

Phone: (415) 401-2000
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3450 Third Street, Suite 1A
San Francisco, CA 94124



March 15, 2024

TO: Management and/or Board of Directors
HOA: Francesca Association
FROM: Tracy Romig jamie@hoa-accounting.com

GENERAL COMMENTS:

- Additional comments: Bank/Book Adjustment: Expenses pending invoice information.
- Pre Conversion Voids: Voided checks from prior accounting pending reissue.

BALANCE SHEET COMMENTS

Due Between Funds	Carried forward from Conversion and reserve expenses paid by Operating less August-October 23 and February 24 unfunded reserve transfer
Other Assets	No comments
Other Liabilities	Owner Reimbursements: An owner billback for expenses expected to be paid by the HOA Owner Refund Payable: Owner refunds in process
Equity Comments	No comments

INCOME STATEMENT COMMENTS

Expense Exception and/or Over Budget	Negative Balance in GL 41005 due to adjustments of prior period fees per manager. Increase in GL 55000 due to new policy.
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Non-Budgeted Operating Expenses	(Variance of \$9,000.00 or more): GL 51000 GL 51565, GL 52427, GL 71005 and GL 74002
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SPECIAL ASSESSMENT

None currently

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Francesca Association Monthly Financial Package

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3450 Third Street, Suite 1A
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Francesca Association

Balance Sheet Comparison: January vs February

	Last Month	Current Month	Difference
Cash-Operating			
10050 - Bank/Book Adjustment	\$107.00	\$107.00	-
10051 - Pre-Conversion Voids	(\$1,087.57)	(\$1,087.57)	-
10090 - Due To/From Reserves	\$128,054.19	\$99,442.77	(\$28,611.42)
10100 - Alliance Bank Operating	\$113,393.93	\$62,748.17	(\$50,645.76)
Total Cash-Operating	\$240,467.55	\$161,210.37	(\$79,257.18)
Cash-Reserves			
11051 - Pre-Conversion Voids	(\$4,471.31)	(\$4,471.31)	-
11090 - Due To/From Operating	(\$128,054.19)	(\$99,442.77)	\$28,611.42
11100 - Alliance Bank Reserve	\$591,211.88	\$526,516.37	(\$64,695.51)
12000 - Alliance Reserve CDs	\$252,146.12	\$253,241.71	\$1,095.59
12001 - Alliance Reserve CDARs	\$252,340.65	\$253,057.36	\$716.71
Total Cash-Reserves	\$963,173.15	\$928,901.36	(\$34,271.79)
Other Assets			
14100 - Accounts Receivable	\$51,819.42	\$37,949.37	(\$13,870.05)
14101 - Allowance For Doubtful Accounts	(\$1,000.00)	(\$1,000.00)	-
15000 - Prepaid Expenses	\$47,968.83	\$47,968.83	-
15050 - Prepaid Insurance	\$2,373.96	\$110,092.55	\$107,718.59
Total Other Assets	\$101,162.21	\$195,010.75	\$93,848.54
Total Assets	\$1,304,802.91	\$1,285,122.48	(\$19,680.43)

	Last Month	Current Month	Difference
Liabilities			
20015 - Late Fee Income	\$0.20	\$0.45	\$0.25
20700 - Accrued Expense Payable	\$4,278.50	\$2,064.50	(\$2,214.00)
22000 - Accounts Payable	\$6,870.97	\$33,156.96	\$26,285.99
24000 - Prepaid Assessments	\$15,802.95	\$19,364.96	\$3,562.01
26500 - Owner Refund Payable	\$444.03	\$1,044.03	\$600.00
26501 - Owner Reimbursements	\$29,836.28	\$27,875.16	(\$1,961.12)
Total Liabilities	\$57,232.93	\$83,506.06	\$26,273.13
Equity			
30100 - Operating Beginning Balance	\$278,390.90	\$278,390.90	-
30200 - Reserve Beginning Balance	\$932,101.12	\$932,101.12	-
30401 - Net Income / (Loss)	\$37,077.96	(\$8,875.60)	(\$45,953.56)
Total Equity	\$1,247,569.98	\$1,201,616.42	(\$45,953.56)
Total Liabilities / Equity	\$1,304,802.91	\$1,285,122.48	(\$19,680.43)

Francesca Association

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40000 - Assessment Income	82,168.18	82,168.17	.01	164,336.36	164,336.34	.02	986,018.00
41000 - Interest	163.45	-	163.45	613.23	-	613.23	-
41005 - Late Letter Fees	(25.00)	-	(25.00)	240.00	-	240.00	-
41040 - NSF Check Charges	-	-	-	35.00	-	35.00	-
41050 - Interest Earned Operating	2.28	-	2.28	5.84	-	5.84	-
41075 - Parking Income	9,200.00	9,200.00	-	18,000.00	18,400.00	(400.00)	110,400.00
41265 - Move In/Out Fees	500.00	-	500.00	1,000.00	-	1,000.00	-
Total Income	92,008.91	91,368.17	640.74	184,230.43	182,736.34	1,494.09	1,096,418.00
Total Income	92,008.91	91,368.17	640.74	184,230.43	182,736.34	1,494.09	1,096,418.00

Operating Expense

Administration Expenses

50050 - Management Fees	3,400.00	3,400.00	-	6,800.00	6,800.00	-	40,800.00
51000 - Legal	9,045.00	1,250.00	(7,795.00)	12,965.00	2,500.00	(10,465.00)	15,000.00
51190 - Accounting & Tax Prep	-	191.67	191.67	-	383.34	383.34	2,300.00
51390 - Federal Taxes	-	2.92	2.92	-	5.84	5.84	35.00
51565 - Office Supplies	-	-	-	140.00	-	(140.00)	-
51605 - Administrative Expenses - General	145.00	291.67	146.67	145.00	583.34	438.34	3,500.00
51610 - Bank Charges	-	2.92	2.92	10.00	5.84	(4.16)	35.00
52200 - Reserve Study	-	79.17	79.17	-	158.34	158.34	950.00
52400 - Annual Meeting Costs	-	250.00	250.00	-	500.00	500.00	3,000.00
52427 - Staff Bonus	-	-	-	1,950.00	-	(1,950.00)	-
55000 - Property Insurance	10,357.62	7,543.25	(2,814.37)	17,497.55	15,086.50	(2,411.05)	90,519.00
Total Administration Expenses	22,947.62	13,011.60	(9,936.02)	39,507.55	26,023.20	(13,484.35)	156,139.00

Utilities

60100 - Electricity	2,498.99	2,083.33	(415.66)	4,780.78	4,166.66	(614.12)	25,000.00
60200 - Gas	10,860.38	7,459.42	(3,400.96)	19,223.99	14,918.84	(4,305.15)	89,513.00
62000 - Water & Sewer	3,796.53	4,000.00	203.47	8,317.67	8,000.00	(317.67)	48,000.00
63000 - Telephone - General Lines	85.00	85.42	.42	170.00	170.84	.84	1,025.00
63600 - Telephone - Building System Line	1,581.61	566.67	(1,014.94)	3,156.79	1,133.34	(2,023.45)	6,800.00
64200 - Internet Service	53.00	54.17	1.17	107.00	108.34	1.34	650.00
65000 - Garbage & Recycling	2,341.67	2,358.33	16.66	4,682.34	4,716.66	34.32	28,300.00
Total Utilities	21,217.18	16,607.34	(4,609.84)	40,438.57	33,214.68	(7,223.89)	199,288.00

Contracts

70135 - Boiler Maintenance Contract	-	1,000.00	1,000.00	-	2,000.00	2,000.00	12,000.00
75100 - Pest Control	120.00	120.00	-	240.00	240.00	-	1,440.00
80000 - Landscaping Contract	-	100.00	100.00	-	200.00	200.00	1,200.00
82000 - Janitorial Contract	4,070.00	4,070.00	-	8,140.00	8,140.00	-	48,840.00
83015 - Security Service	23,641.33	17,623.25	(6,018.08)	36,102.96	35,246.50	(856.46)	211,479.00

Francesca Association

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
83070 - Fire Life Safety Contract	-	1,381.67	1,381.67	80.00	2,763.34	2,683.34	16,580.00
83510 - Elevator Services Contract	1,350.00	1,350.00	-	2,700.00	2,700.00	-	16,200.00
Total Contracts	29,181.33	25,644.92	(3,536.41)	47,262.96	51,289.84	4,026.88	307,739.00
General Maintenance							
70150 - Carpeting/Flooring Repair Service	-	166.67	166.67	-	333.34	333.34	2,000.00
71005 - Floral Arrangement	309.58	-	(309.58)	619.16	-	(619.16)	-
71500 - Electrical Repair Service	-	208.33	208.33	-	416.66	416.66	2,500.00
71525 - Intercom/Buzzer	-	41.67	41.67	-	83.34	83.34	500.00
73016 - Garage Door Repair	-	333.33	333.33	-	666.66	666.66	4,000.00
74000 - General Repair	433.55	833.33	399.78	553.55	1,666.66	1,113.11	10,000.00
74002 - General Maintenance	990.00	-	(990.00)	1,974.14	-	(1,974.14)	-
74050 - Gutter Cleaning	-	83.33	83.33	-	166.66	166.66	1,000.00
74091 - Appliance Repair	-	83.33	83.33	-	166.66	166.66	1,000.00
74100 - Appliances	-	83.33	83.33	-	166.66	166.66	1,000.00
74105 - Boiler Repairs and Annual PTO	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
74120 - Hydro-jetting	-	208.33	208.33	-	416.66	416.66	2,500.00
74185 - Painting	-	208.33	208.33	-	416.66	416.66	2,500.00
74190 - Locks & Hardware	-	166.67	166.67	-	333.34	333.34	2,000.00
75010 - General Supplies	-	333.33	333.33	-	666.66	666.66	4,000.00
75130 - Plumbing Repair Service	-	583.33	583.33	-	1,166.66	1,166.66	7,000.00
75230 - Roof Repair Service	-	125.00	125.00	-	250.00	250.00	1,500.00
75245 - Chimney Repair Service	-	83.33	83.33	-	166.66	166.66	1,000.00
75290 - Signage	-	41.67	41.67	-	83.34	83.34	500.00
75520 - Window Cleaning	-	1,670.00	1,670.00	-	3,340.00	3,340.00	20,040.00
75540 - Window/Door Repair Service	-	166.67	166.67	-	333.34	333.34	2,000.00
82020 - Janitorial Supplies	-	150.00	150.00	-	300.00	300.00	1,800.00
83010 - Security System Repair	-	125.00	125.00	-	250.00	250.00	1,500.00
83040 - Fire/Smoke/O2 Alarms & Extinguishers	-	125.00	125.00	-	250.00	250.00	1,500.00
83090 - Fire Prevention Repair	-	458.33	458.33	2,327.50	916.66	(1,410.84)	5,500.00
83500 - Elevator Inspection	-	22.92	22.92	-	45.84	45.84	275.00
83535 - Elevator Repair	-	291.67	291.67	-	583.34	583.34	3,500.00
Total General Maintenance	1,733.13	7,092.90	5,359.77	5,474.35	14,185.80	8,711.45	85,115.00
Landscape Maintenance							
80010 - Landscape Extras	-	300.00	300.00	-	600.00	600.00	3,600.00
80045 - Landscaping Repairs & Maintenance	-	100.00	100.00	-	200.00	200.00	1,200.00
Total Landscape Maintenance	-	400.00	400.00	-	800.00	800.00	4,800.00
Allocation to Reserves							
90000 - Reserve - Allocation/Transfer	28,611.42	28,611.42	-	57,222.84	57,222.84	-	343,337.00
Total Allocation to Reserves	28,611.42	28,611.42	-	57,222.84	57,222.84	-	343,337.00

Francesca Association

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	103,690.68	91,368.18	(12,322.50)	189,906.27	182,736.36	(7,169.91)	1,096,418.00
Operating Net Total	(11,681.77)	(.01)	(11,681.76)	(5,675.84)	(.02)	(5,675.82)	-

Francesca Association

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
45000 - Reserve Income	28,611.42	28,611.42	-	57,222.84	57,222.84	-	343,337.00
47000 - Interest Earned Reserve	2,116.79	-	2,116.79	4,577.40	-	4,577.40	-
Total Income	30,728.21	28,611.42	2,116.79	61,800.24	57,222.84	4,577.40	343,337.00
Total Income	30,728.21	28,611.42	2,116.79	61,800.24	57,222.84	4,577.40	343,337.00

Reserve Expense

Reserve Expenses (Per Reserve Study)

91235 - Exterior Components and Windows	-	-	-	-	75,000.00	75,000.00	75,000.00
92616 - Elevators	65,000.00	-	(65,000.00)	65,000.00	445,000.00	380,000.00	445,000.00
92840 - Fire Alarm, Hoses, and Sprinkler System	-	-	-	-	347,580.00	347,580.00	347,580.00
92980 - Mezzanine Garage - Repair, lighting and Maint.	-	-	-	-	21,615.00	21,615.00	21,615.00
93402 - Water and Boiler System Piping & Valve - Repair and Replace	-	-	-	-	16,854.00	16,854.00	16,854.00
94126 - Sewer and Drain Pipe - Repair, Jet and Replace	-	-	-	-	505,056.00	505,056.00	505,056.00
94780 - Professional Fees - Major Projects	-	-	-	-	60,000.00	60,000.00	60,000.00
95220 - Roof Components and Skylights	-	-	-	-	69,663.00	69,663.00	69,663.00
Total Reserve Expenses (Per Reserve Study)	65,000.00	-	(65,000.00)	65,000.00	1,540,768.00	1,475,768.00	1,540,768.00
Total Expense	65,000.00	-	(65,000.00)	65,000.00	1,540,768.00	1,475,768.00	1,540,768.00
Reserve Net Total	(34,271.79)	28,611.42	(62,883.21)	(3,199.76)	(1,483,545.16)	1,480,345.40	(1,197,431.00)
Net Total	(45,953.56)	28,611.41	(74,564.97)	(8,875.60)	(1,483,545.18)	1,474,669.58	(1,197,431.00)

Francesca Association

Summary Statement of Revenues and Expenses For 2/29/2024

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Operating Income													
Income													
40000 - Assessment Income	-	-	-	-	544,979	77,854	77,854	77,854	77,854	77,854	82,168	82,168	1,098,586
41000 - Interest	-	-	-	-	-	-	193	62	368	521	450	163	1,757
41005 - Late Letter Fees	-	-	-	-	-	-	-	125	145	145	265	(25)	655
41025 - Miscellaneous Income	-	-	-	-	-	-	69	-	-	-	-	-	69
41040 - NSF Check Charges	-	-	-	-	-	-	-	-	-	-	35	-	35
41050 - Interest Earned Operating	-	-	-	-	7	1	2	3	4	4	4	2	27
41065 - Key Charges	-	-	-	-	-	-	-	-	-	100	-	-	100
41075 - Parking Income	-	-	-	-	57,329	10,000	7,200	8,400	8,800	8,800	8,800	9,200	118,529
41265 - Move In/Out Fees	-	-	-	-	5,000	-	(500)	-	1,000	500	500	500	7,000
Total Income	-	-	-	-	607,315	87,856	84,818	86,444	88,171	87,924	92,222	92,009	1,226,759
Total Income	-	-	-	-	607,315	87,856	84,818	86,444	88,171	87,924	92,222	92,009	1,226,759

Operating Expense

Administration Expenses													
50050 - Management Fees	-	-	-	-	22,792	5,100	2,700	3,400	3,400	3,400	3,400	3,400	47,592
51000 - Legal	-	-	-	-	13,190	706	3,860	1,868	3,972	1,370	3,920	9,045	37,929
51190 - Accounting & Tax Prep	-	-	-	-	2,222	-	-	-	825	-	-	-	3,047
51220 - Legal & Professional Fees	-	-	-	-	295	-	-	-	-	-	-	-	295
51400 - State Taxes	-	-	-	-	35	-	-	-	-	-	-	-	35
51500 - Copy/Printing	-	-	-	-	-	62	-	-	-	-	-	-	62
51520 - Postage	-	-	-	-	8	25	-	5	16	17	-	-	72
51565 - Office Supplies	-	-	-	-	-	-	-	2,467	503	-	140	-	3,110
51600 - Misc. Administrative	-	-	-	-	1,529	685	(578)	-	433	150	-	-	2,219
51605 - Administrative Expenses - General	-	-	-	-	23,254	-	(23,254)	-	-	210	-	145	355
51610 - Bank Charges	-	-	-	-	-	10	-	-	-	-	10	-	20
52200 - Reserve Study	-	-	-	-	-	-	-	-	850	-	-	-	850
52250 - Social Events	-	-	-	-	-	200	-	-	-	2,075	-	-	2,275

