senior Engineer Coordination for fire pump job final. Correspondence.	0.5	220.00	110.00
8/23/2016	Senior Engineer Correspondence with SF DBI and Saarman Construction.	0.5	220.00	110.00
9/7/2016	Senior Engineer Coordination for fire pump job final and correspondence.	0.5	220.00	110.00
9/13/2016	Senior Engineer Coordination with Christopher Stanley. Construction administration.	0.5	220.00	110.00
Total This Invoice:				\$440.00

Bank Balance As Of 10/31/2016	219,018.74
Outstanding Checks AP	-60,423.85
Adjusted Bank Balance	<u>158,594.89</u>
Book Balance As Of 10/31/2016	158,594.89
Interest Income	0.00
Bank Charges	0.00
Adjusted Book Balance	<u>158,594.89</u>

Outstanding Check List 85001 Francesca - OP Checks Dated 10/31/2016

Check	Date	Vendor	Type	Amount
000113	10/31/2016	\$PACGA Pacific Gas & Electric	M	2,206.40
000115	10/13/2016	\$PACGA Pacific Gas & Electric	M	75.35
010033	02/29/2016	JAKE Jakela, Inc.	C	1,795.00
010155	08/31/2016	CPM Canyon Pacific	C	176.15
010182	10/18/2016	CINTAS Cintas Fire Protection	C	525.00
010184	10/27/2016	ASTIS A.S.T.I. Services, Inc.	C	240.00
010185	10/27/2016	AXISCO AXIS Construction	C	217.50
010186	10/27/2016	BLEYLE Bleyle Elevator, Inc.	C	1,340.00
010187	10/27/2016	CORPSE Corporate Security	C	14,653.30
010188	10/27/2016	CPM Canyon Pacific	C	197.28
010189	10/27/2016	DEWEYP Dewey Pest Control, Inc.	C	110.00
010190	10/27/2016	FOGCIT Fog City Fire	C	784.23
010191	10/27/2016	HIGHMA High Marks Janitorial	C	2,778.40
010192	10/27/2016	IDEAL Ideal	C	17,836.30
010193	10/27/2016	NOBHFL Nob Hill Florist	C	309.94
010194	10/27/2016	WARMAN Warman Security	C	120.00
010195	10/31/2016	CPM Canyon Pacific	C	2,835.00
010196	10/31/2016	850R Francesca Association	C	14,224.00
		Report Total		60,423.85

RM Outstanding Deposit List
85001 Francesca - OP
Deposits Dated 10/31/2016

Batch	Date	Description	Amount
		Bank Code Total	0.00

Jrnl Type	Jrnl No	Date	Description	Amount
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**STATEMENT
OF ACCOUNTS**

UNION BANK
HOA SVCS WEST COAST DEPOSITS 1101
POST OFFICE BOX 513840
LOS ANGELES CA 90051-3840

Page 1 of 2
FRANCESCA ASSOCIATION
Statement Number: 0050331466
10/01/16 - 10/31/16

Customer Inquiries
800-849-6466

Thank you for banking with us
since 2009

**FRANCESCA ASSOCIATION
OPERATING
C/O CANYON PACIFIC PROPERTY MGMT CO INC
665 THIRD ST STE 408
SAN FRANCISCO CA 94107-1968**

Analyzed Business Checking Summary

Account Number: 0050331466

Days in statement period: Days in statement period: 31

Balance on 10/ 1	\$	209,908.73
Total Credits		69,168.67
Deposits (10)	33,515.50	
Electronic credits (3)	29,279.24	
Other credits (2)	6,373.93	
Total Debits		-60,058.66
Checks paid (15)	-51,880.65	
Electronic debits (9)	-8,178.01	
Balance on 10/31	\$	219,018.74

