

Accrual Basis Annual Budget - Comparative (with GL code)

Properties: Francesca Association - 850 Powell St San Francisco, CA 94108

As of: Jul 2022

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
40130	Parking Income	7,000.00	7,270.83	-270.83	43,050.00	50,895.85	-7,845.85	87,250.00
41000	Assessment / Dues	75,586.61	75,586.55	0.06	529,106.27	529,105.85	0.42	907,038.60
43020	Keys & Remotes	0.00	25.00	-25.00	0.00	175.00	-175.00	300.00
43040	Moving Fee - Refundable	-1,000.00	0.00	-1,000.00	-500.00	0.00	-500.00	0.00
43045	Moving Fee - Non Refundable	0.00	208.33	-208.33	2,500.00	1,458.35	1,041.65	2,500.00
46010	Late Fee	0.00	16.67	-16.67	0.00	116.69	-116.69	200.00
46060	Interest Income	0.96	10.00	-9.04	13.39	70.00	-56.61	120.00
Total Operating Income		81,587.57	83,117.38	-1,529.81	574,169.66	581,821.74	-7,652.08	997,408.60
Expense								
50050 Contracted Repair Services								
50051	Electrical Repair Service	738.81	781.81	43.00	1,299.59	5,472.72	4,173.13	9,381.77
50052	Plumbing Repair Service	3,199.27	1,091.56	-2,107.71	4,999.27	7,640.95	2,641.68	13,098.75
50054	Window/Door Repair Service	0.00	0.00	0.00	1,041.00	0.00	-1,041.00	0.00
50056	HVAC (Heat, Ventilation, Air) Repair Service	0.00	0.00	0.00	5,380.35	0.00	-5,380.35	0.00
50057	Carpeting/Flooring Repair Service	0.00	280.14	280.14	0.00	1,961.04	1,961.04	3,361.74
50058	Roof Repair Service	0.00	194.44	194.44	0.00	1,361.13	1,361.13	2,333.33
50060	Chimney Repair Service	0.00	94.00	94.00	0.00	658.04	658.04	1,128.04
50062	Life Safety Repair Service	0.00	0.00	0.00	1,140.00	0.00	-1,140.00	0.00
Total Contracted Repair Services		3,938.08	2,441.95	-1,496.13	13,860.21	17,093.88	3,233.67	29,303.63
50100 Operating Expenses								
50101	Landscaping Contract	309.58	624.58	315.00	1,547.70	4,372.06	2,824.36	7,494.94
50102	Locks & Hardware	0.00	135.08	135.08	286.00	945.58	659.58	1,620.98
50103	Pest Control	120.00	115.98	-4.02	815.00	811.86	-3.14	1,391.71
50105	Fire Sprinklers	0.00	750.90	750.90	0.00	5,256.30	5,256.30	9,010.75

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
50106	Fire Alarm Monitoring	0.00	58.78	58.78	0.00	411.46	411.46	705.32
50107	Janitorial Contract	3,561.60	3,621.72	60.12	25,051.20	25,352.04	300.84	43,460.59
50110	Backflow Testing	0.00	0.00	0.00	720.00	0.00	-720.00	0.00
50116	Security Service	16,416.00	17,683.75	1,267.75	122,671.20	123,786.27	1,115.07	212,205.02
50117	Carpet Cleaning	0.00	83.33	83.33	0.00	583.35	583.35	1,000.00
50118	Parking Lot	0.00	0.00	0.00	735.00	0.00	-735.00	0.00
50120	Intercom/Buzzer	0.00	139.91	139.91	0.00	979.37	979.37	1,678.92
50125	Elevator Contract	1,350.00	1,562.92	212.92	9,450.00	10,940.44	1,490.44	18,755.00
50126	Fire Prevention Service	0.00	294.85	294.85	0.00	2,063.95	2,063.95	3,538.16
50130	Boiler Maintenance Service	250.00	960.08	710.08	926.00	6,720.58	5,794.58	11,520.98
50131	Window Cleaning	0.00	1,184.65	1,184.65	6,080.00	8,292.57	2,212.57	14,215.82
	Total Operating Expenses	22,007.18	27,216.53	5,209.35	168,282.10	190,515.83	22,233.73	326,598.19
50150	Utilities							
50153	Water & Sewer	3,446.64	3,125.22	-321.42	22,697.18	21,876.54	-820.64	37,502.59
50155	Garbage & Recycling	2,122.32	1,597.38	-524.94	8,898.16	11,181.67	2,283.51	19,168.57
50156	Telephone - General Lines	79.57	101.25	21.68	600.28	708.75	108.47	1,214.97
50157	Telephone - Building System Lines	1,048.68	577.49	-471.19	5,406.95	4,042.45	-1,364.50	6,929.90
50159	Internet	63.85	53.92	-9.93	320.65	377.50	56.85	647.10
50164	Electric	2,722.25	2,195.85	-526.40	14,946.36	15,371.00	424.64	26,350.25
50165	Gas	5,157.37	5,214.67	57.30	59,183.55	36,502.69	-22,680.86	62,575.99
	Total Utilities	14,640.68	12,865.78	-1,774.90	112,053.13	90,060.60	-21,992.53	154,389.37
50199	Cleaning-General	0.00	96.25	96.25	0.00	673.75	673.75	1,155.00
50200	Supplies							
50201	Janitorial Supplies	0.00	145.03	145.03	854.04	1,015.21	161.17	1,740.36
50203	Fire/Smoke/O2 Alarms & Extinguishers	0.00	47.83	47.83	0.00	334.84	334.84	573.99
50204	Signage	0.00	0.00	0.00	748.00	0.00	-748.00	0.00
50249	General Supplies	0.00	124.81	124.81	0.00	873.67	873.67	1,497.72
	Total Supplies	0.00	317.67	317.67	1,602.04	2,223.72	621.68	3,812.07
50250	Inspections							
50252	Fire Inspection	0.00	55.12	55.12	0.00	385.90	385.90	661.50
	Total Inspections	0.00	55.12	55.12	0.00	385.90	385.90	661.50

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
50300	Insurances							
50301	Property Insurance	0.00	5,165.01	5,165.01	45,809.20	36,155.09	-9,654.11	61,980.14
50302	Liability Insurance	0.00	0.00	0.00	3,933.74	0.00	-3,933.74	0.00
50303	Directors & Officers Insurance	0.00	2,158.33	2,158.33	0.00	15,108.35	15,108.35	25,900.00
50304	Workers' Comp Insurance	0.00	66.67	66.67	0.00	466.69	466.69	800.00
	Total Insurances	0.00	7,390.01	7,390.01	49,742.94	51,730.13	1,987.19	88,680.14
50340	Administrative							
50349	Misc. Administrative	0.00	116.35	116.35	403.46	814.45	410.99	1,396.17
50352	Bank Fees	0.00	7.50	7.50	0.00	52.50	52.50	89.95
50501	Legal	0.00	544.85	544.85	15,161.54	3,813.97	-11,347.57	6,538.22
50502	Accounting & Tax Prep	0.00	300.71	300.71	2,164.50	2,104.97	-59.53	3,608.50
50601	Postage	0.00	45.57	45.57	0.00	318.99	318.99	546.79
50602	Copy/Printing	0.00	45.05	45.05	0.00	315.41	315.41	540.66
50611	Box Storage	0.00	5.25	5.25	0.00	36.75	36.75	63.00
50612	Office Supplies	0.00	0.00	0.00	362.78	0.00	-362.78	0.00
	Total Administrative	0.00	1,065.28	1,065.28	18,092.28	7,457.04	-10,635.24	12,783.29
50400	Taxes							
50402	State Taxes	0.00	0.68	0.68	0.00	4.76	4.76	8.16
	Total Taxes	0.00	0.68	0.68	0.00	4.76	4.76	8.16
50450	Repairs & Replacements							
50451	General Repair	320.00	525.00	205.00	2,420.00	3,675.00	1,255.00	6,300.00
50454	Elevator Repair	0.00	419.27	419.27	3,975.00	2,934.90	-1,040.10	5,031.25
50457	Landscaping Repairs & Maintenance	0.00	135.29	135.29	0.00	947.03	947.03	1,623.46
50458	Fire Prevention Repairs	0.00	196.87	196.87	0.00	1,378.15	1,378.15	2,362.50
50459	Boiler Repairs	0.00	1,793.92	1,793.92	0.00	12,557.50	12,557.50	21,527.10
50460	Plumbing Repair	0.00	1,185.88	1,185.88	0.00	8,301.19	8,301.19	14,230.59
50462	Electrical Repair	0.00	64.20	64.20	0.00	449.40	449.40	770.38
50463	Appliance Repair	0.00	20.42	20.42	0.00	142.94	142.94	245.00
50464	Janitorial Non-Contract	120.00	0.00	-120.00	120.00	0.00	-120.00	0.00
50498	Misc. Interior Repair	0.00	156.81	156.81	0.00	1,097.71	1,097.71	1,881.76
50499	Misc. Exterior Repairs	0.00	84.87	84.87	0.00	594.15	594.15	1,018.50
60651	General Maintenance	0.00	0.00	0.00	1,033.00	0.00	-1,033.00	0.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
60659	Window Repair	0.00	38.89	38.89	0.00	272.23	272.23	466.66
60660	Garage Repair	0.00	180.33	180.33	0.00	1,262.37	1,262.37	2,164.02
60801	Appliances	0.00	47.49	47.49	307.13	332.43	25.30	569.87
	Total Repairs & Replacements	440.00	4,849.24	4,409.24	7,855.13	33,945.00	26,089.87	58,191.09
50500	Professional Services							
50504	Professional Fees	0.00	333.33	333.33	295.00	2,333.35	2,038.35	4,000.00
50506	Architect/Engineer	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
	Total Professional Services	0.00	583.33	583.33	295.00	4,083.35	3,788.35	7,000.00
50550	Fees							
50000	Management Fee	2,960.00	2,960.00	0.00	20,720.00	20,720.00	0.00	35,520.00
50555	Filing Fees	0.00	17.50	17.50	0.00	122.50	122.50	210.00
	Total Fees	2,960.00	2,977.50	17.50	20,720.00	20,842.50	122.50	35,730.00
60665	Building Repair & Maintenance	0.00	875.00	875.00	0.00	6,125.00	6,125.00	10,500.00
60870	Transfer to Reserve Acct	22,675.96	22,675.96	0.00	158,731.78	158,731.78	0.00	272,111.58
60900	Insurance Claim	0.00	0.00	0.00	-228,532.40	0.00	228,532.40	0.00
	Total Operating Expense	66,661.90	83,410.30	16,748.40	322,702.21	583,873.24	261,171.03	1,000,924.02
	Total Operating Income	81,587.57	83,117.38	-1,529.81	574,169.66	581,821.74	-7,652.08	997,408.60
	Total Operating Expense	66,661.90	83,410.30	16,748.40	322,702.21	583,873.24	261,171.03	1,000,924.02
	NOI - Net Operating Income	14,925.67	-292.92	15,218.59	251,467.45	-2,051.50	253,518.95	-3,515.42
	Other Income							
60871	Reserve Income	22,675.96	22,675.96	0.00	158,731.78	158,731.78	0.00	272,111.58
60875	Reserve Interest	0.00	0.00	0.00	6.24	0.00	6.24	0.00
	Total Other Income	22,675.96	22,675.96	0.00	158,738.02	158,731.78	6.24	272,111.58
	Other Expense							
60874	Special Assessment Expense	0.00	217,654.91	217,654.91	0.00	1,523,584.37	1,523,584.37	2,611,858.88
60877	Reserve Bank Fee	0.00	0.00	0.00	15.00	0.00	-15.00	0.00
90100	Reserve Expenses							
90003	Reserve Interior Painting	0.00	9,440.42	9,440.42	0.00	66,082.94	66,082.94	113,285.00
90101	Reserve Exterior Painting	0.00	8,864.83	8,864.83	0.00	62,053.85	62,053.85	106,378.00
90102	Reserve Exterior Repairs	0.00	0.00	0.00	2,900.00	0.00	-2,900.00	0.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
90103	Reserve Interior Repairs	0.00	17,733.33	17,733.33	65,648.00	124,133.35	58,485.35	212,800.00
90104	Reserve Plumbing	0.00	21,891.58	21,891.58	2,335.00	153,241.10	150,906.10	262,699.00
90105	Reserve Electrical	0.00	6,272.67	6,272.67	0.00	43,908.69	43,908.69	75,272.00
90107	Reserve Roof	0.00	442.08	442.08	0.00	3,094.60	3,094.60	5,305.00
90108	Reserve Elevator	0.00	7,583.33	7,583.33	0.00	53,083.35	53,083.35	91,000.00
90110	Reserve Fire, Life & Safety	0.00	29,672.58	29,672.58	0.00	207,708.10	207,708.10	356,071.00
90112	Reserve Professional Fees	0.00	0.00	0.00	326.25	0.00	-326.25	0.00
90116	Reserve Garage	0.00	0.00	0.00	165,447.40	0.00	-165,447.40	0.00
90126	Reserve Furniture & Fixtures	0.00	1,877.25	1,877.25	0.00	13,140.75	13,140.75	22,527.00
Total Reserve Expenses		0.00	103,778.07	103,778.07	236,656.65	726,446.73	489,790.08	1,245,337.00
Total Other Expense		0.00	321,432.98	321,432.98	236,671.65	2,250,031.10	2,013,359.45	3,857,195.88
Net Other Income		22,675.96	-298,757.02	321,432.98	-77,933.63	-2,091,299.32	2,013,365.69	-3,585,084.30
Total Income		104,263.53	105,793.34	-1,529.81	732,907.68	740,553.52	-7,645.84	1,269,520.18
Total Expense		66,661.90	404,843.28	338,181.38	559,373.86	2,833,904.34	2,274,530.48	4,858,119.90
Net Income		37,601.63	-299,049.94	336,651.57	173,533.82	-2,093,350.82	2,266,884.64	-3,588,599.72

Accrual Basis Cash Flow (with GL code)

Hill & Co

Properties: Francesca Association - 850 Powell St San Francisco, CA 94108

Date Range: 07/01/2022 to 07/31/2022

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense					
Income					
40130	Parking Income	7,000.00	8.58	43,050.00	7.50
41000	Assessment / Dues	75,586.61	92.64	529,106.27	92.15
43040	Moving Fee - Refundable	-1,000.00	-1.23	-500.00	-0.09
43045	Moving Fee - Non Refundable	0.00	0.00	2,500.00	0.44
46060	Interest Income	0.96	0.00	13.39	0.00
Total Operating Income		81,587.57	100.00	574,169.66	100.00
Expense					
Contracted Repair Services					
50051	Electrical Repair Service	738.81	0.91	1,299.59	0.23
50052	Plumbing Repair Service	3,199.27	3.92	4,999.27	0.87
50054	Window/Door Repair Service	0.00	0.00	1,041.00	0.18
50056	HVAC (Heat, Ventilation, Air) Repair Service	0.00	0.00	5,380.35	0.94
50062	Life Safety Repair Service	0.00	0.00	1,140.00	0.20
Total Contracted Repair Services		3,938.08	4.83	13,860.21	2.41
Operating Expenses					
50101	Landscaping Contract	309.58	0.38	1,547.70	0.27
50102	Locks & Hardware	0.00	0.00	286.00	0.05
50103	Pest Control	120.00	0.15	815.00	0.14
50107	Janitorial Contract	3,561.60	4.37	25,051.20	4.36
50110	Backflow Testing	0.00	0.00	720.00	0.13
50116	Security Service	16,416.00	20.12	122,671.20	21.36
50118	Parking Lot	0.00	0.00	735.00	0.13
50125	Elevator Contract	1,350.00	1.65	9,450.00	1.65
50130	Boiler Maintenance Service	250.00	0.31	926.00	0.16
50131	Window Cleaning	0.00	0.00	6,080.00	1.06
Total Operating Expenses		22,007.18	26.97	168,282.10	29.31
Utilities					
50153	Water & Sewer	3,446.64	4.22	22,697.18	3.95
50155	Garbage & Recycling	2,122.32	2.60	8,898.16	1.55
50156	Telephone - General Lines	79.57	0.10	600.28	0.10
50157	Telephone - Building System Lines	1,048.68	1.29	5,406.95	0.94
50159	Internet	63.85	0.08	320.65	0.06
50164	Electric	2,722.25	3.34	14,946.36	2.60

Accrual Basis Cash Flow (with GL code)

Account Number	Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
50165	Gas	5,157.37	6.32	59,183.55	10.31
	Total Utilities	14,640.68	17.94	112,053.13	19.52
	Supplies				
50201	Janitorial Supplies	0.00	0.00	854.04	0.15
50204	Signage	0.00	0.00	748.00	0.13
	Total Supplies	0.00	0.00	1,602.04	0.28
	Insurances				
50301	Property Insurance	0.00	0.00	45,809.20	7.98
50302	Liability Insurance	0.00	0.00	3,933.74	0.69
	Total Insurances	0.00	0.00	49,742.94	8.66
	Administrative				
50349	Misc. Administrative	0.00	0.00	403.46	0.07
50501	Legal	0.00	0.00	15,161.54	2.64
50502	Accounting & Tax Prep	0.00	0.00	2,164.50	0.38
50612	Office Supplies	0.00	0.00	362.78	0.06
	Total Administrative	0.00	0.00	18,092.28	3.15
	Repairs & Replacements				
50451	General Repair	320.00	0.39	2,420.00	0.42
50454	Elevator Repair	0.00	0.00	3,975.00	0.69
50464	Janitorial Non-Contract	120.00	0.15	120.00	0.02
60651	General Maintenance	0.00	0.00	1,033.00	0.18
60801	Appliances	0.00	0.00	307.13	0.05
	Total Repairs & Replacements	440.00	0.54	7,855.13	1.37
	Professional Services				
50504	Professional Fees	0.00	0.00	295.00	0.05
	Total Professional Services	0.00	0.00	295.00	0.05
	Fees				
50000	Management Fee	2,960.00	3.63	20,720.00	3.61
	Total Fees	2,960.00	3.63	20,720.00	3.61
60870	Transfer to Reserve Acct	22,675.96	27.79	158,731.78	27.65
60900	Insurance Claim	0.00	0.00	-228,532.40	-39.80
	Total Operating Expense	66,661.90	81.71	322,702.21	56.20
	NOI - Net Operating Income	14,925.67	18.29	251,467.45	43.80
	Other Income & Expense				
	Other Income				
60871	Reserve Income	22,675.96	27.79	158,731.78	27.65
60875	Reserve Interest	0.00	0.00	6.24	0.00
	Total Other Income	22,675.96	27.79	158,738.02	27.65
	Other Expense				
60877	Reserve Bank Fee	0.00	0.00	15.00	0.00
	Reserve Expenses				
90102	Reserve Exterior Repairs	0.00	0.00	2,900.00	0.51

Accrual Basis Cash Flow (with GL code)

Account Number	Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
90103	Reserve Interior Repairs	0.00	0.00	65,648.00	11.43
90104	Reserve Plumbing	0.00	0.00	2,335.00	0.41
90112	Reserve Professional Fees	0.00	0.00	326.25	0.06
90116	Reserve Garage	0.00	0.00	165,447.40	28.82
	Total Reserve Expenses	0.00	0.00	236,656.65	41.22
	Total Other Expense	0.00	0.00	236,671.65	41.22
	Net Other Income	22,675.96	27.79	-77,933.63	-13.57
	Total Income	104,263.53	127.79	732,907.68	127.65
	Total Expense	66,661.90	81.71	559,373.86	97.42
	Net Income	37,601.63	46.09	173,533.82	30.22
	Change in Assets & Liabilities				
10300	Accounts Receivable	2,589.18		14,231.37	
10810	Due (To) From Operating	185,657.33		0.00	
10811	Due (To) From Reserves	-185,657.33		0.00	
20100	Accounts Payable	3,451.88		-13,493.71	
20300	Prepayments	1,383.64		-1,839.24	
	Net Change in Assets & Liabilities	7,424.70		-1,101.58	
	Cash Flow	45,026.33		172,432.24	
	Beginning Cash	79,209.90		265,384.13	
	Beginning Cash + Cash Flow	124,236.23		437,816.37	
	Actual Ending Cash	287,217.60		287,217.60	

Accrual Basis Balance Sheet w/GL codes

Properties: Francesca Association - 850 Powell St San Francisco, CA 94108

As of: 07/31/2022

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
ASSETS		
Cash		
10000	Operating Cash	287,217.60
10200	Reserve Cash	144,098.20
10420	Reserve 2	29,784.36
10430	Reserve 3	1.23
10440	Reserve 4	543,594.92
	Total Cash	1,004,696.31
10300	Accounts Receivable	8,174.63
10301	Allowance for Doubtful Accounts	-1,000.00
10800	Prepaid Expenses	47,968.83
	TOTAL ASSETS	1,059,839.77
LIABILITIES & CAPITAL		
Liabilities		
20100	Accounts Payable	13,261.97
20300	Prepayments	49,237.33
	Total Liabilities	62,499.30
Capital		
	Calculated Retained Earnings	173,533.82
	Calculated Prior Years Retained Earnings	823,806.65
	Total Capital	997,340.47
	TOTAL LIABILITIES & CAPITAL	1,059,839.77

Aged Payables Summary

Properties: Francesca Association - 850 Powell St San Francisco, CA 94108

As of: 07/31/2022

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61+
Francesca Association - 850 Powell St San Francisco, CA 94108					
Nob Hill Florist	309.58	0.00	309.58	0.00	0.00
AT&T	1,048.68	1,048.68	0.00	0.00	0.00
PG&E	7,872.70	7,872.70	0.00	0.00	0.00
Recology Golden Gate	-0.99	2,122.32	0.00	-2,123.31	0.00
Corporate Security Service, Inc.	4,032.00	0.00	4,032.00	0.00	0.00
	13,261.97	11,043.70	4,341.58	-2,123.31	0.00
Total	13,261.97	11,043.70	4,341.58	-2,123.31	0.00

Deposit Register

Date Range: 07/01/2022 to 07/31/2022

Bank Accounts: Francesca Association Resv, Francesca Association - SA, Francesca Association - Reserve, Francesca Assoc - SA - Schwab, and Francesca Association - Ops

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
Francesca Association - Ops									
Automatic ACH Deposit	07/01/2022						1,937.95		Yes
	06/25/2022	Tesler, Robert	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	9BAC-8CE0			1,937.95	
Lockbox Deposit	07/06/2022						7,318.01		Yes
	07/06/2022	Economidis, Cynthia	Francesca Association - 850 Powell St San Francisco, CA 94108		0001908972			350.00	
	07/06/2022	Ryan, C. Jean	Francesca Association - 850 Powell St San Francisco, CA 94108		005009			2,346.09	
	07/06/2022	Reitman, Joyce	Francesca Association - 850 Powell St San Francisco, CA 94108		006637			3,449.98	
	07/06/2022	Carlock, Timothy	Francesca Association - 850 Powell St San Francisco, CA 94108		005052			1,171.94	
Automatic ACH Deposit	07/07/2022						4,196.31		Yes
	06/30/2022	Cubillas, Katherine	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	D6D5-AFE0			1,171.94	
	06/30/2022	Faussner, Robert	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	D7C5-15E0			3,024.37	
Lockbox Deposit	07/07/2022						3,023.56		Yes
	07/07/2022	Kamm, Irene	Francesca Association - 850		142006116			3,023.56	

Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
			Powell St San Francisco, CA 94108						
Automatic ACH Deposit	07/08/2022						18,731.18		Yes
	07/01/2022	Matheson, Harper	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	2FF5-DD80			3,064.37	
	07/01/2022	Goodrich, Joel	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	BB9F-8640			1,915.12	
	07/01/2022	Pershing, Sandra	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	D0F5-5E70			2,714.37	
	07/04/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	4884-B050			1,556.23	
	07/04/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	4977-42E0			300.00	
	07/02/2022	Economidis, Cynthia	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	5169-CAE0			1,372.71	
	07/01/2022	Brenner, Marilyn	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	5368-DB70			1,360.97	
	07/02/2022	Wenren, YueYue	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	6723-40E0			1,825.48	
	07/01/2022	Burling, David	Francesca Association - 850	ACH	8587-1520			1,360.97	

Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
			Powell St San Francisco, CA 94108						
	07/01/2022	Nathan, Peggy	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	89C3-FA80			1,308.04	
	07/01/2022	Eugene W. Pon Trust	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	A2CA-20A0			1,952.92	
Lockbox Deposit	07/08/2022						10,896.29		Yes
	07/08/2022	Whiteman, Keith	Francesca Association - 850 Powell St San Francisco, CA 94108		767577971			3,062.18	
	07/08/2022	Whiteman, Keith	Francesca Association - 850 Powell St San Francisco, CA 94108		767793293			350.00	
	07/08/2022	McCurdy, Gregory	Francesca Association - 850 Powell St San Francisco, CA 94108		767343820			2,346.09	
	07/08/2022	Campbell, Rea	Francesca Association - 850 Powell St San Francisco, CA 94108		0003673615			1,839.50	
	07/08/2022	Shepard, Trustee Lawrence	Francesca Association - 850 Powell St San Francisco, CA 94108		2879784430			1,360.97	
	07/08/2022	Ewald, Katrin	Francesca Association - 850 Powell St San Francisco, CA 94108		006344			1,937.55	
16	07/08/2022						5,825.43		Yes
	07/06/2022	Lin, Nan	Francesca Association - 850		0018014792			1,996.08	

Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
			Powell St San Francisco, CA 94108						
	07/06/2022	Kam Chin, c/o Celeste	Francesca Association - 850 Powell St San Francisco, CA 94108		995027			1,937.80	
	07/06/2022	Kam Chin, c/o Celeste	Francesca Association - 850 Powell St San Francisco, CA 94108		767821577			1,891.55	
Automatic ACH Deposit	07/11/2022						6,410.96		Yes
	07/05/2022	Thompson-Dobkin, Jeffrey	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	24BD-9590			3,058.04	
	07/05/2022	Calderon, Matthew	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	B18F-4480			1,602.92	
	07/05/2022	Jantzen, Keith	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	F84B-8AD0			1,750.00	
Automatic ACH Deposit	07/12/2022						2,706.81		Yes
	07/06/2022	Golomb, Mikhail	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	9F03-11E0			2,706.81	
Lockbox Deposit	07/12/2022						2,000.00		Yes
	07/12/2022	Collier, Mary Ann	Francesca Association - 850 Powell St San Francisco, CA 94108		7163			2,000.00	
Automatic ACH Deposit	07/13/2022						1,722.71		Yes
	07/07/2022	Collin, Maria	Francesca	ACH	98F3-D490			1,722.71	

Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
			Association - 850 Powell St San Francisco, CA 94108						
Automatic ACH Deposit	07/14/2022						1,264.87		Yes
	07/08/2022	McLaughlin, Julie	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	3D67-07A0			1,264.87	
Lockbox Deposit	07/15/2022						1,556.23		Yes
	07/15/2022	Gash, Kelly	Francesca Association - 850 Powell St San Francisco, CA 94108		0004978958			1,556.23	
Automatic ACH Deposit	07/20/2022						3,654.13		Yes
	07/14/2022	Meniktas, Michael	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	2C73-2520			1,658.04	
	07/14/2022	Cook, S. D. Noam	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	F1DD-FCB0			1,996.09	
Lockbox Deposit	07/21/2022						2,192.66		Yes
	07/21/2022	Hilberg, Lynn	Francesca Association - 850 Powell St San Francisco, CA 94108		5214			1,020.72	
	07/21/2022	Carlock, Timothy	Francesca Association - 850 Powell St San Francisco, CA 94108		005053			1,171.94	
Lockbox Deposit	07/27/2022						75.48		Yes
	07/27/2022	Ewald, Katrin	Francesca Association - 850 Powell St San Francisco, CA 94108		006360			75.48	

Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
Automatic ACH Deposit	07/29/2022						7,459.62		Yes
	07/23/2022	Faussner, Alexander	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	3988-09B0			3,062.17	
	07/23/2022	The Borebank Trust	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	3A7C-75F0			2,459.50	
	07/25/2022	Tesler, Robert	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	50BB-E570			1,937.95	
17	07/29/2022						185,657.33		No
	07/29/2022	Francesca Association - Reserve	Francesca Association - 850 Powell St San Francisco, CA 94108		To transfer back funds to Operating account (Reserve Transfers - used Approved Budget amount)	To transfer back funds to Operating account (Reserve Transfers - used Approved Budget amount)		185,657.33	
							266,629.53		
Francesca Association - Reserve									
14	07/29/2022						22,675.96		No
	07/29/2022	Francesca Association	Francesca Association - 850 Powell St San Francisco, CA 94108		July 2022 - Reserve Transfer	July 2022 - Reserve Transfer		22,675.96	
							22,675.96		
Total							289,305.49		

Check Register

Properties: Francesca Association - 850 Powell St San Francisco, CA 94108

Date Range: 07/01/2022 to 07/31/2022

Bank Accounts: All

Payees: All

Payment Type: All

Include Voided Checks: No

Exclude Cleared Checks: No

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Francesca Association - Ops						
Francesca Association - Ops	07012223	Yes	07/01/2022	PG&E	2,061.71	1005773302-3 autopay (05/09-06/07/2022)
Francesca Association - Ops	ACH Transaction #6895-8600	Yes	07/01/2022	Corporate Security Service, Inc.	4,032.00	INV-5055
Francesca Association - Ops	07052227	Yes	07/05/2022	PG&E	60.43	0380773342-7 autopay (05/10-06/08/2022)
Francesca Association - Ops	07062200	Yes	07/06/2022	San Francisco Public Utilities Commission - Water	3,402.21	8351910000 autopay (05/20-06/21/2022)
Francesca Association - Ops	07062200	Yes	07/06/2022	San Francisco Public Utilities Commission - Water	44.43	2831120000 autopay (05/20-06/21/2022)
Francesca Association - Ops	ACH Transaction #2E47-C822	Yes	07/07/2022	Hill & Co	2,960.00	Management Fee for 07/2022
Francesca Association - Ops	ACH Transaction #2E4C-9FC8	Yes	07/07/2022	Corporate Security Service, Inc.	4,032.00	INV-5103
Francesca Association - Ops	ACH Transaction #2E4D-5274	Yes	07/07/2022	Nob Hill Florist	309.58	14316
Francesca Association - Ops	07132237	Yes	07/13/2022	AT&T	1,035.69	415 834-9037 autopay (06/22-07/21/2022)
Francesca Association - Ops	07142272	No	07/14/2022	PG&E	0.00	9911996657-2 autopay (06/08-07/07/2022)
Francesca Association - Ops	07152292	Yes	07/15/2022	Recology Golden Gate	408.91	010214692 autopay June 2022
Francesca Association - Ops	07252252	Yes	07/25/2022	AT&T (att-5014)	63.85	283794652 autopay (Jul 2022)
Francesca Association - Ops	300000176	No	07/27/2022	Malcolm Plumbing & Mechanical Inc.	250.00	20408793
Francesca Association - Ops	300000177	No	07/27/2022	Robert P. Cotton	1,350.00	07.08.2022
Francesca Association - Ops	300000178	No	07/27/2022	High Marks Janitorial Inc.	3,681.60	11321
Francesca Association - Ops	300000179	No	07/27/2022	Dewey Pest Control Inc.	120.00	15198837

Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Ops						
Francesca Association - Ops	300000180	No	07/27/2022	City Mechanical, Inc.	2,419.27	84329, 84386
Francesca Association - Ops	300000181	No	07/27/2022	DiLuzio Inc.	738.81	13734
Francesca Association - Ops	ACH Transaction #861E-9D8A	Yes	07/27/2022	Corporate Security Service, Inc.	12,384.00	INV-5142, INV-5179, INV-5229
Francesca Association - Ops	ACH Transaction #8625-2290	Yes	07/27/2022	East Bay Construction and Management LLC	320.00	
Francesca Association - Ops	ACH Transaction #8626-5D0E	Yes	07/27/2022	R&L PLUMBING	780.00	109438
Francesca Association - Ops	2627	No	07/28/2022	Cynthia Molstad	2,112.46	
Francesca Association - Ops	300000182	No	07/29/2022	AT&T Mobility	79.57	287283516288 (07/18-08/17/2022)
Francesca Association - Ops	ACH Transaction #C4E0-2582	No	07/29/2022	Francesca Association (Reserve)	22,675.96	July 2022 - Reserve Transfer (Transfer to FRB Acct#80008209373)
					65,322.48	
Francesca Association - Reserve						
Francesca Association - Reserve	6115	No	07/29/2022	Francesca Association - Operating Account	185,657.33	To transfer back funds to Operating account (Reserve Transfers - used Approved Budget amount)
Total					250,979.81	

General Ledger Report

Properties: Francesca Association - 850 Powell St San Francisco, CA 94108

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 07/01/2022 to 07/31/2022

Accounting Basis: Accrual

Show Reversed Transactions: Yes

GL Account Map: None - use master chart of accounts

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10000 - Operating Cash							
Starting Balance						79,209.90	
07/01/2022	PG&E	Payment	07012223		2,061.71	77,148.19	1005773302-3 autopay (05/09-06/07/2022)
07/01/2022	Marvin Brenner	eCheck receipt	5368-DB70	1,360.97		78,509.16	July 2022
07/01/2022	David Burling	eCheck receipt	8587-1520	1,360.97		79,870.13	July 2022
07/01/2022	Peggy Nathan	eCheck receipt	89C3-FA80	1,308.04		81,178.17	July 2022
07/01/2022	Eugene W. Pon Trust	eCheck receipt	A2CA-20A0	350.00		81,528.17	July 2022
07/01/2022	Eugene W. Pon Trust	eCheck receipt	A2CA-20A0	1,602.92		83,131.09	July 2022
07/01/2022	Sandra Pershing	eCheck receipt	D0F5-5E70	2,714.37		85,845.46	July 2022
07/01/2022	Harper Matheson	eCheck receipt	2FF5-DD80	350.00		86,195.46	July 2022
07/01/2022	Harper Matheson	eCheck receipt	2FF5-DD80	2,714.37		88,909.83	July 2022
07/01/2022	Joel Goodrich	eCheck receipt	BB9F-8640	350.00		89,259.83	July 2022
07/01/2022	Joel Goodrich	eCheck receipt	BB9F-8640	1,565.12		90,824.95	July 2022
07/01/2022	Corporate Security Service, Inc.	eCheck	6895-8600		4,032.00	86,792.95	06/17-06/23/2022 Security Officers
07/02/2022	Cynthia Economidis	eCheck receipt	5169-CAE0	247.08		87,040.03	June 2022
07/02/2022	Cynthia Economidis	eCheck receipt	5169-CAE0	350.00		87,390.03	July 2022
07/02/2022	Cynthia Economidis	eCheck receipt	5169-CAE0	775.63		88,165.66	July 2022
07/02/2022	YueYue Wenren	eCheck receipt	6723-40E0	221.30		88,386.96	May 2022
07/02/2022	YueYue Wenren	eCheck receipt	6723-40E0	350.00		88,736.96	June 2022
07/02/2022	YueYue Wenren	eCheck receipt	6723-40E0	1,254.18		89,991.14	June 2022
07/04/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	eCheck receipt	4884-B050	833.45		90,824.59	May 2022
07/04/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	eCheck receipt	4884-B050	350.00		91,174.59	June 2022
07/04/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	eCheck receipt	4884-B050	372.78		91,547.37	June 2022
07/04/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	eCheck receipt	4977-42E0	300.00		91,847.37	June 2022

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
07/05/2022	PG&E	Payment	07052227		60.43	91,786.94	0380773342-7 autopay (05/10-06/08/2022)
07/05/2022	Keith Jantzen	eCheck receipt	F84B-8AD0	297.31		92,084.25	July 2022
07/05/2022	Keith Jantzen	eCheck receipt	F84B-8AD0	1,391.21		93,475.46	July 2022
07/05/2022	Keith Jantzen	eCheck receipt	F84B-8AD0	61.48		93,536.94	Online Payment
07/05/2022	Jeffrey Thompson-Dobkin	eCheck receipt	24BD-9590	350.00		93,886.94	Parking Fee - March 2022
07/05/2022	Jeffrey Thompson-Dobkin	eCheck receipt	24BD-9590	350.00		94,236.94	Parking Fee - April 2022
07/05/2022	Jeffrey Thompson-Dobkin	eCheck receipt	24BD-9590	350.00		94,586.94	Parking Fee - May 2022
07/05/2022	Jeffrey Thompson-Dobkin	eCheck receipt	24BD-9590	350.00		94,936.94	Parking Fee - June 2022
07/05/2022	Jeffrey Thompson-Dobkin	eCheck receipt	24BD-9590	1,308.04		96,244.98	July 2022
07/05/2022	Jeffrey Thompson-Dobkin	eCheck receipt	24BD-9590	350.00		96,594.98	July 2022
07/05/2022	Matthew Calderon	eCheck receipt	B18F-4480	1,602.92		98,197.90	July 2022
07/06/2022	San Francisco Public Utilities Commission - Water	Payment	07062200		44.43	98,153.47	2831120000 autopay (05/20-06/21/2022)
07/06/2022	San Francisco Public Utilities Commission - Water	Payment	07062200		3,402.21	94,751.26	8351910000 autopay (05/20-06/21/2022)
07/06/2022	Mikhail Golomb	eCheck receipt	9F03-11E0	2,706.81		97,458.07	July 2022
07/06/2022	Cynthia Economidis	Receipt	0001908972	350.00		97,808.07	
07/06/2022	C. Jean Ryan	Receipt	005009	350.00		98,158.07	
07/06/2022	C. Jean Ryan	Receipt	005009	1,996.09		100,154.16	
07/06/2022	Joyce Reitman	Receipt	006637	350.00		100,504.16	
07/06/2022	Joyce Reitman	Receipt	006637	3,099.98		103,604.14	
07/06/2022	Timothy Carlock	Receipt	005052	34.13		103,638.27	
07/06/2022	Timothy Carlock	Receipt	005052	1,137.81		104,776.08	
07/06/2022	Nan Lin	Receipt	0018014792	1,996.08		106,772.16	Prepaid Any
07/06/2022	Kwong Kow Kam	Receipt	995027	1,937.80		108,709.96	Prepaid Any
07/06/2022	Kwong Kow Kam	Receipt	767821577	1,891.55		110,601.51	Prepaid Any
07/07/2022	Maria Collin	eCheck receipt	98F3-D490	288.26		110,889.77	July 2022
07/07/2022	Maria Collin	eCheck receipt	98F3-D490	1,434.45		112,324.22	Online Payment
07/07/2022	Corporate Security Service, Inc.	eCheck	2E4C-9FC8		4,032.00	108,292.22	06/24-06/30/2022 Security Officers
07/07/2022	Hill & Co	eCheck	2E47-C822		2,960.00	105,332.22	Management Fee for 07/2022
07/07/2022	Nob Hill Florist	eCheck	2E4D-5274		309.58	105,022.64	Lobby Orchids
07/07/2022	Irene Kamm	Receipt	142006116	3.24		105,025.88	
07/07/2022	Irene Kamm	Receipt	142006116	3,020.32		108,046.20	
07/08/2022	Julie McLaughlin	eCheck receipt	3D67-07A0	350.00		108,396.20	July 2022

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
07/08/2022	Julie McLaughlin	eCheck receipt	3D67-07A0	914.87		109,311.07	July 2022
07/08/2022	Keith Whiteman	Receipt	767577971	1,139.14		110,450.21	
07/08/2022	Keith Whiteman	Receipt	767577971	350.00		110,800.21	
07/08/2022	Keith Whiteman	Receipt	767577971	1,573.04		112,373.25	
07/08/2022	Keith Whiteman	Receipt	767793293	350.00		112,723.25	
07/08/2022	Gregory McCurdy	Receipt	767343820	515.47		113,238.72	
07/08/2022	Gregory McCurdy	Receipt	767343820	1,830.62		115,069.34	Prepaid Any
07/08/2022	Rea Campbell	Receipt	0003673615	350.00		115,419.34	
07/08/2022	Rea Campbell	Receipt	0003673615	1,489.50		116,908.84	
07/08/2022	Trustee Lawrence Shepard	Receipt	2879784430	1,360.97		118,269.81	
07/08/2022	Katrin Ewald	Receipt	006344	75.23		118,345.04	
07/08/2022	Katrin Ewald	Receipt	006344	350.00		118,695.04	
07/08/2022	Katrin Ewald	Receipt	006344	1,512.32		120,207.36	
07/12/2022	Mary Ann Collier	Receipt	7163	1,972.63		122,179.99	
07/12/2022	Mary Ann Collier	Receipt	7163	27.37		122,207.36	Prepaid Any
07/13/2022	AT&T	Payment	07132237		1,035.69	121,171.67	415 834-9037 autopay (06/22-07/21/2022)
07/14/2022	S. D. Noam Cook	eCheck receipt	F1DD-FCB0	1,996.09		123,167.76	Online Payment
07/14/2022	Michael Meniktas	eCheck receipt	2C73-2520	350.00		123,517.76	July 2022
07/14/2022	Michael Meniktas	eCheck receipt	2C73-2520	1,308.04		124,825.80	July 2022
07/15/2022	Kelly Gash	Receipt	0004978958	280.14		125,105.94	
07/15/2022	Kelly Gash	Receipt	0004978958	500.00		125,605.94	
07/15/2022	Kelly Gash	Receipt	0004978958	500.00		126,105.94	
07/15/2022	Kelly Gash	Receipt	0004978958	276.09		126,382.03	
07/15/2022	Recology Golden Gate	Check	07152292	1,714.40		128,096.43	010214692 Rebate from Recology
07/15/2022	Recology Golden Gate	Check	07152292		2,123.31	125,973.12	010214692 autopay June 2022
07/21/2022	Lynn Hilberg	Receipt	5214	1,020.72		126,993.84	Prepaid Any
07/21/2022	Timothy Carlock	Receipt	005053	34.13		127,027.97	
07/21/2022	Timothy Carlock	Receipt	005053	1,137.81		128,165.78	Prepaid Any
07/23/2022	Alexander Faussner	eCheck receipt	3988-09B0	3,062.17		131,227.95	Online Payment
07/23/2022	The Borebank Trust	eCheck receipt	3A7C-75F0	2,459.50		133,687.45	Online Payment
07/25/2022	Robert Tesler	eCheck receipt	50BB-E570	1,406.98		135,094.43	July 2022
07/25/2022	Robert Tesler	eCheck receipt	50BB-E570	530.97		135,625.40	Online Payment
07/25/2022	AT&T (att-5014)	Payment	07252252		63.85	135,561.55	283794652 autopay (Jul 2022)

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
07/27/2022	Katrin Ewald	Receipt	006360	75.48		135,637.03	
07/27/2022	City Mechanical, Inc.	Bill Pay Check	300000180		1,755.50	133,881.53	WO# 65727 - PLBG
07/27/2022	City Mechanical, Inc.	Bill Pay Check	300000180		663.77	133,217.76	WO# 65711 - PLBG
07/27/2022	Corporate Security Service, Inc.	eCheck	861E-9D8A		4,320.00	128,897.76	07/01-07/07/2022 Security Officers
07/27/2022	Corporate Security Service, Inc.	eCheck	861E-9D8A		4,032.00	124,865.76	07/08-07/014/2022 Security Officers
07/27/2022	Corporate Security Service, Inc.	eCheck	861E-9D8A		4,032.00	120,833.76	07/15-07/21/2022 Security Officers
07/27/2022	Dewey Pest Control Inc.	Bill Pay Check	300000179		120.00	120,713.76	Jul 2022
07/27/2022	DiLuzio Inc.	Bill Pay Check	300000181		738.81	119,974.95	Electrical troubleshoot and repairs
07/27/2022	East Bay Construction and Management LLC	eCheck	8625-2290		320.00	119,654.95	removed hazardous item
07/27/2022	High Marks Janitorial Inc.	Bill Pay Check	300000178		3,561.60	116,093.35	Jul 2022
07/27/2022	High Marks Janitorial Inc.	Bill Pay Check	300000178		120.00	115,973.35	additional time to clean boiler room and exterior stairs
07/27/2022	Malcolm Plumbing & Mechanical Inc.	Bill Pay Check	300000176		250.00	115,723.35	reset burner control and fired boiler
07/27/2022	R&L PLUMBING	eCheck	8626-5D0E		780.00	114,943.35	Investigated why there is no gas in the stove
07/27/2022	Robert P. Cotton	Bill Pay Check	300000177		1,350.00	113,593.35	Jun 2022 - maintenance
07/28/2022	David Yeske	eCheck receipt	57E3-9F20	3,465.10		117,058.45	Online Payment
07/28/2022	David Yeske	eCheck receipt	57E3-9F20	1,707.44		118,765.89	June 2022
07/28/2022	David Yeske	eCheck receipt	57E3-9F20	350.00		119,115.89	July 2022
07/28/2022	David Yeske	eCheck receipt	57E3-9F20	3,115.10		122,230.99	July 2022
07/28/2022	Cynthia Molstad	Check	2627		2,112.46	120,118.53	Refund of credit balance
07/29/2022	Francesca Association - Reserve	Receipt	To transfer back funds to Operating account (Reserve Transfers - used Approved Budget amount)	185,657.33		305,775.86	To transfer back funds to Operating account (Reserve Transfers - used Approved Budget amount)
07/29/2022	AT&T Mobility	Bill Pay Check	300000182		79.57	305,696.29	287283516288 (07/18-08/17/2022)
07/29/2022	Francesca Association (Reserve)	eCheck	C4E0-2582		22,675.96	283,020.33	July 2022 - Reserve Transfer (Transfer to FRB Acct#80008209373)
07/31/2022	Katherine Cubillas	eCheck receipt	D188-E560	1,171.94		284,192.27	Online Payment
07/31/2022	Robert Faussner	eCheck receipt	D25C-5A10	635.11		284,827.38	July 2022

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
07/31/2022	Robert Faussner	eCheck receipt	D25C-5A10	2,389.26		287,216.64	Online Payment
07/31/2022		JE	7989	0.96		287,217.60	Interest Earned
Net Change						208,007.70	
				275,044.58	67,036.88	287,217.60	