Francesca Association

Summary Statement of Revenues and Expenses For 2/29/2024

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Operating Expense													
52427 - Staff Bonus	-	-	-	-	-	-	-	-	-	4,550	1,950	-	6,500
55000 - Property Insurance	-	-	-	-	34,425	6,885	7,362	7,140	7,140	7,140	7,140	10,358	87,589
Total Administration Expenses	-	-	-	-	97,750	13,673	(9,910)	14,880	17,138	18,911	16,560	22,948	191,950
Utilities													
60100 - Electricity	-	-	-	-	14,548	2,949	2,720	2,985	2,068	2,246	2,282	2,499	32,296
60200 - Gas	-	-	-	-	58,598	4,038	5,613	2,914	4,859	6,566	8,364	10,860	101,811
62000 - Water & Sewer	-	-	-	-	27,894	3,500	4,363	4,177	4,543	4,017	4,521	3,797	56,812
63000 - Telephone - General Lines	-	-	-	-	596	172	86	(173)	85	85	85	85	1,021
63600 - Telephone - Building System Line	-	-	-	-	3,964	640	797	717	1,368	1,579	1,575	1,582	12,222
64200 - Internet Service	-	-	-	-	375	54	54	54	54	54	54	53	749
65000 - Garbage & Recycling	-	-	-	-	16,462	2,353	2,350	2,375	2,352	2,352	2,341	2,342	32,926
Total Utilities	-	-	-	-	122,437	13,705	15,982	13,049	15,328	16,898	19,221	21,217	237,836
Contracts													
70135 - Boiler Maintenance Contract	-	-	-	-	2,776	-	-	-	-	-	-	-	2,776
74110 - HVAC (Heat, Ventilation, Air)	-	-	-	-	4,161	2,904	-	588	-	-	-	-	7,653
75100 - Pest Control	-	-	-	-	1,800	240	120	120	120	120	120	120	2,760
80000 - Landscaping Contract	-	-	-	-	619	-	-	-	1,597	-	-	-	2,216
82000 - Janitorial Contract	-	-	-	-	27,590	4,070	3,800	3,800	3,800	4,880	4,070	4,070	56,080
83015 - Security Service	-	-	-	-	129,064	16,766	17,047	25,395	17,340	16,499	12,462	23,641	258,214
83070 - Fire Life Safety Contract	-	-	-	-	-	-	-	-	-	16,000	80	-	16,080
83510 - Elevator Services Contract	-	-	-	-	9,450	4,450	1,350	1,350	1,350	1,350	1,350	1,350	22,000
Total Contracts	-	-	-	-	175,460	28,431	22,317	31,253	24,206	38,849	18,082	29,181	367,779
General Maintenance													
71000 - Cleaning-General	-	-	-	-	-	-	-	-	-	400	-	-	400
71005 - Floral Arrangement	-	-	-	-	-	-	-	-	310	310	310	310	1,238
71500 - Electrical Repair Service	-	-	-	-	995	-	-	2,038	-	-	-	-	3,033
71525 - Intercom/Buzzer	-	-	-	-	-	-	-	421	-	339	-	-	760

Francesca Association

Summary Statement of Revenues and Expenses For 2/29/2024

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Operating Expense													
73016 - Garage Door Repair	-	-	-	-	-	-	-	-	252	-	-	-	252
73041 - Gate Repairs	-	-	-	-	1,893	-	-	-	-	-	-	-	1,893
74000 - General Repair	-	-	-	-	-	-	-	415	-	1,550	120	434	2,519
74002 - General Maintenance	-	-	-	-	-	-	-	-	-	-	984	990	1,974
74025 - Misc. Interior Repair	-	-	-	-	137	-	-	-	-	-	-	-	137
74091 - Appliance Repair	-	-	-	-	-	-	-	185	-	-	-	-	185
74100 - Appliances	-	-	-	-	743	-	168	-	-	-	-	-	911
74105 - Boiler Repairs and Annual PTO	-	-	-	-	2,600	-	-	-	-	-	-	-	2,600
74190 - Locks & Hardware	-	-	-	-	4,313	-	114	-	-	-	-	-	4,427
75005 - Building Repair/Maintenance	-	-	-	-	-	368	-	-	-	-	-	-	368
75010 - General Supplies	-	-	-	-	3,841	-	-	298	201	-	-	-	4,340
75072 - Architect/Engineer	-	-	-	-	1,935	-	-	-	-	-	-	-	1,935
75075 - Misc. Exterior Repairs	-	-	-	-	876	-	-	-	-	-	-	-	876
75130 - Plumbing Repair Service	-	-	-	-	3,335	-	-	-	-	-	-	-	3,335
75133 - Plumbing Repair	-	-	-	-	558	-	-	-	-	-	-	-	558
75520 - Window Cleaning	-	-	-	-	6,090	-	-	-	-	6,090	-	-	12,180
82020 - Janitorial Supplies	-	-	-	-	1,414	93	-	-	-	175	-	-	1,682
82040 - Janitorial Extras	-	-	-	-	-	120	-	-	-	480	-	-	600
83010 - Security System Repair	-	-	-	-	1,043	-	-	-	-	-	-	-	1,043
83040 - Fire/Smoke/O2 Alarms & Extinguishers	-	-	-	-	-	-	-	-	1,059	-	-	-	1,059
83090 - Fire Prevention Repair	-	-	-	-	-	-	-	-	-	-	2,328	-	2,328
83100 - Life Safety Repair Service	-	-	-	-	-	162	-	-	-	-	-	-	162
83110 - Fire Prevention Service	-	-	-	-	4,726	-	-	-	-	-	-	-	4,726
83535 - Elevator Repair	-	-	-	-	3,200	-	-	-	-	-	-	-	3,200
Total General Maintenance	-	-	-	-	37,698	743	282	3,357	1,822	9,344	3,741	1,733	58,720
Landscape Maintenance													
80025 - Backflow Testing	-	-	-	-	-	-	-	-	732	-	-	-	732
Total Landscape Maintenance	-	-	-	-	-	-	-	-	732	-	-	-	732

Francesca Association

Summary Statement of Revenues and Expenses For 2/29/2024

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Operating Expense													
Allocation to Reserves													
90000 - Reserve - Allocation/Transfer	-	-	-	-	190,743	27,249	27,249	27,249	27,249	27,249	28,611	28,611	384,211
Total Allocation to Reserves	-	-	-	-	190,743	27,249	27,249	27,249	27,249	27,249	28,611	28,611	384,211
Total Expense	-	-	-	-	624,088	83,800	55,920	89,788	86,476	111,251	86,216	103,691	1,241,228
Operating Net Total	-	-	-	-	(\$16,772)	\$4,056	\$28,899	(\$3,344)	\$1,696	(\$23,327)	\$6,006	(\$11,682)	(\$14,469)

Francesca Association

Summary Statement of Revenues and Expenses For 2/29/2024

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Reserve Income													
Income													
45000 - Reserve Income	-	-	-	-	190,743	27,249	27,249	27,249	27,249	27,249	28,611	28,611	384,211
47000 - Interest Earned Reserve	-	-	-	-	1,669	317	204	297	782	2,407	2,461	2,117	10,254
Total Income	-	-	-	-	192,412	27,566	27,453	27,546	28,031	29,656	31,072	30,728	394,465
Total Income	-	-	-	-	192,412	27,566	27,453	27,546	28,031	29,656	31,072	30,728	394,465

Reserve Expense

General Maintenance													
73016 - Garage Door Repair	-	-	-	-	-	-	-	-	-	2,338	-	-	2,338
75010 - General Supplies	-	-	-	-	-	-	-	3,840	-	-	-	-	3,840
Total General Maintenance	-	-	-	-	-	-	-	3,840	-	2,338	-	-	6,178

Reserve Expenses (Per Reserve Study)

91115 - Reserve Bank Fees	-	-	-	-	65	-	-	-	-	-	-	-	65
91751 - Interior Repairs	-	-	-	-	15,331	-	-	-	-	-	-	-	15,331
92590 - Electrical	-	-	-	-	47,485	-	-	-	-	-	-	-	47,485
92616 - Elevators	-	-	-	-	-	-	-	-	-	-	-	65,000	65,000
92825 - Fire, Life & Security	-	-	-	-	30,912	-	-	-	-	-	-	-	30,912
92840 - Fire Alarm, Hoses, and Sprinkler System	-	-	-	-	-	325	-	2,588	-	650	-	-	3,563
92950 - Furniture	-	-	-	-	20,000	-	-	-	-	-	-	-	20,000
93215 - Heating - Steam Boiler- Piping & Valve Repair/Replace Allowance	-	-	-	-	-	-	-	4,471	-	-	-	-	4,471
93230 - HVAC	-	-	-	-	4,471	-	-	-	-	-	-	-	4,471
93810 - Parking Spaces	-	-	-	-	-	-	-	-	3,276	-	-	-	3,276
94110 - Plumbing	-	-	-	-	15,471	-	-	-	-	-	-	-	15,471
94820 - Flooring	-	-	-	-	24,260	-	-	-	-	-	-	-	24,260
95023 - Security System	-	-	-	-	5,073	-	-	-	-	-	-	-	5,073
95220 - Roof Components and Skylights	-	-	-	-	4,943	-	-	-	-	-	-	-	4,943
98805 - Miscellaneous Administrative	-	-	-	-	-	-	24,144	-	-	-	-	-	24,144

Francesca Association

Summary Statement of Revenues and Expenses For 2/29/2024

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Reserve Expense													
Total Reserve Expenses (Per Reserve Study)	-	-	-	-	168,011	325	24,144	7,059	3,276	650	-	65,000	268,465
Total Expense	-	-	-	-	168,011	325	24,144	10,899	3,276	2,988	-	65,000	274,643
Reserve Net Total	-	-	-	-	\$24,401	\$27,241	\$3,309	\$16,647	\$24,755	\$26,668	\$31,072	(\$34,272)	\$119,822
Net Total	-	-	-	-	\$7,629	\$31,297	\$32,208	\$13,303	\$26,451	\$3,341	\$37,078	(\$45,954)	\$105,353

Francesca Association

Cash Disbursement - 2/29/2024

Date	CheckNo	Description	Amount
10100 - Alliance Operating 3859			
2/1/2024	Avid 100093	Citiscap Property Mgmt. Group Inv # 815-FEB2024	3,400.00
		50050 - Management Fees - February Services	3,400.00
2/2/2024	Avid 300039	PG&E Inv # 6572-0224	8.71
		60100 - Electricity - 9911996657-2, 12/8-1/7	8.71
2/6/2024	Avid 100094	AX9 Inv # 10067444	4,127.32
		83015 - Security Service - 1/15-1/21 Services	4,127.32
2/6/2024	Avid 100095	Warman Security Inv # d091403	241.45
		74000 - General Repair - Robert A. Warman Co. Inc. - Doors	241.45
2/6/2024	Avid 300047	SF Water Inv # 8351-0224	4,498.47
		62000 - Water & Sewer - San Francisco Water, Power and Sewer - 8351910000, 12/21-1/22	4,498.47
2/6/2024	Avid 300048	SF Water Inv # 2831-0224	22.67
		62000 - Water & Sewer - San Francisco Water, Power and Sewer - 2831120000m 12/1-1/22	22.67
2/13/2024	Avid 100096	AX9 Inv # 10067661	3,852.18
		83015 - Security Service - 1/22-1/28 Services	3,852.18
2/13/2024	Avid 100097	Citiscap Property Mgmt. Group Inv # Phone0224FC	75.00
		63600 - Telephone - Building System Line - February Cell Phone Reimbursement	75.00
2/13/2024	Avid 100098	Nob Hill Florest Inv # 14915	309.58
		71005 - Floral Arrangement - Karah L Schweizer - January Lobby Arrangement	309.58
2/13/2024	Avid 300049	Risk Strategies Company Inv # 6939537	2,150.00
		15050 - Prepaid Insurance - Crime Renewal Policy 2024-2025	2,150.00
2/13/2024	Avid 300050	Risk Strategies Company Inv # 6939636	7,962.00
		15050 - Prepaid Insurance - Umbrella Policy 24/25	7,962.00
2/13/2024	Avid 300051	Risk Strategies Company Inv # 6939538	21,764.45
		15050 - Prepaid Insurance - Commercial Renewal Policy 24/25	21,764.45
2/13/2024	Avid 300052	Risk Strategies Company Inv # 6939625	4,184.02
		15050 - Prepaid Insurance - General Liability Renewal 24/25	4,184.02
2/13/2024	Avid 300053	Risk Strategies Company Inv # 6939551	66,023.87
		15050 - Prepaid Insurance - Commercial Property Renewal 24/25	66,023.87
2/14/2024	Avid 300057	AT&T Inv # 9037-0224	1,506.61
		63600 - Telephone - Building System Line - 415 834-9037 636 1, 1/22-2/21	1,506.61

Francesca Association

Cash Disbursement - 2/29/2024

Date	CheckNo	Description	Amount
2/15/2024	Avid 300046	Recology Golden Gate Inv # 65222515	2,341.12
		65000 - Garbage & Recycling - 011343755, 1/1-1/31	2,341.12
2/15/2024	Avid 300056	Recology Golden Gate Inv # 65102147	2,352.55
		65000 - Garbage & Recycling - 011343755, 12/1-12/31	2,352.55
2/21/2024	Avid 100099	Abracadabra Window Wizard Inv # 815-01.13.24	990.00
		74002 - General Maintenance - Michael Wolf - Flue Cleanup	990.00
2/21/2024	Avid 100100	Dewey Pest Control Inv # 16472888	120.00
		75100 - Pest Control - February Services	120.00
2/21/2024	Avid 100101	Metro Computers Inv # 4678	145.00
		51605 - Administrative Expenses - General - Victor Khomin - Troubleshoot printer	145.00
2/22/2024	Avid 100102	AX9 Inv # 10068004	3,832.51
		83015 - Security Service - 1/29-2/4	3,832.51
2/22/2024	Avid 100103	High Marks Janitorial, Inc. Inv # 15085	4,262.10
		74000 - General Repair - Clean Boiler & Soap Cartridges	192.10
		82000 - Janitorial Contract - February 2024 Services	4,070.00
2/23/2024	Avid 100104	Briscoe Ivester & Bazel LLP Inv # 16665	9,045.00
		51000 - Legal - General Matters through 1/31	9,045.00
2/27/2024	Avid 100105	Millard Tong Construction Inv # 815-JAN2024	1,350.00
		83510 - Elevator Services Contract - Robert Paul Cotton - January Services	1,350.00
2/28/2024	Avid 300054	Risk Strategies Company Inv # 181919	15,991.87
		15050 - Prepaid Insurance - Pollution Liability Renewal 2/2024-2/2025	15,991.87
Total			160,556.48
11100 - Alliance Reserve 5263			
2/20/2024	Avid 100008	Millard Tong Construction Inv # 815-02.15.24	65,000.00
		92616 - Elevators - Robert Paul Cotton - Elevator Modernization 50% Deposit	65,000.00
Total			65,000.00

Francesca Association

AP Aging for Ending Date: 2/29/2024

Provider	Current	Over 30	Over 60	Over 90	Total
AX9 Acct # 33292120 Inv # 10068168 on 2/16/2024 - 2/5-2/11 - Security Service	3,851.78	0.00	0.00	0.00	3,851.78
AX9 Acct # 33292120 Inv # 10068401 on 2/22/2024 - 2/12-2/18 - Security Service	3,852.18	0.00	0.00	0.00	3,852.18
AX9 Acct # 33292120 Inv # 10068622 on 2/29/2024 - 2/19-2/25 Services - Security Service	4,125.36	0.00	0.00	0.00	4,125.36
GREGORY MCCURDY Inv # XN1513771 on 2/27/2024 - Refund - Owner Refund Payable	1,830.62	0.00	0.00	0.00	1,830.62
PG&E Acct # 3536958474-9 Inv # 4749-0224 on 2/22/2024 - 3536958474-9, 1/9-2/7 - Gas	10,860.38	0.00	0.00	0.00	10,860.38
PG&E Acct # 1005773302-3 Inv # 3023-0324 on 2/27/2024 - 1005773302-3, 1/8-2/6 - Electricity	2,419.61	0.00	0.00	0.00	2,419.61
PG&E Acct # 9911996657-2 Inv # 6572-0324 on 2/27/2024 - 9911996657-2, 1/8-2/6 - Electricity	11.51	0.00	0.00	0.00	11.51
PG&E Acct # 0380773342-7 Inv # 3427-0324 on 2/27/2024 - 0380773342-7, 1/9-2/7 - Electricity	67.87	0.00	0.00	0.00	67.87
RECOLOGY GOLDEN GATE Acct # 011343755 Inv # 65437121 on 2/27/2024 - 011343755, 2/1-2/29 - Garbage & Recycling	2,341.12	0.00	0.00	0.00	2,341.12
SAN FRANCISCO WATER, POWER AND SEWER Acct # 2831120000 Inv # 2831-0327 on 2/27/2024 - 2831120000, 1/23-2/21 - Water & Sewer	29.14	0.00	0.00	0.00	29.14
SAN FRANCISCO WATER, POWER AND SEWER Acct # 8351910000 Inv # 8351-0324 on 2/28/2024 - 8351910000, 1/23-2/14 - Water & Sewer	3,767.39	0.00	0.00	0.00	3,767.39
Total	33,156.96	0.00	0.00	0.00	33,156.96

Francesca Association

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10050 - Bank/Book Adjustment		107.00	-	-	107.00
Date	Description		Debit	Credit	Type
10051 - Pre-Conversion Voids		-1,087.57	-	-	-1,087.57
Date	Description		Debit	Credit	Type
10090 - Due To/From Reserves		128,054.19	-	28,611.42	99,442.77
Date	Description		Debit	Credit	Type
02/29/2024	Unfunded Reserve Transfer - Feb 2024		-	28,611.42	GL Entry
10100 - Alliance Bank Operating		113,393.93	124,041.05	174,686.81	62,748.17
Date	Description		Debit	Credit	Type
02/01/2024	815-FEB2024 - Citiscape Property Mgmt. Group - February Services		-	3,400.00	Invoice
02/01/2024	Batched Credit Distribution		10,099.15	10,099.15	Credit Distribution
02/01/2024	Batched Check		14,624.29	-	Owner Payment
02/02/2024	6572-0224 - PG&E - 9911996657-2, 12/8-1/7		-	8.71	Invoice
02/02/2024	Batched Credit Distribution		4,031.18	4,031.18	Credit Distribution
02/05/2024	Batched Check		9,418.15	-	Owner Payment
02/06/2024	8351-0224 - San Francisco Water, Power and Sewer - 8351910000, 12/21-1/22		-	4,498.47	Invoice
02/06/2024	Batched Check		7,460.65	-	Owner Payment
02/06/2024	2831-0224 - San Francisco Water, Power and Sewer - 2831120000m 12/1-1/22		-	22.67	Invoice
02/06/2024	d091403 - Robert A. Warman Co. Inc. - Doors		-	241.45	Invoice
02/06/2024	10067444 - AX9 - 1/15-1/21 Services		-	4,127.32	Invoice
02/07/2024	Check		1,421.94	-	Owner Payment
02/08/2024	Batched Check		6,638.43	-	Owner Payment
02/09/2024	Check		1,651.00	-	Owner Payment
02/09/2024	Batched ACH		33,430.52	-	Owner Payment
02/13/2024	14915 - Karah L Schweizer - January Lobby Arrangement		-	309.58	Invoice
02/13/2024	6939551 - Risk Strategies Company - Commercial Property Renewal 24/25		-	66,023.87	Invoice
02/13/2024	6939538 - Risk Strategies Company - Commercial Renewal Policy 24/25		-	21,764.45	Invoice
02/13/2024	6939625 - Risk Strategies Company - General Liability Renewal 24/25		-	4,184.02	Invoice
02/13/2024	6939537 - Risk Strategies Company - Crime Renewal Policy 2024-2025		-	2,150.00	Invoice