CREDITS

Deposits *including check and cash credits*

<i>Date</i>	<i>Description/Location</i>	<i>Reference</i>	<i>Amount</i>
10/3	DEPOSIT - HOA REMITTANCE PROCESSING	35540246 \$	13,562.16
10/4	DEPOSIT - HOA REMITTANCE PROCESSING	35525102	4,477.84
10/6	DEPOSIT - HOA REMITTANCE PROCESSING	35296590	1,469.99
10/11	DEPOSIT - HOA REMITTANCE PROCESSING	35260244	1,623.11
10/12	DEPOSIT - HOA REMITTANCE PROCESSING	35771264	2,390.05
10/13	DEPOSIT - HOA REMITTANCE PROCESSING	35280330	1,198.36
10/14	DEPOSIT - HOA REMITTANCE PROCESSING	35520318	1,643.08
10/17	DEPOSIT - HOA REMITTANCE PROCESSING	35030144	3,097.80
10/20	DEPOSIT - HOA REMITTANCE PROCESSING	35259394	898.77
10/31	DEPOSIT - HOA REMITTANCE PROCESSING	35799008	3,154.34
	10 Deposits	Total	\$ 33,515.50

Electronic credits

<i>Date</i>	<i>Description/Location</i>	<i>Reference</i>	<i>Amount</i>
10/5	HOA DUES EPYMTS HOA CREDIT CCD	55875618 \$	1,500.00
10/5	CPM-FRANCESCA AS HOA PYMT PPD -SETT-UBOC HOA	55085516	26,021.65
10/17	HOA DUES EPYMTS HOA CREDIT CCD	56282336	1,757.59
	3 Electronic credits	Total	\$ 29,279.24

Other credits and adjustments

<i>Date</i>	<i>Description/Location</i>	<i>Reference</i>	<i>Amount</i>
10/11	REMOTE DEPOSIT #0000000001	12287646	\$ 4,977.18
10/20	REMOTE DEPOSIT #0000000001	12002872	1,396.75
2 Other credits and adjustments		Total	\$ 6,373.93

DEBITS

Check Paid

<i>Number</i>	<i>Date</i>	<i>Amount</i>	<i>Number</i>	<i>Date</i>	<i>Amount</i>
10159	10/4	350.00	10176	10/21	97.12
10169*	10/17	14,224.00	10177	10/19	173.00
10170	10/24	2,741.00	10178	10/21	24,086.00
10171	10/20	2,120.00	10179	10/20	142.67
10172	10/20	330.00	10180	10/20	120.00
10173	10/17	213.78	10181	10/20	4,000.00
10174	10/19	110.00	10183*	10/28	330.00
10175	10/24	2,843.08			
15 Checks paid			Total		
			\$ 51,880.65		

* Checks missing in sequence. Out of sequence check numbers may also be located in the Electronic Debits section of your statement.

Electronic debits

<i>Date</i>	<i>Description</i>	<i>Reference</i>	<i>Amount</i>
10/6	RECOLOGY GOLDEN GARBAGE SV PPD *****4692	55205539	\$ 1,530.83
10/11	ATT Payment PPD *****PAYF	59668929	155.15
10/12	SF Water Dept PAYMENT PPD *****0000	50312703	48.76
10/12	SF Water Dept PAYMENT PPD *****0000	50312740	3,704.99
10/13	ATT Payment PPD *****PAYK	52738831	153.50
10/14	ATT Payment PPD *****PAYL	53814614	86.89
10/20	ATT Payment PPD *****PAYR	59041355	71.52
10/24	Pacific Gas & EI PAYMENT PPD *****3302	50420619	2,379.32
10/25	Pacific Gas & EI PAYMENT PPD *****3342	51707046	47.05
9 Electronic debits		Total	\$ 8,178.01

Daily Ledger Balance

<i>Date</i>	<i>Ledger Balance</i>	<i>Date</i>	<i>Ledger Balance</i>
10/1-10/2	\$ 209,908.73	10/17-10/18	\$ 253,159.64
10/3	223,470.89	10/19	252,876.64
10/4	227,598.73	10/20	248,387.97
10/5	255,120.38	10/21-10/23	224,204.85
10/6-10/10	255,059.54	10/24	216,241.45
10/11	261,504.68	10/25-10/27	216,194.40
10/12	260,140.98	10/28-10/30	215,864.40
10/13	261,185.84	10/31	219,018.74
10/14-10/16	262,742.03		

