

## Accrual Basis Annual Budget - Comparative (with GL code)

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

As of: May 2023

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
<b>Income</b>								
40130	Parking Income	7,729.03	8,800.00	-1,070.97	41,329.03	44,000.00	-2,670.97	105,600.00
41000	Assessment / Dues	77,854.17	77,854.18	-0.01	389,270.85	389,270.93	-0.08	934,250.19
43040	Moving Fee - Refundable	500.00	0.00	500.00	1,500.00	0.00	1,500.00	0.00
43045	Moving Fee - Non Refundable	500.00	0.00	500.00	2,500.00	0.00	2,500.00	0.00
46060	Interest Income	1.11	0.00	1.11	5.51	0.00	5.51	0.00
<b>Total Operating Income</b>		<b>86,584.31</b>	<b>86,654.18</b>	<b>-69.87</b>	<b>434,605.39</b>	<b>433,270.93</b>	<b>1,334.46</b>	<b>1,039,850.19</b>
<b>Expense</b>								
<b>50050 Contracted Repair Services</b>								
50051	Electrical Repair Service	0.00	416.67	416.67	0.00	2,083.35	2,083.35	5,000.00
50052	Plumbing Repair Service	0.00	525.00	525.00	3,335.00	2,625.00	-710.00	6,300.00
50053	Painting Service	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
50054	Window/Door Repair Service	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
50055	Gate/Fence Repair Service	0.00	0.00	0.00	1,018.00	0.00	-1,018.00	0.00
50056	HVAC (Heat, Ventilation, Air) Repair Service	1,885.00	583.33	-1,301.67	4,160.61	2,916.69	-1,243.92	7,000.00
50057	Carpeting/Flooring Repair Service	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
50058	Roof Repair Service	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
50060	Chimney Repair Service	0.00	41.67	41.67	0.00	208.35	208.35	500.00
50062	Life Safety Repair Service	0.00	95.83	95.83	0.00	479.19	479.19	1,150.00
<b>Total Contracted Repair Services</b>		<b>1,885.00</b>	<b>2,329.18</b>	<b>444.18</b>	<b>8,513.61</b>	<b>11,645.98</b>	<b>3,132.37</b>	<b>27,950.00</b>
<b>50100 Operating Expenses</b>								
50101	Landscaping Contract	-271.56	250.00	521.56	619.16	1,250.00	630.84	3,000.00
50102	Locks & Hardware	1,593.32	84.08	-1,509.24	3,755.57	420.44	-3,335.13	1,009.00
50103	Pest Control	120.00	120.00	0.00	1,680.00	600.00	-1,080.00	1,440.00
50105	Fire Sprinklers	0.00	328.50	328.50	0.00	1,642.50	1,642.50	3,942.00