Francesca Association

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10100 - Alliance Bank Operating		113,393.93	124,041.05	174,686.81	62,748.17
Date	Description		Debit	Credit	Type
02/13/2024	6939636 - Risk Strategies Company - Umbrella Policy 24/25		-	7,962.00	Invoice
02/13/2024	Phone0224FC - Citiscape Property Mgmt. Group - February Cell Phone Reimbursement		-	75.00	Invoice
02/13/2024	Batched Check		3,245.53	-	Owner Payment
02/13/2024	10067661 - AX9 - 1/22-1/28 Services		-	3,852.18	Invoice
02/14/2024	Check		1,747.28	-	Owner Payment
02/14/2024	9037-0224 - AT&T - 415 834-9037 636 1, 1/22-2/21		-	1,506.61	Invoice
02/15/2024	65222515 - Recology Golden Gate - 011343755, 1/1-1/31		-	2,341.12	Invoice
02/15/2024	65102147 - Recology Golden Gate - 011343755, 12/1-12/31		-	2,352.55	Invoice
02/15/2024	Batched Check		3,749.59	-	Owner Payment
02/16/2024	Check		942.32	-	Owner Payment
02/20/2024	Batched Check		2,669.89	-	Owner Payment
02/21/2024	16472888 - Dewey Pest Control - February Services		-	120.00	Invoice
02/21/2024	815-01.13.24 - Michael Wolf - Flue Cleanup		-	990.00	Invoice
02/21/2024	4678 - Victor Khomin - Troubleshoot printer		-	145.00	Invoice
02/21/2024	Batched Check		2,904.73	-	Owner Payment
02/22/2024	15085 - High Marks Janitorial, Inc. - Clean Boiler & Soap Cartridges		-	192.10	Invoice
02/22/2024	15085 - High Marks Janitorial, Inc. - February 2024 Services		-	4,070.00	Invoice
02/22/2024	Batched Check		8,309.47	-	Owner Payment
02/22/2024	10068004 - AX9 - 1/29-2/4		-	3,832.51	Invoice
02/23/2024	16665 - Briscoe Ivester & Bazel LLP - General Matters through 1/31		-	9,045.00	Invoice
02/26/2024	Batched Check Fidelity Title: Buyer's Move in Fee & Deposit		1,000.00	-	Owner Payment
02/27/2024	815-JAN2024 - Robert Paul Cotton - January Services		-	1,350.00	Invoice
02/27/2024	Batched Check		1,784.96	-	Owner Payment
02/28/2024	181919 - Risk Strategies Company - Pollution Liability Renewal 2/2024-2/2025		-	15,991.87	Invoice
02/29/2024	February Interest		2.28	-	GL Entry
02/29/2024	Batched Check		8,909.69	-	Owner Payment
11051 - Pre-Conversion Voids		-4,471.31	-	-	-4,471.31
Date	Description		Debit	Credit	Type
11090 - Due To/From Operating		-128,054.19	28,611.42	-	-99,442.77
Date	Description		Debit	Credit	Type
02/29/2024	Unfunded Reserve Transfer - Feb 2024		28,611.42	-	GL Entry

Francesca Association

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11090 - Due To/From Operating		-128,054.19	28,611.42	-	-99,442.77
Date	Description		Debit	Credit	Type
11100 - Alliance Bank Reserve		591,211.88	304.49	65,000.00	526,516.37
Date	Description		Debit	Credit	Type
02/20/2024	815-02.15.24 - Robert Paul Cotton - Elevator Modernization 50% Deposit		-	65,000.00	Invoice
02/29/2024	February Interest		304.49	-	GL Entry
12000 - Alliance Reserve CDs		252,146.12	1,095.59	-	253,241.71
Date	Description		Debit	Credit	Type
02/19/2024	February Interest		1,095.59	-	GL Entry
12001 - Alliance Reserve CDARs		252,340.65	716.71	-	253,057.36
Date	Description		Debit	Credit	Type
02/01/2024	February Interest		716.71	-	GL Entry
14100 - Accounts Receivable		51,819.42	93,449.22	107,319.27	37,949.37
Date	Description		Debit	Credit	Type
02/01/2024	Batched Credit Distribution		-	10,099.15	Credit Distribution
02/01/2024	Batched Monthly Assessment		82,168.18	-	Owner Charge
02/01/2024	Batched Parking Assessment		8,800.00	-	Owner Charge
02/01/2024	Late Letter		25.00	-	Owner Charge
02/01/2024	Batched Check		-	11,061.51	Owner Payment
02/01/2024	Adjustment CR Reimb. Assessment - Per Mgr		-	1,961.12	Adjustment
02/02/2024	Batched Credit Distribution		-	4,031.18	Credit Distribution
02/05/2024	Batched Check		-	9,418.15	Owner Payment
02/05/2024	Certified Pre-Collection Letter		95.00	-	Owner Charge
02/06/2024	Batched Check		-	7,460.65	Owner Payment
02/07/2024	Check		-	1,421.94	Owner Payment
02/08/2024	Batched Check		-	6,638.43	Owner Payment
02/09/2024	Check		-	1,651.00	Owner Payment
02/09/2024	Batched ACH		-	33,430.52	Owner Payment
02/13/2024	Batched Check		-	3,245.53	Owner Payment
02/14/2024	Batched Adjustment CR LF/Int/LL/Pre-Coll - Per Mgr		-	342.34	Adjustment
02/15/2024	Batched Check		-	2,676.27	Owner Payment
02/16/2024	Batched Late Fees		.30	-	Owner Charge

Francesca Association

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
14100 - Accounts Receivable		51,819.42	93,449.22	107,319.27	37,949.37
Date	Description		Debit	Credit	Type
02/16/2024	Check		-	942.32	Owner Payment
02/20/2024	Move In Fee		500.00	-	Owner Charge
02/20/2024	Check		-	500.00	Owner Payment
02/21/2024	Batched Check		-	2,904.73	Owner Payment
02/22/2024	Batched Check		-	6,249.47	Owner Payment
02/26/2024	Parking Assessment		400.00	-	Owner Charge
02/26/2024	Move In Fee		500.00	-	Owner Charge
02/26/2024	Refundable Deposit Move In Deposit		500.00	-	Owner Charge
02/26/2024	Batched Check Fidelity Title: Buyer's Move in Fee & Deposit		-	1,000.00	Owner Payment
02/27/2024	Batched Check		-	1,784.96	Owner Payment
02/29/2024	Refund Check 81558024 Refund Overpayment		100.00	-	Refund Check
02/29/2024	Batched Interest		360.74	-	Owner Charge
02/29/2024	Adjustment CR Adj per Mgr for Refund		-	500.00	Adjustment
14101 - Allowance For Doubtful Accounts		-1,000.00	-	-	-1,000.00
Date	Description		Debit	Credit	Type
15000 - Prepaid Expenses		47,968.83	-	-	47,968.83
Date	Description		Debit	Credit	Type
15050 - Prepaid Insurance		2,373.96	118,076.21	10,357.62	110,092.55
Date	Description		Debit	Credit	Type
02/11/2024	181919 - Risk Strategies Company - Pollution Liability Renewal 2/2024-2/2025		15,991.87	-	Invoice
02/11/2024	6939636 - Risk Strategies Company - Umbrella Policy 24/25		7,962.00	-	Invoice
02/11/2024	6939538 - Risk Strategies Company - Commercial Renewal Policy 24/25		21,764.45	-	Invoice
02/11/2024	6939537 - Risk Strategies Company - Crime Renewal Policy 2024-2025		2,150.00	-	Invoice
02/11/2024	6939625 - Risk Strategies Company - General Liability Renewal 24/25		4,184.02	-	Invoice
02/11/2024	6939551 - Risk Strategies Company - Commercial Property Renewal 24/25		66,023.87	-	Invoice
02/29/2024	Batched Expense Insurance 2/1/24-1/31/25		-	10,320.54	GL Entry
02/29/2024	Expense Insurance 10/1/23-9/30/24		-	37.08	GL Entry

Francesca Association

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20015 - Late Fee Income		-0.20	0.05	0.30	-0.45
Date	Description		Debit	Credit	Type
02/14/2024	Adjustment CR LF/Int/LL/Pre-Coll - Per Mgr		.05	-	Adjustment
02/16/2024	Batched Late Fees		-	.30	Owner Charge
20700 - Accrued Expense Payable		-4,278.50	4,278.50	2,064.50	-2,064.50
Date	Description		Debit	Credit	Type
02/01/2024	Reverse - Jan 2024 Accruals		4,278.50	-	GL Entry
02/29/2024	Feb 2024 Accruals		-	2,064.50	GL Entry
22000 - Accounts Payable		-6,870.97	225,556.48	251,842.47	-33,156.96
Date	Description		Debit	Credit	Type
02/01/2024	65102147 - Recology Golden Gate - 011343755, 12/1-12/31		-	2,352.55	Invoice
02/01/2024	4678 - Victor Khomin - Troubleshoot printer		-	145.00	Invoice
02/01/2024	d091403 - Robert A. Warman Co. Inc. - Doors		-	241.45	Invoice
02/01/2024	16665 - Briscoe Ivester & Bazel LLP - General Matters through 1/31		-	9,045.00	Invoice
02/01/2024	Batched 815-FEB2024 - Citiscap Property Mgmt. Group - February Services		3,400.00	3,400.00	Invoice
02/01/2024	Phone0224FC - Citiscap Property Mgmt. Group - February Cell Phone Reimbursement		-	75.00	Invoice
02/01/2024	10067661 - AX9 - 1/22-1/28 Services		-	3,852.18	Invoice
02/01/2024	10067444 - AX9 - 1/15-1/21 Services		-	4,127.32	Invoice
02/02/2024	6572-0224 - PG&E - 9911996657-2, 12/8-1/7		8.71	-	Invoice
02/05/2024	14915 - Karah L Schweizer - January Lobby Arrangement		-	309.58	Invoice
02/06/2024	8351-0224 - San Francisco Water, Power and Sewer - 8351910000, 12/21-1/22		4,498.47	-	Invoice
02/06/2024	2831-0224 - San Francisco Water, Power and Sewer - 2831120000m 12/1-1/22		22.67	-	Invoice
02/06/2024	d091403 - Robert A. Warman Co. Inc. - Doors		241.45	-	Invoice
02/06/2024	10067444 - AX9 - 1/15-1/21 Services		4,127.32	-	Invoice
02/09/2024	10068004 - AX9 - 1/29-2/4		-	3,832.51	Invoice
02/11/2024	6939538 - Risk Strategies Company - Commercial Renewal Policy 24/25		-	21,764.45	Invoice
02/11/2024	181919 - Risk Strategies Company - Pollution Liability Renewal 2/2024-2/2025		-	15,991.87	Invoice
02/11/2024	6939551 - Risk Strategies Company - Commercial Property Renewal 24/25		-	66,023.87	Invoice
02/11/2024	6939636 - Risk Strategies Company - Umbrella Policy 24/25		-	7,962.00	Invoice
02/11/2024	6939537 - Risk Strategies Company - Crime Renewal Policy 2024-2025		-	2,150.00	Invoice

Francesca Association

GL Trial Balance For 2/1/2024 - 2/29/2024

	Beginning Balance	Current Debit	Current Credit	Ending Balance
22000 - Accounts Payable	-6,870.97	225,556.48	251,842.47	-33,156.96
Date	Description	Debit	Credit	Type
02/11/2024	15085 - High Marks Janitorial, Inc. - February 2024 Services	-	4,070.00	Invoice
02/11/2024	6939625 - Risk Strategies Company - General Liability Renewal 24/25	-	4,184.02	Invoice
02/11/2024	15085 - High Marks Janitorial, Inc. - Clean Boiler & Soap Cartridges	-	192.10	Invoice
02/12/2024	16472888 - Dewey Pest Control - February Services	-	120.00	Invoice
02/13/2024	6939636 - Risk Strategies Company - Umbrella Policy 24/25	7,962.00	-	Invoice
02/13/2024	6939538 - Risk Strategies Company - Commercial Renewal Policy 24/25	21,764.45	-	Invoice
02/13/2024	6939537 - Risk Strategies Company - Crime Renewal Policy 2024-2025	2,150.00	-	Invoice
02/13/2024	6939625 - Risk Strategies Company - General Liability Renewal 24/25	4,184.02	-	Invoice
02/13/2024	Phone0224FC - Citiscape Property Mgmt. Group - February Cell Phone Reimbursement	75.00	-	Invoice
02/13/2024	6939551 - Risk Strategies Company - Commercial Property Renewal 24/25	66,023.87	-	Invoice
02/13/2024	14915 - Karah L Schweizer - January Lobby Arrangement	309.58	-	Invoice
02/13/2024	10067661 - AX9 - 1/22-1/28 Services	3,852.18	-	Invoice
02/14/2024	815-01.13.24 - Michael Wolf - Flue Cleanup	-	990.00	Invoice
02/14/2024	9037-0224 - AT&T - 415 834-9037 636 1, 1/22-2/21	1,506.61	-	Invoice
02/15/2024	815-02.15.24 - Robert Paul Cotton - Elevator Modernization 50% Deposit	-	65,000.00	Invoice
02/15/2024	65102147 - Recology Golden Gate - 011343755, 12/1-12/31	2,352.55	-	Invoice
02/15/2024	65222515 - Recology Golden Gate - 011343755, 1/1-1/31	2,341.12	-	Invoice
02/16/2024	10068168 - AX9 - 2/5-2/11	-	3,851.78	Invoice
02/19/2024	815-JAN2024 - Robert Paul Cotton - January Services	-	1,350.00	Invoice
02/20/2024	815-02.15.24 - Robert Paul Cotton - Elevator Modernization 50% Deposit	65,000.00	-	Invoice
02/21/2024	4678 - Victor Khomin - Troubleshoot printer	145.00	-	Invoice
02/21/2024	815-01.13.24 - Michael Wolf - Flue Cleanup	990.00	-	Invoice
02/21/2024	16472888 - Dewey Pest Control - February Services	120.00	-	Invoice
02/22/2024	10068401 - AX9 - 2/12-2/18	-	3,852.18	Invoice
02/22/2024	4749-0224 - PG&E - 3536958474-9, 1/9-2/7	-	10,860.38	Invoice
02/22/2024	15085 - High Marks Janitorial, Inc. - Clean Boiler & Soap Cartridges	192.10	-	Invoice
02/22/2024	15085 - High Marks Janitorial, Inc. - February 2024 Services	4,070.00	-	Invoice
02/22/2024	10068004 - AX9 - 1/29-2/4	3,832.51	-	Invoice
02/23/2024	16665 - Briscoe Ivester & Bazel LLP - General Matters through 1/31	9,045.00	-	Invoice
02/26/2024	9037-0224 - AT&T - 415 834-9037 636 1, 1/22-2/21	-	1,506.61	Invoice

Francesca Association

GL Trial Balance For 2/1/2024 - 2/29/2024

	Beginning Balance	Current Debit	Current Credit	Ending Balance
22000 - Accounts Payable	-6,870.97	225,556.48	251,842.47	-33,156.96

Date	Description	Debit	Credit	Type
02/27/2024	65437121 - Recology Golden Gate - 011343755, 2/1-2/29	-	2,341.12	Invoice
02/27/2024	3023-0324 - PG&E - 1005773302-3, 1/8-2/6	-	2,419.61	Invoice
02/27/2024	815-JAN2024 - Robert Paul Cotton - January Services	1,350.00	-	Invoice
02/27/2024	2831-0327 - San Francisco Water, Power and Sewer - 2831120000, 1/23-2/21	-	29.14	Invoice
02/27/2024	6572-0324 - PG&E - 9911996657-2, 1/8-2/6	-	11.51	Invoice
02/27/2024	3427-0324 - PG&E - 0380773342-7, 1/9-2/7	-	67.87	Invoice
02/27/2024	XN1513771 - Gregory McCurdy - Refund	-	1,830.62	Invoice
02/28/2024	8351-0324 - San Francisco Water, Power and Sewer - 8351910000, 1/23-2/14	-	3,767.39	Invoice
02/28/2024	181919 - Risk Strategies Company - Pollution Liability Renewal 2/2024-2/2025	15,991.87	-	Invoice
02/29/2024	10068622 - AX9 - 2/19-2/25 Services	-	4,125.36	Invoice

24000 - Prepaid Assessments	-15,802.95	15,960.95	19,522.96	-19,364.96
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Date	Description	Debit	Credit	Type
02/01/2024	Batched Credit Distribution	10,099.15	-	Credit Distribution
02/01/2024	Batched Check	-	3,562.78	Owner Payment
02/02/2024	Batched Credit Distribution	4,031.18	-	Credit Distribution
02/14/2024	Check	-	1,747.28	Owner Payment
02/15/2024	Check	-	1,073.32	Owner Payment
02/20/2024	Check	-	2,169.89	Owner Payment
02/22/2024	Check	-	2,060.00	Owner Payment
02/26/2024	Refund Check 81551452 Refund Overpayment	1,830.62	-	Refund Check
02/29/2024	Batched Check	-	8,909.69	Owner Payment

26500 - Owner Refund Payable	-444.03	1,830.62	2,430.62	-1,044.03
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Date	Description	Debit	Credit	Type
02/26/2024	Refundable Deposit Move In Deposit	-	500.00	Owner Charge
02/26/2024	Refund Check 81551452 Refund Overpayment	-	1,830.62	Refund Check
02/27/2024	XN1513771 - Gregory McCurdy - Refund	1,830.62	-	Invoice
02/29/2024	Refund Check 81558024 Refund Overpayment	-	100.00	Refund Check

26501 - Owner Reimbursements	-29,836.28	1,961.12	-	-27,875.16
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Date	Description	Debit	Credit	Type
02/01/2024	Adjustment CR Reimb. Assessment - Per Mgr	1,961.12	-	Adjustment