10200 - Reserve Cash

Starting Balance						144,098.20	
Net Change						0.00	
				0.00	0.00	144,098.20	

10300 - Accounts Receivable

Starting Balance						10,763.81	
07/01/2022	Rea Campbell	Charge		350.00		11,113.81	July 2022 - Parking
07/01/2022	Michael Meniktas	Charge		350.00		11,463.81	July 2022
07/01/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	Charge		350.00		11,813.81	July 2022
07/01/2022	Jay Wiener	Charge		350.00		12,163.81	July 2022
07/01/2022	Jay Wiener	Receipt			350.00	11,813.81	
07/01/2022	Eugene W. Pon Trust	Charge		350.00		12,163.81	July 2022
07/01/2022	David Yeske	Charge		350.00		12,513.81	July 2022
07/01/2022	Cynthia Economidis	Charge		350.00		12,863.81	July 2022
07/01/2022	Julie McLaughlin	Charge		350.00		13,213.81	July 2022
07/01/2022	Kwong Kow Kam	Charge		350.00		13,563.81	July 2022
07/01/2022	Kwong Kow Kam	Receipt			350.00	13,213.81	
07/01/2022	Gregory McCurdy	Charge		350.00		13,563.81	July 2022
07/01/2022	Gregory McCurdy	Receipt			350.00	13,213.81	
07/01/2022	Katrin Ewald	Charge		350.00		13,563.81	July 2022
07/01/2022	Keith Whiteman	Charge		350.00		13,913.81	July 2022
07/01/2022	C. Jean Ryan	Charge		350.00		14,263.81	July 2022
07/01/2022	Joyce Reitman	Charge		350.00		14,613.81	July 2022
07/01/2022	Keith Jantzen	Charge		350.00		14,963.81	July 2022
07/01/2022	Keith Jantzen	Receipt			52.69	14,911.12	
07/01/2022	Joel Goodrich	Charge		350.00		15,261.12	July 2022
07/01/2022	Robert Tesler	Reversed Charge		350.00		15,611.12	July 2022
07/01/2022	Harper Matheson	Charge		350.00		15,961.12	July 2022

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
07/01/2022	YueYue Wenren	Charge		350.00		16,311.12	July 2022
07/01/2022	Maria Collin	Reversed Charge		350.00		16,661.12	July 2022
07/01/2022	Maria Collin	Reversed Receipt			350.00	16,311.12	
07/01/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	Charge		1,602.92		17,914.04	July 2022
07/01/2022	YueYue Wenren	Charge		1,519.74		19,433.78	July 2022
07/01/2022	David Yeske	Charge		3,115.10		22,548.88	July 2022
07/01/2022	Gregory McCurdy	Charge		1,996.09		24,544.97	July 2022
07/01/2022	Gregory McCurdy	Receipt			1,480.62	23,064.35	
07/01/2022	David Burling	Charge		1,360.97		24,425.32	July 2022
07/01/2022	Harper Matheson	Charge		2,714.37		27,139.69	July 2022
07/01/2022	Kelly Gash	Charge		1,602.92		28,742.61	July 2022
07/01/2022	C. Jean Ryan	Charge		1,996.09		30,738.70	July 2022
07/01/2022	Trustee Lawrence Shepard	Charge		1,360.97		32,099.67	July 2022
07/01/2022	Robert Tesler	Charge		1,996.09		34,095.76	July 2022
07/01/2022	Marvin Brenner	Charge		1,360.97		35,456.73	July 2022
07/01/2022	Cynthia Economidis	Charge		1,413.89		36,870.62	July 2022
07/01/2022	Joyce Reitman	Charge		3,099.98		39,970.60	July 2022
07/01/2022	Robert Faussner	Charge		3,115.10		43,085.70	July 2022
07/01/2022	Robert Faussner	Receipt			2,479.99	40,605.71	
07/01/2022	Keith Whiteman	Charge		3,062.17		43,667.88	July 2022
07/01/2022	Sandra Pershing	Charge		2,714.37		46,382.25	July 2022
07/01/2022	Keith Jantzen	Charge		1,391.21		47,773.46	July 2022
07/01/2022	S. D. Noam Cook	Charge		1,996.09		49,769.55	July 2022
07/01/2022	S. D. Noam Cook	Receipt			1,996.09	47,773.46	
07/01/2022	Katrin Ewald	Charge		1,587.80		49,361.26	July 2022
07/01/2022	Alexander Faussner	Charge		3,062.17		52,423.43	July 2022
07/01/2022	Alexander Faussner	Receipt			3,062.17	49,361.26	
07/01/2022	Maria Collin	Charge		1,413.89		50,775.15	July 2022
07/01/2022	Maria Collin	Receipt			1,125.63	49,649.52	
07/01/2022	The Borebank Trust	Charge		2,109.50		51,759.02	July 2022
07/01/2022	The Borebank Trust	Receipt			2,109.50	49,649.52	
07/01/2022	Mardin LLC #901, a Delaware LLC	Charge		2,910.96		52,560.48	July 2022
07/01/2022	Mardin LLC #901, a Delaware	Receipt			2,512.96	50,047.52	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
	LLC						
07/01/2022	Kwong Kow Kam	Charge		1,587.80		51,635.32	July 2022
07/01/2022	Kwong Kow Kam	Receipt			136.25	51,499.07	
07/01/2022	Kwong Kow Kam	Receipt			1,451.55	50,047.52	
07/01/2022	Katherine Cubillas	Charge		1,171.94		51,219.46	July 2022
07/01/2022	Katherine Cubillas	Receipt			1,171.94	50,047.52	
07/01/2022	Eugene W. Pon Trust	Charge		1,602.92		51,650.44	July 2022
07/01/2022	Nan Lin	Charge		1,996.09		53,646.53	July 2022
07/01/2022	Nan Lin	Receipt			244.40	53,402.13	
07/01/2022	Nan Lin	Receipt			1,751.69	51,650.44	
07/01/2022	Irene Kamm	Charge		3,024.37		54,674.81	July 2022
07/01/2022	Joel Goodrich	Charge		1,565.12		56,239.93	July 2022
07/01/2022	Jay Wiener	Charge		1,308.04		57,547.97	July 2022
07/01/2022	Jay Wiener	Receipt			1,308.04	56,239.93	
07/01/2022	Lynn Hilberg	Charge		1,020.72		57,260.65	July 2022
07/01/2022	Lynn Hilberg	Receipt			1,020.72	56,239.93	
07/01/2022	Mary Ann Collier	Charge		1,996.09		58,236.02	July 2022
07/01/2022	Mary Ann Collier	Receipt			23.46	58,212.56	
07/01/2022	Julie McLaughlin	Charge		914.87		59,127.43	July 2022
07/01/2022	Michael Meniktas	Charge		1,308.04		60,435.47	July 2022
07/01/2022	Mikhail Golomb	Charge		2,706.81		63,142.28	July 2022
07/01/2022	Peggy Nathan	Charge		1,308.04		64,450.32	July 2022
07/01/2022	Rea Campbell	Charge		1,489.50		65,939.82	July 2022
07/01/2022	Jeffrey Thompson-Dobkin	Charge		1,308.04		67,247.86	July 2022
07/01/2022	Timothy Carlock	Charge		1,171.94		68,419.80	July 2022
07/01/2022	Matthew Calderon	Charge		1,602.92		70,022.72	July 2022
07/01/2022	The Borebank Trust	Charge		350.00		70,372.72	July 2022 - parking space #10
07/01/2022	The Borebank Trust	Receipt			350.00	70,022.72	
07/01/2022	Jeffrey Thompson-Dobkin	Charge		350.00		70,372.72	July 2022
07/01/2022	Marvin Brenner	eCheck receipt	5368-DB70		1,360.97	69,011.75	July 2022
07/01/2022	David Burling	eCheck receipt	8587-1520		1,360.97	67,650.78	July 2022
07/01/2022	Peggy Nathan	eCheck receipt	89C3-FA80		1,308.04	66,342.74	July 2022
07/01/2022	Eugene W. Pon Trust	eCheck receipt	A2CA-20A0		350.00	65,992.74	July 2022
07/01/2022	Eugene W. Pon Trust	eCheck receipt	A2CA-20A0		1,602.92	64,389.82	July 2022

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
07/01/2022	Sandra Pershing	eCheck receipt	D0F5-5E70		2,714.37	61,675.45	July 2022
07/01/2022	Harper Matheson	eCheck receipt	2FF5-DD80		350.00	61,325.45	July 2022
07/01/2022	Harper Matheson	eCheck receipt	2FF5-DD80		2,714.37	58,611.08	July 2022
07/01/2022	Joel Goodrich	eCheck receipt	BB9F-8640		350.00	58,261.08	July 2022
07/01/2022	Joel Goodrich	eCheck receipt	BB9F-8640		1,565.12	56,695.96	July 2022
07/01/2022	Robert Tesler	Reverse Charge			350.00	56,345.96	Reverse charge
07/01/2022	Robert Tesler	Receipt			1,964.80	54,381.16	May 2022
07/01/2022	Robert Tesler	Receipt			1,996.09	52,385.07	June 2022
07/01/2022	Robert Tesler	Receipt			589.11	51,795.96	July 2022
07/01/2022	Robert Tesler	Receipt		4,550.00		56,345.96	
07/01/2022		Reverse JE	7809-R	1,310.89		57,656.85	
07/01/2022	Maria Collin	Reverse Receipt		350.00		58,006.85	Reversal receipt on 07/01/2022
07/01/2022	Maria Collin	Reverse Charge			350.00	57,656.85	Reverse charge
07/01/2022	Trustee Lawrence Shepard	Reverse Charge			9,002.70	48,654.15	Reverse charge
07/01/2022	Trustee Lawrence Shepard	Reverse Charge		9,002.70		57,656.85	Reverse charge
07/01/2022		Reverse JE	8093-R		1,400.00	56,256.85	
07/02/2022	Cynthia Economidis	eCheck receipt	5169-CAE0		247.08	56,009.77	June 2022
07/02/2022	Cynthia Economidis	eCheck receipt	5169-CAE0		350.00	55,659.77	July 2022
07/02/2022	Cynthia Economidis	eCheck receipt	5169-CAE0		775.63	54,884.14	July 2022
07/02/2022	YueYue Wenren	eCheck receipt	6723-40E0		221.30	54,662.84	May 2022
07/02/2022	YueYue Wenren	eCheck receipt	6723-40E0		350.00	54,312.84	June 2022
07/02/2022	YueYue Wenren	eCheck receipt	6723-40E0		1,254.18	53,058.66	June 2022
07/04/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	eCheck receipt	4884-B050		833.45	52,225.21	May 2022
07/04/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	eCheck receipt	4884-B050		350.00	51,875.21	June 2022
07/04/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	eCheck receipt	4884-B050		372.78	51,502.43	June 2022
07/04/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	eCheck receipt	4977-42E0		300.00	51,202.43	June 2022
07/05/2022	Keith Jantzen	eCheck receipt	F84B-8AD0		297.31	50,905.12	July 2022
07/05/2022	Keith Jantzen	eCheck receipt	F84B-8AD0		1,391.21	49,513.91	July 2022
07/05/2022	Jeffrey Thompson-Dobkin	eCheck receipt	24BD-9590		350.00	49,163.91	Parking Fee - March 2022
07/05/2022	Jeffrey Thompson-Dobkin	eCheck receipt	24BD-9590		350.00	48,813.91	Parking Fee - April 2022
07/05/2022	Jeffrey Thompson-Dobkin	eCheck receipt	24BD-9590		350.00	48,463.91	Parking Fee - May 2022
07/05/2022	Jeffrey Thompson-Dobkin	eCheck receipt	24BD-9590		350.00	48,113.91	Parking Fee - June 2022

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
07/05/2022	Jeffrey Thompson-Dobkin	eCheck receipt	24BD-9590		1,308.04	46,805.87	July 2022
07/05/2022	Jeffrey Thompson-Dobkin	eCheck receipt	24BD-9590		350.00	46,455.87	July 2022
07/05/2022	Matthew Calderon	eCheck receipt	B18F-4480		1,602.92	44,852.95	July 2022
07/06/2022	Mikhail Golomb	eCheck receipt	9F03-11E0		2,706.81	42,146.14	July 2022
07/06/2022	Cynthia Economidis	Receipt	0001908972		350.00	41,796.14	
07/06/2022	C. Jean Ryan	Receipt	005009		350.00	41,446.14	
07/06/2022	C. Jean Ryan	Receipt	005009		1,996.09	39,450.05	
07/06/2022	Joyce Reitman	Receipt	006637		350.00	39,100.05	
07/06/2022	Joyce Reitman	Receipt	006637		3,099.98	36,000.07	
07/06/2022	Timothy Carlock	Receipt	005052		34.13	35,965.94	
07/06/2022	Timothy Carlock	Receipt	005052		1,137.81	34,828.13	
07/07/2022	Maria Collin	eCheck receipt	98F3-D490		288.26	34,539.87	July 2022
07/07/2022	Irene Kamm	Receipt	142006116		3.24	34,536.63	
07/07/2022	Irene Kamm	Receipt	142006116		3,020.32	31,516.31	
07/08/2022	Julie McLaughlin	eCheck receipt	3D67-07A0		350.00	31,166.31	July 2022
07/08/2022	Julie McLaughlin	eCheck receipt	3D67-07A0		914.87	30,251.44	July 2022
07/08/2022	Keith Whiteman	Receipt	767577971		1,139.14	29,112.30	
07/08/2022	Keith Whiteman	Receipt	767577971		350.00	28,762.30	
07/08/2022	Keith Whiteman	Receipt	767577971		1,573.04	27,189.26	
07/08/2022	Keith Whiteman	Receipt	767793293		350.00	26,839.26	
07/08/2022	Gregory McCurdy	Receipt	767343820		515.47	26,323.79	
07/08/2022	Rea Campbell	Receipt	0003673615		350.00	25,973.79	
07/08/2022	Rea Campbell	Receipt	0003673615		1,489.50	24,484.29	
07/08/2022	Trustee Lawrence Shepard	Receipt	2879784430		1,360.97	23,123.32	
07/08/2022	Katrin Ewald	Receipt	006344		75.23	23,048.09	
07/08/2022	Katrin Ewald	Receipt	006344		350.00	22,698.09	
07/08/2022	Katrin Ewald	Receipt	006344		1,512.32	21,185.77	
07/12/2022	Mary Ann Collier	Receipt	7163		1,972.63	19,213.14	
07/14/2022	Michael Meniktas	eCheck receipt	2C73-2520		350.00	18,863.14	July 2022
07/14/2022	Michael Meniktas	eCheck receipt	2C73-2520		1,308.04	17,555.10	July 2022
07/15/2022	Kelly Gash	Receipt	0004978958		280.14	17,274.96	
07/15/2022	Kelly Gash	Receipt	0004978958		500.00	16,774.96	
07/15/2022	Kelly Gash	Receipt	0004978958		500.00	16,274.96	
07/15/2022	Kelly Gash	Receipt	0004978958		276.09	15,998.87	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
07/21/2022	Timothy Carlock	Receipt	005053		34.13	15,964.74	
07/25/2022	Robert Tesler	eCheck receipt	50BB-E570		1,406.98	14,557.76	July 2022
07/27/2022	Katrin Ewald	Receipt	006360		75.48	14,482.28	
07/28/2022	David Yeske	eCheck receipt	57E3-9F20		1,707.44	12,774.84	June 2022
07/28/2022	David Yeske	eCheck receipt	57E3-9F20		350.00	12,424.84	July 2022
07/28/2022	David Yeske	eCheck receipt	57E3-9F20		3,115.10	9,309.74	July 2022
07/28/2022	Cynthia Molstad	Charge			500.00	8,809.74	Move out fee
07/28/2022	Cynthia Molstad	Charge			500.00	8,309.74	Move out fee
07/28/2022	Cynthia Molstad	Charge		2,112.46		10,422.20	Refund of credit balance
07/28/2022	Cynthia Molstad	Receipt			556.23	9,865.97	
07/28/2022	Cynthia Molstad	Receipt		556.23		10,422.20	December 2021
07/28/2022	Cynthia Molstad	Receipt		500.00		10,922.20	Move out fee
07/28/2022	Cynthia Molstad	Receipt		500.00		11,422.20	Move out fee
07/28/2022	Cynthia Molstad	Receipt			1,556.23	9,865.97	Refund of credit balance
07/29/2022	Francesca Association	Charge	July 2022 - Reserve Transfer	22,675.96		32,541.93	July 2022 - Reserve Transfer
07/29/2022	Francesca Association	Receipt	July 2022 - Reserve Transfer		22,675.96	9,865.97	July 2022 - Reserve Transfer
07/29/2022	Francesca Association - Reserve	Charge	To transfer back funds to Operating account (Reserve Transfers - used Approved Budget amount)	185,657.33		195,523.30	To transfer back funds to Operating account (Reserve Transfers - used Approved Budget amount)
07/29/2022	Francesca Association - Reserve	Receipt	To transfer back funds to Operating account (Reserve Transfers - used Approved Budget amount)		185,657.33	9,865.97	To transfer back funds to Operating account (Reserve Transfers - used Approved Budget amount)
07/31/2022	Robert Faussner	eCheck receipt	D25C-5A10		635.11	9,230.86	July 2022
07/31/2022		JE	8064		1,056.23	8,174.63	Adj A/R and Prepaid Revenue to Actual
Net Change						-2,589.18	
				310,502.18	313,091.36	8,174.63	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10301 - Allowance for Doubtful Accounts							
Starting Balance						-1,000.00	
Net Change						0.00	
				0.00	0.00	-1,000.00	
10420 - Reserve 2							
Starting Balance						29,784.36	
Net Change						0.00	
				0.00	0.00	29,784.36	
10430 - Reserve 3							
Starting Balance						1.23	
Net Change						0.00	
				0.00	0.00	1.23	
10440 - Reserve 4							
Starting Balance						706,576.29	
07/29/2022	Francesca Association - Operating Account	Check	6115		185,657.33	520,918.96	To transfer back funds to Operating account (Reserve Transfers - used Approved Budget amount)
07/29/2022	Francesca Association	Receipt	July 2022 - Reserve Transfer	22,675.96		543,594.92	July 2022 - Reserve Transfer
Net Change						-162,981.37	
				22,675.96	185,657.33	543,594.92	
10800 - Prepaid Expenses							
Starting Balance						47,968.83	
Net Change						0.00	
				0.00	0.00	47,968.83	
10810 - Due (To) From Operating							
Starting Balance						185,657.33	
07/29/2022	Francesca Association - Reserve	Charge	To transfer back funds to Operating account (Reserve Transfers - used		185,657.33	0.00	To transfer back funds to Operating account (Reserve Transfers - used Approved Budget amount)

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
				Approved Budget amount)			
Net Change						-185,657.33	
				0.00	185,657.33	0.00	
10811 - Due (To) From Reserves							
Starting Balance						-185,657.33	
07/13/2022	Francesca Association - Operating Account	Bill		185,657.33		0.00	To transfer back funds to Operating account (Reserve Transfers - used Approved Budget amount)
Net Change						185,657.33	
				185,657.33	0.00	0.00	
20100 - Accounts Payable							
Starting Balance						-9,810.09	
07/01/2022	PG&E	Payment	07012223	2,061.71		-7,748.38	1005773302-3 autopay (05/09-06/07/2022)
07/01/2022	San Francisco Public Utilities Commission - Water	Bill	2831120000 (05/20-06/21/2022)		44.43	-7,792.81	2831120000 autopay (05/20-06/21/2022)
07/01/2022	San Francisco Public Utilities Commission - Water	Bill	8351910000 (05/20-06/21/2022)		3,402.21	-11,195.02	8351910000 autopay (05/20-06/21/2022)
07/01/2022	Corporate Security Service, Inc.	eCheck	6895-8600	4,032.00		-7,163.02	06/17-06/23/2022 Security Officers
07/01/2022	Hill & Co	Bill			2,960.00	-10,123.02	Management Fee for 07/2022
07/01/2022	Malcolm Plumbing & Mechanical Inc.	Bill	20408793		250.00	-10,373.02	reset burner control and fired boiler
07/01/2022	High Marks Janitorial Inc.	Bill	11321		3,561.60	-13,934.62	Jul 2022
07/01/2022	High Marks Janitorial Inc.	Bill	11321		120.00	-14,054.62	additional time to clean boiler room and exterior stairs
07/01/2022	Dewey Pest Control Inc.	Bill	15198837		120.00	-14,174.62	Jul 2022
07/05/2022	PG&E	Payment	07052227	60.43		-14,114.19	0380773342-7 autopay (05/10-06/08/2022)
07/06/2022	San Francisco Public Utilities Commission - Water	Payment	07062200	44.43		-14,069.76	2831120000 autopay (05/20-06/21/2022)
07/06/2022	San Francisco Public Utilities Commission - Water	Payment	07062200	3,402.21		-10,667.55	8351910000 autopay (05/20-06/21/2022)
07/07/2022	Corporate Security Service, Inc.	eCheck	2E4C-9FC8	4,032.00		-6,635.55	06/24-06/30/2022 Security Officers
07/07/2022	Hill & Co	eCheck	2E47-C822	2,960.00		-3,675.55	Management Fee for 07/2022

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
07/07/2022	Nob Hill Florist	eCheck	2E4D-5274	309.58		-3,365.97	Lobby Orchids
07/07/2022	Corporate Security Service, Inc.	Bill	INV-5142		4,320.00	-7,685.97	07/01-07/07/2022 Security Officers
07/08/2022	Robert P. Cotton	Bill	07.08.2022		1,350.00	-9,035.97	Jun 2022 - maintenance
07/13/2022	AT&T	Payment	07132237	1,035.69		-8,000.28	415 834-9037 autopay (06/22-07/21/2022)
07/13/2022	Francesca Association - Operating Account	Bill			185,657.33	-193,657.61	To transfer back funds to Operating account (Reserve Transfers - used Approved Budget amount)
07/13/2022	R&L PLUMBING	Bill	109438		780.00	-194,437.61	Investigated why there is no gas in the stove
07/14/2022	Corporate Security Service, Inc.	Bill	INV-5179		4,032.00	-198,469.61	07/08-07/014/2022 Security Officers
07/14/2022	PG&E	Bill	1005773302-3 (06/08-07/07/2022)		2,654.58	-201,124.19	1005773302-3 autopay (06/08-07/07/2022)
07/14/2022	PG&E	Bill	9911996657-2 (06/08-07/07/2022)		10.67	-201,134.86	9911996657-2 autopay (06/08-07/07/2022)
07/14/2022	PG&E	Check	07142272		6.92	-201,141.78	9911996657-2 Electric credit due to California Weather Adjustment
07/14/2022	PG&E	Check	07142272	6.92		-201,134.86	9911996657-2 autopay (06/08-07/07/2022)
07/14/2022	PG&E	Bill	0380773342-7 (06/09-07/08/2022)		57.00	-201,191.86	0380773342-7 autopay (06/09-07/08/2022)
07/15/2022	Recology Golden Gate	Check	07152292		1,714.40	-202,906.26	010214692 Rebate from Recology
07/15/2022	Recology Golden Gate	Check	07152292	2,123.31		-200,782.95	010214692 autopay June 2022
07/17/2022	AT&T Mobility	Bill	287283516288 (07/18-08/17/2022)		79.57	-200,862.52	287283516288 (07/18-08/17/2022)
07/19/2022	PG&E	Bill	3536958474-9 (06/09-07/08/2022)		5,157.37	-206,019.89	3536958474-9 autopay (06/09-07/08/2022)
07/19/2022	East Bay Construction and Management LLC	Bill	101237473		320.00	-206,339.89	removed hazardous item
07/19/2022	City Mechanical, Inc.	Bill	84329		1,755.50	-208,095.39	WO# 65727 - PLBG
07/20/2022	City Mechanical, Inc.	Bill	84386		663.77	-208,759.16	WO# 65711 - PLBG
07/21/2022	Corporate Security Service, Inc.	Bill	INV-5229		4,032.00	-212,791.16	07/15-07/21/2022 Security Officers
07/21/2022	DiLuzio Inc.	Bill	13734		738.81	-213,529.97	Electrical troubleshoot and repairs
07/22/2022	AT&T	Bill	415 834-9037 (07/22-08/21/2022)		1,048.68	-214,578.65	415 834-9037 autopay (07/22-08/21/2022)