**Accrual Basis Annual Budget - Comparative (with GL code)**

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
50106	Fire Alarm Monitoring	0.00	93.33	93.33	0.00	466.69	466.69	1,120.00
50107	Janitorial Contract	3,920.00	3,800.00	-120.00	19,600.00	19,000.00	-600.00	45,600.00
50110	Backflow Testing	0.00	125.00	125.00	0.00	625.00	625.00	1,500.00
50116	Security Service	16,765.63	18,750.00	1,984.37	93,805.35	93,750.00	-55.35	225,000.00
50117	Carpet Cleaning	0.00	87.50	87.50	0.00	437.50	437.50	1,050.00
50120	Intercom/Buzzer	0.00	41.67	41.67	0.00	208.35	208.35	500.00
50125	Elevator Contract	1,350.00	1,350.00	0.00	6,750.00	6,750.00	0.00	16,200.00
50126	Fire Prevention Service	0.00	208.33	208.33	1,268.87	1,041.69	-227.18	2,500.00
50130	Boiler Maintenance Service	0.00	960.08	960.08	2,776.00	4,800.42	2,024.42	11,520.98
50131	Window Cleaning	0.00	1,064.00	1,064.00	0.00	5,320.00	5,320.00	12,768.00
50136	Security System Repair	198.00	0.00	-198.00	273.00	0.00	-273.00	0.00
	<b>Total Operating Expenses</b>	<b>23,675.39</b>	<b>27,262.49</b>	<b>3,587.10</b>	<b>130,527.95</b>	<b>136,312.59</b>	<b>5,784.64</b>	<b>327,149.98</b>
<b>50150</b>	<b>Utilities</b>							
50153	Water & Sewer	3,442.31	3,550.00	107.69	17,083.69	17,750.00	666.31	42,600.00
50155	Garbage & Recycling	2,351.55	2,228.10	-123.45	11,758.75	11,140.50	-618.25	26,737.20
50156	Telephone - General Lines	86.62	81.00	-5.62	423.95	405.00	-18.95	972.00
50157	Telephone - Building System Lines	640.15	480.00	-160.15	3,324.16	2,400.00	-924.16	5,760.00
50159	Internet	53.50	56.70	3.20	267.50	283.50	16.00	680.40
50164	Electric	2,003.63	2,800.00	796.37	9,681.89	14,000.00	4,318.11	33,600.00
50165	Gas	4,572.53	7,104.17	2,531.64	48,318.13	35,520.85	-12,797.28	85,250.00
	<b>Total Utilities</b>	<b>13,150.29</b>	<b>16,299.97</b>	<b>3,149.68</b>	<b>90,858.07</b>	<b>81,499.85</b>	<b>-9,358.22</b>	<b>195,599.60</b>
50199	Cleaning-General	0.00	0.83	0.83	0.00	4.19	4.19	10.00
<b>50200</b>	<b>Supplies</b>							
50201	Janitorial Supplies	0.00	153.13	153.13	681.23	765.65	84.42	1,837.50
50203	Fire/Smoke/O2 Alarms & Extinguishers	0.00	25.00	25.00	0.00	125.00	125.00	300.00
50204	Signage	0.00	62.50	62.50	0.00	312.50	312.50	750.00
50249	General Supplies	0.00	54.61	54.61	0.00	273.05	273.05	655.25
	<b>Total Supplies</b>	<b>0.00</b>	<b>295.24</b>	<b>295.24</b>	<b>681.23</b>	<b>1,476.20</b>	<b>794.97</b>	<b>3,542.75</b>
<b>50250</b>	<b>Inspections</b>							
50251	Elevator Inspection	0.00	22.92	22.92	0.00	114.60	114.60	275.00
50252	Fire Inspection	0.00	41.67	41.67	0.00	208.35	208.35	500.00
	<b>Total Inspections</b>	<b>0.00</b>	<b>64.59</b>	<b>64.59</b>	<b>0.00</b>	<b>322.95</b>	<b>322.95</b>	<b>775.00</b>