Francesca Association

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
26501 - Owner Reimbursements		-29,836.28	1,961.12	-	-27,875.16
Date	Description		Debit	Credit	Type
30100 - Operating Beginning Balance		-278,390.90	-	-	-278,390.90
Date	Description		Debit	Credit	Type
30200 - Reserve Beginning Balance		-932,101.12	-	-	-932,101.12
Date	Description		Debit	Credit	Type
40000 - Assessment Income		-82,168.18	-	82,168.18	-164,336.36
Date	Description		Debit	Credit	Type
02/01/2024	Batched Monthly Assessment		-	82,168.18	Owner Charge
41000 - Interest		-449.78	197.29	360.74	-613.23
Date	Description		Debit	Credit	Type
02/14/2024	Adjustment CR LF/Int/LL/Pre-Coll - Per Mgr		197.29	-	Adjustment
02/29/2024	Batched Interest		-	360.74	Owner Charge
41005 - Late Letter Fees		-265.00	145.00	120.00	-240.00
Date	Description		Debit	Credit	Type
02/01/2024	Late Letter		-	25.00	Owner Charge
02/05/2024	Certified Pre-Collection Letter		-	95.00	Owner Charge
02/14/2024	Batched Adjustment CR LF/Int/LL/Pre-Coll - Per Mgr		145.00	-	Adjustment
41040 - NSF Check Charges		-35.00	-	-	-35.00
Date	Description		Debit	Credit	Type
41050 - Interest Earned Operating		-3.56	-	2.28	-5.84
Date	Description		Debit	Credit	Type
02/29/2024	February Interest		-	2.28	GL Entry
41075 - Parking Income		-8,800.00	-	9,200.00	-18,000.00
Date	Description		Debit	Credit	Type
02/01/2024	Batched Parking Assessment		-	8,800.00	Owner Charge

Francesca Association

GL Trial Balance For 2/1/2024 - 2/29/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
41075 - Parking Income	-8,800.00	-	9,200.00	-18,000.00
Date	Description	Debit	Credit	Type
02/26/2024	Parking Assessment	-	400.00	Owner Charge
41265 - Move In/Out Fees	-500.00	500.00	1,000.00	-1,000.00
Date	Description	Debit	Credit	Type
02/20/2024	Move In Fee	-	500.00	Owner Charge
02/26/2024	Move In Fee	-	500.00	Owner Charge
02/29/2024	Adjustment CR Adj per Mgr for Refund	500.00	-	Adjustment
45000 - Reserve Income	-28,611.42	-	28,611.42	-57,222.84
Date	Description	Debit	Credit	Type
02/20/2024	Reserve Transfer	-	28,611.42	GL Entry
47000 - Interest Earned Reserve	-2,460.61	-	2,116.79	-4,577.40
Date	Description	Debit	Credit	Type
02/01/2024	February Interest	-	716.71	GL Entry
02/19/2024	February Interest	-	1,095.59	GL Entry
02/29/2024	February Interest	-	304.49	GL Entry
50050 - Management Fees	3,400.00	3,400.00	-	6,800.00
Date	Description	Debit	Credit	Type
02/01/2024	815-FEB2024 - Citiscape Property Mgmt. Group - February Services	3,400.00	-	Invoice
51000 - Legal	3,920.00	9,045.00	-	12,965.00
Date	Description	Debit	Credit	Type
02/01/2024	16665 - Briscoe Ivester & Bazel LLP - General Matters through 1/31	9,045.00	-	Invoice
51565 - Office Supplies	140.00	-	-	140.00
Date	Description	Debit	Credit	Type
51605 - Administrative Expenses - General	0.00	145.00	-	145.00
Date	Description	Debit	Credit	Type

Francesca Association

GL Trial Balance For 2/1/2024 - 2/29/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
51605 - Administrative Expenses - General	0.00	145.00	-	145.00
Date	Description	Debit	Credit	Type
02/01/2024	4678 - Victor Khomin - Troubleshoot printer	145.00	-	Invoice
51610 - Bank Charges	10.00	-	-	10.00
Date	Description	Debit	Credit	Type
52427 - Staff Bonus	1,950.00	-	-	1,950.00
Date	Description	Debit	Credit	Type
55000 - Property Insurance	7,139.93	10,357.62	-	17,497.55
Date	Description	Debit	Credit	Type
02/29/2024	Pollution	1,332.66	-	GL Entry
02/29/2024	Remaining Balance of Old Policy	331.18	-	GL Entry
02/29/2024	Umbrella	663.50	-	GL Entry
02/29/2024	Gen Liability	348.67	-	GL Entry
02/29/2024	New Comm Prop Pkg	7,315.69	-	GL Entry
02/29/2024	Expense Insurance 10/1/23-9/30/24	37.08	-	GL Entry
02/29/2024	Crime adj to clear out old policy	328.84	-	GL Entry
60100 - Electricity	2,281.79	13,359.37	10,860.38	4,780.78
Date	Description	Debit	Credit	Type
02/22/2024	4749-0224 - PG&E - 3536958474-9, 1/9-2/7	10,860.38	-	Invoice
02/27/2024	3023-0324 - PG&E - 1005773302-3, 1/8-2/6	2,419.61	-	Invoice
02/27/2024	6572-0324 - PG&E - 9911996657-2, 1/8-2/6	11.51	-	Invoice
02/27/2024	3427-0324 - PG&E - 0380773342-7, 1/9-2/7	67.87	-	Invoice
02/29/2024	4749-0224 - PG&E - 3536958474-9, 1/9-2/7	-	10,860.38	Invoice
60200 - Gas	8,363.61	10,860.38	-	19,223.99
Date	Description	Debit	Credit	Type
02/29/2024	4749-0224 - PG&E - 3536958474-9, 1/9-2/7	10,860.38	-	Invoice
62000 - Water & Sewer	4,521.14	3,796.53	-	8,317.67
Date	Description	Debit	Credit	Type

Francesca Association

GL Trial Balance For 2/1/2024 - 2/29/2024

	Beginning Balance	Current Debit	Credit	Ending Balance
62000 - Water & Sewer	4,521.14	3,796.53	-	8,317.67
Date	Description	Debit	Credit	Type
02/27/2024	2831-0327 - San Francisco Water, Power and Sewer - 2831120000, 1/23-2/21	29.14	-	Invoice
02/28/2024	8351-0324 - San Francisco Water, Power and Sewer - 8351910000, 1/23-2/14	3,767.39	-	Invoice
63000 - Telephone - General Lines	85.00	340.00	255.00	170.00
Date	Description	Debit	Credit	Type
02/01/2024	Reverse - Jan 2024 Accruals	-	255.00	GL Entry
02/29/2024	Nov 23 - Feb 24	340.00	-	GL Entry
63600 - Telephone - Building System Line	1,575.18	1,581.61	-	3,156.79
Date	Description	Debit	Credit	Type
02/01/2024	Phone0224FC - Citiscape Property Mgmt. Group - February Cell Phone Reimbursement	75.00	-	Invoice
02/26/2024	9037-0224 - AT&T - 415 834-9037 636 1, 1/22-2/21	1,506.61	-	Invoice
64200 - Internet Service	54.00	374.50	321.50	107.00
Date	Description	Debit	Credit	Type
02/01/2024	Reverse - Jan 2024 Accruals	-	321.50	GL Entry
02/29/2024	Aug 23 - Feb 24	374.50	-	GL Entry
65000 - Garbage & Recycling	2,340.67	4,693.67	2,352.00	4,682.34
Date	Description	Debit	Credit	Type
02/01/2024	Reverse - Jan 2024 Accruals	-	2,352.00	GL Entry
02/01/2024	65102147 - Recology Golden Gate - 011343755, 12/1-12/31	2,352.55	-	Invoice
02/27/2024	65437121 - Recology Golden Gate - 011343755, 2/1-2/29	2,341.12	-	Invoice
71005 - Floral Arrangement	309.58	309.58	-	619.16
Date	Description	Debit	Credit	Type
02/05/2024	14915 - Karah L Schweizer - January Lobby Arrangement	309.58	-	Invoice
74000 - General Repair	120.00	433.55	-	553.55
Date	Description	Debit	Credit	Type
02/01/2024	d091403 - Robert A. Warman Co. Inc. - Doors	241.45	-	Invoice

Francesca Association

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		
			Debit	Credit	Ending Balance
74000 - General Repair		120.00	433.55	-	553.55
Date	Description		Debit	Credit	Type
02/11/2024	15085 - High Marks Janitorial, Inc. - Clean Boiler & Soap Cartridges		192.10	-	Invoice
74002 - General Maintenance		984.14	990.00	-	1,974.14
Date	Description		Debit	Credit	Type
02/14/2024	815-01.13.24 - Michael Wolf - Flue Cleanup		990.00	-	Invoice
75100 - Pest Control		120.00	120.00	-	240.00
Date	Description		Debit	Credit	Type
02/12/2024	16472888 - Dewey Pest Control - February Services		120.00	-	Invoice
82000 - Janitorial Contract		4,070.00	4,070.00	-	8,140.00
Date	Description		Debit	Credit	Type
02/11/2024	15085 - High Marks Janitorial, Inc. - February 2024 Services		4,070.00	-	Invoice
83015 - Security Service		12,461.63	23,641.33	-	36,102.96
Date	Description		Debit	Credit	Type
02/01/2024	10067661 - AX9 - 1/22-1/28 Services		3,852.18	-	Invoice
02/01/2024	10067444 - AX9 - 1/15-1/21 Services		4,127.32	-	Invoice
02/09/2024	10068004 - AX9 - 1/29-2/4		3,832.51	-	Invoice
02/16/2024	10068168 - AX9 - 2/5-2/11		3,851.78	-	Invoice
02/22/2024	10068401 - AX9 - 2/12-2/18		3,852.18	-	Invoice
02/29/2024	10068622 - AX9 - 2/19-2/25 Services		4,125.36	-	Invoice
83070 - Fire Life Safety Contract		80.00	-	-	80.00
Date	Description		Debit	Credit	Type
83090 - Fire Prevention Repair		2,327.50	-	-	2,327.50
Date	Description		Debit	Credit	Type
83510 - Elevator Services Contract		1,350.00	2,700.00	1,350.00	2,700.00
Date	Description		Debit	Credit	Type
02/01/2024	Reverse - Jan 2024 Accruals		-	1,350.00	GL Entry

Francesca Association

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
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83510 - Elevator Services Contract		1,350.00	2,700.00	1,350.00	2,700.00
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Date	Description		Debit	Credit	Type
02/19/2024	815-JAN2024 - Robert Paul Cotton - January Services		1,350.00	-	Invoice
02/29/2024	Feb 2024 Accruals		1,350.00	-	GL Entry
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90000 - Reserve - Allocation/Transfer		28,611.42	28,611.42	-	57,222.84
<hr/>					
Date	Description		Debit	Credit	Type
02/20/2024	Reserve Transfer		28,611.42	-	GL Entry
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92616 - Elevators		0.00	65,000.00	-	65,000.00
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Date	Description		Debit	Credit	Type
02/15/2024	815-02.15.24 - Robert Paul Cotton - Elevator Modernization 50% Deposit		65,000.00	-	Invoice
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Net Total		0.00	800,554.26	800,554.26	0.00

Francesca Association

Bank Account Reconciliation for Period 2/29/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Alliance Operating 3859	84,619.64	-21,871.47	62,748.17	62,748.17	Balanced
Alliance Reserve 5263	591,516.37	-65,000.00	526,516.37	526,516.37	Balanced
Alliance Reserve CDARs	253,057.36	0.00	253,057.36	253,057.36	Balanced
Alliance Reserve CDs	253,241.71	0.00	253,241.71	253,241.71	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Alliance Operating 3859			
9/13/2023	Elissa Buie	100015	-650.00
11/22/2023	Katrin Ewald	100049	-1,596.86
2/21/2024	Abracadabra Window Wizard	100099	-990.00
2/21/2024	Metro Computers	100101	-145.00
2/22/2024	AX9	100102	-3,832.51
2/22/2024	High Marks Janitorial, Inc.	100103	-4,262.10
2/23/2024	Briscoe Ivester & Bazel LLP	100104	-9,045.00
2/27/2024	Millard Tong Construction	100105	-1,350.00
Total Alliance Operating 3859			-21,871.47
Alliance Reserve 5263			
2/20/2024	Millard Tong Construction	100008	-65,000.00
Total Alliance Reserve 5263			-65,000.00

Reconciled Items

Date	Description	Check No	Amount
Alliance Operating 3859			
1/26/2024	Acct: 81551445 Check #3365005682		500.00
2/1/2024	Lockbox Deposit - Alliance Association Bank		14,624.29
2/5/2024	Acct: 81551432 Check #0070837336		7,675.61
2/5/2024	Lockbox Deposit - Alliance Association Bank		1,742.54
2/6/2024	Lockbox Deposit - Alliance Association Bank		7,460.65
2/7/2024	Lockbox Deposit - Alliance Association Bank		1,421.94

Francesca Association

Bank Account Reconciliation for Period 2/29/2024

Date	Description	Check No	Amount
2/8/2024	Lockbox Deposit - Alliance Association Bank		6,638.43
2/9/2024	OwnerDraft Deposit	ACH	33,430.52
2/9/2024	Lockbox Deposit - Alliance Association Bank		1,651.00
2/13/2024	Lockbox Deposit - Alliance Association Bank		3,245.53
2/14/2024	Lockbox Deposit - Alliance Association Bank		1,747.28
2/15/2024	Lockbox Deposit - Alliance Association Bank		3,749.59
2/16/2024	Lockbox Deposit - Alliance Association Bank		942.32
2/20/2024	Acct: 81551455 Check #10045		500.00
2/20/2024	Lockbox Deposit - Alliance Association Bank		2,169.89
2/21/2024	Lockbox Deposit - Alliance Association Bank		2,904.73
2/22/2024	Lockbox Deposit - Alliance Association Bank		8,309.47
2/26/2024	Acct: 81558024 Check #507055429		1,000.00
2/27/2024	Lockbox Deposit - Alliance Association Bank		1,784.96
2/29/2024	Lockbox Deposit - Alliance Association Bank		8,909.69
2/29/2024	February Interest		2.28
12/7/2023	Robert Scott Tesler, Successor Trustee	100054	-1,055.97
1/8/2024	Metro Computers	100074	-140.00
1/22/2024	AX9	100085	-4,127.32
1/22/2024	Millard Tong Construction	100088	-1,350.00
1/22/2024	Robert Scott Tesler, Successor Trustee	100089	-1,055.97
1/29/2024	AX9	100090	-3,852.18
1/29/2024	Johnson Controls Fire	100091	-80.00
1/29/2024	High Marks Janitorial, Inc.	100092	-4,190.00
2/1/2024	Citiscap Property Mgmt. Group	100093	-3,400.00
2/2/2024	PG&E	300039	-8.71
2/6/2024	SF Water	300047	-4,498.47
2/6/2024	SF Water	300048	-22.67
2/6/2024	AX9	100094	-4,127.32
2/6/2024	Warman Security	100095	-241.45
2/13/2024	AX9	100096	-3,852.18
2/13/2024	Citiscap Property Mgmt. Group	100097	-75.00
2/13/2024	Nob Hill Florest	100098	-309.58
2/13/2024	Risk Strategies Company	300049	-2,150.00
2/13/2024	Risk Strategies Company	300050	-7,962.00
2/13/2024	Risk Strategies Company	300051	-21,764.45
2/13/2024	Risk Strategies Company	300052	-4,184.02
2/13/2024	Risk Strategies Company	300053	-66,023.87
2/14/2024	AT&T	300057	-1,506.61
2/15/2024	Recology Golden Gate	300046	-2,341.12
2/15/2024	Recology Golden Gate	300056	-2,352.55
2/21/2024	Dewey Pest Control	100100	-120.00
2/28/2024	Risk Strategies Company	300054	-15,991.87

Francesca Association

Bank Account Reconciliation for Period 2/29/2024

Date	Description	Check No	Amount
		Total Alliance Operating 3859	-46,372.59
Alliance Reserve 5263			
2/29/2024	February Interest		304.49
		Total Alliance Reserve 5263	304.49
Alliance Reserve CDARs			
2/1/2024	February Interest		716.71
		Total Alliance Reserve CDARs	716.71
Alliance Reserve CDs			
2/19/2024	February Interest		1,095.59
		Total Alliance Reserve CDs	1,095.59

Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: January 31, 2024
This statement: February 29, 2024
Total days in statement period: 29

FRANCESCA ASSOCIATION
C/O HOA ACCOUNTING SERVICES, INC.
OPERATING
2261 MARKET ST # 4100
SAN FRANCISCO CA 94114-1612

Page 1
XXXXXX3859
(13)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX3859	Beginning balance	\$130,992.23
Enclosures	13	Total additions	110,410.72
Low balance	\$81,557.14	Total subtractions	156,783.31
Average balance	\$115,848.54	Ending balance	\$84,619.64
Avg collected balance	\$114,975		

CHECKS

Number	Date	Amount	Number	Date	Amount
100054	02-13	1,055.97	100092	02-05	4,190.00
100074 *	02-05	140.00	100093	02-08	3,400.00
100085 *	02-05	4,127.32	100094	02-20	4,127.32
100088 *	02-06	1,350.00	100096 *	02-26	3,852.18
100089	02-13	1,055.97	100097	02-22	75.00
100090	02-12	3,852.18	100098	02-22	309.58
100091	02-07	80.00			

* Skip in check sequence

DEBITS

Date	Description	Subtractions
02-05	' ACH Debit PGANDE WEB ONLINE 240203	8.71
02-06	' ACH Debit SFPUC WEB_PAY 240206	22.67
02-06	' ACH Debit SFPUC WEB_PAY 240206	4,498.47

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
02-07	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100095*2402 06*Warman Security\135687650\85513602\135687650	241.45
02-14	' ACH Debit ATT Payment 240214	1,506.61
02-14	' ACH Debit RSC FIRST REPUB DRAFTS 240214 16426162	102,084.34
02-16	' ACH Debit RECOLOGY GOLDGAT WEB_PAY 240216	4,693.67
02-22	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100100*2402 21*Dewey Pest Control\136940806\86807849\136940806	120.00
02-29	' ACH Debit RSC FIRST REPUB DRAFTS 240229 16640219	15,991.87