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
07/25/2022	AT&T (att-5014)	Bill	283794652 (Jul 2022)		63.85	-214,642.50	283794652 autopay (Jul 2022)
07/25/2022	AT&T (att-5014)	Payment	07252252	63.85		-214,578.65	283794652 autopay (Jul 2022)
07/27/2022	City Mechanical, Inc.	Bill Pay Check	300000180	1,755.50		-212,823.15	WO# 65727 - PLBG
07/27/2022	City Mechanical, Inc.	Bill Pay Check	300000180	663.77		-212,159.38	WO# 65711 - PLBG
07/27/2022	Corporate Security Service, Inc.	eCheck	861E-9D8A	4,320.00		-207,839.38	07/01-07/07/2022 Security Officers
07/27/2022	Corporate Security Service, Inc.	eCheck	861E-9D8A	4,032.00		-203,807.38	07/08-07/014/2022 Security Officers
07/27/2022	Corporate Security Service, Inc.	eCheck	861E-9D8A	4,032.00		-199,775.38	07/15-07/21/2022 Security Officers
07/27/2022	Dewey Pest Control Inc.	Bill Pay Check	300000179	120.00		-199,655.38	Jul 2022
07/27/2022	DiLuzio Inc.	Bill Pay Check	300000181	738.81		-198,916.57	Electrical troubleshoot and repairs
07/27/2022	East Bay Construction and Management LLC	eCheck	8625-2290	320.00		-198,596.57	removed hazardous item
07/27/2022	High Marks Janitorial Inc.	Bill Pay Check	300000178	3,561.60		-195,034.97	Jul 2022
07/27/2022	High Marks Janitorial Inc.	Bill Pay Check	300000178	120.00		-194,914.97	additional time to clean boiler room and exterior stairs
07/27/2022	Malcolm Plumbing & Mechanical Inc.	Bill Pay Check	300000176	250.00		-194,664.97	reset burner control and fired boiler
07/27/2022	R&L PLUMBING	eCheck	8626-5D0E	780.00		-193,884.97	Investigated why there is no gas in the stove
07/27/2022	Robert P. Cotton	Bill Pay Check	300000177	1,350.00		-192,534.97	Jun 2022 - maintenance
07/28/2022	Cynthia Molstad	Bill			2,112.46	-194,647.43	Refund of credit balance
07/28/2022	Cynthia Molstad	Check	2627	2,112.46		-192,534.97	Refund of credit balance
07/28/2022	Corporate Security Service, Inc.	Bill	INV-5257		4,032.00	-196,566.97	07/22-07/28/2022 Security Officers
07/29/2022	Francesca Association - Operating Account	Check	6115	185,657.33		-10,909.64	To transfer back funds to Operating account (Reserve Transfers - used Approved Budget amount)
07/29/2022	Francesca Association (Reserve)	Bill	July 2022 - Reserve Transfer		22,675.96	-33,585.60	July 2022 - Reserve Transfer (Transfer to FRB Acct#80008209373)
07/29/2022	AT&T Mobility	Bill Pay Check	300000182	79.57		-33,506.03	287283516288 (07/18-08/17/2022)
07/29/2022	Francesca Association (Reserve)	eCheck	C4E0-2582	22,675.96		-10,830.07	July 2022 - Reserve Transfer (Transfer to FRB Acct#80008209373)
07/29/2022	Nob Hill Florist	Bill	14362		309.58	-11,139.65	Lobby Orchids

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
07/31/2022	Recology Golden Gate	Bill	62405709		2,122.32	-13,261.97	010214692 autopay Jul 2022
Net Change						-3,451.88	
				252,701.13	256,153.01	-13,261.97	

20200 - Clearing Account

Starting Balance						0.00	
07/28/2022	Cynthia Molstad	Charge			2,112.46	-2,112.46	Refund of credit balance
07/28/2022	Cynthia Molstad	Bill		2,112.46		0.00	Refund of credit balance
Net Change						0.00	
				2,112.46	2,112.46	0.00	

20300 - Prepayments

Starting Balance						-47,853.69	
07/01/2022	Jay Wiener	Receipt		350.00		-47,503.69	
07/01/2022	Kwong Kow Kam	Receipt		350.00		-47,153.69	
07/01/2022	Gregory McCurdy	Receipt		350.00		-46,803.69	
07/01/2022	Keith Jantzen	Receipt		52.69		-46,751.00	
07/01/2022	Maria Collin	Reversed Receipt		350.00		-46,401.00	
07/01/2022	Gregory McCurdy	Receipt		1,480.62		-44,920.38	
07/01/2022	Robert Faussner	Receipt		2,479.99		-42,440.39	
07/01/2022	S. D. Noam Cook	Receipt		1,996.09		-40,444.30	
07/01/2022	Alexander Faussner	Receipt		3,062.17		-37,382.13	
07/01/2022	Maria Collin	Receipt		1,125.63		-36,256.50	
07/01/2022	The Borebank Trust	Receipt		2,109.50		-34,147.00	
07/01/2022	Mardin LLC #901, a Delaware LLC	Receipt		2,512.96		-31,634.04	
07/01/2022	Kwong Kow Kam	Receipt		136.25		-31,497.79	
07/01/2022	Kwong Kow Kam	Receipt		1,451.55		-30,046.24	
07/01/2022	Katherine Cubillas	Receipt		1,171.94		-28,874.30	
07/01/2022	Nan Lin	Receipt		244.40		-28,629.90	
07/01/2022	Nan Lin	Receipt		1,751.69		-26,878.21	
07/01/2022	Jay Wiener	Receipt		1,308.04		-25,570.17	
07/01/2022	Lynn Hilberg	Receipt		1,020.72		-24,549.45	
07/01/2022	Mary Ann Collier	Receipt		23.46		-24,525.99	
07/01/2022	The Borebank Trust	Receipt		350.00		-24,175.99	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
07/01/2022		Reverse JE	7809-R		1,310.89	-25,486.88	
07/01/2022	Maria Collin	Reverse Receipt			350.00	-25,836.88	Reversal receipt on 07/01/2022
07/01/2022		Reverse JE	8093-R	1,400.00		-24,436.88	
07/05/2022	Keith Jantzen	eCheck receipt	F84B-8AD0		61.48	-24,498.36	Online Payment
07/06/2022	Nan Lin	Receipt	0018014792		1,996.08	-26,494.44	Prepaid Any
07/06/2022	Kwong Kow Kam	Receipt	995027		1,937.80	-28,432.24	Prepaid Any
07/06/2022	Kwong Kow Kam	Receipt	767821577		1,891.55	-30,323.79	Prepaid Any
07/07/2022	Maria Collin	eCheck receipt	98F3-D490		1,434.45	-31,758.24	Online Payment
07/08/2022	Gregory McCurdy	Receipt	767343820		1,830.62	-33,588.86	Prepaid Any
07/12/2022	Mary Ann Collier	Receipt	7163		27.37	-33,616.23	Prepaid Any
07/14/2022	S. D. Noam Cook	eCheck receipt	F1DD-FCB0		1,996.09	-35,612.32	Online Payment
07/21/2022	Lynn Hilberg	Receipt	5214		1,020.72	-36,633.04	Prepaid Any
07/21/2022	Timothy Carlock	Receipt	005053		1,137.81	-37,770.85	Prepaid Any
07/23/2022	Alexander Faussner	eCheck receipt	3988-09B0		3,062.17	-40,833.02	Online Payment
07/23/2022	The Borebank Trust	eCheck receipt	3A7C-75F0		2,459.50	-43,292.52	Online Payment
07/25/2022	Robert Tesler	eCheck receipt	50BB-E570		530.97	-43,823.49	Online Payment
07/28/2022	David Yeske	eCheck receipt	57E3-9F20		3,465.10	-47,288.59	Online Payment
07/28/2022	Cynthia Molstad	Receipt		556.23		-46,732.36	
07/31/2022	Katherine Cubillas	eCheck receipt	D188-E560		1,171.94	-47,904.30	Online Payment
07/31/2022	Robert Faussner	eCheck receipt	D25C-5A10		2,389.26	-50,293.56	Online Payment
07/31/2022		JE	8064	1,056.23		-49,237.33	Adj A/R and Prepaid Revenue to Actual
Net Change						-1,383.64	
				26,690.16	28,073.80	-49,237.33	

40130 - Parking Income

Starting Balance						-36,050.00	
07/01/2022	Rea Campbell	Charge			350.00	-36,400.00	July 2022 - Parking
07/01/2022	Michael Meniktas	Charge			350.00	-36,750.00	July 2022
07/01/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	Charge			350.00	-37,100.00	July 2022
07/01/2022	Jay Wiener	Charge			350.00	-37,450.00	July 2022
07/01/2022	Eugene W. Pon Trust	Charge			350.00	-37,800.00	July 2022
07/01/2022	David Yeske	Charge			350.00	-38,150.00	July 2022
07/01/2022	Cynthia Economidis	Charge			350.00	-38,500.00	July 2022

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
07/01/2022	Julie McLaughlin	Charge			350.00	-38,850.00	July 2022
07/01/2022	Kwong Kow Kam	Charge			350.00	-39,200.00	July 2022
07/01/2022	Gregory McCurdy	Charge			350.00	-39,550.00	July 2022
07/01/2022	Katrin Ewald	Charge			350.00	-39,900.00	July 2022
07/01/2022	Keith Whiteman	Charge			350.00	-40,250.00	July 2022
07/01/2022	C. Jean Ryan	Charge			350.00	-40,600.00	July 2022
07/01/2022	Joyce Reitman	Charge			350.00	-40,950.00	July 2022
07/01/2022	Keith Jantzen	Charge			350.00	-41,300.00	July 2022
07/01/2022	Joel Goodrich	Charge			350.00	-41,650.00	July 2022
07/01/2022	Robert Tesler	Reversed Charge			350.00	-42,000.00	July 2022
07/01/2022	Harper Matheson	Charge			350.00	-42,350.00	July 2022
07/01/2022	YueYue Wenren	Charge			350.00	-42,700.00	July 2022
07/01/2022	Maria Collin	Reversed Charge			350.00	-43,050.00	July 2022
07/01/2022	The Borebank Trust	Charge			350.00	-43,400.00	July 2022 - parking space #10
07/01/2022	Jeffrey Thompson-Dobkin	Charge			350.00	-43,750.00	July 2022
07/01/2022	Robert Tesler	Reverse Charge		350.00		-43,400.00	Reverse charge
07/01/2022	Maria Collin	Reverse Charge		350.00		-43,050.00	Reverse charge
Net Change						-7,000.00	
				700.00	7,700.00	-43,050.00	

41000 - Assessment / Dues

Starting Balance						-453,519.66	
07/01/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	Charge			1,602.92	-455,122.58	July 2022
07/01/2022	YueYue Wenren	Charge			1,519.74	-456,642.32	July 2022
07/01/2022	David Yeske	Charge			3,115.10	-459,757.42	July 2022
07/01/2022	Gregory McCurdy	Charge			1,996.09	-461,753.51	July 2022
07/01/2022	David Burling	Charge			1,360.97	-463,114.48	July 2022
07/01/2022	Harper Matheson	Charge			2,714.37	-465,828.85	July 2022
07/01/2022	Kelly Gash	Charge			1,602.92	-467,431.77	July 2022
07/01/2022	C. Jean Ryan	Charge			1,996.09	-469,427.86	July 2022
07/01/2022	Trustee Lawrence Shepard	Charge			1,360.97	-470,788.83	July 2022
07/01/2022	Robert Tesler	Charge			1,996.09	-472,784.92	July 2022
07/01/2022	Marvin Brenner	Charge			1,360.97	-474,145.89	July 2022
07/01/2022	Cynthia Economidis	Charge			1,413.89	-475,559.78	July 2022

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
07/01/2022	Joyce Reitman	Charge			3,099.98	-478,659.76	July 2022
07/01/2022	Robert Faussner	Charge			3,115.10	-481,774.86	July 2022
07/01/2022	Keith Whiteman	Charge			3,062.17	-484,837.03	July 2022
07/01/2022	Sandra Pershing	Charge			2,714.37	-487,551.40	July 2022
07/01/2022	Keith Jantzen	Charge			1,391.21	-488,942.61	July 2022
07/01/2022	S. D. Noam Cook	Charge			1,996.09	-490,938.70	July 2022
07/01/2022	Katrin Ewald	Charge			1,587.80	-492,526.50	July 2022
07/01/2022	Alexander Faussner	Charge			3,062.17	-495,588.67	July 2022
07/01/2022	Maria Collin	Charge			1,413.89	-497,002.56	July 2022
07/01/2022	The Borebank Trust	Charge			2,109.50	-499,112.06	July 2022
07/01/2022	Mardin LLC #901, a Delaware LLC	Charge			2,910.96	-502,023.02	July 2022
07/01/2022	Kwong Kow Kam	Charge			1,587.80	-503,610.82	July 2022
07/01/2022	Katherine Cubillas	Charge			1,171.94	-504,782.76	July 2022
07/01/2022	Eugene W. Pon Trust	Charge			1,602.92	-506,385.68	July 2022
07/01/2022	Nan Lin	Charge			1,996.09	-508,381.77	July 2022
07/01/2022	Irene Kamm	Charge			3,024.37	-511,406.14	July 2022
07/01/2022	Joel Goodrich	Charge			1,565.12	-512,971.26	July 2022
07/01/2022	Jay Wiener	Charge			1,308.04	-514,279.30	July 2022
07/01/2022	Lynn Hilberg	Charge			1,020.72	-515,300.02	July 2022
07/01/2022	Mary Ann Collier	Charge			1,996.09	-517,296.11	July 2022
07/01/2022	Julie McLaughlin	Charge			914.87	-518,210.98	July 2022
07/01/2022	Michael Meniktas	Charge			1,308.04	-519,519.02	July 2022
07/01/2022	Mikhail Golomb	Charge			2,706.81	-522,225.83	July 2022
07/01/2022	Peggy Nathan	Charge			1,308.04	-523,533.87	July 2022
07/01/2022	Rea Campbell	Charge			1,489.50	-525,023.37	July 2022
07/01/2022	Jeffrey Thompson-Dobkin	Charge			1,308.04	-526,331.41	July 2022
07/01/2022	Timothy Carlock	Charge			1,171.94	-527,503.35	July 2022
07/01/2022	Matthew Calderon	Charge			1,602.92	-529,106.27	July 2022
Net Change						-75,586.61	
				0.00	75,586.61	-529,106.27	

42000 - Special Assessment

Starting Balance						0.00	
07/01/2022	Trustee Lawrence Shepard	Reverse Charge		9,002.70		9,002.70	Reverse charge

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
07/01/2022	Trustee Lawrence Shepard	Reverse Charge			9,002.70	0.00	Reverse charge
Net Change						0.00	
				9,002.70	9,002.70	0.00	

43040 - Moving Fee - Refundable

Starting Balance						-500.00	
07/28/2022	Cynthia Molstad	Charge		500.00		0.00	Move out fee
07/28/2022	Cynthia Molstad	Charge		500.00		500.00	Move out fee
Net Change						1,000.00	
				1,000.00	0.00	500.00	

43045 - Moving Fee - Non Refundable

Starting Balance						-2,500.00	
Net Change						0.00	
				0.00	0.00	-2,500.00	

46060 - Interest Income

Starting Balance						-12.43	
07/31/2022		JE	7989		0.96	-13.39	Interest Earned
Net Change						-0.96	
				0.00	0.96	-13.39	

50000 - Management Fee

Starting Balance						17,760.00	
07/01/2022	Hill & Co	Bill		2,960.00		20,720.00	Management Fee for 07/2022
Net Change						2,960.00	
				2,960.00	0.00	20,720.00	

50051 - Electrical Repair Service

Starting Balance						560.78	
07/21/2022	DiLuzio Inc.	Bill	13734	738.81		1,299.59	Electrical troubleshoot and repairs
Net Change						738.81	
				738.81	0.00	1,299.59	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
50052 - Plumbing Repair Service							
Starting Balance						1,800.00	
07/13/2022	R&L PLUMBING	Bill	109438	780.00		2,580.00	Investigated why there is no gas in the stove
07/19/2022	City Mechanical, Inc.	Bill	84329	1,755.50		4,335.50	WO# 65727 - PLBG
07/20/2022	City Mechanical, Inc.	Bill	84386	663.77		4,999.27	WO# 65711 - PLBG
Net Change						3,199.27	
				3,199.27	0.00	4,999.27	
50054 - Window/Door Repair Service							
Starting Balance						1,041.00	
Net Change						0.00	
				0.00	0.00	1,041.00	
50056 - HVAC (Heat, Ventilation, Air) Repair Service							
Starting Balance						5,380.35	
Net Change						0.00	
				0.00	0.00	5,380.35	
50062 - Life Safety Repair Service							
Starting Balance						1,140.00	
Net Change						0.00	
				0.00	0.00	1,140.00	
50101 - Landscaping Contract							
Starting Balance						1,238.12	
07/29/2022	Nob Hill Florist	Bill	14362	309.58		1,547.70	Lobby Orchids
Net Change						309.58	
				309.58	0.00	1,547.70	
50102 - Locks & Hardware							
Starting Balance						286.00	
Net Change						0.00	
				0.00	0.00	286.00	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
50103 - Pest Control							
Starting Balance						695.00	
07/01/2022	Dewey Pest Control Inc.	Bill	15198837	120.00		815.00	Jul 2022
Net Change						120.00	
				120.00	0.00	815.00	
50107 - Janitorial Contract							
Starting Balance						21,489.60	
07/01/2022	High Marks Janitorial Inc.	Bill	11321	3,561.60		25,051.20	Jul 2022
Net Change						3,561.60	
				3,561.60	0.00	25,051.20	
50110 - Backflow Testing							
Starting Balance						720.00	
Net Change						0.00	
				0.00	0.00	720.00	
50116 - Security Service							
Starting Balance						106,255.20	
07/07/2022	Corporate Security Service, Inc.	Bill	INV-5142	4,320.00		110,575.20	07/01-07/07/2022 Security Officers
07/14/2022	Corporate Security Service, Inc.	Bill	INV-5179	4,032.00		114,607.20	07/08-07/14/2022 Security Officers
07/21/2022	Corporate Security Service, Inc.	Bill	INV-5229	4,032.00		118,639.20	07/15-07/21/2022 Security Officers
07/28/2022	Corporate Security Service, Inc.	Bill	INV-5257	4,032.00		122,671.20	07/22-07/28/2022 Security Officers
Net Change						16,416.00	
				16,416.00	0.00	122,671.20	
50118 - Parking Lot							
Starting Balance						735.00	
Net Change						0.00	
				0.00	0.00	735.00	
50125 - Elevator Contract							
Starting						8,100.00	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Balance							
07/08/2022	Robert P. Cotton	Bill	07.08.2022	1,350.00		9,450.00	Jun 2022 - maintenance
Net Change						1,350.00	
				1,350.00	0.00	9,450.00	
50130 - Boiler Maintenance Service							
Starting Balance						676.00	
07/01/2022	Malcolm Plumbing & Mechanical Inc.	Bill	20408793	250.00		926.00	reset burner control and fired boiler
Net Change						250.00	
				250.00	0.00	926.00	
50131 - Window Cleaning							
Starting Balance						6,080.00	
Net Change						0.00	
				0.00	0.00	6,080.00	
50153 - Water & Sewer							
Starting Balance						19,250.54	
07/01/2022	San Francisco Public Utilities Commission - Water	Bill	2831120000 (05/20-06/21/2022)	44.43		19,294.97	2831120000 autopay (05/20-06/21/2022)
07/01/2022	San Francisco Public Utilities Commission - Water	Bill	8351910000 (05/20-06/21/2022)	3,402.21		22,697.18	8351910000 autopay (05/20-06/21/2022)
Net Change						3,446.64	
				3,446.64	0.00	22,697.18	
50155 - Garbage & Recycling							
Starting Balance						6,775.84	
07/31/2022	Recology Golden Gate	Bill	62405709	2,122.32		8,898.16	010214692 autopay Jul 2022
Net Change						2,122.32	
				2,122.32	0.00	8,898.16	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
50156 - Telephone - General Lines							
Starting Balance						520.71	
07/17/2022	AT&T Mobility	Bill	287283516288 (07/18-08/17/2022)	79.57		600.28	287283516288 (07/18-08/17/2022)
Net Change						79.57	
				79.57	0.00	600.28	
50157 - Telephone - Building System Lines							
Starting Balance						4,358.27	
07/22/2022	AT&T	Bill	415 834-9037 (07/22-08/21/2022)	1,048.68		5,406.95	415 834-9037 autopay (07/22-08/21/2022)
Net Change						1,048.68	
				1,048.68	0.00	5,406.95	
50159 - Internet							
Starting Balance						256.80	
07/25/2022	AT&T (att-5014)	Bill	283794652 (Jul 2022)	63.85		320.65	283794652 autopay (Jul 2022)
Net Change						63.85	
				63.85	0.00	320.65	
50164 - Electric							
Starting Balance						12,224.11	
07/14/2022	PG&E	Bill	1005773302-3 (06/08-07/07/2022)	2,654.58		14,878.69	1005773302-3 autopay (06/08-07/07/2022)
07/14/2022	PG&E	Bill	9911996657-2 (06/08-07/07/2022)	10.67		14,889.36	9911996657-2 autopay (06/08-07/07/2022)
07/14/2022	PG&E	Bill	0380773342-7 (06/09-07/08/2022)	57.00		14,946.36	0380773342-7 autopay (06/09-07/08/2022)
Net Change						2,722.25	
				2,722.25	0.00	14,946.36	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
50165 - Gas							
Starting Balance						54,026.18	
07/19/2022	PG&E	Bill	3536958474-9 (06/09-07/08/2022)	5,157.37		59,183.55	3536958474-9 autopay (06/09-07/08/2022)
Net Change						5,157.37	
				5,157.37	0.00	59,183.55	
50201 - Janitorial Supplies							
Starting Balance						854.04	
Net Change						0.00	
				0.00	0.00	854.04	
50204 - Signage							
Starting Balance						748.00	
Net Change						0.00	
				0.00	0.00	748.00	
50301 - Property Insurance							
Starting Balance						45,809.20	
Net Change						0.00	
				0.00	0.00	45,809.20	
50302 - Liability Insurance							
Starting Balance						3,933.74	
Net Change						0.00	
				0.00	0.00	3,933.74	
50349 - Misc. Administrative							
Starting Balance						403.46	
Net Change						0.00	
				0.00	0.00	403.46	
50451 - General Repair							
Starting Balance						2,100.00	
07/19/2022	East Bay Construction and	Bill	101237473	320.00		2,420.00	removed hazardous item