**Accrual Basis Annual Budget - Comparative (with GL code)**

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>50300</b>	<b>Insurances</b>							
50301	Property Insurance	6,407.15	4,008.29	-2,398.86	31,692.95	20,041.45	-11,651.50	48,099.45
50302	Liability Insurance	0.00	344.20	344.20	0.00	1,721.03	1,721.03	4,130.43
50303	Directors & Officers Insurance	0.00	226.80	226.80	0.00	1,134.00	1,134.00	2,721.60
50304	Workers' Comp Insurance	0.00	32.46	32.46	0.00	162.33	162.33	389.55
	<b>Total Insurances</b>	<b>6,407.15</b>	<b>4,611.75</b>	<b>-1,795.40</b>	<b>31,692.95</b>	<b>23,058.81</b>	<b>-8,634.14</b>	<b>55,341.03</b>
50339	Administrative Expenses-General	0.00	0.00	0.00	3,753.75	0.00	-3,753.75	0.00
<b>50340</b>	<b>Administrative</b>							
50349	Misc. Administrative	889.81	113.75	-776.06	1,335.25	568.75	-766.50	1,365.00
50352	Bank Fees	0.00	2.92	2.92	0.00	14.60	14.60	35.00
50501	Legal	1,328.00	416.67	-911.33	7,883.50	2,083.35	-5,800.15	5,000.00
50502	Accounting & Tax Prep	2,190.00	320.92	-1,869.08	2,222.31	1,604.60	-617.71	3,851.00
50601	Postage	0.60	19.92	19.32	5.40	99.60	94.20	239.00
50602	Copy/Printing	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
50607	Annual Meeting Costs	0.00	100.00	100.00	0.00	500.00	500.00	1,200.00
50608	Reserve Study	0.00	162.50	162.50	0.00	812.50	812.50	1,950.00
50612	Office Supplies	0.00	31.75	31.75	0.00	158.75	158.75	381.00
	<b>Total Administrative</b>	<b>4,408.41</b>	<b>1,251.76</b>	<b>-3,156.65</b>	<b>11,446.46</b>	<b>6,258.84</b>	<b>-5,187.62</b>	<b>15,021.00</b>
<b>50400</b>	<b>Taxes</b>							
50402	State Taxes	35.00	0.83	-34.17	35.00	4.19	-30.81	10.00
50403	Federal Taxes	0.00	0.83	0.83	0.00	4.19	4.19	10.00
	<b>Total Taxes</b>	<b>35.00</b>	<b>1.66</b>	<b>-33.34</b>	<b>35.00</b>	<b>8.38</b>	<b>-26.62</b>	<b>20.00</b>
<b>50450</b>	<b>Repairs &amp; Replacements</b>							
50451	General Repair	0.00	416.67	416.67	0.00	2,083.35	2,083.35	5,000.00
50454	Elevator Repair	0.00	437.50	437.50	3,200.00	2,187.50	-1,012.50	5,250.00
50457	Landscaping Repairs & Maintenance	0.00	59.19	59.19	0.00	295.95	295.95	710.25
50458	Fire Prevention Repairs	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
50459	Boiler Repairs	0.00	833.33	833.33	2,600.00	4,166.69	1,566.69	10,000.00
50460	Plumbing Repair	0.00	0.00	0.00	558.06	0.00	-558.06	0.00
50462	Electrical Repair	0.00	0.00	0.00	995.00	0.00	-995.00	0.00
50463	Appliance Repairs & Replacements	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00