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-01	' Lockbox Deposit	14,624.29
02-05	' Remote Deposit	500.00
02-05	' Lockbox Deposit	1,742.54
02-06	' Lockbox Deposit	7,460.65
02-07	' Lockbox Deposit	1,421.94
02-08	' Lockbox Deposit	6,638.43
02-09	' Lockbox Deposit	1,651.00
02-12	' Remote Deposit	7,675.61
02-12	' ACH Credit Francesca Associ L539599 240212	33,430.52
02-13	' Lockbox Deposit	3,245.53
02-14	' Lockbox Deposit	1,747.28
02-15	' Lockbox Deposit	3,749.59
02-16	' Lockbox Deposit	942.32
02-20	' Lockbox Deposit	2,169.89
02-21	' Lockbox Deposit	2,904.73
02-22	' Remote Deposit	500.00
02-22	' Lockbox Deposit	8,309.47
02-27	' Remote Deposit	1,000.00
02-27	' Lockbox Deposit	1,784.96
02-29	' Lockbox Deposit	8,909.69
02-29	' Interest Credit	2.28

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01-31	130,992.23	02-01	145,616.52	02-05	139,393.03

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
02-06	140,982.54	02-13	185,360.00	02-21	84,461.87
02-07	142,083.03	02-14	83,516.33	02-22	92,766.76
02-08	145,321.46	02-15	87,265.92	02-26	88,914.58
02-09	146,972.46	02-16	83,514.57	02-27	91,699.54
02-12	184,226.41	02-20	81,557.14	02-29	84,619.64

INTEREST INFORMATION

Annual percentage yield earned	0.03%
Interest-bearing days	29
Average balance for APY	\$114,975.88
Interest earned	\$2.28

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Francesca Association
c/o CitScape Property Management
3450 3rd Street, Suite 1A
San Francisco, CA 94124

Alliance Association Bank
3033 W. Bay Road, Suite 200
Chandler, AZ 85226

DATE: 12/07/2023

100054

PAY TO THE ORDER OF Robert Scott Tesler, Successor Trustee \$ 1,055.97 DOLLARS

memo: Inv: K11345161; (cont.on stub)

Joanna Lam

⑆100054⑆ ⑆122105980⑆ 8685333859⑆

02/13/2024 100054 \$1,055.97

Francesca Association
c/o CitScape Property Management
3450 3rd Street, Suite 1A
San Francisco, CA 94124

Alliance Association Bank
3033 W. Bay Road, Suite 200
Chandler, AZ 85226

DATE: 01/29/2024

100091

PAY TO THE ORDER OF Johnson Controls Fire \$ 80.00 DOLLARS

memo: Act: 51132518-56; Inv: 23827495-1; (cont.on stub)

Joanna Lam

⑆100091⑆ ⑆122105980⑆ 8685333859⑆

02/07/2024 100091 \$80.00

Francesca Association
c/o CitScape Property Management
3450 3rd Street, Suite 1A
San Francisco, CA 94124

Alliance Association Bank
3033 W. Bay Road, Suite 200
Chandler, AZ 85226

DATE: 01/08/2024

100074

PAY TO THE ORDER OF Metro Computers \$ 140.00 DOLLARS

memo: Inv: 14666

Joanna Lam

⑆100074⑆ ⑆122105980⑆ 8685333859⑆

02/05/2024 100074 \$140.00

Francesca Association
c/o CitScape Property Management
3450 3rd Street, Suite 1A
San Francisco, CA 94124

Alliance Association Bank
3033 W. Bay Road, Suite 200
Chandler, AZ 85226

DATE: 01/29/2024

100092

PAY TO THE ORDER OF High Marks Janitorial, Inc. \$ 4,190.00 DOLLARS

memo: Inv: 14895

Joanna Lam

⑆100092⑆ ⑆122105980⑆ 8685333859⑆

02/05/2024 100092 \$4,190.00

Francesca Association
c/o CitScape Property Management
3450 3rd Street, Suite 1A
San Francisco, CA 94124

Alliance Association Bank
3033 W. Bay Road, Suite 200
Chandler, AZ 85226

DATE: 01/22/2024

100085

PAY TO THE ORDER OF AX9 \$ 4,127.32 DOLLARS

memo: Act: 33292120; Inv: 10964993

Joanna Lam

⑆100085⑆ ⑆122105980⑆ 8685333859⑆

02/05/2024 100085 \$4,127.32

Francesca Association
c/o CitScape Property Management
3450 3rd Street, Suite 1A
San Francisco, CA 94124

Alliance Association Bank
3033 W. Bay Road, Suite 200
Chandler, AZ 85226

DATE: 02/01/2024

100093

PAY TO THE ORDER OF CitScape Property Mgmt. Group \$ 3,400.00 DOLLARS

memo: Act: 1223; Inv: 815-FEB2024

Joanna Lam

⑆100093⑆ ⑆122105980⑆ 8685333859⑆

02/08/2024 100093 \$3,400.00

Francesca Association
c/o CitScape Property Management
3450 3rd Street, Suite 1A
San Francisco, CA 94124

Alliance Association Bank
3033 W. Bay Road, Suite 200
Chandler, AZ 85226

DATE: 01/22/2024

100088

PAY TO THE ORDER OF Millard Tong Construction \$ 1,350.00 DOLLARS

memo: Inv: 815-DEC2023

Joanna Lam

⑆100088⑆ ⑆122105980⑆ 8685333859⑆

02/06/2024 100088 \$1,350.00

Francesca Association
c/o CitScape Property Management
3450 3rd Street, Suite 1A
San Francisco, CA 94124

Alliance Association Bank
3033 W. Bay Road, Suite 200
Chandler, AZ 85226

DATE: 02/06/2024

100094

PAY TO THE ORDER OF AX9 \$ 4,127.32 DOLLARS

memo: Act: 33292120; Inv: 10957444

Joanna Lam

⑆100094⑆ ⑆122105980⑆ 8685333859⑆

02/20/2024 100094 \$4,127.32

Francesca Association
c/o CitScape Property Management
3450 3rd Street, Suite 1A
San Francisco, CA 94124

Alliance Association Bank
3033 W. Bay Road, Suite 200
Chandler, AZ 85226

DATE: 01/22/2024

100089

PAY TO THE ORDER OF Robert Scott Tesler, Successor Trustee \$ 1,055.97 DOLLARS

memo: Inv: K11345161; (cont.on stub)

Joanna Lam

⑆100089⑆ ⑆122105980⑆ 8685333859⑆

02/13/2024 100089 \$1,055.97

Francesca Association
c/o CitScape Property Management
3450 3rd Street, Suite 1A
San Francisco, CA 94124

Alliance Association Bank
3033 W. Bay Road, Suite 200
Chandler, AZ 85226

DATE: 02/13/2024

100096

PAY TO THE ORDER OF AX9 \$ 3,852.18 DOLLARS

memo: Act: 33292120; Inv: 10967661

Joanna Lam

⑆100096⑆ ⑆122105980⑆ 8685333859⑆

02/26/2024 100096 \$3,852.18

Francesca Association
c/o CitScape Property Management
3450 3rd Street, Suite 1A
San Francisco, CA 94124

Alliance Association Bank
3033 W. Bay Road, Suite 200
Chandler, AZ 85226

DATE: 01/29/2024

100090

PAY TO THE ORDER OF AX9 \$ 3,852.18 DOLLARS

memo: Act: 33292120; Inv: 10967212

Joanna Lam

⑆100090⑆ ⑆122105980⑆ 8685333859⑆

02/12/2024 100090 \$3,852.18

Francesca Association
c/o CitScape Property Management
3450 3rd Street, Suite 1A
San Francisco, CA 94124

Alliance Association Bank
3033 W. Bay Road, Suite 200
Chandler, AZ 85226

DATE: 02/13/2024

100097

PAY TO THE ORDER OF CitScape Property Mgmt. Group \$ 75.00 DOLLARS

memo: Inv: Phone0224FC

Joanna Lam

⑆100097⑆ ⑆122105980⑆ 8685333859⑆

02/22/2024 100097 \$75.00

THE DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS

Francesca Association
c/o CRIScope Property Management
3450 3rd Street, Suite 1A
San Francisco, CA 94124

Francesca Association Bank
3033 W. Bay Road, Suite 200
Chandler, AZ 85226

100098
DATE: 02/13/2024

PAY TO Nob Hill Florest \$ 309.58
THE ORDER OF Three Hundred Nine Dollars and Fifty-Eight Cents DOLLARS

memo: Inv 14915

Joanna Lam

MP 400098 MP 1221059804 8685333859P

02/22/2024 100098 \$309.58



Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: January 31, 2024
This statement: February 29, 2024
Total days in statement period: 29

FRANCESCA ASSOCIATION
C/O HOA ACCOUNTING SERVICES INC
COD
2261 MARKET ST # 4100
SAN FRANCISCO CA 94114-1612

Page 1
XXXXXX0643
(0)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB CD

Account number	XXXXXX0643
Total principal	\$250,000.00
Total current balance	\$253,241.71
Total interest year to date	\$2,187.60

DAILY ACTIVITY

<u>Date</u>	<u>Description</u>	<u>Additions</u>	<u>Subtractions</u>	<u>Balance</u>
01-31	Beginning balance			\$252,146.12
02-19	Interest Credit	1,095.59		253,241.71
02-29	Ending totals	1,095.59	.00	\$253,241.71

Thank you for banking with Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: January 31, 2024
This statement: February 29, 2024
Total days in statement period: 29

FRANCESCA ASSOCIATION
C/O HOA ACCOUNTING SERVICES, INC.
RESERVE
2261 MARKET ST # 4100
SAN FRANCISCO CA 94114-1612

Page 1
XXXXXX5263
(0)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX5263	Beginning balance	\$591,211.88
Low balance	\$591,211.88	Total additions	304.49
Average balance	\$591,211.88	Total subtractions	0.00
Avg collected balance	\$591,211	Ending balance	\$591,516.37
Interest paid year to date	\$618.80		

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-29	Interest Credit	304.49

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01-31	591,211.88	02-29	591,516.37		

INTEREST INFORMATION

Annual percentage yield earned	0.65%
Interest-bearing days	29
Average balance for APY	\$591,211.88
Interest earned	\$304.49

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Western Alliance Bank
One E Washington St.
Ste 1400
Phoenix, AZ 85004

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Western Alliance
Bank

Member FDIC

RETURN SERVICE REQUESTED

FRANCESCA ASSOCIATION
C/O HOA ACCOUNTING SERVICES, INC.
3100 CLAYTON RD
CONCORD, CA 94519

Contact Us
1-800-764-7619



Account
FRANCESCA ASSOCIATION

Date
02/22/2024

Page
1 of 2

CDARS® Customer Statement

The following information is a summary of activity in your CDARS accounts and the list of FDIC-insured institutions that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through CDARS.

Summary of Accounts

Account ID	Effective Date	Maturity Date	Interest Rate	Opening Balance	Ending Balance
1028130755	11/24/2023	02/22/2024	4.93%	\$252,340.65	\$0.00
TOTAL				\$252,340.65	\$0.00

CONTAINS CONFIDENTIAL INFORMATION

IntraFi and CDARS are registered service marks of IntraFi Network LLC.

Member
FDIC



Western Alliance
Bank

Member FDIC

Divisions: Alliance Association Bank | Alliance Bank of Arizona | Bank of Nevada | Bridge Bank | First Independent Bank | Torrey Pines Bank
Subsidiaries: AmeriHome Mortgage

Date
02/22/2024

Page:
2 of 2

DETAILED ACCOUNT OVERVIEW

Account ID: 1028130755
Account Title: FRANCESCA ASSOCIATION

Account Summary - CD

Product Term	13-Week Non-Personal CD	Effective Date	11/24/2023
Interest Rate	4.93%	Maturity Date	02/22/2024
Account Balance	\$0.00	YTD Interest Paid	\$1,771.00
Annual Percentage Yield	5.05%	Interest Earned Since Last Statement	716.71

CD Issued by

River City Bank FDIC Cert. 18983

YTD Interest Paid	\$1,176.38
Int Earned Since Last Statement	476.07

02/01/2024	Opening Balance	\$167,616.21
02/22/2024	Interest Payment	476.07
02/22/2024	Maturity Payout - Funds To Be Reinvested	(168,092.28)
02/22/2024	Ending Balance	0.00

Umpqua Bank FDIC Cert. 17266

YTD Interest Paid	\$594.62
Int Earned Since Last Statement	240.64

02/01/2024	Opening Balance	\$84,724.44
02/22/2024	Interest Payment	240.64
02/22/2024	Maturity Payout - Funds To Be Reinvested	(84,965.08)
02/22/2024	Ending Balance	0.00

CONTAINS CONFIDENTIAL INFORMATION

IntraFi and COARS are registered service marks of IntraFi Network LLC.

Member
FDIC



**Western Alliance
Bank®**

Member FDIC

Divisions: Alliance Association Bank | Alliance Bank of Arizona | Bank of Nevada | Bridge Bank | First Independent Bank | Torrey Pines Bank
Subsidiaries: AmeriHome Mortgage

Western Alliance Bank
One E Washington St.
Ste 1400
Phoenix, AZ 85004

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Western Alliance
Bank

Member FDIC

RETURN SERVICE REQUESTED

FRANCESCA ASSOCIATION
C/O HOA ACCOUNTING SERVICES, INC.
3100 CLAYTON RD
CONCORD, CA 94519

Contact Us
1-800-764-7619



Account
FRANCESCA ASSOCIATION

Date
02/22/2024

Page
1 of 1

CDARS® New Account Notice

Thank you for purchasing certificates of deposit through Western Alliance Bank. These deposits have been placed by us, as your agent and custodian, through CDARS with one or more FDIC-insured depository institutions. Per your request, the funds will be resubmitted for deposit at maturity. There is no grace period after maturity, so please advise us prior to 4:00 PM (local time) two business days before maturity if you wish to amend these instructions. If any of the following information is incorrect, or if you have any questions, please contact us using the contact information noted above.

Account Summary - CD

Account ID	1028574696	Principal Amount	\$253,057.36
Effective Date	02/22/2024	Interest Rate	4.89%
Maturity Date	08/22/2024	Annual Percentage Yield	5.01%
Interest Payment Frequency	Month End	Old Account ID	1028130755
Interest Disbursement Type	Credit to Principal		
Maturity Disbursement Type	Reinvest		
Product Term	26-Week Non-Personal CD		

Your certificates of deposit were issued by the following FDIC-insured depository institutions:

FDIC-insured Institution	City/State	FDIC Cert No.	Balance
Five Star Bank	Warsaw, NY	659	\$10,557.36
Texas Bank and Trust Company	Longview, TX	17842	242,500.00
			\$253,057.36

CONTAINS CONFIDENTIAL INFORMATION

IntraFi and CDARS are registered service marks of IntraFi Network LLC.

Member
FDIC



Western Alliance
Bank

Member FDIC

Divisions: Alliance Association Bank | Alliance Bank of Arizona | Bank of Nevada | Bridge Bank | First Independent Bank | Torrey Pines Bank
Subsidiaries: AmeriHome Mortgage

Glossary

General Descriptions:

Accounts Payable	Invoices pending payment. See the AP Aging report for details.
Accounts Receivable	Assessment income recorded and billed to owners but not yet collected in the bank.
Accrued Expense Payable	Current month expenses to be paid in the following month.
Allowance for Doubtful Accounts	Uncollectable assessments estimated by the CPA during annual review.
Prepaid Assessments	Payments made in advance by owners for assessment income not yet recorded.
Prepaid Expenses	Expenses paid in advance to be recorded in the month the services are performed.
Prepaid Insurance	Association insurance paid in advance and broken down monthly.
Prepaid Taxes	The balance of taxes paid in advance according to the CPA at year end or estimated taxes paid in the current year.
Prior Year Adjustments	Adjustments made to income and expenses in the current financial year for the prior financial year.
Refundable Deposits	Fund collected to be used or refunded after certain activities are performed or obligations are met.
RS Contract Liabilities	Reserve funds collected in prior years for projects not yet performed or completed.

General Disclosures:

- Any combined accounts that fall under the same banking institution. If the combined total cash is over \$250,000.00 and not in IntraFi Accounts, they are most likely over the FDIC limit. Please visit www.gov.fdic for more information.
- If your Operating cash is below one month of budgeted assessment income or the Operating fund is negative, the association should consider action to increase funds to prevent cash flow issues.
- Due to Regulation D within the banking industry, you may see "Excess Withdrawal Fees" charged by the bank if there are more than 6 withdrawals in one month made from your money market or savings accounts. If the Association exceeds the limit of 6 transactions three times, the bank is forced to change to a transactional account.
- Funds will not be verified if the bank statement was not available when the financial report was completed. Financial reports are marked draft if a bank statement is missing for several months.
- It is the responsibility of the primary contact to notify all necessary parties when they have been notified that the financial report is available for download.

INVOICE

INVOICE DATE: 01/08/2024

CLIENT: 1223

Bill to: Francesca Assoc - 850 Powell
c/o CitiScape Property Managem
3450 3rd Str.. 1-A
San Francisco CA 94124

Remit to: CitiScape Property Manag
3450 3rd Street STE 1-A
San Francisco CA 94124

Attn:

DUE UPON RECEIPT

Charge Date	Reference	Description	Amount
01/01/2024	Franchesca	Outsource Mgmt Fee	3,400.00
		Outsource Mgmnt Fee	
TOTAL DUE			\$3,400.00



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2
Statement Date: 01/12/2024
Due Date: 02/02/2024

Service For:

FRANCESCA CONDOMINIUM
850 POWELL ST
SAN FRANCISCO, CA 94108

Questions about your bill?