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Management LLC							
Net Change						320.00	
				320.00	0.00	2,420.00	
50454 - Elevator Repair							
Starting Balance						3,975.00	
Net Change						0.00	
				0.00	0.00	3,975.00	
50464 - Janitorial Non-Contract							
Starting Balance						0.00	
07/01/2022	High Marks Janitorial Inc.	Bill	11321	120.00		120.00	additional time to clean boiler room and exterior stairs
Net Change						120.00	
				120.00	0.00	120.00	
50501 - Legal							
Starting Balance						15,161.54	
Net Change						0.00	
				0.00	0.00	15,161.54	
50502 - Accounting & Tax Prep							
Starting Balance						2,164.50	
Net Change						0.00	
				0.00	0.00	2,164.50	
50504 - Professional Fees							
Starting Balance						295.00	
Net Change						0.00	
				0.00	0.00	295.00	
50612 - Office Supplies							
Starting Balance						362.78	
Net Change						0.00	
				0.00	0.00	362.78	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
60651 - General Maintenance							
Starting Balance						1,033.00	
Net Change						0.00	
				0.00	0.00	1,033.00	
60801 - Appliances							
Starting Balance						307.13	
Net Change						0.00	
				0.00	0.00	307.13	
60870 - Transfer to Reserve Acct							
Starting Balance						136,055.82	
07/29/2022	Francesca Association (Reserve) Bill		July 2022 - Reserve Transfer	22,675.96		158,731.78	July 2022 - Reserve Transfer (Transfer to FRB Acct#80008209373)
Net Change						22,675.96	
				22,675.96	0.00	158,731.78	
60871 - Reserve Income							
Starting Balance						-136,055.82	
07/29/2022	Francesca Association	Charge	July 2022 - Reserve Transfer		22,675.96	-158,731.78	July 2022 - Reserve Transfer
Net Change						-22,675.96	
				0.00	22,675.96	-158,731.78	
60875 - Reserve Interest							
Starting Balance						-6.24	
Net Change						0.00	
				0.00	0.00	-6.24	
60877 - Reserve Bank Fee							
Starting Balance						15.00	
Net Change						0.00	
				0.00	0.00	15.00	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
60900 - Insurance Claim							
Starting Balance						-228,532.40	
Net Change						0.00	
				0.00	0.00	-228,532.40	
90102 - Reserve Exterior Repairs							
Starting Balance						2,900.00	
Net Change						0.00	
				0.00	0.00	2,900.00	
90103 - Reserve Interior Repairs							
Starting Balance						65,648.00	
Net Change						0.00	
				0.00	0.00	65,648.00	
90104 - Reserve Plumbing							
Starting Balance						2,335.00	
Net Change						0.00	
				0.00	0.00	2,335.00	
90112 - Reserve Professional Fees							
Starting Balance						326.25	
Net Change						0.00	
				0.00	0.00	326.25	
90116 - Reserve Garage							
Starting Balance						165,447.40	
Net Change						0.00	
				0.00	0.00	165,447.40	
Total				1,152,748.40	1,152,748.40	823,806.65	

Reconciliation Report

First Republic Bank

Account Name	Francesca Association - Ops
Account Number	80007538707
Ending Statement Date	07/31/2022

Summary

Bank Statement Starting Balance on 06/30/2022	88,912.81
Cleared Deposits and other Increases	80,973.16
Cleared Checks and other Decreases	20,141.09
Cleared ACH Batches and Reversals	24,817.58
Cleared Balance	124,927.30

Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

Deposit #17	07/29/2022	185,657.33
Total		185,657.33

Unreconciled Checks and other Decreases (10 Items)

Check #2625 - Marvin Brenner OR Marilyn Brenner	05/17/2022	500.00
Check #2626 - Elissa Buie	05/31/2022	150.00
Check #300000180 - City Mechanical, Inc.	07/27/2022	2,419.27
Check #300000179 - Dewey Pest Control Inc.	07/27/2022	120.00
Check #300000181 - DiLuzio Inc.	07/27/2022	738.81
Check #300000178 - High Marks Janitorial Inc.	07/27/2022	3,681.60
Check #300000176 - Malcolm Plumbing & Mechanical Inc.	07/27/2022	250.00
Check #300000177 - Robert P. Cotton	07/27/2022	1,350.00
Check #2627 - Cynthia Molstad	07/28/2022	2,112.46
Check #300000182 - AT&T Mobility	07/29/2022	79.57
Total		11,401.71

Unreconciled ACH Batches and Reversals (0 Items)

Total		0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (1 Item)

ACH #C4E0-2582 - Francesca Association (Reserve)	07/29/2022	22,675.96
Total		22,675.96

Unreconciled Checks Voided after Reconciliation Period (1 Item)

Check #06302292 - Recology Golden Gate (Voided on 08/09/2022)	06/30/2022	2,123.31
Total		2,123.31

Unreconciled Receipts Deposited after Reconciliation Period (3 Items)

Receipt #57E3-9F20 - David Yeske	07/28/2022	8,637.64
Receipt #D188-E560 - Katherine Cubillas	07/31/2022	1,171.94

Receipt #D25C-5A10 - Robert Faussner 07/31/2022 3,024.37

Total 12,833.95

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

Total 0.00

Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total 0.00

Cleared Transactions

Cleared Deposits and other Increases (18 Items)

Deposit #Automatic ACH Deposit	07/01/2022	1,937.95
Deposit #Lockbox Deposit	07/06/2022	7,318.01
Deposit #Automatic ACH Deposit	07/07/2022	4,196.31
Deposit #Lockbox Deposit	07/07/2022	3,023.56
Deposit #Automatic ACH Deposit	07/08/2022	18,731.18
Deposit #Lockbox Deposit	07/08/2022	10,896.29
Deposit #Automatic ACH Deposit	07/11/2022	6,410.96
Deposit #Automatic ACH Deposit	07/12/2022	2,706.81
Deposit #Lockbox Deposit	07/12/2022	2,000.00
Deposit #Automatic ACH Deposit	07/13/2022	1,722.71
Deposit #Automatic ACH Deposit	07/14/2022	1,264.87
Deposit #16	07/08/2022	5,825.43
Deposit #Lockbox Deposit	07/15/2022	1,556.23
Deposit #Automatic ACH Deposit	07/20/2022	3,654.13
Deposit #Lockbox Deposit	07/21/2022	2,192.66
Deposit #Lockbox Deposit	07/27/2022	75.48
Deposit #Automatic ACH Deposit	07/29/2022	7,459.62
Journal Entry - Interest Earned	07/31/2022	0.96

Total 80,973.16

Cleared Checks and other Decreases (11 Items)

Check #300000171 - Robert P. Cotton	06/14/2022	1,350.00
Payment Ref 06302249 - PG&E	06/30/2022	7,690.42
Check #300000173 - High Marks Janitorial Inc.	06/23/2022	3,944.78
Payment Ref 07012223 - PG&E	07/01/2022	2,061.71
Payment Ref 07062200 - San Francisco Public Utilities Commission - Water	07/06/2022	44.43
Payment Ref 07062200 - San Francisco Public Utilities Commission - Water	07/06/2022	3,402.21
Check #300000175 - AT&T Mobility	06/28/2022	78.66
Payment Ref 07052227 - PG&E	07/05/2022	60.43
Payment Ref 07132237 - AT&T	07/13/2022	1,035.69
Payment Ref 07252252 - AT&T (att-5014)	07/25/2022	63.85
Check #07152292 - Recology Golden Gate	07/15/2022	408.91

Total 20,141.09

Cleared ACH Batches and Reversals (3 Items)

ACH Batch - 1 payment	07/05/2022	4,032.00
ACH Batch - 3 payments	07/08/2022	7,301.58
ACH Batch - 3 payments	07/28/2022	13,484.00

Total 24,817.58

Cash Accounts

10000: Operating Cash	287,217.60
10100: Security Deposit Cash	0.00
Total Cash Balance	287,217.60
Less Unreconciled Deposits	-185,657.33
Less Unreconciled Receipts Deposited after Reconciliation Period	-12,833.95
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	11,401.71
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	22,675.96
Plus Unreconciled Checks Voided after Reconciliation Period	2,123.31
Adjusted Cash Balance	124,927.30
Bank Statement Balance on 07/31/2022	124,927.30
	In Balance

Account Statement

BUSINESS ANALYZED INTEREST CHECKING



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HIL

HILL & CO PROPERTY MANAGEMENT INC FBO
FRANCESCA ASSOCIATION
C/O HILL & CO PROPERTY MGT, INC.
832 SANSOME ST
FL 3
SAN FRANCISCO CA 94111

Statement Period: July 01, 2022-
July 31, 2022

Account Number: XXXXXX38707

Enclosures 3

To support our clients during the COVID-19 pandemic (since March 2020), First Republic Bank has temporarily rebated ATM access fees charged by other institutions. As of September 1, 2022, these rebates are ending. Please call our Client Care Center at (888) 408-0288 with any questions.

Account Summary

XXXXXX38707

Beginning Balance	\$88,912.81	Average Daily Balance	\$113,124.67
Total Deposits and Credits	\$80,973.16	Minimum Balance	\$75,656.20
Total Withdrawals and Debits	\$39,585.23-	Service Charges	\$0.00
Total Checks Paid	\$5,373.44-	Interest Paid This Period	\$0.96
Ending Balance	\$124,927.30	Interest Year to Date	\$13.39

Checks Paid

* Gap in check sequence

Number	Date	Amount	Number	Date	Amount
300000171	07/05	\$1,350.00	*300000175	07/08	\$78.66
*300000173	07/07	\$3,944.78			

TO BALANCE YOUR ACCOUNT

1. Go through your register and mark each check, withdrawal, ATM card transaction, payment, deposit, or other credit listed on this statement. Be sure your register shows any interest paid into your account and any service charges, automatic payments or transfers withdrawn from your account during this statement period.
2. Using the chart below, list any outstanding checks, ATM withdrawals, purchases made with your ATM card, or any other withdrawals (including any from previous months) which are listed on your register but are not shown on this statement.
3. Balance your account by filling in the spaces below.

ITEMS OUTSTANDING	
Check or Transaction Number	Amount
Total	

ENTER:
The Ending Balance as shown on this Statement \$ _____

ADD
Any deposits listed \$ _____
in your register or \$ _____
transfers into your \$ _____
account which are not \$ _____
shown on this statement \$ _____
TOTAL + \$ _____

CALCULATE THE SUBTOTAL \$ _____

→ SUBTRACT:
The total outstanding checks and withdrawals from the chart at left \$ _____

CALCULATE THE CURRENT BALANCE
This amount should be the same as the current balance shown in your check register. \$ _____

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUND TRANSFERS

Please call us at (888) 408-0288 or write us at First Republic Bank, 111 Pine Street, San Francisco, CA 94111 immediately if you believe there is an error on your statement or transaction receipt, or if you need more information about an electronic transaction listed on the statement or receipt. When you call or write us:

1. Tell us your name and account number or ATM/Debit Card number
2. As clearly as you can, describe the error or the transaction you are unsure about, and explain why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

For personal accounts only: You must report the suspected error to us no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. We will investigate your question(s) and will correct any error promptly. If our investigation takes longer than 10 business days (or 20 business days for new accounts), we will temporarily credit your account for the amount you believe is in error, so that you will have use of the money until our investigation is completed.

Account Statement



FIRST REPUBLIC BANK
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BUSINESS ANALYZED INTEREST CHECKING

Page 3 of 6

Statement Period: July 01, 2022-
July 31, 2022

Account Number: XXXXXX38707

HILL & CO PROPERTY MANAGEMENT INC FBO
FRANCESCA ASSOCIATION

Account Activity

Date	Description	Amount
	Deposits and Credits	
07/01	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000014994655429 9000892350	\$1,937.95
07/07	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000015029057329 9000892350	\$4,196.31
07/07	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$7,318.01
07/08	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$3,023.56
07/08	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000015047042377 9000892350	\$18,731.18
07/08	DEPOSIT-BRANCH TLR 05 BR 03	\$5,825.43
07/11	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000015092477481 9000892350	\$6,410.96
07/11	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$10,896.29
07/12	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000015110525265 9000892350	\$2,706.81

Account Statement



FIRST REPUBLIC BANK
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BUSINESS ANALYZED INTEREST CHECKING

Page 4 of 6

Statement Period: July 01, 2022-
July 31, 2022

Account Number: XXXXXX38707

HILL & CO PROPERTY MANAGEMENT INC FBO
FRANCESCA ASSOCIATION

Account Activity

Date	Description	Amount
	Deposits and Credits (Continued)	
07/13	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000015122980201 9000892350	\$1,722.71
07/13	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$2,000.00
07/14	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000015134944613 9000892350	\$1,264.87
07/18	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$1,556.23
07/20	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000015181245433 9000892350	\$3,654.13
07/22	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$2,192.66
07/28	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$75.48
07/29	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000015253575105 9000892350	\$7,459.62
07/31	INTEREST CREDIT	\$0.96
	Total Deposits and Credits	\$80,973.16

Account Statement



FIRST REPUBLIC BANK
It's a privilege to serve you®

BUSINESS ANALYZED INTEREST CHECKING

Page 5 of 6

Statement Period: July 01, 2022-
July 31, 2022

Account Number: XXXXXX38707

HILL & CO PROPERTY MANAGEMENT INC FBO
FRANCESCA ASSOCIATION

Account Activity

Date	Description	Amount
	Withdrawals and Debits	
07/01	ACH DEBIT PGANDE WEB ONLINE FRANCESCA ASSOCIAT 19971573061322 5940742640	\$7,690.42 -
07/05	ACH DEBIT PGANDE WEB ONLINE FRANCESCA ASSOCIAT 20297639061622 5940742640	\$2,061.71 -
07/05	ACH DEBIT HILL & CO. PROPE SETTLEMENT HILL & CO. PROPERT 000015068037505 9000892070	\$4,032.00 -
07/06	ACH DEBIT PGANDE WEB ONLINE FRANCESCA ASSOCIAT 20425929061722 5940742640	\$60.43 -
07/08	ACH DEBIT SF WATER DEPT PAYMENT FRANCESCA ASSOCIAT 9946000417	\$44.43 -
07/08	ACH DEBIT SF WATER DEPT PAYMENT FRANCESCA ASSOCIAT 9946000417	\$3,402.21 -
07/08	ACH DEBIT HILL & CO. PROPE SETTLEMENT HILL & CO. PROPERT 000015132582085 9000892070	\$7,301.58 -
07/12	ACH DEBIT RECOLOGY GOLDGAT WEB_PAY MAUREEN LAKSANA 00581024063022 49429229HH	\$408.91 -
07/14	ACH DEBIT ATT PAYMENT FRANCESCA ASSOCIAT 9864031004	\$1,035.69 -

Account Statement

BUSINESS ANALYZED INTEREST CHECKING



FIRST REPUBLIC BANK
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Page 6 of 6

Statement Period: July 01, 2022-
July 31, 2022

Account Number: XXXXXX38707

HILL & CO PROPERTY MANAGEMENT INC FBO
FRANCESCA ASSOCIATION

Account Activity

Date	Description	Amount
Withdrawals and Debits (Continued)		
07/25	ACH DEBIT ATT PAYMENT REMIT CTR ENROLL 9864031004	\$63.85 -
07/28	ACH DEBIT HILL & CO. PROPE SETTLEMENT HILL & CO. PROPERT 000015280091721 9000892070	\$13,484.00 -
Total Withdrawals and Debits		\$39,585.23 -
ANNUAL PERCENTAGE YIELD EARNED (APY-E)		0.01%
INTEREST EARNED THIS STATEMENT PERIOD		\$0.96

Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Message

If you receive a call, text or email from a First Republic representative requesting the verification of your password, user ID, PIN, 3-digit CVV number, account number, card number or any other personal information, and you wish to validate the authenticity of the request, please hang up and contact our Client Care Center at (888) 408-0288.

Reconciliation Report

First Republic Bank

Account Name	Francesca Association - SA
Account Number	80007891783
Ending Statement Date	07/31/2022

Summary

Bank Statement Starting Balance on 06/30/2022	29,784.36
Cleared Deposits and other Increases	0.00
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	29,784.36

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
--------------	-------------

Unreconciled Checks and other Decreases (0 Items)

Total	0.00
--------------	-------------

Unreconciled ACH Batches and Reversals (0 Items)

Total	0.00
--------------	-------------

Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

Total	0.00
--------------	-------------

Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total	0.00
--------------	-------------

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

Total	0.00
--------------	-------------

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

Total	0.00
--------------	-------------

Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total	0.00
--------------	-------------

Cleared Transactions

Cleared Deposits and other Increases (0 Items)

Total	0.00
--------------	-------------

Cleared Checks and other Decreases (0 Items)

Total	0.00
--------------	-------------

Cleared ACH Batches and Reversals (0 Items)

Total	0.00
--------------	-------------

Cash Accounts

10420: Reserve 2	29,784.36
Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	0.00
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00

Adjusted Cash Balance **29,784.36**

Bank Statement Balance on 07/31/2022 29,784.36

In Balance

Account Statement

BUSINESS ANALYZED CHECKING



FIRST REPUBLIC BANK
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Page 1 of 3

HIL

HILL & CO PROPERTY MANAGEMENT INC FBO
FRANCESCA ASSOCIATION
C/O HILL & CO PROPERTY MGT, INC
832 SANSOME ST
FL 3
SAN FRANCISCO CA 94111

Statement Period: July 01, 2022-
July 31, 2022

Account Number: XXXXXX91783

To support our clients during the COVID-19 pandemic (since March 2020), First Republic Bank has temporarily rebated ATM access fees charged by other institutions. As of September 1, 2022, these rebates are ending. Please call our Client Care Center at (888) 408-0288 with any questions.

Account Summary

XXXXXX91783

Beginning Balance	\$29,784.36	Average Daily Balance	\$29,784.36
Total Deposits and Credits	\$0.00	Minimum Balance	\$29,784.36
Total Withdrawals and Debits	\$0.00	Service Charges	\$0.00
Total Checks Paid	\$0.00	Interest Paid This Period	\$0.00
Ending Balance	\$29,784.36	Interest Year to Date	\$0.00

Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

TO BALANCE YOUR ACCOUNT

1. Go through your register and mark each check, withdrawal, ATM card transaction, payment, deposit, or other credit listed on this statement. Be sure your register shows any interest paid into your account and any service charges, automatic payments or transfers withdrawn from your account during this statement period.
2. Using the chart below, list any outstanding checks, ATM withdrawals, purchases made with your ATM card, or any other withdrawals (including any from previous months) which are listed on your register but are not shown on this statement.
3. Balance your account by filling in the spaces below.

ITEMS OUTSTANDING	
Check or Transaction Number	Amount
Total	

ENTER:
The Ending Balance as shown on this Statement \$ _____

ADD
Any deposits listed \$ _____
in your register or \$ _____
transfers into your \$ _____
account which are not \$ _____
shown on this statement \$ _____

TOTAL + \$ _____

CALCULATE THE SUBTOTAL \$ _____

→ SUBTRACT:
The total outstanding checks and withdrawals from the chart at left \$ _____

CALCULATE THE CURRENT BALANCE
This amount should be the same as the current balance shown in your check register.

\$ _____

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUND TRANSFERS

Please call us at (888) 408-0288 or write us at First Republic Bank, 111 Pine Street, San Francisco, CA 94111 immediately if you believe there is an error on your statement or transaction receipt, or if you need more information about an electronic transaction listed on the statement or receipt. When you call or write us:

1. Tell us your name and account number or ATM/Debit Card number
2. As clearly as you can, describe the error or the transaction you are unsure about, and explain why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

For personal accounts only: You must report the suspected error to us no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. We will investigate your question(s) and will correct any error promptly. If our investigation takes longer than 10 business days (or 20 business days for new accounts), we will temporarily credit your account for the amount you believe is in error, so that you will have use of the money until our investigation is completed.

Account Statement

BUSINESS ANALYZED CHECKING



FIRST REPUBLIC BANK
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Page 3 of 3

Statement Period: July 01, 2022-
July 31, 2022

Account Number: XXXXXX91783

HILL & CO PROPERTY MANAGEMENT INC FBO

Message

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Reconciliation Report

First Republic Bank

Account Name	Francesca Association - Reserve
Account Number	80008209373
Ending Statement Date	07/31/2022

Summary

Bank Statement Starting Balance on 06/30/2022	708,911.29
Cleared Deposits and other Increases	0.00
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	708,911.29

Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

Deposit #14	07/29/2022	22,675.96
Total		22,675.96

Unreconciled Checks and other Decreases (2 Items)

Check #6113 - Malcolm Plumbing & Mechanical Inc.	05/13/2022	2,335.00
Check #6115 - Francesca Association - Operating Account	07/29/2022	185,657.33
Total		187,992.33

Unreconciled ACH Batches and Reversals (0 Items)

Total		0.00
--------------	--	-------------

Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

Total		0.00
--------------	--	-------------

Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total		0.00
--------------	--	-------------

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

Total		0.00
--------------	--	-------------

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

Total		0.00
--------------	--	-------------

Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total		0.00
--------------	--	-------------

Cleared Transactions

Cleared Deposits and other Increases (0 Items)

Total		0.00
--------------	--	-------------

Cleared Checks and other Decreases (0 Items)

Total		0.00
--------------	--	-------------

Cleared ACH Batches and Reversals (0 Items)

Total	0.00
--------------	-------------

Cash Accounts

10440: Reserve 4	543,594.92
Less Unreconciled Deposits	-22,675.96
Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	187,992.33
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00
Adjusted Cash Balance	708,911.29
Bank Statement Balance on 07/31/2022	708,911.29
	In Balance

Account Statement

SIMPLIFIED BUSINESS CHECKING



FIRST REPUBLIC BANK
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Page 1 of 3

Statement Period: July 01, 2022-
July 31, 2022

Account Number: XXXXXX09373

FRANCESCA ASSOCIATION
(RESERVE)
832 SANSOME ST
FL 3
SAN FRANCISCO CA 94111

To support our clients during the COVID-19 pandemic (since March 2020), First Republic Bank has temporarily rebated ATM access fees charged by other institutions. As of September 1, 2022, these rebates are ending. Please call our Client Care Center at (888) 408-0288 with any questions.

Account Summary

XXXXXX09373

Beginning Balance	\$708,911.29	Average Daily Balance	\$708,911.29
Total Deposits and Credits	\$0.00	Minimum Balance	\$708,911.29
Total Withdrawals and Debits	\$0.00	Service Charges	\$0.00
Total Checks Paid	\$0.00	Interest Paid This Period	\$0.00
Ending Balance	\$708,911.29	Interest Year to Date	\$0.00

Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

TO BALANCE YOUR ACCOUNT

1. Go through your register and mark each check, withdrawal, ATM card transaction, payment, deposit, or other credit listed on this statement. Be sure your register shows any interest paid into your account and any service charges, automatic payments or transfers withdrawn from your account during this statement period.
2. Using the chart below, list any outstanding checks, ATM withdrawals, purchases made with your ATM card, or any other withdrawals (including any from previous months) which are listed on your register but are not shown on this statement.
3. Balance your account by filling in the spaces below.

ITEMS OUTSTANDING	
Check or Transaction Number	Amount
Total	

ENTER:
The Ending Balance as shown on this Statement \$ _____

ADD
Any deposits listed \$ _____
in your register or \$ _____
transfers into your \$ _____
account which are not \$ _____
shown on this statement \$ _____

TOTAL + \$ _____

CALCULATE THE SUBTOTAL \$ _____

➔ SUBTRACT:
The total outstanding checks and withdrawals from the chart at left \$ _____

CALCULATE THE CURRENT BALANCE
This amount should be the same as the current balance shown in your check register.