Bank Balance As Of 10/31/2016	286,174.06
Deposit In Transit RM	14,224.00
Adjusted Bank Balance	<u>300,398.06</u>
Book Balance As Of 10/31/2016	300,398.06
Interest Income	0.00
Bank Charges	0.00
Adjusted Book Balance	<u>300,398.06</u>

RM Outstanding Deposit List 850R Francesca - Res Deposits Dated 10/31/2016
--

Batch	Date	Description	Amount
00006369	10/31/2016	RM Cash Proc Post	14,224.00
		Bank Code Total	14,224.00

GL Outstanding Journal Entries List
850R Francesca - Res
Post Date 10/31/2016

Jrnl Type	Jrnl No	Date	Description	Amount
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STATEMENT OF ACCOUNTS

UNION BANK
HOA SVCS WEST COAST DEPOSITS 1101
POST OFFICE BOX 513840
LOS ANGELES CA 90051-3840

Page 1 of 1
FRANCESCA ASSOCIATION
Statement Number: 0050331989
10/01/16 - 10/31/16

Customer Inquiries
800-849-6466

Thank you for banking with us
since 2009

FRANCESCA ASSOCIATION
RESERVE
C/O CANYON PACIFIC PROPERTY MGMT CO INC
665 THIRD ST STE 408
SAN FRANCISCO CA 94107-1968

Business Premium MoneyMarket Summary

Account Number: 0050331989

Days in statement period: Days in statement period: 31

Table with columns for Balance on 10/1, Total Credits, Total Debits, Balance on 10/31, Interest, and Interest Rates. Includes values like 272,476.42, 14,247.64, -550.00, and 286,174.06.

CREDITS

Other credits and adjustments

Table with columns: Date, Description/Location, Reference, Amount. Rows include REMOTE DEPOSIT #0000000001 and INTEREST PAYMENT.

DEBITS

Check Paid

Table with columns: Number, Date, Amount. Row includes check number 0141 dated 10/28 for amount 550.00.

Daily Ledger Balance

Table with columns: Date, Ledger Balance. Rows show balances for periods 10/1-10/16, 10/17-10/27, and 10/28-10/30.

Bank Balance As Of 10/31/2016	143,781.22
Adjusted Bank Balance	<u>143,781.22</u>
Book Balance As Of 10/31/2016	143,781.22
Interest Income	0.00
Bank Charges	0.00
Adjusted Book Balance	<u>143,781.22</u>

RM Outstanding Deposit List
850R1 Francesca - Res1
Deposits Dated 10/31/2016

Batch	Date	Description	Amount
		Bank Code Total	0.00

GL Outstanding Journal Entries List
850R1 Francesca - Res1
Post Date 10/31/2016

Jrnl Type	Jrnl No	Date	Description	Amount
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Transaction history

Date	Description	Deposits/ Credits	Withdrawals/ Debits	Ending daily balance
10/31	Interest Payment	7.33		143,781.22
Ending balance on 10/31				143,781.22
Totals		\$7.33	\$0.00	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Monthly service fee summary

For a complete list of fees and detailed account information, please see the Wells Fargo Fee and Information Schedule and Account Agreement applicable to your account or talk to a banker. Go to wellsfargo.com/feefaq to find answers to common questions about the monthly service fee on your account.

Fee period 10/01/2016 - 10/31/2016	Standard monthly service fee \$10.00	You paid \$0.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following account requirements		
• Minimum daily balance	\$8,000.00	\$143,773.89 <input checked="" type="checkbox"/>

YMP

Account transaction fees summary

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

**IMPORTANT ACCOUNT INFORMATION**

It's important for you to have peace of mind.

We want to ensure you're comfortable with your accounts and have the tools you need to manage your money. We recommend you visit your local Wells Fargo bank location, or call the toll-free number that appears on this statement, to make sure you are satisfied with all your accounts and services.

We'll spend time understanding your financial needs and reviewing your accounts and options. We'll also help you close any accounts or discontinue services you do not recognize or want, and discuss the process that's been established to address any remaining concerns resulting from accounts and services opened on your behalf.