Mon-Fri 7 a.m.-7 p.m.
Saturday 8 a.m.-5 p.m.
Phone: 1-800-743-5000
www.pge.com/MyEnergy

Ways To Pay

www.pge.com/waystopay

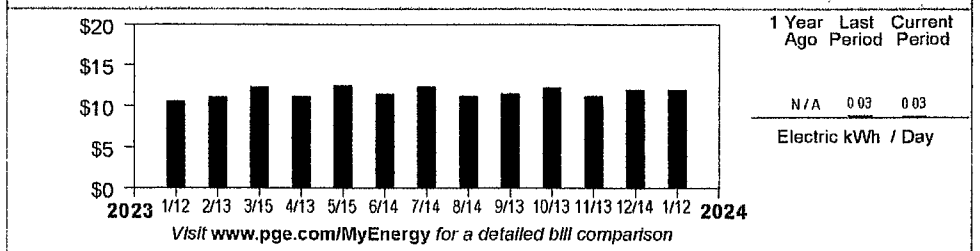
Your Account Summary

Credit Balance on Previous Statement	-\$3.20
Payment(s) Received Since Last Statement	0.00
Outstanding Credit Balance	-\$3.20
Current PG&E Electric Delivery Charges	\$11.78
CleanPowerSF Electric Generation Charges	0.13

Total Amount Due by 02/02/2024 \$8.71

Electric Monthly Billing History

Daily Usage Comparison



Important Messages

PG&E has moved its headquarters to: Pacific Gas and Electric Company, 300 Lakeside Drive, Suite 210, Oakland, CA 94612
For customers with solar or other generation interconnection agreements, please send any future agreement-related documents to the address above, with: **Attn: Electric Grid Interconnection – Contract Management**. This notice is for information only.

Get help lowering your usage this winter with these simple ways to save. Visit www.pge.com/wintersavings.

Please return this portion with your payment. No staples or paper clips. Do not fold. Thank you.

99909911996657200000011910000000871



Account Number:	Due Date:	Total Amount Due:	Amount Enclosed:
9911996657-2	02/02/2024	\$8.71	\$

674870110760 2 MB 0.561 620 5237 11



FRANCESCA CONDOMINIUM
DEPT 116; C/O HOA ACCOUNTING SERVICES
PO BOX 4579
HOUSTON TX 77210-4579

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300



67487011005237003001F2



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2
Statement Date: 01/12/2024
Due Date: 02/02/2024

Important Phone Numbers - Monday-Friday 7 a.m.-7 p.m., Saturday 8 a.m.-5 p.m.

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

TTY 7-1-1

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

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

Rules and rates

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

If you believe there is an error on your bill, please call 1-800-743-5000 to speak with a representative. If you are not satisfied with our response, contact the California Public Utilities Commission (CPUC), Consumer Affairs Branch (CAB), 505 Van Ness Avenue, Room 2003, San Francisco, CA 94102, 1-800-849-7570 or 7-1-1 (8:30 AM to 4:30 PM, Monday through Friday) or by visiting www.cpuc.ca.gov/complaints/.

To avoid having service turned off while you wait for the outcome of a complaint to the CPUC specifically regarding the accuracy of your bill, please contact CAB for assistance. If your case meets the eligibility criteria, CAB will provide you with instructions on how to mail a check or money order to be impounded pending resolution of your case. You must continue to pay your current charges while your complaint is under review 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.

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. Any usage over your baseline allowance will be charged at a higher price.

Wildfire Fund Charge: Charge on behalf of the State of California Department of Water Resources (DWR) to fund the California Wildfire Fund. For usage prior to October 1, 2020, this charge included costs related to the 2001 California energy crisis, also collected on behalf of the DWR. These charges belong to DWR, not PG&E.

Power Charge Indifference Adjustment (PCIA): The PCIA is a charge to ensure that both PG&E customers and those who have left PG&E service to purchase electricity from other providers pay for the above market costs for electric generation resources that were procured by PG&E on their behalf. 'Above market' refers to the difference between what the utility pays for electric generation and current market prices for the sale of those resources. Visit www.pge.com/cca.

Wildfire Hardening Charge: PG&E has been permitted to issue bonds that enable it to recover more quickly certain costs related to preventing and mitigating catastrophic wildfires, while reducing the total cost to its customers. Your bill for electric service includes a fixed recovery charge called the Wildfire Hardening Charge that has been approved by the CPUC to repay those bonds. The right to recover the Wildfire Hardening Charge has been transferred to a separate entity (called the Special Purpose Entity) that issued the bonds and does not belong to PG&E. PG&E is collecting the Wildfire Hardening Charge on behalf of the Special Purpose Entity. For details visit: www.pge.com/tariffs/assets/pdf/tariffbook/ELEC_PRELIM_JF.pdf.

Recovery Bond Charge/Credit: Your bill for electric service includes a charge that has been approved by the CPUC to repay bonds issued for certain costs related to catastrophic wildfires. The Recovery Bond Charge (RBC) rate is currently \$0.00798 per kWh. PG&E has also contributed certain amounts to a trust fund which is used to provide a customer credit equal to \$0.00798 per kWh (Recovery Bond Credit). The right to recover the RBC has been transferred to one or more Special Purpose Entities that issued the bonds and does not belong to PG&E. PG&E is collecting that portion of the RBC on behalf of the Special Purpose Entities.

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

See the table reflecting "Your Electric Charges Breakdown" on the last page

"PG&E" refers to Pacific Gas and Electric Company, a subsidiary of PG&E Corporation. © 2024 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: 9911996657-2

Change my mailing address to: _____

City _____ State _____ ZIP code _____

Primary Phone _____ Primary Email _____

Ways To Pay

- **Online via web or mobile at www.pge.com/waystopay**
- **By mail:** Send your payment along with this payment stub in the envelope provided.
- **By debit card, Visa, MasterCard, American Express, or Discover:** Call 877-704-8470 at any time. (Our independent service provider charges a fee per transaction.)
- **At a neighborhood payment center:** To find a neighborhood payment center near you, please visit www.pge.com or call 800-743-5000. Please bring a copy of your bill with you.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2
Statement Date: 01/12/2024
Due Date: 02/02/2024

Details of PG&E Electric Delivery Charges

12/08/2023 - 01/07/2024 (31 billing days)

Service For: 850 POWELL ST
Service Agreement ID: 9919942751 FIRE PUMP
Rate Schedule: Time-of-Use (Peak Pricing 4 - 9 p.m. Every Day)

Service Information

Meter # 1009947512
Total Usage 1.040000 kWh
Baseline Territory T
Heat Source B - Not Electric
Serial N
Rotating Outage Block 50

12/08/2023 - 12/31/2023

Minimum Delivery Charge ¹ 24 days @ \$0.37612 \$9.03
SF Prop C Tax Surcharge 0.09

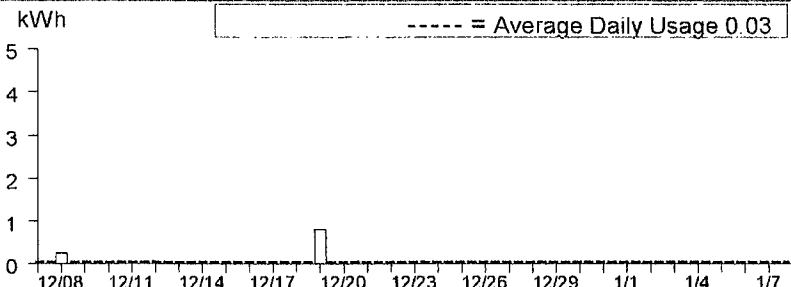
01/01/2024 - 01/07/2024

Minimum Delivery Charge ¹ 7 days @ \$0.37612 \$2.63
SF Prop C Tax Surcharge 0.03

Total PG&E Electric Delivery Charges \$11.78

¹ Minimum daily charge set by the CPUC
2018 Vintaged Power Charge Indifference Adjustment

Electric Usage This Period: 1.040000 kWh, 31 billing days



	Usage	Energy Charges
■ Peak ¹	0.00%	\$0.00
□ Off Peak ²	0.00%	\$0.00

¹Peak: 4:00pm-9:00pm, Every Day;
²Off Peak: All Other Hours



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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2

Statement Date: 01/12/2024

Due Date: 02/02/2024

Details of CleanPowerSF Electric Generation Charges

12/08/2023 - 01/07/2024 (31 billing days)

Service For: 850 POWELL ST

Service Agreement ID: 9910150732 ESP Customer Number: 9911996005

12/08/2023 - 01/07/2024

Rate Schedule: E-TOU-C3

Generation - Off Peak - Winter	1.040000 kWh @ \$0.12547	\$0.13
Generation - On Peak - Winter	0.000000 kWh @ \$0.14166	0.00
	Net Charges 0.13	

Energy Commission Surcharge

0.00

CleanPowerSF is committed to protecting customer privacy.

Learn more at cleanpowersf.org/privacy.

Total CleanPowerSF Electric Generation Charges

\$0.13

Service Information

Total Usage 1.040000 kWh

For questions regarding charges on this page, please contact:

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

Additional Messages

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

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

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2
Statement Date: 01/12/2024
Due Date: 02/02/2024

Important Messages (continued from page 1)

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

Your Electric Charges Breakdown (from page 2)

Transmission	\$0.05
Distribution	11.57
Electric Public Purpose Programs	0.03
Wildfire Fund Charge	0.01
Recovery Bond Charge	0.01
Recovery Bond Credit	-0.01
Taxes and Other	0.12
Total Electric Charges	\$11.78

67487011005237003003F2





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

Payment Remittance Address

P. . Box 7369
San Francisco, CA 94120-7369

Questions?

Contact us at 415-551-3000 or sfpuc.org.

Account Number:
8351910000

Service Address:
850 Powell St

Customer Name:
Association, Francesca C.

Bill Date: 01 22 2024
Payment Due Date: 02 06 2024
Total Amount Due: 4,498.47

We are now accepting AmEx as an additional credit card option for online and pay-by-phone payments only. We are still accepting VISA, MC, debit, eCheck or cash payments via our online payment service provider, BRA, at sfpuc.org or aterepay.com or Pay-By-Phone at 844-737-8222 or 415-551-3000, free of any processing charges to you. The cash option only allows for payments at 7-Eleven stores using a barcode downloaded from the e-pay site. For more information, visit sfpuc.org or paymentoptions.com.

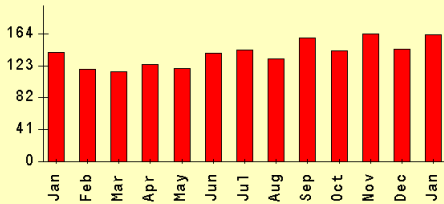
If you would like to make a donation to the SFPUC's Community Assistance Program Annual Fund to help low-income San Franciscans pay their utility bill, please visit sfpuc.org or learninhowyoucanhelpitsand-donations.com or call 415-551-3000. Thank you for your generosity and support of this program.

Your current water charge includes \$41.43 or 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 about the water bond pass-through, visit the SF Rent Board at <https://srb.org>, at 415-252-4600 or at 25 Van Ness Ave, Suite 320.

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

My Account can help you manage and reduce water use. Sign up today to learn how much water your home or building uses hourly daily and see how your water use affects your bill. To enroll, visit myaccount.sfpuc.org or more in o.

Compare Your Water Consumption
in units of water



A UNIT OF WATER IS 748 GALLONS

Bill Period	Days	Gallons	Gal/day	Cost/day
This Year	33	121983	3696	136.31
Last Year	34	104600	3076	112.18

Summary of Charges as of January 22, 2024

Previous Balance	3,991.33	
1 04 24 Payment	-3,991.33	
Total Previous Balance		\$0.00
Current Charges - See Below	\$4,498.47	
Total Current Charges		\$4,498.47
Total Amount Due		\$4,498.47

Calculation of Current Charges

Water Service - Residential Multiple Family (40 Dwelling Units)	\$1,853.12
Service from 12 21 2023 to 01 22 2024	
Water Service Charge	159.02
Tier 1 - Water Consumption Charge 120.00 units 10.19	1,222.80
Tier 2 - Water Consumption Charge 43.08 units 10.94	471.30
Sewer Services	\$2,645.35
Multiple Family Residence (40 Dwelling Units)	
95 Waste Water Factor	
Total Discharge 154.93 units 163.08 units 95	
Service from 12 21 2023 to 01 22 2024	
Waste Water Service Charge	4.85
Waste Water Charge 154.93 units 16.91	2,619.87
Storm Water Monthly Parcel Charge	20.63
Storm Water Total Charges	20.63
Current Charges	\$4,498.47

Meter Reading 12/20/2023 - 01/22/2024

Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0060227478	2	10291.55	10381.53	89.98
0060274097	2	10965.24	11038.34	73.10
Total consumption in units of water:				163.08
Total consumption in gallons of water:				121983

Next scheduled meter reading on or about 02 21 2024

Please see reverse side for important information.

Please detach and return this bottom portion with your payment.



Account Number: 8351910000
Service Address: 850 Powell St

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

**ASSOCIATION, FRANCESCA C.
C/O HOA ACCOUNTING SERVICES
PO BOX 4579
HOUSTON TX 77210-4579**

Due Date: February 06, 2024
Total Amount Due: \$4,498.47

I want to make a CAP Charitable Contribution of: _____

Enter Payment Amount: \$ _____

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

83519100008 000449847

Please review your bill carefully. A bill will be considered a proper charge unless a protest is made to Customer Services within 15 days after the original bill date.



Contact Us

Email customerservice@sfgwater.org or call **(415) 551-3000**
 TTY Hearing/Speech Impaired, call **(415) 551-3052**
 To report water, power and sewer issues, Call **311**

San Francisco Water, Power, and Sewer
 Customer Services
 525 Golden Gate Avenue, First Floor
 San Francisco, CA 94102

Sign Up for My Account

My Account is an easy way to pay your bill online, but it can also help you manage and reduce your water use. Sign up today to learn how much water your home or building uses hourly/daily and see how your water use affects your bill. Visit myaccount.sfgwater.org for more info.

Payment Information

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



Online: For online payment options visit sfpuc.org/paymentoptions.



From Your Bank: Visit directpaymentplan.com. Allow 4-6 weeks for new sign-ups.



By Phone: Call **(415) 551-3000** or **1-844-737-8222** to pay by credit card.



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



In Person: To pay with cash at participating 7-Eleven stores, download a barcode at sfpuc.org/waterezpay.

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 Service Charge: The charge associated with wastewater customer service and billing costs.

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.

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.

We Can Help You Save Water!

Replacing old water-wasting plumbing fixtures with new, water-efficient ones is the best way to reduce your water use. We are here to help!

Take advantage of our free Water-Wise Evaluations, which can help you locate costly leaks and identify inefficient fixtures. Our expert technicians can provide tips on how to save water indoors and outdoors.

Qualifying customers can receive free water-efficient devices including toilets, efficient showerheads, faucet aerators, toilet replacement parts and more. We also offer rebates for water efficient washing machines.

Visit us at sfpuc.org/savewater to sign up for our services, rebates and incentives. You can also reach us at waterconservation@sfgwater.org or **(415) 551-4730** to learn more.

Is Your Household Water Efficient?

Use	Non-Conserving	Conserving
10 minute shower	Standard showerhead: 25 gallons	Efficient showerhead: 15 gallons
Toilet flushing	Inefficient toilet: 3-5 gallons per flush	High-efficiency toilet: 1.28 gallons per flush
Dish washing	Tap running: 30 gallons	Efficient dishwasher: 3.5 gallons or less
Clothes washing machine	Inefficient, top loading model: 40 gallons or more	High-efficiency model: 15 gallons or less

Comments:

New Mailing Address:

Name: _____ Mobile Phone: _____

Email: _____ Alternate Phone: _____



**San Francisco
Water Power Sewer**
Services of the San Francisco Public Utilities Commission

Payment Remittance Address

P. . Box 7369
San Francisco, CA 94120-7369

Questions?

Contact us at 415-551-3000 or sater.or.

Account Number:
2831120000

Service Address:
850 Po ell St

Customer Name:
Francesca Association

Bill Date: 01 22 2024
Payment Due Date: 02 06 2024
Total Amount Due: 22.67

We are no acceptin AmEx as an additional credit card option or online and pay-by-phone payments only. We are still acceptin VISA, C, debit, eCheck or cash payments via our online payment service provider, BRA, at s.puc.or atere.pay or Pay-By-Phone at 844-737-8222 or 415-551-3000, ree o any processin char es to you he cash option only allo s or payments at 7-Eleven stores usin a barcode do nloaded rom the e pay site. For more in ormation, visit s.puc.or paymentoptions.

If you ould like to make a donation to the SFP C's Community Assistance Pro ram An el Fund to help lo -income San Franciscans pay their utility bill, please visit s.puc.or learnin_ho_you-can-help_its-and-donations or call 415-551-3000. Thank you or your enerosity and support o this pro ram.

E ective ay 2018, Residential-Sin le account customers may make CASH payments at participatin 7-Eleven stores usin the barcode printed on the bill stub.

y Account can help you mana e and reduce ater use. Si n up today to learn ho much ater your home or buildin uses hourly daily and see ho your ater use a ects your bill. o enroll, visit myaccount.sater.or or more in o.

Si n up or i tial Currents - sater.or en_a_e.

Summary of Charges as of January 22, 2024

Previous Balance	26.01	
1 04 24 Payment	-26.01	
Total Previous Balance		\$0.00
Current Charges - See Below	\$22.67	
Total Current Charges		\$22.67
Total Amount Due		\$22.67

Calculation of Current Charges

Fire Service - Residential	\$17.82
Service rom 12 21 2023 to 01 22 2024	
Water Service Char e	17.82
Sewer Services	\$4.85
Fire Service Only	
100 Waste ater Flo Factor	
otal ischar e 0.00 units 0.00 units 100	
Service rom 12 21 2023 to 01 22 2024	
Waste ater Service Char e	4.85
Current Charges	\$22.67

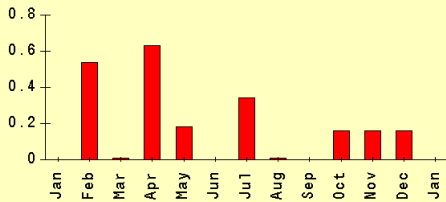
Meter Reading 12/20/2023 - 01/22/2024

Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0022251990	5 8	33.33	33.33	0.00
otal consumption in units o ater:				0.00
otal consumption in allons o ater:				0

ext scheduled meter readin on or about 02 21 2024

Compare Your Water Consumption

in units o ater



A UNIT OF WATER IS 748 GALLONS

This Billin	Period	ays	allons	al ay	Cost ay
This ear		33	0	0	0.68
Last ear		34	0	0	1.20

Please see reverse side or important in ormation.