\$ _____

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUND TRANSFERS

Please call us at (888) 408-0288 or write us at First Republic Bank, 111 Pine Street, San Francisco, CA 94111 immediately if you believe there is an error on your statement or transaction receipt, or if you need more information about an electronic transaction listed on the statement or receipt. When you call or write us:

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2. As clearly as you can, describe the error or the transaction you are unsure about, and explain why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

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Account Statement

SIMPLIFIED BUSINESS CHECKING



FIRST REPUBLIC BANK
It's a privilege to serve you®

Page 3 of 3

Statement Period: July 01, 2022-
July 31, 2022

Account Number: XXXXXX09373

FRANCESCA ASSOCIATION

Message

If you receive a call, text or email from a First Republic representative requesting the verification of your password, user ID, PIN, 3-digit CVV number, account number, card number or any other personal information, and you wish to validate the authenticity of the request, please hang up and contact our Client Care Center at (888) 408-0288.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3
Statement Date: 06/14/2022
Due Date: 07/01/2022

Service For:

FRANCESCA ASSN INC
850 POWELL ST
SAN FRANCISCO, CA 94108

Questions about your bill?

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

Ways To Pay

www.pge.com/waystopay

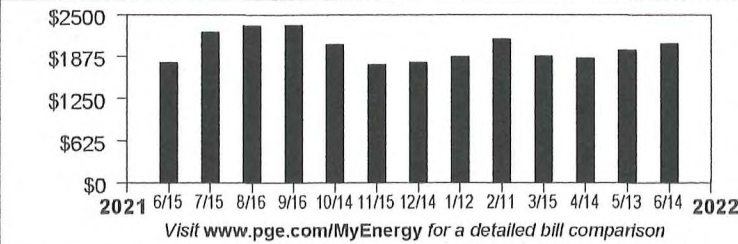
Your Account Summary

Amount Due on Previous Statement	\$1,964.80
Payment(s) Received Since Last Statement	-1,964.80
Previous Unpaid Balance	\$0.00
Current PG&E Electric Delivery Charges	\$1,095.78
CleanPowerSF Electric Generation Charges	965.93

Total Amount Due by 07/01/2022 \$2,061.71

Electric Monthly Billing History

Daily Usage Comparison



1 Year Ago Period	Last Current Period
286.45	288.81
284.25	
Electric kWh / Day	

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

99901005773302300002061710000206171



Account Number:	Due Date:	Total Amount Due:	Amount Enclosed:
1005773302-3	07/01/2022	\$2,061.71	\$

851790046679 01 AV 0.42 314 8161 6

 FRANCESCA ASSN INC
 832 SANSOME ST FL 3
 SAN FRANCISCO, CA 94111-1558

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300



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	Dịch vụ khách tiếng Việt (Vietnamese)	1-800-298-8438
華語客戶服務 (Chinese)	1-800-893-9555	Business Customer Service	1-800-468-4743

Rules and rates

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

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

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.

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

Time-of-use electric prices are higher every day during afternoons and evenings, and lower at other times of the day. Prices also change by season, with higher prices in the summer and lower prices in the winter.

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.

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. Separately, a PG&E trust provides a customer credit equal to the charge for customers. Visit www.pge.com/billexplanation for additional details on charge item.

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

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

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. © 2022 Pacific Gas and Electric Company. All rights reserved.

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

Update My Information (English Only)

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

Account Number: 1005773302-3

Change my mailing address to: _____

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

Ways To Pay

- **Online 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 PG&E payment center or local office:** To find a payment center or local office 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: 1005773302-3
Statement Date: 06/14/2022
Due Date: 07/01/2022

Details of PG&E Electric Delivery Charges

05/09/2022 - 06/07/2022 (30 billing days)

Service For: 850 POWELL ST
Service Agreement ID: 1005773077 HSE & ELEVATOR
Rate Schedule: B19S Bus Med-High Use

05/09/2022 – 05/31/2022

Customer Charge	23 days @ \$5.91042	\$135.94
Demand Charge ¹		
Max Peak	16.176000 kW @ \$2.24000	27.78
Max Demand	16.176000 kW @ \$25.59000	317.36
Energy Charges		
Peak	1,418.700000 kWh @ \$0.17356	246.23
Off Peak	3,688.643000 kWh @ \$0.13312	491.03
Super Off Peak	1,438.198000 kWh @ \$0.07886	113.42
Generation Credit		-733.29
Power Charge Indifference Adjustment		123.45
Franchise Fee Surcharge		6.02
San Francisco Utility Users' Tax (7.500%)		54.14
SF Prop C Tax Surcharge		7.12

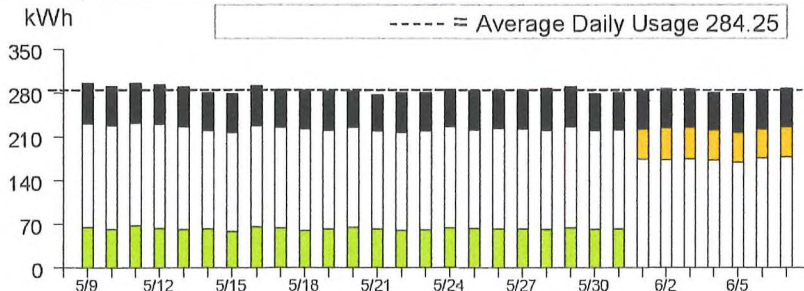
06/01/2022 – 06/07/2022

Customer Charge	7 days @ \$6.42016	\$44.94
Demand Charge ¹		
Max Peak	14.912000 kW @ \$32.90000	114.47
Max Part Peak	14.640000 kW @ \$6.81000	23.26
Max Demand	14.912000 kW @ \$26.07000	90.71
Energy Charges		
Peak	427.921500 kWh @ \$0.19598	83.86
Part Peak	338.480000 kWh @ \$0.15878	53.74
Off Peak	1,215.705500 kWh @ \$0.13246	161.03
Generation Credit		-328.14
Power Charge Indifference Adjustment		37.07
Franchise Fee Surcharge		1.80
San Francisco Utility Users' Tax (7.500%)		21.07
SF Prop C Tax Surcharge		2.77

\$1,095.78

Details of charges continue on next page. ➡

Electric Usage This Period: 8,527.648000 kWh, 30 billing days



	Usage	Energy Charges
■ Peak ¹	21.65%	\$330.09
■ Part Peak ²	3.98%	\$53.74
□ Off Peak ³	57.51%	\$652.06
■ Super Off Peak ⁴	16.86%	\$113.42

¹Peak: Year-round, Daily, 4:00pm-9:00pm

²Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm

³Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm
Winter, 10/1-2/28, Daily, 9:00pm-4:00pm

Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm

⁴Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm



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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3
Statement Date: 06/14/2022
Due Date: 07/01/2022

Details of PG&E Electric Delivery Charges (continued)

Service For: 850 POWELL ST

Service Agreement ID: 1005773077 HSE & ELEVATOR

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

2018 Vintaged Power Charge Indifference Adjustment



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3
Statement Date: 06/14/2022
Due Date: 07/01/2022

Details of CleanPowerSF Electric Generation Charges

05/09/2022 - 06/07/2022 (30 billing days)

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

05/09/2022 – 06/07/2022

Rate Schedule: B-19-S				
Demand - On Peak - Winter	12.401600	kW	@ \$2.24000	\$27.78
Demand - Part Peak - Summer	3.416000	kW	@ \$2.74000	9.36
Demand - On Peak - Summer	3.479500	kW	@ \$18.85000	65.59
Generation - Super Off Peak - Winter	1,438.198000	kWh	@ \$0.03690	53.07
Generation - Off Peak - Winter	3,688.643000	kWh	@ \$0.09116	336.26
Generation - Off Peak - Summer	1,215.705500	kWh	@ \$0.09127	110.96
Generation - Part Peak - Summer	338.480000	kWh	@ \$0.11787	39.90
Generation - On Peak - Winter	1,418.700000	kWh	@ \$0.13160	186.70
Generation - On Peak - Summer	427.921500	kWh	@ \$0.15550	66.54
		Net Charges	896.16	
Local Utility Users Tax				67.21
Energy Commission Surcharge				2.56

CleanPowerSF has new rates!
Visit cleanpowersf.org/rates to learn more.

\$965.93

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.



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





ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3

Statement Date: 06/14/2022

Due Date: 07/01/2022

Your Electric Charges Breakdown (from page 2)

Transmission	\$189.88
Distribution	492.55
Electric Public Purpose Programs	147.88
Nuclear Decommissioning	-1.11
Wildfire Fund Charge	39.14
Recovery Bond Charge	10.86
Recovery Bond Credit	-10.86
Wildfire Hardening Charge	8.70
Competition Transition Charges (CTC)	1.88
Energy Cost Recovery Amount	-36.58
PCIA	160.52
Taxes and Other	92.92
Total Electric Charges	\$1,095.78



INVOICE

Francesca Condominiums
Attention: Francesca Condominiums
832 Sansome St
SAN FRANCISCO CA 94111
USA

Invoice Date
Jun 23, 2022

Invoice Number
INV-5055

Reference
06/17-06/23

Corporate Security
Service, Inc.
901 Mission Street, Suite
80B
San Francisco, CA 94103

Description	Quantity	Unit Price	Tax	Amount USD
Lead Officer	40.00	36.00	Tax on Sales	1,440.00
Security Officer	76.00	36.00	Tax on Sales	2,736.00
Training Coverage	4.00	(36.00)	Tax on Sales	(144.00)
TOTAL HOURS: 112				
			Subtotal	4,032.00
			TOTAL USD	4,032.00

Due Date: Jun 23, 2022

PLEASE NOTE NEW ADDRESS AS OF 04/13/2022

Payments are due upon receipt

To remit payment via ACH/Wire:

Bank Name: Bank of Marin
Bank Address: 504 Redwood Blvd, Suite 100, Novato, CA 94947

Routing #: 121141877
Account #: 0004317558
Swift Code: MRRNUS66

Please reference your invoice number with your payment.



PAYMENT ADVICE

To: Corporate Security Service, Inc.
901 Mission Street, Suite 80B
San Francisco, CA 94103

Customer Francesca Condominiums

Invoice Number INV-5055

Amount Due **4,032.00**

Due Date Jun 23, 2022

Amount Enclosed _____

Enter the amount you are paying above



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7
Statement Date: 06/15/2022
Due Date: 07/05/2022

Service For:

FRANCESCA ASSN INC
850 POWELL ST
SAN FRANCISCO, CA 94108

Questions about your bill?

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

Ways To Pay

www.pge.com/waystopay

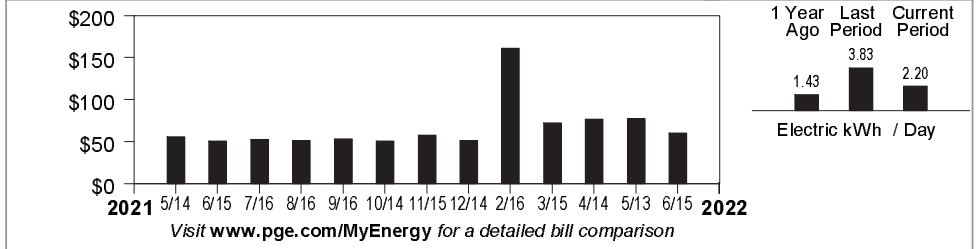
Your Account Summary

Amount Due on Previous Statement	\$77.52
Payment(s) Received Since Last Statement	-77.52
Previous Unpaid Balance	\$0.00
Current PG&E Electric Delivery Charges	\$50.54
CleanPowerSF Electric Generation Charges	9.89

Total Amount Due by 07/05/2022 \$60.43

Electric Monthly Billing History

Daily Usage Comparison



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

99900380773342700000060430000006043



Account Number: 0380773342-7 Due Date: 07/05/2022 Total Amount Due: \$60.43

Amount Enclosed:

\$

FRANCESCA ASSN INC
1700 JACKSON ST
C/O HILL & CO. PROPERTY MANAGEMENT
SAN FRANCISCO, CA 94109-2918

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7
Statement Date: 06/15/2022
Due Date: 07/05/2022

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. Find out about optional rates or view a complete list of rules and rates, visit www.pge.com or call 1-800-743-5000.

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

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.

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

Time-of-use electric prices are higher every day during afternoons and evenings, and lower at other times of the day. Prices also change by season, with higher prices in the summer and lower prices in the winter.

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/ccca.

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.

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. Separately, a PG&E trust provides a customer credit equal to the charge for customers. Visit www.pge.com/billexplanation for additional details on charge item.

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

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

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. © 2022 Pacific Gas and Electric Company. All rights reserved.

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

Update My Information (English Only)

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

Account Number: 0380773342-7

Change my mailing address to: _____

City _____ State _____ ZIP code _____

Primary Phone _____ Primary Email _____

Ways To Pay

- **Online 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 PG&E payment center or local office:** To find a payment center or local office 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: 0380773342-7
Statement Date: 06/15/2022
Due Date: 07/05/2022

Details of PG&E Electric Delivery Charges

05/10/2022 - 06/08/2022 (30 billing days)

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

05/10/2022 – 05/31/2022

Customer Charge	22 days @ \$0.32854	\$7.23
Facility Charge	22 days @ \$0.82136	18.07
Energy Charges	48.399980 kWh @ \$0.29601	14.33
Generation Credit		-6.73
Power Charge Indifference Adjustment		0.91
Franchise Fee Surcharge		0.04
San Francisco Utility Users' Tax (7.500%)		2.54
SF Prop C Tax Surcharge		0.33

06/01/2022 – 06/08/2022

Customer Charge	8 days @ \$0.32854	\$2.63
Facility Charge	8 days @ \$0.82136	6.57
Energy Charges	17.600020 kWh @ \$0.33931	5.97
Generation Credit		-2.78
Power Charge Indifference Adjustment		0.33
Franchise Fee Surcharge		0.02
San Francisco Utility Users' Tax (7.500%)		0.95
SF Prop C Tax Surcharge		0.13

Total PG&E Electric Delivery Charges \$50.54

2018 Vintaged Power Charge Indifference Adjustment

Service Information

Meter #	211381
Current Meter Reading	629
Prior Meter Reading	563
Total Usage	66.000000 kWh
Serial	N
Rotating Outage Block	50

Additional Messages

From March 1, 2022 to February 28, 2023, the Wildfire Fund Charge is offset by \$0.00109/kWh to reflect excess funds from the Department of Water Resources (DWR) Bond charge. The Wildfire Fund Charge is also offset by an additional \$0.00084/kWh during this same period for excess funds from the DWR Power charge. These charges were included in your electric charges prior to 2021 and were related to bonds issued and energy provided to customers by DWR during the 2000-2001 California energy crisis.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7
Statement Date: 06/15/2022
Due Date: 07/05/2022

Details of CleanPowerSF Electric Generation Charges

05/10/2022 - 06/08/2022 (30 billing days)

Service For: 850 POWELL ST
Service Agreement ID: 0383524244 ESP Customer Number: 0380773005

05/10/2022 – 06/08/2022

Rate Schedule: A-15			
Generation - Total - Summer	66.000000 kWh @ \$0.13915		\$9.18
	Net Charges	9.18	
Local Utility Users Tax			0.69
Energy Commission Surcharge			0.02
CleanPowerSF has new rates! Visit cleanpowersf.org/rates to learn more.			

Total CleanPowerSF Electric Generation Charges **\$9.89**

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: 0380773342-7
Statement Date: 06/15/2022
Due Date: 07/05/2022

Your Electric Charges Breakdown (from page 2)

Transmission	\$2.38
Distribution	41.51
Electric Public Purpose Programs	1.29
Nuclear Decommissioning	-0.01
Wildfire Fund Charge	0.30
Recovery Bond Charge	0.10
Recovery Bond Credit	-0.10
Wildfire Hardening Charge	0.10
Competition Transition Charges (CTC)	0.01
Energy Cost Recovery Amount	-0.29
PCIA	1.24
Taxes and Other	4.01
Total Electric Charges	\$50.54



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

Payment Remittance Address

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

Questions?

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

Account Number:
2831120000

Service Address:
850 Powell St

Customer Name:
Francesca Association

Bill Date: 06/21/2022
Autopay to be Settled On or After 7/06/2022
Total Amount Due: \$44.43

Effective April 1, 2022, your current water charges include a 5% Drought Surcharge as a result of the Water Shortage Emergency Declaration. The less water you use, the less you pay. Learn more at sfpub.org/drought.

If you would like to make a donation to the SFPUC's Community Assistance Program (Angel Fund) to help low-income San Franciscans pay their utility bill, please visit www.sfpuc.org/learning/how-you-can-help/gifts-and-donations or call 415-551-3000. Thank you for your generosity and support of this program.

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.sfwater.org for more info.

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

If you need help paying your bill due to COVID-19, our Emergency Assistance Programs could help provide discounts for residential customers and for small businesses and non-profit customers. For more info and to apply, visit: sfwater.org/billrelief or call: 415-551-3000

Summary of Charges as of June 21, 2022

Previous Balance	\$44.43	
6/06/22 Payment	-44.43	
Total Previous Balance		\$0.00
Current Charges - See Below	\$44.43	
Total Current Charges		\$44.43
Autopay to be Settled On or After		7/06/22

Calculation of Current Charges

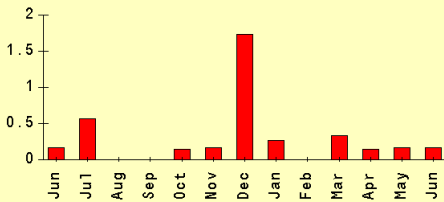
Fire Service - Residential	\$37.53
Service from 05/20/2022 to 06/21/2022	
Water Service Charge	35.65
Water Consumption Charge 0.17 units @ \$10.55	1.79
Water Drought Surcharge	0.09
Sewer Services	\$6.90
Fire Service Only	
100% Wastewater Flow Factor	
Total Discharge 0.17 units (0.17 units X 100%)	
Service from 05/20/2022 to 06/21/2022	
Wastewater Service Charge	5.21
Wastewater Charge 0.17 units @ \$9.46	1.61
Wastewater Drought Surcharge	0.08
Current Charges	\$44.43

Meter Reading 05/19/2022 - 06/21/2022

Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0022251990	5/8"	29.95	30.12	0.17
Total consumption in units of water:				0.17
Total consumption in gallons of water:				127

Next scheduled meter reading on or about 07/22/2022

Compare Your Water Consumption
(in units of water)



A UNIT OF WATER IS 748 GALLONS

This Billing Period	Days	Gallons	Gal/Day	Cost/Day
This Year	33	127	3	\$1.34
Last Year	32	127	3	\$1.25

Please see reverse side for important information.

Please detach and return this bottom portion with your payment.



Account Number: 2831120000
Service Address: 850 Powell St

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

FRANCESCA ASSOCIATION
C/O HILL & CO. PROPERTY MANAGEMENT
832 SANSOME ST FL 3
SAN FRANCISCO CA 94111-1558

Autopay to be Settled On or After 7/06/2022
Total Amount Due: \$44.43

I want to make a CAP Charitable Contribution of: _____

Enter Payment Amount: \$ _____

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

28311200001 000004443

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.

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

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.

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

Questions?

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

Account Number:
8351910000

Service Address:
850 Powell St

Customer Name:
Association, Francesca C.

Bill Date: 06/21/2022
Autopay to be Settled On or After 7/06/2022
Total Amount Due: \$3,402.21

Effective April 1, 2022, your current water charges include a 5% Drought Surcharge as a result of the Water Shortage Emergency Declaration. The less water you use, the less you pay. Learn more at sfpub.org/drought.

If you would like to make a donation to the SFPUC's Community Assistance Program (Angel Fund) to help low-income San Franciscans pay their utility bill, please visit www.sfpuc.org/learning/how-you-can-help/gifts-and-donations or call 415-551-3000. Thank you for your generosity and support of this program.

Your current water charge includes \$392.81 for costs attributable to water rate increases resulting from the issuance of Water System Improvement Revenue Bonds authorized by the voters in 2002. An owner of a residential rental unit, subject to San Francisco's rent control ordinance, may pass through 50% of this cost to tenants. For more information about the water bond passthrough, visit the SF Rent Board at <https://sfrb.org>, at (415) 252-4600 or at 25 Van Ness Ave, Suite 320.

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.sfwater.org for more info.

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

Summary of Charges as of June 21, 2022

Previous Balance	\$3,002.26	
6/06/22 Payment	-3,002.26	
Total Previous Balance		\$0.00
Current Charges - See Below	\$3,402.21	
Total Current Charges		\$3,402.21
Autopay to be Settled On or After		7/06/22

Calculation of Current Charges

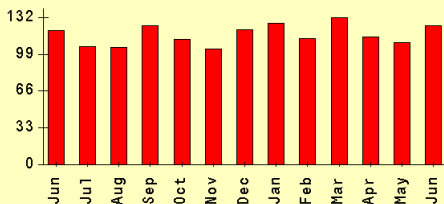
Water Service - Residential Multiple Family (40 Dwelling Units)	\$1,412.32
Service from 05/20/2022 to 06/21/2022	
Water Service Charge	149.62
Tier 1 - Water Consumption Charge 120.00 units @ \$9.60	1,152.00
Tier 2 - Water Consumption Charge 4.70 units @ \$10.76	50.57
Water Drought Surcharge	60.13
Sewer Services	\$1,989.89
Multiple Family Residence (40 Dwelling Units)	
95% Wastewater Flow Factor	
Total Discharge 118.47 units (124.70 units X 95%)	
Service from 05/20/2022 to 06/21/2022	
Wastewater Service Charge	5.21
Wastewater Charge 118.47 units @ \$15.97	1,891.97
Wastewater Drought Surcharge	92.71
Current Charges	\$3,402.21

Meter Reading 05/19/2022 - 06/21/2022

Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0060227478	2"	8966.96	9031.59	64.63
0060274097	2"	9822.23	9882.30	60.07
Total consumption in units of water:				124.70
Total consumption in gallons of water:				93275

Next scheduled meter reading on or about 07/22/2022

Compare Your Water Consumption
(in units of water)



A UNIT OF WATER IS 748 GALLONS

This Billing Period	Days	Gallons	Gal/Day	Cost/Day
This Year	33	93275	2826	\$103.09
Last Year	32	90365	2823	\$90.88

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.
832 SANSOME ST
SAN FRANCISCO CA 94111-1548

Autopay to be Settled On or After 7/06/2022
Total Amount Due: \$3,402.21

I want to make a CAP Charitable Contribution of: _____

Enter Payment Amount: \$ _____

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

83519100008 000340221

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.

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

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.

Comments:

New Mailing Address:

Name: _____ Mobile Phone: _____

Email: _____ Alternate Phone: _____



INVOICE

Francesca Condominiums
Attention: Francesca Condominiums
832 Sansome St
SAN FRANCISCO CA 94111
USA

Invoice Date
Jun 30, 2022

Invoice Number
INV-5103

Reference
06/24-06/30

Corporate Security
Service, Inc.
901 Mission Street, Suite
80B
San Francisco, CA 94103

Description	Quantity	Unit Price	Tax	Amount USD
Lead Officer	40.00	36.00	Tax on Sales	1,440.00
Security Officer	72.00	36.00	Tax on Sales	2,592.00
TOTAL HOURS: 112				
			Subtotal	4,032.00
			TOTAL USD	4,032.00

Due Date: Jun 30, 2022

PLEASE NOTE NEW ADDRESS AS OF 04/13/2022

Payments are due upon receipt

To remit payment via ACH/Wire:

Bank Name: Bank of Marin
Bank Address: 504 Redwood Blvd, Suite 100, Novato, CA 94947

Routing #: 121141877
Account #: 0004317558
Swift Code: MRRNUS66

Please reference your invoice number with your payment.