Please detach and return this bottom portion ith your payment.



Account umber: 2831120000
Service Address: 850 Po ell St

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

**FRANCESCA ASSOCIATION
C/O HOA ACCOUNTING SERVICES
PO BOX 4579
HOUSTON TX 77210-4579**

Due Date: February 06, 2024
Total Amount Due: \$22.67

I ant to make a CAP Charitable Contribution o: _____

Enter Payment Amount: \$ _____

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

28311200001 000002267

Please review your bill carefully. A bill will be considered a proper charge unless a protest is made to Customer Services within 15 days after the original bill date.



Contact Us

Email customerservice@sfgwater.org or call **(415) 551-3000**
TTY Hearing/Speech Impaired, call **(415) 551-3052**
To report water, power and sewer issues, Call **311**

San Francisco Water, Power, and Sewer
Customer Services
525 Golden Gate Avenue, First Floor
San Francisco, CA 94102

Sign Up for My Account

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Payment Information

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



Online: For online payment options visit sfpuc.org/paymentoptions.



From Your Bank: Visit directpaymentplan.com. Allow 4-6 weeks for new sign-ups.



By Phone: Call **(415) 551-3000** or **1-844-737-8222** to pay by credit card.



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



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We Can Help You Save Water!

Replacing old water-wasting plumbing fixtures with new, water-efficient ones is the best way to reduce your water use. We are here to help!

Take advantage of our free Water-Wise Evaluations, which can help you locate costly leaks and identify inefficient fixtures. Our expert technicians can provide tips on how to save water indoors and outdoors.

Qualifying customers can receive free water-efficient devices including toilets, efficient showerheads, faucet aerators, toilet replacement parts and more. We also offer rebates for water efficient washing machines.

Visit us at sfpuc.org/savewater to sign up for our services, rebates and incentives. You can also reach us at waterconservation@sfgwater.org or **(415) 551-4730** to learn more.

Is Your Household Water Efficient?

Use	Non-Conserving	Conserving
10 minute shower	Standard showerhead: 25 gallons	Efficient showerhead: 15 gallons
Toilet flushing	Inefficient toilet: 3-5 gallons per flush	High-efficiency toilet: 1.28 gallons per flush
Dish washing	Tap running: 30 gallons	Efficient dishwasher: 3.5 gallons or less
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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.

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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.

Comments:

New Mailing Address:

Name: _____ Mobile Phone: _____

Email: _____ Alternate Phone: _____



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

INVOICE

DATE

INVOICE #

1/25/2024

d091403

BILL TO:

0001551

00001

JOBSITE

Francesca Association
 C/O HOA Accounting Services
 PO Box 4579 Dept 116
 Houston TX 77210

Bob
 850 Powell St
 San Francisco, CA

P.O. NUMBER

TERMS

SALES PERSON

NET 30

Stephen

QUAN

DESCRIPTION

PRICE EACH

AMOUNT

1.00	Repalce batteries in lock and exit alarms	90.00	90.00
0.75	Service Call	144.00	108.00
4.00	Electronic Labor Hourly Rate	10.00	40.00
	Battery, 9V, Industrial		

SUBTOTAL

\$238.00

TAX

\$3.45

TOTAL

\$241.45



REMIT TO

AX9 Security, Inc.
2151 Salvio Street, Suite 260
Concord, CA 94520
www.AX9.us

INVOICE

INVOICE NUMBER: 10067444
Invoice Date 01/22/2024
DUE DATE: 02/21/2024
TERMS: Net 30
CUSTOMER ID: 33292120

BILL TO

Francesca Condominiums C/O HOA Accounting Services

PO Box 4579
Dept 116
Houston, TX 77210

AMOUNT DUE: \$4,127.32

Period	Description	QTY	Unit Price	Total
01/15 - 01/21	Security Staff Services*: (L) Unarmed (Martin Luther King Day) Service Location: Francesca Association 850 Powell St San Francisco CA 94108	6	\$53.94	\$323.64
01/15 - 01/21	Security Staff Services*: (L) Unarmed (9 items)	52	\$35.96	\$1,869.92
01/15 - 01/21	Security Staff Services*: (L) Lead Officer (Martin Luther King Day)	8	\$53.94	\$431.52
01/15 - 01/21	Security Staff Services*: (L) Lead Officer (4 items)	32	\$35.96	\$1,150.72

SUBTOTAL	Tax	Credit	Total
\$3,775.80	\$351.52	\$0.00	\$4,127.32

SUBTOTAL \$3,775.80
Taxes and Fees (9.31%) \$351.52

Total \$4,127.32

Taxes may include federal, state, city, and county mandated taxes, employer fees, or penalties.
Unless otherwise specified, all amounts in this Invoice are specified in, and shall be paid in, United States Dollars (USD).
Late Fee: 2.5% will be assessed on a weekly basis if payment is not received by the due date.
Credit Card payment: <https://ax9.us/credit-card-payment/>



Hours / Timesheets

INVOICE NUMBER: 10067444
 Invoice Date 01/22/2024
 DUE DATE: 02/21/2024

Employee	Date	Scheduled Time	Clocked Time	Account	Quantity	Total
Robert Boutacoff	01/15/2024	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Association - (L) Lead Officer	8 HOL	\$431.52
Stephen Babb	01/15/2024	04:00pm - 10:30pm	04:00pm - 10:30pm	Francesca Association - (L) Unarmed	6 HOL	\$323.64
Robert Boutacoff	01/16/2024	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Association - (L) Lead Officer	8 REG	\$287.68
Stephen Babb	01/16/2024	04:00pm - 10:30pm	04:00pm - 10:30pm	Francesca Association - (L) Unarmed	6 REG	\$215.76
Robert Boutacoff	01/17/2024	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Association - (L) Lead Officer	8 REG	\$287.68
Stephen Babb	01/17/2024	04:00pm - 10:30pm	04:00pm - 10:30pm	Francesca Association - (L) Unarmed	6 REG	\$215.76
Robert Boutacoff	01/18/2024	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Association - (L) Lead Officer	8 REG	\$287.68
Stephen Babb	01/18/2024	04:00pm - 10:30pm	04:00pm - 10:30pm	Francesca Association - (L) Unarmed	6 REG	\$215.76
Robert Boutacoff	01/19/2024	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Association - (L) Lead Officer	8 REG	\$287.68
Robert Boutacoff	01/19/2024	04:30pm - 06:00pm	04:30pm - 06:00pm	Francesca Association - (L) Unarmed	1.5 REG	\$53.94
Victor Phillips	01/19/2024	06:00pm - 10:30pm	06:00pm - 10:30pm	Francesca Association - (L) Unarmed	4.5 REG	\$161.82
Pastor Chavez	01/20/2024	08:00am - 04:30pm	07:57am - 04:31pm	Francesca Association - (L) Unarmed	8 REG	\$287.68
Madhav Dhakal	01/20/2024	04:00pm - 10:30pm	04:00pm - 10:32pm	Francesca Association - (L) Unarmed	6 REG	\$215.76
Pastor Chavez	01/21/2024	08:00am - 04:30pm	07:57am - 04:31pm	Francesca Association - (L) Unarmed	8 REG	\$287.68
Madhav Dhakal	01/21/2024	04:00pm - 10:30pm	03:55pm - 10:30pm	Francesca Association - (L) Unarmed	6 REG	\$215.76

Nob Hill Florist
1396 California Street
San Francisco, California 94109
United States

4156731288
nobhillflorist.com

Invoice

BILL TO
Francesca Association
Joanna Lam
jlam@citiscapesf.com

SHIP TO
Francesca
850 Powell
San Francisco, California 94108
United States

Invoice Number: 14915
Invoice Date: January 2, 2024
Payment Due: January 2, 2024

Amount Due (USD): \$309.58

Items	Quantity	Price	Amount
Product lobby Orchids	1	\$285.00	\$285.00

Subtotal: \$285.00

Sales Tax 8.625%: \$24.58

Total: \$309.58

Amount Due (USD): \$309.58



REMIT TO

AX9 Security, Inc.
2151 Salvio Street, Suite 260
Concord, CA 94520
www.AX9.us

INVOICE

INVOICE NUMBER: 10067661
Invoice Date 01/29/2024
DUE DATE: 02/28/2024
TERMS: Net 30
CUSTOMER ID: 33292120

BILL TO

Francesca Condominiums C/O HOA Accounting Services

PO Box 4579
Dept 116
Houston, TX 77210

AMOUNT DUE: \$3,852.18

Period	Description	QTY	Unit Price	Total
01/22 - 01/28	Security Staff Services*: (L) Unarmed (9 items) Service Location: Francesca Association 850 Powell St San Francisco CA 94108	58	\$35.96	\$2,085.68
01/22 - 01/28	Security Staff Services*: (L) Lead Officer (5 items)	40	\$35.96	\$1,438.40

SUBTOTAL	Tax	Credit	Total
\$3,524.08	\$328.10	\$0.00	\$3,852.18

SUBTOTAL \$3,524.08
Taxes and Fees (9.31%) \$328.10

Total \$3,852.18

Taxes may include federal, state, city, and county mandated taxes, employer fees, or penalties.
Unless otherwise specified, all amounts in this Invoice are specified in, and shall be paid in, United States Dollars (USD).
Late Fee: 2.5% will be assessed on a weekly basis if payment is not received by the due date.
Credit Card payment: <https://ax9.us/credit-card-payment/>



Hours / Timesheets

INVOICE NUMBER: 10067661
 Invoice Date 01/29/2024
 DUE DATE: 02/28/2024

Employee	Date	Scheduled Time	Clocked Time	Account	Quantity	Total
Robert Boutacoff	01/22/2024	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Association - (L) Lead Officer	8 REG	\$287.68
Stephen Babb	01/22/2024	04:00pm - 10:30pm	04:00pm - 10:30pm	Francesca Association - (L) Unarmed	6 REG	\$215.76
Robert Boutacoff	01/23/2024	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Association - (L) Lead Officer	8 REG	\$287.68
Stephen Babb	01/23/2024	04:00pm - 10:30pm	04:00pm - 10:30pm	Francesca Association - (L) Unarmed	6 REG	\$215.76
Robert Boutacoff	01/24/2024	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Association - (L) Lead Officer	8 REG	\$287.68
Stephen Babb	01/24/2024	04:00pm - 10:30pm	04:00pm - 10:30pm	Francesca Association - (L) Unarmed	6 REG	\$215.76
Robert Boutacoff	01/25/2024	08:00am - 04:30pm	08:01am - 04:32pm	Francesca Association - (L) Lead Officer	8 REG	\$287.68
Stephen Babb	01/25/2024	04:00pm - 10:30pm	03:56pm - 10:29pm	Francesca Association - (L) Unarmed	6 REG	\$215.76
Robert Boutacoff	01/26/2024	08:00am - 04:30pm	07:55am - 04:30pm	Francesca Association - (L) Lead Officer	8 REG	\$287.68
Stephen Babb	01/26/2024	04:00pm - 10:30pm	03:57pm - 10:29pm	Francesca Association - (L) Unarmed	6 REG	\$215.76
Pastor Chavez	01/27/2024	08:00am - 04:30pm	07:56am - 04:30pm	Francesca Association - (L) Unarmed	8 REG	\$287.68
Madhav Dhakal	01/27/2024	04:00pm - 10:30pm	03:55pm - 10:31pm	Francesca Association - (L) Unarmed	6 REG	\$215.76
Pastor Chavez	01/28/2024	08:00am - 04:30pm	07:57am - 04:30pm	Francesca Association - (L) Unarmed	8 REG	\$287.68
Stephen Babb	01/28/2024	04:00pm - 10:30pm	03:57pm - 10:30pm	Francesca Association - (L) Unarmed	6 REG	\$215.76



CITISCAPE BILL BACK

3450 3rd Street, Suite 1-A
San Francisco, CA 94124
P: 415-401-2000 | F: 415-695-2999
www.citiscapesf.com

INVOICE

BILL TO:

Francesca Assoc – 850 Powell Street
c/o Citiscape Property Management
3450 3rd St Suite 1A
San Francisco, CA 94124

Invoice No	Invoice Date	Charg Code	Description	Amount
Phone0224FC	02/01/2024	CO18	Cell Phone BillBack	75.00

Monthly Billing: \$75.00

Cell Phone: 415-601-6223

Make all checks payable to Citiscape Property Management and mail it to:
3450 3rd St Suite 1A
San Francisco, CA 94124

If you have any questions concerning this invoice, please contact Tina Woo at
415-401-2040 or twoo@citiscapesf.com.

THANK YOU FOR YOUR BUSINESS!



INVOICE

Customer	Francesca Association
Acct #	181919
Date	02/05/2024
Customer Service	John Uhl Jenna Kopel
Page	1 of 1

Francesca Association
 c/o HOA Accounting Services
 PO Box 4579 Dept 116
 Houston, TX 77210-4579

Payment Information	
Invoice Summary	\$ 2,150.00
Payment Amount	
Payment for:	Invoice#6939537
SSA39256740864105	

Thank You

Please detach and return with payment



Customer: Francesca Association

Invoice	Effective	Transaction	Description	Amount
6939537	02/01/2024	Renew policy	Policy #SSA39256740864105 02/01/2024-02/01/2025 Great American Insurance Co. Crime - Renew policy Payment is due upon receipt	2,150.00

Please send payment by wire transfer or ACH to: First Republic ABA #321081669, Insured Payment: RSC Insurance Brokerage, Inc., Premium Trust Acct. Account #80000453408. Please confirm invoices paid via email to remittance@risk-strategies.com with invoice .

Total	
\$	2,150.00

Thank You

Please make check payable to:
 Risk Strategies Company - PO Box 970069 Boston, MA 02297 or to overnight a payment please mail a check to CheckAll Attn: Batching
 Department Lockbox #970069 711 Executive Blvd Suite H Valley Cottage, NY 10989.
 Online Payments - <https://risk-strategies.epaypolicy.com>

Please make sure to include the Invoice number on your check. All payments must be made in US Dollars via a check drawn on a US institution or wire

Risk Strategies Company	(617)330-5700	Date
PO Box 970069 Boston, MA 02297		02/05/2024



INVOICE

Customer	Francesca Association
Acct #	181919
Date	02/05/2024
Customer Service	John Uhl Jenna Kopel
Page	1 of 1

Francesca Association
 c/o HOA Accounting Services
 PO Box 4579 Dept 116
 Houston, TX 77210-4579

Payment Information	
Invoice Summary	\$ 7,962.00
Payment Amount	
Payment for:	Invoice#6939636
PPP7484100L24A02	

Thank You

Please detach and return with payment



Customer: Francesca Association

Invoice	Effective	Transaction	Description	Amount
6939636	02/01/2024	Renew policy	Policy #PPP7484100L24A02 02/01/2024-02/01/2025 Greenwich Insurance Co Umbrella - Renew policy Membership Fee - Renew policy Payment is due upon receipt	6,868.00 1,094.00

Please send payment by wire transfer or ACH to: First Republic ABA #321081669, Insured Payment: RSC Insurance Brokerage, Inc., Premium Trust Acct. Account #80000453408. Please confirm invoices paid via email to remittance@risk-strategies.com with invoice .

Total	
\$	7,962.00

Thank You

Please make check payable to:
 Risk Strategies Company - PO Box 970069 Boston, MA 02297 or to overnight a payment please mail a check to CheckAll Attn: Batching
 Department Lockbox #970069 711 Executive Blvd Suite H Valley Cottage, NY 10989.
 Online Payments - <https://risk-strategies.epaypolicy.com>

Please make sure to include the Invoice number on your check. All payments must be made in US Dollars via a check drawn on a US institution or wire

Risk Strategies Company	(617)330-5700	Date
PO Box 970069 Boston, MA 02297		02/05/2024



INVOICE

Customer	Francesca Association
Acct #	181919
Date	02/05/2024
Customer Service	John Uhl Jenna Kopel
Page	1 of 1

Francesca Association
 c/o HOA Accounting Services
 PO Box 4579 Dept 116
 Houston, TX 77210-4579

Payment Information	
Invoice Summary	\$ 21,764.45
Payment Amount	
Payment for:	Invoice#6939538
UB231264A1297	

Thank You

Please detach and return with payment



Customer: Francesca Association

Invoice	Effective	Transaction	Description	Amount
6939538	02/01/2024	Renew policy	Policy #UB231264A1297 02/01/2024-02/01/2025 Underwriters at Lloyds London Commercial Property - Renew policy Surplus Lines Tax. - Renew policy Company Fee - Renew policy Payment is due upon receipt	20,556.00 658.45 550.00

Please send payment by wire transfer or ACH to: First Republic ABA #321081669, Insured Payment: RSC Insurance Brokerage, Inc., Premium Trust Acct. Account #80000453408. Please confirm invoices paid via email to remittance@risk-strategies.com with invoice .

Total
\$ 21,764.45

Thank You

Please make check payable to:
 Risk Strategies Company - PO Box 970069 Boston, MA 02297 or to overnight a payment please mail a check to CheckAll Attn: Batching
 Department Lockbox #970069 711 Executive Blvd Suite H Valley Cottage, NY 10989.
 Online Payments - <https://risk-strategies.epaypolicy.com>

Please make sure to include the Invoice number on your check. All payments must be made in US Dollars via a check drawn on a US institution or wire

Risk Strategies Company	(617)330-5700	Date
PO Box 970069 Boston, MA 02297		02/05/2024



INVOICE

Customer	Francesca Association
Acct #	181919
Date	02/05/2024
Customer Service	John Uhl Jenna Kopel
Page	1 of 1

Francesca Association
 c/o HOA Accounting Services
 PO Box 4579 Dept 116
 Houston, TX 77210-4579

Payment Information	
Invoice Summary	\$ 66,023.87
Payment Amount	
Payment for:	Invoice#6939551
WKFCC0267003	

Thank You

Please detach and return with payment



Customer: Francesca Association

Invoice	Effective	Transaction	Description	Amount
6939551	02/01/2024	Renew policy	Policy #WKFCC0267003 02/01/2024-02/01/2025 Aspen Specialty Insurance Company Commercial Property - Renew policy Surplus Lines Tax. - Renew policy Company Fee - Renew policy Payment is due upon receipt	62,426.00 1,997.87 1,600.00

Please send payment by wire transfer or ACH to: First Republic ABA #321081669, Insured Payment: RSC Insurance Brokerage, Inc., Premium Trust Acct. Account #80000453408. Please confirm invoices paid via email to remittance@risk-strategies.com with invoice .