PAYMENT ADVICE

To: Corporate Security Service, Inc.
901 Mission Street, Suite 80B
San Francisco, CA 94103

Customer Francesca Condominiums

Invoice Number INV-5103

Amount Due **4,032.00**

Due Date Jun 30, 2022

Amount Enclosed _____

Enter the amount you are paying above

DATE	A.M.	P.M.	CHARGE	C.O.D.	F
6.15.22					14314

Send to 850 Powell

Description	Phone
lobby orchids.	285
	del -
	tax 24.58
	total 309.58

Card

Charge to Francesca

Phone

WIRE
 IN OUT

Nob Hill Florist
 1396 California Street
 San Francisco, CA 94109
 415.673.1288



FRANCESCA ASSOCIATION
C/O HILL & CO PM
832 SANSOME ST
SAN FRANCISCO CA 94111 - 1548

Page 1 of 3
Account Number 415 834-9037 636 1
Billing Date Jun 22, 2022
Web Site att.com

Monthly Statement

EXPLORE ALL THAT AT&T CAN DO FOR YOU
Get Wireless, Internet and other premium services from AT&T. We're eager to help you find the best deals possible.
Call 877.999.0593. Business customers: 800.321.2000

Bill-At-A-Glance

Previous Bill	1,030.57
Payment Received 6-13 Thank you!	1,030.57CR
Adjustments	.00
Balance	.00
Current Charges	1,035.69

Amount to be Debited \$1,035.69

Debiting Bank Account on Jul 13, 2022

AT&T Benefits

- Thank you for choosing AT&T. Your ALL FOR LESS package includes Local/Long Distance voice service and additional qualifying products. Your discounts are reflected in the applicable bill section for each of your services.

Plans and Services

Monthly Service - Jun 22 thru Jul 21

1. Monthly Charges	761.75
--------------------	--------

Company Fees and Surcharges

2. Federal Subscriber Line Charge	31.24
3. State Regulatory Fee	4.05
4. Federal Universal Service Fee	9.84
5. Cost Assessment Charge	16.40
Total Company Fees and Surcharges	61.53

Government Fees and Taxes

6. CA High Cost Fund Surcharge - A:	5.44
7. CA High Cost Fund-B and CA Advanced Svc Fund	7.93
8. California Teleconnect Fund Surcharge	6.07
9. Universal Lifeline Telephone Service Surcharge	36.96
10. CA Relay Service and Communications Devices Fund	8.64
11. Local Government Fee	15.20
12. State E911 Surcharge	1.20
13. Federal	24.69
14. Local	65.28
Total Government Fees and Taxes	171.41

Total Plans and Services

994.69

AT&T Long Distance

Important Information

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

Account Summary

Description	
Charges for June	41.00
Total Account Summary Charges	41.00

Bill-At-A-Glance

Previous Bill	1,030.57
Payment Received 6-13 Thank you!	1,030.57CR
Adjustments	.00
Balance	.00
Current Charges	1,035.69

Amount to be Debited \$1,035.69

Debiting Bank Account on Jul 13, 2022

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	994.69
1 800 750-2355		
AT&T Long Distance	1	41.00
1 800 321-2000		
Total Current Charges		1,035.69

News You Can Use Summary

- PREVENT DISCONNECT
- COST ASSESSMENT CHRG
- STILL GETTING PAPER?
- CARRIER INFORMATION
- RATE INCREASE

See "News You Can Use" for additional information

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

GO GREEN - Enroll in paperless billing.



Your Bank Account
Will be Debited on

Jul 13, 2022

Amount to
Be Debited

\$1,035.69

Billing Date Jun 22, 2022

Account Number **415 834-9037 636 1**

FRANCESCA ASSOCIATION
C/O HILL & CO PM
832 SANSOME ST
SAN FRANCISCO CA 94111 - 1548



1000 41583490376361 4000000022194 1581200000000000000000000103569



FRANCESCA ASSOCIATION
 C/O HILL & CO PM
 832 SANSOME ST
 SAN FRANCISCO CA 94111 - 1548

Page 2 of 3
 Account Number 415 834-9037 636 1
 Billing Date Jun 22, 2022

AT&T Long Distance

Invoice Summary

(as of JUNE 12, 2022)

Current Charges

Service Charges	32.00
Credits and Adjustments	.00
Call Charges	.00
Surcharges and Other Fees	4.62
Government Fees and Taxes	4.38
Total Invoice Summary	41.00

Service Charges

Monthly Service Charges

Type of Service	Period	Qty	
1. AFL Unlimited 4 Line	JUN 09 to JUL 08	1	32.00
Total Monthly Service Charges			32.00
Total Service Charges			32.00

Surcharges and Other Fees

Description	
2. Federal Regulatory Fee	1.12
3. Federal Universal Service Fee	3.40
4. CA State Regulatory Fee	.10
Total Surcharges and Other Fees	4.62

Government Fees and Taxes

Description	
5. CA High Cost Fund A	.13
6. CA High Cost Fund B and CA Advanced Svc Fund	.19
7. CA Relay Service & Comm. Devices Fund	.21
8. CA Teleconnect Fund (0.78%)	.14
9. CA Universal Lifeline Tel. Service Fund	.88
10. CA Local Utility Users Tax	2.83
Total Government Fees and Taxes	4.38

Total Other AT&T Long Distance 41.00

News You Can Use

PREVENT DISCONNECT

All charges must be paid each month to keep your account current. However, "basic service" and its applicable taxes and surcharges **MUST** be paid to avoid disconnection. Currently, for this account that amount is \$646.68. Failure to pay non-basic charges may result in other collection activities, including restriction of toll calls.

CARRIER INFORMATION

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

COST ASSESSMENT CHRG

AT&T charges you this monthly per line amount to recover its ongoing costs incurred for property taxes and supporting the administration of local number portability, a government program that enables customers to retain their telephone number when changing service providers. This fee is not a tax or charge that the government requires AT&T to collect from its customers.

RATE INCREASE

The monthly rate for Business Access Lines will increase to \$906.00 on August 1, 2022. Total rates vary in Extended Area Service exchanges and with Foreign Exchange Service, however the amount of the increase will be the same. Other cost-effective alternatives, such as Business Local Calling Unlimited B at \$75 per line for a one-year term with 1-19 lines, are available. For questions, please call the toll-free number listed on your bill or visit us online at business.att.com.

STILL GETTING PAPER?

Email us at GoPaperless@att.com with the subject line "Save Paper" to sign up for paperless billing today!

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3670.007.071498.01.02.0000000 NNNNNNNN 010671.010671

SAN FRANCISCO CA 94111-1548
 832 SANSOME ST
 C/O HILL & CO PM
 FRANCESCA ASSOCIATION

3670.7.270.71498 1 AV 0.426 g†



FRANCESCA ASSOCIATION
C/O HILL & CO PM
832 SANSOME ST
SAN FRANCISCO CA 94111 - 1548

Page 3 of 3
Account Number 415 834-9037 636 1
Billing Date Jun 22, 2022

Terms and Conditions

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

BILLING QUESTIONS: Call us at 800.288.2020, or write to AT&T Residential Service, 2150 Webster Street, Room 401, Oakland, CA 94612; or AT&T Business, 555 E. Cook St., Springfield, IL 62703; or visit att.com. If you have a complaint you cannot resolve with us, contact the California Public Utilities Commission (CPUC) at Consumer Affairs Branch, 505 Van Ness Ave, Room 2003, San Francisco, CA 94102, <http://consumers.cpuc.ca.gov/complaints> or call 800.649.7570. The CPUC's DDTP program offers assistance to individuals with hearing and speaking limitations including California Relay Service available by dialing 711, more information is available at <http://ddtp.cpuc.ca.gov/relay.aspx>. If your complaint concerns interstate or international calling, write the FCC at Consumer Complaints, 445 12th Street SW, Washington, D.C. 20554, or call 888.225.5322 or TTY 888.835.5322.

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

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

SERVICE INFORMATION

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2
Statement Date: 07/14/2022
Due Date: 08/04/2022

Service For:

FRANCESCA CONDOMINIUM
850 POWELL ST
SAN FRANCISCO, CA 94108

Your Account Summary

Credit Balance on Previous Statement	-\$6.92
Payment(s) Received Since Last Statement	0.00
Outstanding Credit Balance	-\$6.92
Current PG&E Electric Delivery Charges	\$10.56
CleanPowerSF Electric Generation Charges	0.11

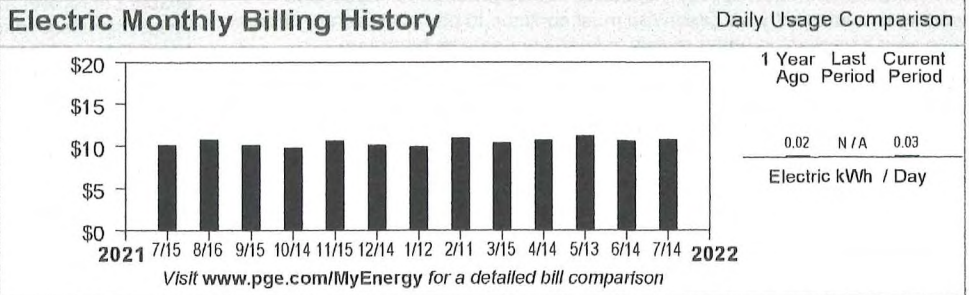
Total Amount Due by 08/04/2022 \$3.75

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



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

99909911996657200000010670000000375



Account Number:	Due Date:	Total Amount Due:	Amount Enclosed:
9911996657-2	08/04/2022	\$3.75	\$

874220041948 02 AV 0.45 283 9399 5

 FRANCESCA CONDOMINIUM
 C/O HILL & CO PROPERTY MANAGEMENT
 832 SANSOME ST FL 3
 SAN FRANCISCO CA 94111-1558

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300



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	Dịch vụ khách tiếng Việt (Vietnamese)	1-800-298-8438
華語客戶服務 (Chinese)	1-800-893-9555	Business Customer Service	1-800-468-4743

Rules and rates

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

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

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.

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

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.

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. Separately, a PG&E trust provides a customer credit equal to the charge for customers. Visit www.pge.com/billexplanation for additional details on charge item.

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

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

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. © 2022 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 PG&E payment center or local office:** To find a payment center or local office 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: 07/14/2022

Due Date: 08/04/2022

Details of PG&E Electric Delivery Charges

06/08/2022 - 07/07/2022 (30 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)

06/08/2022 - 07/07/2022

Minimum Delivery Charge ¹	30 days @ \$0.34810	\$10.44
Power Charge Indifference Adjustment		0.02
SF Prop C Tax Surcharge		0.10

\$10.56

¹ Minimum daily charge set by the CPUC

2018 Vintaged Power Charge Indifference Adjustment

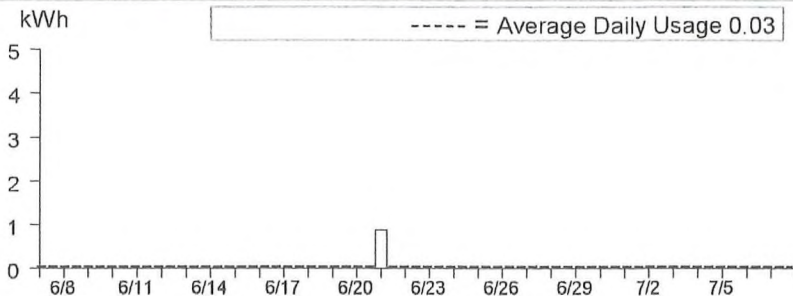
Service Information

Meter #	1009947512
Total Usage	0.880000 kWh
Baseline Territory	T
Heat Source	B - Not Electric
Serial	N
Rotating Outage Block	50

Additional Messages

Risk-Free Bill Protection. Your Bill Protection has ended. There was no change in cost in your PG&E Electric Delivery Charges by switching to the Time-of-Use (Peak Pricing 4-9 p.m. Every Day) (E-TOU-C) rate plan. Learn more at pge.com/toubp.

Electric Usage This Period: 0.880000 kWh, 30 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



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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2

Statement Date: 07/14/2022

Due Date: 08/04/2022

Details of CleanPowerSF Electric Generation Charges

06/08/2022 - 07/07/2022 (30 billing days)

Service For: 850 POWELL ST

Service Agreement ID: 9910150732 ESP Customer Number: 9911996005

06/08/2022 - 07/07/2022

Rate Schedule: E-TOU-C3 BP

Generation - Off Peak - Summer	0.205300 kWh @ \$0.11747	\$0.02
Generation - Off Peak - Summer	0.674700 kWh @ \$0.12678	0.09
Generation - On Peak - Summer	0.000000 kWh @ \$0.16699	0.00
Generation - On Peak - Summer	0.000000 kWh @ \$0.18022	0.00
	Net Charges 0.11	

Energy Commission Surcharge 0.00

CleanPowerSF has new rates!

Visit cleanpowersf.org/rates to learn more.

Risk-Free Bill Protection. You are currently enrolled in Time-of-Use (Peak Pricing 4-9 p.m. Every Day) (E-TOU-C) rate plan with Bill Protection. Your Bill Protection on your CleanPowerSF Electric Generation Charges is active until July 2022. Learn more at www.cleanpowersf.org/tou.

\$0.11

Service Information

Total Usage 0.880000 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: 07/14/2022
Due Date: 08/04/2022

Important Messages (continued from page 1)

Energy Savings Assistance Program: provides free home improvements to help keep your home more energy efficient, safe and comfortable. Apply by answering a few simple questions at www.pge.com/energysavings or call 1-800-989-9744.

Programa Energy Savings Assistance: proporciona mejoras al hogar sin costo para ayudar a que este sea más eficiente en el consumo de energía, más seguro y más cómodo. Solicite respondiendo a unas pocas preguntas simples en www.pge.com/ahorreenergia o llamando al 1-800-989-9744.

Your Electric Charges Breakdown (from page 2)

Transmission	\$0.04
Distribution	10.38
Electric Public Purpose Programs	0.02
PCIA	0.02
Taxes and Other	0.10
Total Electric Charges	\$10.56





FRANCESCA ASSOCIATION
850 POWELL ST.
SAN FRANCISCO CA 94108

Account Number: 010214692
Bill Date: 06/30/2022

Days of Service:

Billing Questions Call: 415-330-1300

Account Summary

Billing Number: 62276282
Service From: 06/01/2022
Service To: 06/30/2022
Current Charges: 2123.31
Balance Due: 408.91

Announcements

Monthly Rate: 2123.31

Bill Detail

Date	Description of Billing Charges	Amount
	PREVIOUS BALANCE	-1714.40
	DWELLING UNIT JUN	214.40
	ELEVATION CHARGE JUN	459.96
06/30/2022	1-96 GAL TRASH-4dys/wk JUN	367.97
06/30/2022	INSIDE CUSTOMER KEY ACCESS JUN	86.88
06/30/2022	APT DISTANCE 50'-99' JUN	46.00
06/30/2022	4-96 GAL RECYCLE-4dys/wk JUN	1471.88
06/30/2022	INSIDE CUSTOMER KEY ACCESS JUN	115.84
06/30/2022	APT DISTANCE 100'-149' JUN	367.97
06/30/2022	1-64 GAL COMPOST-1dy/wk JUN	51.64
	DIVERSION DISCOUNT JUN 56%	-1059.23
	VOLUMETRIC DIVERSION RATE 81%	.00
	PAY BY: 07/15/2022	
	Balance Due	408.91

Messages

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



FRANCESCA ASSOCIATION
850 POWELL ST.
SAN FRANCISCO CA 94108

Account Number: 010214692
Bill Date: 06/30/2022

Messages

YOUR ACCOUNT IS CURRENT. THANK YOU FOR YOUR PROMPT PAYMENTS.

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

07/25/2022

ACH DEBIT ATT PAYMENT REMIT CTR ENROLL
9864031004

\$63.85



HVAC/Refrigeration/Boilers/Plumbing C-20, C-4, C-38, C-36 Lic # 622065
www.citymechanical.com

724 ALFRED NOBEL DRIVE, HERCULES, CA, 94547
 1925 INGALLS STREET, SAN FRANCISCO, CA, 94124
 1130 INDUSTRIAL AVE., SUITE 11, PETALUMA, CA, 94952
 Phone: (510) 724-9088 Phone: (800) 698-6380 Fax: (510) 724-8240

Invoice

Date: 7/19/2022
Invoice No.: 84329
Reference: Work Order 65727
PO Number:
Terms: NET 30
Customer ID: HILLC100

Bill to: Hill & Company Property Management
 832 Sansome Street, Flr 3
 San Francisco, CA 94111

Service at: The Francesca HOA c/o Hill & Comp.
 850 Powell Street
 San Francisco, CA 94108

Description: Work Order 65727 PLBG - T&M - Service Ca

Item	Description	Quantity	Unit Price	Amount
Labor				
	Service	4.00	393.75	1,575.00
			Labor Subtotal	1,575.00
Miscellaneous				
	Truck Charge	1.00	100.00	100.00
	Super Vee	1.00	55.00	55.00 *
	CMI - PPE	1.00	8.50	8.50 *
	CMI-Cleaning Material - Others	1.00	10.50	10.50 *
			Miscellaneous Subtotal	174.00

Comments:

#302 - Bathtub backing up from work done earlier on stack #602). (415)433-7608 called in by Jim Holmes.

Subtotal:	1,749.00
* Sales Tax:	6.50
Total Due:	1,755.50



CITY MECHANICAL, Inc.

HVAC/REFRIGERATION/PLUMBING Contractors C4/C20/C36/C38 Lic #622065

www.citymechanical.com

1925 Ingalls St. • San Francisco, CA 94124

1130 Industrial Ave., Ste. 11 • Petaluma, CA 94952

724 Alfred Nobel Drive • Hercules, CA 94547 • Corporate Office

Office: (510) 724-9088 • Fax: (510) 724-8240

WORK ORDER

65727

Complete

QTY	ITEM	PRICE
1	super vac	55.00
2	drain snake	-
	latex gloves	-
<p>NAME: The Francesca HOA c/o Hill + Comp.</p> <p>ADDRESS: 850 Powell St.</p> <p>CITY: S.F. CA ZIP: 94108 PHONE: (415) 430-3308</p> <p>PROBLEM REPORTED: Unit 302 blocked up bath + tub</p> <p>DATE: 7/12</p> <p>DESCRIPTION OF WORK PERFORMED: Backed up shower drain. Line is clear, cleared it earlier in the day. The p-trap of the shower is clogged with cwt. When the mainline 3 floors up cleared it pushed cwt into this trap. Used super vac and plunger to clear. Flushed drain with CLR to remove any cwt left over.</p> <p>TECHNICIAN: John Verynath</p> <p>CONTACT: Jim</p> <p>CUSTOMER SIGNATURE: James Johnson</p>		
RECOMMENDATION		AMOUNT
TOTAL MATERIAL		74.00
OTHER NON-TAXABLE		
TRUCK CHARGE		100.00
LABOR		1575.00
P.M. SERVICE		
RENTAL		
MATERIAL DISCOUNT		<
QUOTED		
SALES TAX		6.50
TOTAL		1755.50

"We thank you for the opportunity to be of service. Please see reverse side for terms and conditions."



HVAC/Refrigeration/Boilers/Plumbing C-20, C-4, C-38, C-36 Lic # 622065
www.citymechanical.com

724 ALFRED NOBEL DRIVE, HERCULES, CA, 94547
 1925 INGALLS STREET, SAN FRANCISCO, CA, 94124
 1130 INDUSTRIAL AVE., SUITE 11, PETALUMA, CA, 94952
 Phone: (510) 724-9088 Phone: (800) 698-6380 Fax: (510) 724-8240

Invoice

Date: 7/20/2022
Invoice No.: 84386
Reference: Work Order 65711
PO Number:
Terms: NET 30
Customer ID: HILLC100

Bill to: Hill & Company Property Management
 832 Sansome Street, Flr 3
 San Francisco, CA 94111

Service at: The Francesca HOA c/o Hill & Comp.
 850 Powell Street
 San Francisco, CA 94108

Description: Work Order 65711 PLBG - T&M - Service Ca

Item	Description	Quantity	Unit Price	Amount
Labor				
	Service	2.00	225.00	450.00
			Labor Subtotal	450.00
Miscellaneous				
	Truck Charge	1.00	100.00	100.00
	CMI - PPE	1.00	8.50	8.50 *
	CMI-Cleaning Material - Others	1.00	10.50	10.50 *
	Super Vee	1.00	55.00	55.00 *
	Simple Green	1.00	13.99	13.99 *
	The CLR Spray	1.00	16.60	16.60 *
			Miscellaneous Subtotal	204.59

Comments:

#602 - Bathtub clogged up, water coming up drain per Bob (415)433-7608.

Subtotal:	654.59
* Sales Tax:	9.18
Total Due:	663.77

WHITE - OFFICE YELLOW - OFFICE MAIL PINK - CUSTOMER



CITY MECHANICAL, Inc.

HVAC/REFRIGERATION/PLUMBING Contractors C4/C20/C36/C38 Lic #622065

www.citymechanical.com

1925 Ingalls St. • San Francisco, CA 94124

1130 Industrial Ave., Ste. 11 • Petaluma, CA 94952

724 Alfred Nobel Drive • Hercules, CA 94547 • Corporate Office

Office: (510) 724-9088 • Fax: (510) 724-8240

WORK ORDER
65711
Complete

QTY	ITEM	PRICE
1	Super Vee	55.00
4	Snake	-
2	Latex gloves	-
1	Simple green + CLR spray	13.99
		16.60

NAME The Franciscan HOA c/o Hill and comp
 ADDRESS 850 Powell St #602
 CITY S.F. CA ZIP 94108 PHONE (415) 242-8300

PROBLEM REPORTED
 DATE 7/12 DESCRIPTION OF WORK PERFORMED
Backed up bath tub and lav sink in unit
#602. Ran snake through lav drain out
20 feet to clear blockage. Tested both
fixtures and cleaned bathroom. Clay is
caused by crust in mainline, sediment in
bath tub full of crust.

RECOMMENDATION	ITEM	AMOUNT
	TOTAL MATERIAL	104.59
	OTHER NON-TAXABLE	
	TRUCK CHARGE	100.00
	LABOR	450.00
	P.M. SERVICE	
	RENTAL	
	MATERIAL DISCOUNT	
	QUOTED	
	SALES TAX	9.16
	TOTAL	663.75

RECOMMENDATIONS REVIEWED WITH CUSTOMER

UNIT MANUFACTURER _____ VOLTAGE _____ PHASE _____ BELT _____

UNIT MODEL NUMBER _____ UNIT SERIAL NUMBER _____ FILTER _____

TECHNICIAN Solo Neyra

CONTACT Bob (Dorman)

CUSTOMER PURCHASE ORDER _____

CUSTOMER SIGNATURE [Signature]

"We thank you for the opportunity to be of service. Please see reverse side for terms and conditions."



INVOICE

Francesca Condominiums
Attention: Francesca Condominiums
832 Sansome St
SAN FRANCISCO CA 94111
USA

Invoice Date
Jul 7, 2022

Invoice Number
INV-5142

Reference
07/01-07/07

Corporate Security
Service, Inc.
901 Mission Street, Suite
80B
San Francisco, CA 94103

Description	Quantity	Unit Price	Tax	Amount USD
Lead Officer	32.00	36.00	Tax on Sales	1,152.00
Lead Officer-Holiday - July 4th	8.00	54.00	Tax on Sales	432.00
Security Officer	64.00	36.00	Tax on Sales	2,304.00
Security Officer-Holiday - July 4th	8.00	54.00	Tax on Sales	432.00
TOTAL HOURS: 112				
			Subtotal	4,320.00
			TOTAL USD	4,320.00

Due Date: Jul 7, 2022

PLEASE NOTE NEW ADDRESS AS OF 04/13/2022

Payments are due upon receipt

To remit payment via ACH/Wire:

Bank Name: Bank of Marin
Bank Address: 504 Redwood Blvd, Suite 100, Novato, CA 94947

Routing #: 121141877
Account #: 0004317558
Swift Code: MRRNUS66

Please reference your invoice number with your payment.