Total	
\$	66,023.87

Thank You

Please make check payable to:
 Risk Strategies Company - PO Box 970069 Boston, MA 02297 or to overnight a payment please mail a check to CheckAll Attn: Batching
 Department Lockbox #970069 711 Executive Blvd Suite H Valley Cottage, NY 10989.
 Online Payments - <https://risk-strategies.epaypolicy.com>

Please make sure to include the Invoice number on your check. All payments must be made in US Dollars via a check drawn on a US institution or wire

Risk Strategies Company	(617)330-5700	Date
PO Box 970069 Boston, MA 02297		02/05/2024



INVOICE

Customer	Francesca Association
Acct #	181919
Date	02/05/2024
Customer Service	John Uhl Jenna Kopel
Page	1 of 1

Francesca Association
 c/o HOA Accounting Services
 PO Box 4579 Dept 116
 Houston, TX 77210-4579

Payment Information	
Invoice Summary	\$ 4,184.02
Payment Amount	
Payment for:	Invoice#6939625
011B013192	

Thank You

Please detach and return with payment



Customer: Francesca Association

Invoice	Effective	Transaction	Description	Amount
6939625	02/01/2024	Renew policy	Policy #011B013192 02/01/2024-02/01/2025 Burlington Insurance Company General Liability - Renew policy Surplus Lines Tax. - Renew policy Broker Fee - Renew policy Payment is due upon receipt	3,837.00 122.02 225.00

Please send payment by wire transfer or ACH to: First Republic ABA #321081669, Insured Payment: RSC Insurance Brokerage, Inc., Premium Trust Acct. Account #80000453408. Please confirm invoices paid via email to remittance@risk-strategies.com with invoice .

Total
\$ 4,184.02

Thank You

Please make check payable to:
 Risk Strategies Company - PO Box 970069 Boston, MA 02297 or to overnight a payment please mail a check to CheckAll Attn: Batching
 Department Lockbox #970069 711 Executive Blvd Suite H Valley Cottage, NY 10989.
 Online Payments - <https://risk-strategies.epaypolicy.com>

Please make sure to include the Invoice number on your check. All payments must be made in US Dollars via a check drawn on a US institution or wire

Risk Strategies Company	(617)330-5700	Date
PO Box 970069 Boston, MA 02297		02/05/2024



FRANCESCA ASSOCIATION
850 POWELL ST.
SAN FRANCISCO CA 94108

Account Number: 011343755
Bill Date: 01/31/2024

Days of Service:

Billing Questions Call: 415-330-1300

Account Summary

Billing Number: 65222515
Service From: 01/01/2024
Service To: 01/31/2024
Current Charges: 2341.12
Balance Due: 4693.67

Announcements

Happy New Year!
A City-approved 1.33% adjustment in apartment rates will be effective January 1, 2024.

Monthly Rate: 2342.12

Bill Detail

Date	Description of Billing Charges	Amount
	PREVIOUS BALANCE	4704.10
01/16/2024	E-BILL PAY 002312152348422	-2351.55
	DWELLING UNIT JAN	236.40
	ELEVATION CHARGE JAN	507.38
01/31/2024	1-96 GAL TRASH-4dys/wk JAN	405.90
01/31/2024	INSIDE CUSTOMER KEY ACCESS JAN	95.85
01/31/2024	APT DISTANCE 50'-99' JAN	50.74
01/31/2024	4-96 GAL RECYCLE-4dys/wk JAN	1623.60
01/31/2024	INSIDE CUSTOMER KEY ACCESS JAN	127.80
01/31/2024	APT DISTANCE 100'-149' JAN	405.90
01/31/2024	1-64 GAL COMPOST-1dy/wk JAN	56.97
01/25/2024	CREDIT FOR E-PAYMENT 1/16/24	-1.00
	DIVERSION DISCOUNT JAN 56%	-1168.42
	VOLUMETRIC DIVERSION RATE 81%	.00

Continued

Thank you for participating in our E-Bill Pay Service!



FRANCESCA ASSOCIATION
850 POWELL ST.
SAN FRANCISCO CA 94108

Account Number: 011343755
Bill Date: 01/31/2024

Bill Detail

Date	Description of Billing Charges	Amount
	PAY BY: 02/15/2024	
	Balance Due	4693.67

Messages

YOUR ACCOUNT IS DELINQUENT; LIEN MAY RESULT. PAST DUE BALANCE IS DUE NOW.

Thank you for participating in our E-Bill Pay Service!



FRANCESCA ASSOCIATION
850 POWELL ST.
SAN FRANCISCO CA 94108

Account Number: 011343755
Bill Date: 12/31/2023

Days of Service:

Billing Questions Call: 415-330-1300

Account Summary

Billing Number: 65102147
Service From: 12/01/2023
Service To: 12/31/2023
Current Charges: 2352.55
Balance Due: 4704.10

Monthly Rate: 2352.55

Announcements

Happy New Year!

A City-approved 1.33% adjustment in apartment rates will be effective January 1, 2024.

Bill Detail

Date	Description of Billing Charges	Amount
	PREVIOUS BALANCE	2351.55
	DWELLING UNIT DEC	233.20
	ELEVATION CHARGE DEC	500.71
12/31/2023	1-96 GAL TRASH-4dys/wk DEC	400.57
12/31/2023	INSIDE CUSTOMER KEY ACCESS DEC	112.29
12/31/2023	APT DISTANCE 50'-99' DEC	50.07
12/31/2023	4-96 GAL RECYCLE-4dys/wk DEC	1602.28
12/31/2023	INSIDE CUSTOMER KEY ACCESS DEC	149.72
12/31/2023	APT DISTANCE 100'-149' DEC	400.57
12/31/2023	1-64 GAL COMPOST-1dy/wk DEC	56.22
	DIVERSION DISCOUNT DEC 56%	-1153.08
	VOLUMETRIC DIVERSION RATE 81%	.00
	PAY BY: 02/15/2024	
	Balance Due	4704.10

Messages

Thank you for participating in our E-Bill Pay Service!



FRANCESCA ASSOCIATION
850 POWELL ST.
SAN FRANCISCO CA 94108

Account Number: 011343755
Bill Date: 12/31/2023

Messages

YOUR ACCOUNT IS DELINQUENT; LIEN MAY RESULT. PAST DUE BALANCE IS DUE NOW.

Thank you for participating in our E-Bill Pay Service!

INVOICE

Robert P. Cotton
Millard Tong Construction Elev. Co.
P.O. Box 794
Oakland, CA 94604

February 15th, 2024

Joanna Lam / Joe Drummond
C/o: The Francesca / 850 Powell HOA
San Francisco, CA 94108

Subject: Elevator Modernization Project – Invoice #1 – 50% Materials Deposit, 1st Elevator

Dear Joanna / Joe:

This is the invoice for the 50% materials deposit for the first elevator.

Total materials for one elevator per contract: \$130,000 – 50% = \$65,000

Materials balance (\$65,000) due prior to shipping, invoice will be submitted accordingly.

INVOICE TOTAL: \$65,000.00

Abracadabra Window Wizard

2 / 13 / 24

Invoice

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



Bill To:

850 Powell St HOA
c/o Citiscape SF
San Francisco, CA 94111

Window Cleaning	\$ _____
Other: _____ Cleanup of Flue in Courtyard	\$ <u>990.-</u>
Pressure Wash	\$ _____
Gutter Cleaning	\$ _____
Total	\$ <u>990.-</u>

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

INVOICE

Metro Computers
P.O. Box 10052
American Canyon, CA 94503-0052

victor@metrocomputerssf.com
415-850-8081



Francesca Association

Bill to

Joanna Lam
Francesca Association
850 Powell Street
San Francisco, CA 94108

Ship to

Joanna Lam
Francesca Association
850 Powell Street
San Francisco, CA 94108

Invoice details

Invoice no.: 4678
Terms: Net 30
Invoice date: 01/08/2024
Due date: 02/07/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.	01/04/2024	Service Troubleshoot printer. Includes travel time.		1	\$165.00	\$165.00
2.		CitiScape discount		1	-\$20.00	-\$20.00
					Total	\$145.00

Note to customer

Thank you for your business!

Overdue

02/07/2024



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-FEB-2024
ACCOUNT TYPE	COM
ACCOUNT NUMBER	2065431
BALANCE DUE	120.00

BILL TO:

128474 0131 1 000780 000001 001/001

FRANCESCA ASSOCIATION
PO BOX 4579
DEPT 116
HOUSTON TX 77210-4579



CURRENT CHARGES						
DATE	SITE	INVOICE	SERVICE LOCATION	DESCRIPTION	TYPE	AMOUNT
01-FEB-2024	1	16472888	850 POWELL ST SAN FRANCISCO, CA 94108	FEBRUARY SERVICE	INV	120.00

PAYMENT RECEIVED			
DATE	PAYMENT NUMBER	TYPE	AMOUNT
03-JAN-2024	207142135	Credit Card	-120.00
23-JAN-2024	243546752	Credit Card	-120.00

THIS IS SUBTERRANEAN 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
240.00	120.00	-240.00	0.00	120.00

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-FEB-2024
ACCOUNT TYPE	COM
ACCOUNT NUMBER	2065431
BALANCE DUE	120.00
* AMOUNT REMITTED	

BILL TO:

235201 1 0131 9357 18729 1/1 BIN:1

FRANCESCA ASSOCIATION
PO BOX 4579
DEPT 116
HOUSTON TX 77210-4579

REMIT TO:

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



020654310001200020240129027014



REMIT TO **AX9 Security, Inc.**
 2151 Salvio Street, Suite 260
 Concord, CA 94520
 www.AX9.us

INVOICE

INVOICE NUMBER: 10068004
 Invoice Date 02/05/2024
 DUE DATE: 03/06/2024
 TERMS: Net 30
 CUSTOMER ID: 33292120

BILL TO

Francesca Condominiums C/O HOA Accounting Services

PO Box 4579
 Dept 116
 Houston, TX 77210

AMOUNT DUE: \$3,832.51

Period	Description	QTY	Unit Price	Total
01/29 - 02/04	Security Staff Services*: (L) Unarmed (9 items) Service Location: Francesca Association 850 Powell St San Francisco CA 94108	59	\$35.96	\$2,121.64
01/29 - 02/04	Security Staff Services*: (L) Lead Officer (5 items)	38.5	\$35.96	\$1,384.46

SUBTOTAL	Tax	Credit	Total
\$3,506.10	\$326.41	\$0.00	\$3,832.51

SUBTOTAL \$3,506.10
 Taxes and Fees (9.31%) \$326.41

Total \$3,832.51

Taxes may include federal, state, city, and county mandated taxes, employer fees, or penalties.
 Unless otherwise specified, all amounts in this Invoice are specified in, and shall be paid in, United States Dollars (USD).
 Late Fee: 2.5% will be assessed on a weekly basis if payment is not received by the due date.
 Credit Card payment: <https://ax9.us/credit-card-payment/>



Hours / Timesheets

INVOICE NUMBER: 10068004
 Invoice Date 02/05/2024
 DUE DATE: 03/06/2024

Employee	Date	Scheduled Time	Clocked Time	Account	Quantity	Total
Robert Boutacoff	01/29/2024	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Association - (L) Lead Officer	8 REG	\$287.68
Stephen Babb	01/29/2024	04:00pm - 10:30pm	04:00pm - 10:30pm	Francesca Association - (L) Unarmed	6 REG	\$215.76
Robert Boutacoff	01/30/2024	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Association - (L) Lead Officer	8 REG	\$287.68
Stephen Babb	01/30/2024	04:00pm - 10:30pm	04:00pm - 10:30pm	Francesca Association - (L) Unarmed	6 REG	\$215.76
Robert Boutacoff	01/31/2024	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Association - (L) Lead Officer	8 REG	\$287.68
Stephen Babb	01/31/2024	04:00pm - 10:30pm	04:00pm - 10:30pm	Francesca Association - (L) Unarmed	6 REG	\$215.76
Robert Boutacoff	02/01/2024	08:00am - 04:30pm	08:00am - 03:00pm	Francesca Association - (L) Lead Officer	6.5 REG	\$233.74
Stephen Babb	02/01/2024	04:00pm - 10:30pm	03:00pm - 10:30pm	Francesca Association - (L) Unarmed	7 REG	\$251.72
Robert Boutacoff	02/02/2024	08:00am - 04:30pm	07:55am - 04:28pm	Francesca Association - (L) Lead Officer	8 REG	\$287.68
Stephen Babb	02/02/2024	04:00pm - 10:30pm	03:57pm - 10:30pm	Francesca Association - (L) Unarmed	6 REG	\$215.76
Pastor Chavez	02/03/2024	08:00am - 04:30pm	07:56am - 04:30pm	Francesca Association - (L) Unarmed	8 REG	\$287.68
Madhav Dhakal	02/03/2024	04:00pm - 10:30pm	03:55pm - 10:30pm	Francesca Association - (L) Unarmed	6 REG	\$215.76
Pastor Chavez	02/04/2024	08:00am - 04:30pm	07:55am - 04:30pm	Francesca Association - (L) Unarmed	8 REG	\$287.68
Stephen Babb	02/04/2024	04:00pm - 10:30pm	03:58pm - 10:30pm	Francesca Association - (L) Unarmed	6 REG	\$215.76

HIGH MARKS JANITORIAL, INC.

46 Gilbert St
San Francisco, CA 94103
415-552-6511

INVOICE

BILL TO

The Francesca
c/o: Citiscape Property Mgt.
3450 3rd St, ste 1A
San Francisco, CA 94124

SHIP TO

The Francesca
850 Powell St.
San Francisco, CA 94108

INVOICE # 15085

DATE 02/01/2024

DUE DATE 02/29/2024

SERVICE LOCATION

850 Powell St.

DESCRIPTION	AMOUNT
Monthly maintenance fee - February 2024	4,070.00
Additional time to clean boiler room on 6 February and exterior stairs on 20 February 2024	120.00
1 case of Safeguard antibacterial soap cartridges @ \$72.10 per gallon	72.10
<hr/>	
SUBTOTAL	4,262.10
TAX	0.00
TOTAL	4,262.10
BALANCE DUE	\$4,262.10

THANK YOU FOR YOUR BUSINESS!

INVOICE

Millard Tong Construction Elev.

P.O. Box 794
Oakland, CA 94604

February 18, 2024

The Francesca / 850 Powell St.

CitiScape Property Management Group, LLC
Cintia Pacho
Associate Community Manager
Professional Management, Personal Service
3450 3rd Street, Suite 1A
San Francisco, CA 94124-1444

Email: hoa-accountinginvoices@payableslockbox.com

Subject: "Routine" **Monthly** Maintenance ---
(**2**-Passenger Elevators & **2**-Freight Elevators)

Location: **850 Powell Street** – San Francisco

This is the invoice for the recent "routine" **monthly** maintenance – (**January**).

January-2024 - ("Service")

\$1,350.00

INVOICE TOTAL:

\$1,350.00



INVOICE

Customer	Francesca Association
Acct #	181919
Date	02/05/2024
Customer Service	John Uhl Jenna Kopel
Page	1 of 1

Francesca Association
 c/o HOA Accounting Services
 PO Box 4579 Dept 116
 Houston, TX 77210-4579

Payment Information	
Invoice Summary	\$ 15,991.87
Payment Amount	
Payment for:	Client# 181919
W25FFD240201	

Thank You

Please detach and return with payment



Customer: Francesca Association

Invoice	Effective	Transaction	Description	Amount
181919	02/01/2024	Renew policy	Policy #W25FFD240201 02/01/2024-02/01/2025 Beazley USA Services, Inc. Pollution Liability - Renewal 3.18% CA Surplus Lines Taxes & Fees	15,499.00 492.87

Please send payment by wire transfer or ACH to: First Republic ABA #321081669, Insured Payment: RSC Insurance Brokerage, Inc., Premium Trust Acct. Account #80000453408. Please confirm invoices paid via email to remittance@risk-strategies.com with invoice .

Total	
\$	15,991.87

Thank You

Please make check payable to:
 Risk Strategies Company - PO Box 970069 Boston, MA 02297 or to overnight a payment please mail a check to CheckAll Attn: Batching
 Department Lockbox #970069 711 Executive Blvd Suite H Valley Cottage, NY 10989.
 Online Payments - <https://risk-strategies.epaypolicy.com>

Please make sure to include the Invoice number on your check. All payments must be made in US Dollars via a check drawn on a US institution or wire

Risk Strategies Company	(617)330-5700	Date
PO Box 970069 Boston, MA 02297		02/05/2024



Adriana Camacho Medina <adriana@hoa-accounting.com>

Receipt 16640219 from Risk Strategies

1 message

ePayPolicy <support@epay3.com>
Reply-To: epay@risk-strategies.com
To: adriana@hoa-accounting.com

Wed, Feb 28, 2024 at 9:30 AM

If you cannot read this email, please click here.



Franchesca Association

Receipt #16640219

adriana@hoa-accounting.com

Payment on 2/28/2024

Account Name Franchesca Association

Do you have an account number? Yes

Account Number 181919

Zip Code 94124

Invoices

6964334 \$15,991.87

Due Date: 02-24-24

Total \$15,991.87

PAYMENT TYPE ACH XXXXXX3859

To reverse this payment, please contact Risk Strategies using the information below. Sending an email or leaving a voicemail does not guarantee reversal of the payment.

NOTES

Payments made via this system may take up to ten (10) days to process. Payments processed after a relevant due date may be subject to a late fee and / or cancellation. Payments made by this system are not processed to cover premium (or other amounts) same day. If you have any questions on this payment, please contact client service team. In the event you have received a notice of cancellation, please call your insurance representative immediately to ensure payment is timely received.

Risk Strategies

160 Federal Street #4th Floor Boston, MA 02110 United States

617-330-5700

epay@risk-strategies.com

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