PAYMENT ADVICE

To: Corporate Security Service, Inc.
901 Mission Street, Suite 80B
San Francisco, CA 94103

Customer Francesca Condominiums

Invoice Number INV-5142

Amount Due **4,320.00**

Due Date Jul 7, 2022

Amount Enclosed _____

Enter the amount you are paying above



INVOICE

Francesca Condominiums
Attention: Francesca Condominiums
832 Sansome St
SAN FRANCISCO CA 94111
USA

Invoice Date
Jul 14, 2022

Invoice Number
INV-5179

Reference
07/08-07/14

Corporate Security
Service, Inc.
901 Mission Street, Suite
80B
San Francisco, CA 94103

Description	Quantity	Unit Price	Tax	Amount USD
Lead Officer	40.00	36.00	Tax on Sales	1,440.00
Security Officer	72.00	36.00	Tax on Sales	2,592.00
TOTAL HOURS: 112				
			Subtotal	4,032.00
			TOTAL USD	4,032.00

Due Date: Jul 14, 2022

PLEASE NOTE NEW ADDRESS AS OF 04/13/2022

Payments are due upon receipt

To remit payment via ACH/Wire:

Bank Name: Bank of Marin
Bank Address: 504 Redwood Blvd, Suite 100, Novato, CA 94947

Routing #: 121141877
Account #: 0004317558
Swift Code: MRRNUS66

Please reference your invoice number with your payment.



PAYMENT ADVICE

To: Corporate Security Service, Inc.
901 Mission Street, Suite 80B
San Francisco, CA 94103

Customer Francesca Condominiums

Invoice Number INV-5179

Amount Due **4,032.00**

Due Date Jul 14, 2022

Amount Enclosed _____

Enter the amount you are paying above



INVOICE

Francesca Condominiums
Attention: Francesca Condominiums
832 Sansome St
SAN FRANCISCO CA 94111
USA

Invoice Date
Jul 21, 2022

Invoice Number
INV-5229

Reference
07/15-07/21

Corporate Security
Service, Inc.
901 Mission Street, Suite
80B
San Francisco, CA 94103

Description	Quantity	Unit Price	Tax	Amount USD
Lead Officer	40.00	36.00	Tax on Sales	1,440.00
Security Officer	72.00	36.00	Tax on Sales	2,592.00
TOTAL HOURS: 112				
			Subtotal	4,032.00
			TOTAL USD	4,032.00

Due Date: Jul 21, 2022

PLEASE NOTE NEW ADDRESS AS OF 04/13/2022

Payments are due upon receipt

To remit payment via ACH/Wire:

Bank Name: Bank of Marin
Bank Address: 504 Redwood Blvd, Suite 100, Novato, CA 94947

Routing #: 121141877
Account #: 0004317558
Swift Code: MRRNUS66

Please reference your invoice number with your payment.



PAYMENT ADVICE

To: Corporate Security Service, Inc.
901 Mission Street, Suite 80B
San Francisco, CA 94103

Customer Francesca Condominiums

Invoice Number INV-5229

Amount Due **4,032.00**

Due Date Jul 21, 2022

Amount Enclosed _____

Enter the amount you are paying above



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-JUL-2022
ACCOUNT TYPE	COM
ACCOUNT NUMBER	1217310
BALANCE DUE	120.00

BILL TO:

128474 0705 1 001600 000001 001/001

THE FRANCESCA ASSOCIATION
C/O HILL CO. PROP. MGMT
832 SANSOME ST FL 3
SAN FRANCISCO CA 94111-1558



CURRENT CHARGES						
DATE	SITE	INVOICE	SERVICE LOCATION	DESCRIPTION	TYPE	AMOUNT
01-JUL-2022	1	15198837	HILL CO: THE FRANCESCA ASSO. 850 POWELL ST. SAN FRANCISCO, CA 94108	JULY SERVICE	INV	120.00

PAYMENT RECEIVED			
DATE	PAYMENT NUMBER	TYPE	AMOUNT
01-JUN-2022	300000167	Check	-115.00
22-JUN-2022	300000170	Check	-120.00

RECEIVE A FREE MONTH'S RESIDENTIAL SERVICE!
RECOMMEND OUR SERVICE TO A FRIEND, RELATIVE OR NEIGHBOR.
IF YOUR REFERRAL ACCEPTS OUR MAINTENANCE PROGRAM,
YOUR NEXT MONTHLY SERVICE WILL BE FREE OF CHARGE.

PREVIOUS BALANCE	CURRENT CHARGES	PAYMENTS	ADJUSTMENTS	NEW BALANCE
235.00	120.00	-235.00	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-JUL-2022
ACCOUNT TYPE	COM
ACCOUNT NUMBER	1217310
BALANCE DUE	120.00
* AMOUNT REMITTED	

BILL TO:

154379 1 0705 5485 10983 1/1 BIN:1

THE FRANCESCA ASSOCIATION
C/O HILL CO. PROP. MGMT
832 SANSOME ST FL 3
SAN FRANCISCO CA 94111-1558

REMIT TO:

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



012173100001200020220629027011

In Case of Error or Inquires About Your Bill

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

1. If you want to preserve your rights under the Act, here's what to do if you think your bill is wrong or if you need more information about an item on your bill.
 - a. Do not write on the bill. On a separate sheet of paper write (you may telephone your inquiry, but doing so will not preserve your rights under this law) the following:
 - I. Your name and account number (if any).
 - II. A description of the error and an explanation (to the extent you can explain) why you believe it is an error.

If you only need more information, explain the item you are not sure about and, if you wish, ask for evidence of the charge such as a copy of the charge slip. Do not send in your copy of the sales slip or other document unless you have a duplicate copy for your records.

- III. The dollar amount of the suspected error.
- IV. Any other information (such as your address) which you think will help the creditor to identify you or the reason for your complaint or inquiry.
- b. Send your billing error notice to: (creditor's name and address).

Mail it as soon as you can, but in any case, early enough to reach the creditor within 60 days after the bill was mailed to you.

2. The creditor must acknowledge all letters pointing out possible errors within 30 days of receipt, unless the creditor is able to correct your bill during that 30 days. Within 90 days after receiving your letter, the creditor must either correct the error or explain why the creditor believes the bill is correct. Once the creditor has explained the bill, the creditor has no further obligation to you, even though you still believe that there is an error except as provided in paragraph 5 below.

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

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

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

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



1781 El Camino Real, Ste. 8
 Milbrae, CA 94030
 415-621-2621
 www.diluzioinc.com

Invoice	
Date	Invoice #
7/21/22	13734

Bill To:

Thomas Schaal
 850 Powell
 San Francisco CA 94108

Description	Terms		Project Address	
	Qty	Rate	Amount	
JC Time-		601.25	601.25	
6/22- Invoice for electrical troubleshooting performed. *NOTE* More troubleshooting required to replace outlet (1 hour at 195)				
7/15- Run conduit for outside circuit (3.25 Hours @ 125)				
Materials		137.56	137.56	
Sales Tax		8.50%	0.00	
		Total	\$738.81	
If you have any questions about this invoice, please contact us at (415) 621-2621 or anthony@diluzioinc.com. Overdue accounts subject to a service charge of 1.5% per month.		Payments/Credits	\$0.00	
		Balance Due	\$738.81	



East Bay
Construction & Management

East Bay Construction and Management

Hill & Co
Hill & Co
832 Sansome St
San Francisco, CA 94111

☎ (415) 292-1777
✉ mgarcia@hill-co.com

INVOICE	#101237473
SERVICE DATE	Jul 19, 2022
INVOICE DATE	Jul 19, 2022
DUE	Net 30
AMOUNT DUE	\$320.00

SERVICE ADDRESS

850 Powell St
San Francisco, CA 94108

CONTACT US

3180 San Gabriel Way
Union City, CA 94587

☎ (510) 671-0200
✉ service@eastbayconstruction.co

INVOICE

Services	amount
Invoice Work Order #6326-1	\$320.00
Removed hazardous items (painting cans, lights, etc.) from the mezzanine.	
Total	\$320.00

Invoice: Thank you for your business. Please contact us with any questions regarding this invoice.

Estimate: This Estimate is valid for thirty (30) days!

Under these circumstances the price may change!

1. If customer has a change order.
2. If additional material will be installed.
3. If we find additional damage that was not visible upfront but needs to be addressed.
4. If the Inspector requires something additional.

Thank you for your business!

HIGH MARKS JANITORIAL, INC.

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

INVOICE

BILL TO

The Francesca
c/o: Hill & Co.
832 Sansome St. - 3rd fl.
San Francisco, CA 94111

INVOICE # 11321

DATE 07/01/2022

DUE DATE 07/31/2022

SERVICE LOCATION

850 Powell St.

DESCRIPTION	AMOUNT
Monthly maintenance fee -July 2022	3,561.60
Additional time to clean boiler room on 5 July and exterior stairs on 19 July 2022	120.00
<hr/>	
SUBTOTAL	3,681.60
TAX	0.00
TOTAL	3,681.60
BALANCE DUE	\$3,681.60

THANK YOU FOR YOUR BUSINESS!

Malcolm Plumbing & Mechanical

184 Mendell Street
San Francisco, Ca 94124
(P) 415-621-1985
(F) 415-621-2161
CSLB #885680
DIR # PW-LR-1000546207
LBE Certification # CMD112211000270
SBE Certification # 2019770

Invoice 20408793
Invoice Date 7/1/2022
Completed Date 7/1/2022
Customer PO

Billing Address

Hill and Company- Francesca H.O.A.
832 Sansome Street #3rd Floor
San Francisco, CA 94111 USA

Job Address

Francesca H.O.A.
850 Powell Street
San Francisco, CA 94108 USA

Description of Work

reset burner control and fired boiler.

Note: Boiler control needs to be relocated and possibly replaced as it should not be mounted on boiler.

Task #	Description	Quantity	Your Price	Your Total
Service:Labor	Service:Labor Per hour	1.00	\$250.00	\$250.00
				Sub-Total \$250.00
				Tax \$0.00
				Total Due \$250.00
				Balance Due \$250.00

THANK YOU FOR CHOOSING MALCOLM PLUMBING, WE APPRECIATE YOUR BUSINESS

Terms and Conditions
Matthew Cahill



R & L Plumbing, Inc.
 16848 Alisal Ct.
 San Lorenzo, CA 94580
 (415) 651-4977
 www.rlplumbingsanfrancisco.com

Invoice 109438
 Invoice Date 7/13/2022
 Completed Date 7/15/2022
 Customer PO 6317-1
 Payment Term Net 30
 Due Date 8/12/2022
 Job Address
 Sandra Pershing (Owner)
 850 Powell Street #403
 San Francisco, CA 94108 USA

Billing Address
 Hill & Co. Property Management
 832 Sansome Street #04
 San Francisco, CA 94111 USA

Description of Work

7/13/22

Tech arrived at the workplace to investigate why there is no gas in the stove. Tech removed the gas supply to be sure it is not bent. The resident does not use the kitchen every day last night he realized that he did not turn on the stove. There is no gas in the line. There was a different plumber from a different company that worked downstairs in the units probably cut off or shut off gas.

7/15/22

Tech arrived due to gas line not working again. Upon arrival tech checked and another plumber from a different company who is working on unit 203 shut off the gas line.

Task #	Description	Quantity	Your Price	Your Total
0 - JOSE MARTINEZ	7/13/22-PLUMBER HOURLY RATE	2.50	\$189.00	\$472.50
0 - RENE MEJIA DE PAZ	7/15/22-PLUMBER HOURLY RATE	1.50	\$189.00	\$283.50
HazMatPPE -	Hazmat- PPE (Personal Protective Equipment)	2.00	\$12.00	\$24.00

Sub-Total \$780.00
Tax \$0.00
Total Due \$780.00

Balance Due \$780.00

Exclusions, unless included in the scope of work. (See Attachment)

Thank you for choosing R&L Plumbing Inc.

This invoice is agreed and acknowledged, Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts. Upon completion of work I authorize R&L Plumbing Inc. to charge my credit card account that is on file. I find and agree that all work performed by RL Plumbing Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

See Terms and Conditions Attached

7/15/2022
 PAYMENT IS DUE UPON RECEIPT

Payment Method: Visa, Master Card, American Express, Discover / Checks or Financing Options*

Check payments must be made out to;
 RL Plumbing Inc.
 16848 Alisal Ct. San Lorenzo CA, 94580

*For Financing Options Please Go To:
 www.greensky.com/consumer or Call Phone #1866-936-0602 (Live Agent)
 Financing for GreenSky® consumer loan programs is provided by federally insured, equal opportunity lender banks. NMLS #1416362

Hours of Operations: - Monday through Saturday 8:00am to 11:00pm ET, Sunday 8am-11:00pm ET
 YOU WILL NEED OUR MERCHANT ID 81080673

Choose a plan number:
 2613- No Interest if Paid in Full in 12 months. Standard Interest Rates 17.99%-26.99% | Estimated Payment Factor 2.10% | Term (Total Payments) 84 months. Note: Subject to credit approval. Minimum monthly payments required. Interest is billed during the promotional period

but all interest is waived if the purchase amount is paid in full within 12 months. Making minimum monthly payments will not pay off the entire purchase balance before the end of the promotional period.

2740 - Reduced Rate 9.99% | Estimated Payment Factor 1.32% | Term (Total Payments) 120 months.

Note: Subject to credit approval. Fixed interest rate of 9.99% for 120 months. Payment example assumes one time \$10,000 purchase on approval date (APR 10.08%) with 1 payment of \$171.09 and 119 payments of \$132.09. Payments assume Account Activation charge of \$39 applies and is due with first required payment.

Please Note: This financing option is in no way affiliated with R&L Plumbing Inc. This is a 3rd Party financing option that allows clients to finance the cost of their project as a convenience. R&L Plumbing Inc. does not guarantee or warranty any of these financial programs.

See Terms and Conditions Attached

A handwritten signature in black ink, consisting of a series of connected loops and a long horizontal stroke extending to the right.

7/15/2022



LICENSE #1073041

214 12th Street, San Francisco, CA 94103 | 16848 Alisal Court, San Lorenzo, CA 94580
office: 415-651-4977 fax: 415-651-9937 | <http://rl.plumbing>

Exclusions, unless included in scope of work.

1. R&L Plumbing Inc. accepts no liability for any damages to buried lines;
Telecom lines, gas lines, electrical lines, water service lines, wood members, footings, obscured underground during drilling, trenching and or demolition.
2. R&L Plumbing Inc. is not responsible for the following repairs;
Concrete Repairs, Landscaping, Roof Repair, Stucco Repair, Drywall Repair
3. Any reported claims for damages must be reported to our Corporate office within 72 hours. R&L Plumbing Inc. reserves the right to inspect reported damages and conduct repairs accordingly. Should repairs be completed by another contractor all warranties will be voided with R&L Plumbing Inc.

Terms and Conditions:

1. All work shall be performed in accordance with local and state ordinance and building code.
2. No work that is not expressly listed in this plumbing contract shall be performed without written consent from the Client.
3. The Client is responsible for providing R&L Plumbing Inc. with access to the working area as well as a working electrical outlet within 50' of the working area.
4. The Client agrees to make full payment for the amount listed in this plumbing contract within 30 days or as specified of the project's completion by R&L Plumbing Inc.
5. R&L Plumbing Inc. shall perform all plumbing work in a professional and quality manner. If a defect in workmanship is discovered, R&L Plumbing Inc. will remedy such defect at their sole expense within warranty statute of limitations.
6. R&L Plumbing Inc. shall not be held liable for loss or damage beyond their reasonable control, and shall not be liable for damages beyond the total price paid by the Customer for the plumbing work listed in this contract's scope of work.
7. The Client agrees to remove or otherwise protect any personal belongings inside and near the working area.
8. The Client acknowledges that work delays are possible. The Client will be notified of any schedule changes.
9. The Client hereby grants R&L Plumbing Inc. consent to file a lien against the Client's property for the amount listed in the payment terms section of this plumbing contract should the Client fail to pay the full amount due within 30 days of project completion.

Price and Payment:

1. The Price shall be as indicated on invoices provided by R&L Plumbing Inc. to the Client in respect of Goods/services supplied.
2. The price may be increased by the amount of any reasonable increase in the cost of supply of the Products that is beyond the control of R&L Plumbing Inc. between the date of the contract and delivery of the Products.
3. Unless otherwise agreed in writing, payment for products and services shall be made in full on the day the contract/invoice is signed.
4. Please note the Customer agrees that full payment is due on the due date for all products and services delivered to the purchaser by R&L Plumbing Inc.
5. Interest may be charged on any amount owing after the due date at the rate of 1% per month.
6. Payment will be made by cash on delivery, or by check, or by credit card or by any other method as agreed to between the Client and the Contractor.

INVOICE

Robert P. Cotton
P.O. Box 794
Oakland, CA 94604
E-mail: robbycotton@gmail.com

July 8, 2022

The Francesca / 850 Powell St.
Hill & Co. Property Management
832 Sansome Street, 3rd Floor
San Francisco, CA 94111

Email: invoice@hill-co.com lmariano@hill-co.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 – (**June**)

June-2022 - (“Service”)

\$1,350.00

INVOICE TOTAL:

\$1,350.00



FRANCESCA ASSOCIATION
 ATTN: HILL AND COMPANY
 832 SANSOME ST FL 3
 SAN FRANCISCO, CA 94111-1558

Page: 1 of 4
 Issue Date: Jul 17, 2022
 Account Number: 287283516288
 Foundation Account: 08092672
 Invoice: 287283516288X07252022

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

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

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

Total due


\$79.57

Please pay by:
Aug 12, 2022

Account summary

Your last bill	\$78.66
Payment, Jul 07 - Thank you!	-\$78.66
Remaining balance	\$0.00

Service summary

 Wireless <i>Page 2</i>	\$79.57
Total services	\$79.57

Total due **\$79.57**
 Please pay by Aug 12, 2022

Ways to pay and manage your account:

-  **myAT&T app**
iPhone and Android
-  **att.com/pay**
-  **Call 611 or
800.331.0500**
TTY: 866.241.6567



Return this portion with your check in the enclosed envelope. Payments may take 7 days to post.

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 SAN FRANCISCO, CA 94111-1558

Please pay \$79.57 by Aug 12, 2022

Account number: 287283516288
 Please include account number on your check

Make check payable to:
 AT&T MOBILITY
 PO Box 6463
 Carol Stream, IL 60197-6463

CHECK FOR AUTOPAY
 (SEE REVERSE)

999002872835162880000000000795700000007957009



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Service activity

Wireless

Number	User	Page	Monthly charges	Company fees & surcharges	Government fees & taxes	Total
Group 1		2	\$40.00	\$1.69	\$2.05	\$43.74
415.433.7608	KEITH WHITEMAN	3	\$25.00	\$4.96	\$5.87	\$35.83
Total			\$65.00	\$6.65	\$7.92	\$79.57

Group 1

1 Device

Monthly charges

Jul 18 - Aug 17

1. Mobile Share Advantage for Business 2GB \$40.00

Company fees & surcharges

2. Federal Universal Service Charge \$1.64
3. State Public Utility Surcharge \$0.05

Government fees & taxes

4. CA Advanced Services Fund (CASF) \$0.06
5. CHCF A \$0.07
6. City Utility Users Tax \$1.29
7. Relay Service Device Fund \$0.11
8. Teleconnect Fund \$0.07
9. Universal Lifeline \$0.45

Total for Group 1

\$43.74

Shared usage summary (Jun 18 - Jul 17)

Number	User	Data (GB)	Text	Talk
415.433.7608	KEITH WHITEMAN	0.20	32	988
Total usage		0.20	32	988
Included in plan		2.00	unlimited	unlimited
*Rollover available through Jul 17: 1.77GB		0.00		
Rollover available starting Jul 18		1.81		

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

Group 1 continues...

Date: _____

Bank Account Holder Signature: _____

AutoPay enrollment
 If I enroll in AutoPay, I authorize AT&T to pay my bill monthly by electronically deducting money from my bank account. I can cancel authorization by notifying AT&T at www.att.com or by calling the customer care number listed on my bill. Your enrollment could take 1-2 billing cycles for AutoPay to take effect. Continue to submit payment until page one of your invoice reflects that AutoPay has been scheduled.



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...Group 1 continued

 **Phone, 415.433.7608**
 KEITH WHITEMAN

Monthly charges	Jul 18 - Aug 17
1. Access for iPhone 4G LTE w/ Visual Voicemail	\$45.00
2. Discount for Access	-\$20.00

Company fees & surcharges	
3. Administrative Fee	\$1.99
4. Federal Universal Service Charge	\$1.42
5. Property Tax Allotment	\$0.26
6. Regulatory Cost Recovery Charge	\$1.25
7. State Public Utility Surcharge	\$0.04

Government fees & taxes	
8. CA Advanced Services Fund (CASF)	\$0.06
9. CHCF A	\$0.06
10. City Utility Users Tax	\$1.11
11. Local Wireless 911 Surcharge	\$3.80
12. Relay Service Device Fund	\$0.09
13. State 911 Tax	\$0.30
14. Teleconnect Fund	\$0.06
15. Universal Lifeline	\$0.39

Total for 415.433.7608 **\$35.83**

Total for Wireless **\$79.57**

Usage summary	
Talk	<i>Used</i>
Plan minutes (unlimited)	988
Text	<i>Used</i>
Plan messages (unlimited)	32
Data	<i>Used</i>
Mobile Share Advantage for Business 2GB (2.00 GB)	0.20

News you can use

When you get a suspicious text, you can do something about it

Forward the message to 7726 (SPAM). To learn more tips, visit att.com/cyberaware

Important information

Late payment charge

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

Electronic check conversion

Paying by check authorizes AT&T to use the information from your check to make a one-time electronic fund transfer from your account. Funds may be withdrawn from your account as soon as your payment is received. If we cannot process the transaction electronically, you authorize AT&T to present an image copy of your check for payment. Your original check will be destroyed once processed. If your check is returned unpaid you agree to pay

such fees as identified in the terms and conditions of your agreement, up to \$30. Returned checks may be presented electronically.

Company fees & surcharges

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

AT&T Mobility Center for customers with disabilities

Questions on accessibility by persons with disabilities: 866.241.6568.

Wireless DirectBill charges

Detail of DirectBill charges can be viewed at att.com/db. The direct billing option offers you the ability to purchase content, goods and features such

Important information continues...



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...Important information continued

as apps, games, donations, and services from AT&T and other companies by applying charges to your wireless account.

911 calling with TTY and Real-Time Text

Due to technical limitations, Wi-Fi Calling and NumberSync cannot be used with TTY devices and cannot support 911 calls over TTY devices. Persons with communications disabilities can use Real-Time Text (www.att.com/RTT) as an alternative to TTY. 911 services can be reached by either: (1) calling 911 using Real-Time Text or (2) calling 911 directly using a TTY over the cellular network or from a landline telephone, or (3) sending a text message to 911 directly (in areas where text-to-911 is available) from a wireless device, or (4) using relay services to place a TTY or captioned telephone service (CTS) call from a wireless phone over the cellular network or from a landline telephone, or (5) using relay services to place a IP Relay or IP CTS call over a cellular data or other IP network.

Tax ID

AT&T Mobility Tax ID 84-1659970

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