**Accrual Basis Annual Budget - Comparative (with GL code)**

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
50464	Janitorial Non-Contract	0.00	12.50	12.50	0.00	62.50	62.50	150.00
50467	Hydro-jetting	0.00	416.67	416.67	0.00	2,083.35	2,083.35	5,000.00
50498	Misc. Interior Repair	136.86	83.33	-53.53	136.86	416.69	279.83	1,000.00
50499	Misc. Exterior Repairs	0.00	83.33	83.33	876.00	416.69	-459.31	1,000.00
60651	General Maintenance	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
60652	Gutter Maintenance	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
60660	Garage Repair	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
60801	Appliances	0.00	54.17	54.17	742.75	270.85	-471.90	650.00
	<b>Total Repairs &amp; Replacements</b>	<b>136.86</b>	<b>2,980.02</b>	<b>2,843.16</b>	<b>9,108.67</b>	<b>14,900.34</b>	<b>5,791.67</b>	<b>35,760.25</b>
<b>50500</b>	<b>Professional Services</b>							
50504	Professional Fees	0.00	0.00	0.00	295.00	0.00	-295.00	0.00
50506	Architect/Engineer	0.00	250.00	250.00	1,935.00	1,250.00	-685.00	3,000.00
	<b>Total Professional Services</b>	<b>0.00</b>	<b>250.00</b>	<b>250.00</b>	<b>2,230.00</b>	<b>1,250.00</b>	<b>-980.00</b>	<b>3,000.00</b>
<b>50550</b>	<b>Fees</b>							
50000	Management Fee	3,256.00	3,256.00	0.00	16,280.00	16,280.00	0.00	39,072.00
50555	Filing Fees	0.00	2.92	2.92	0.00	14.60	14.60	35.00
	<b>Total Fees</b>	<b>3,256.00</b>	<b>3,258.92</b>	<b>2.92</b>	<b>16,280.00</b>	<b>16,294.60</b>	<b>14.60</b>	<b>39,107.00</b>
60665	Building Repair & Maintenance	0.00	416.67	416.67	0.00	2,083.35	2,083.35	5,000.00
60870	Transfer to Reserve Acct	27,249.00	27,249.00	0.00	136,245.00	136,245.00	0.00	326,988.00
<b>80000</b>	<b>Maintenance-Attached</b>							
80002	Elevator Repairs	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
	<b>Total Maintenance-Attached</b>	<b>0.00</b>	<b>250.00</b>	<b>250.00</b>	<b>0.00</b>	<b>1,250.00</b>	<b>1,250.00</b>	<b>3,000.00</b>
	<b>Total Operating Expense</b>	<b>80,203.10</b>	<b>86,522.08</b>	<b>6,318.98</b>	<b>441,372.69</b>	<b>432,611.08</b>	<b>-8,761.61</b>	<b>1,038,264.61</b>
	Total Operating Income	86,584.31	86,654.18	-69.87	434,605.39	433,270.93	1,334.46	1,039,850.19
	Total Operating Expense	80,203.10	86,522.08	6,318.98	441,372.69	432,611.08	-8,761.61	1,038,264.61
	<b>NOI - Net Operating Income</b>	<b>6,381.21</b>	<b>132.10</b>	<b>6,249.11</b>	<b>-6,767.30</b>	<b>659.85</b>	<b>-7,427.15</b>	<b>1,585.58</b>
	<b>Other Income</b>							
60871	Reserve Income	27,249.00	0.00	27,249.00	136,245.00	0.00	136,245.00	0.00
	<b>Total Other Income</b>	<b>27,249.00</b>	<b>0.00</b>	<b>27,249.00</b>	<b>136,245.00</b>	<b>0.00</b>	<b>136,245.00</b>	<b>0.00</b>

**Accrual Basis Annual Budget - Comparative (with GL code)**

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Other Expense</b>								
60877	Reserve Bank Fee	0.00	0.00	0.00	65.00	0.00	-65.00	0.00
<b>90100</b>	<b>Reserve Expenses</b>							
90103	Reserve Interior Repairs	2,372.00	0.00	-2,372.00	15,330.60	0.00	-15,330.60	0.00
90104	Reserve Plumbing	0.00	0.00	0.00	15,471.28	0.00	-15,471.28	0.00
90105	Reserve Electrical	0.00	0.00	0.00	47,485.00	0.00	-47,485.00	0.00
90107	Reserve Roof	0.00	0.00	0.00	4,943.00	0.00	-4,943.00	0.00
90110	Reserve Fire, Life & Safety	0.00	0.00	0.00	12,254.00	0.00	-12,254.00	0.00
90121	Reserve HVAC	4,471.31	0.00	-4,471.31	4,471.31	0.00	-4,471.31	0.00
90125	Reserve Interior Floor/Carpet replacement	9,100.00	0.00	-9,100.00	24,260.00	0.00	-24,260.00	0.00
90126	Reserve Furniture & Fixtures	0.00	0.00	0.00	20,000.00	0.00	-20,000.00	0.00
	<b>Total Reserve Expenses</b>	<b>15,943.31</b>	<b>0.00</b>	<b>-15,943.31</b>	<b>144,215.19</b>	<b>0.00</b>	<b>-144,215.19</b>	<b>0.00</b>
	<b>Total Other Expense</b>	<b>15,943.31</b>	<b>0.00</b>	<b>-15,943.31</b>	<b>144,280.19</b>	<b>0.00</b>	<b>-144,280.19</b>	<b>0.00</b>
	<b>Net Other Income</b>	<b>11,305.69</b>	<b>0.00</b>	<b>11,305.69</b>	<b>-8,035.19</b>	<b>0.00</b>	<b>-8,035.19</b>	<b>0.00</b>
	Total Income	113,833.31	86,654.18	27,179.13	570,850.39	433,270.93	137,579.46	1,039,850.19
	Total Expense	96,146.41	86,522.08	-9,624.33	585,652.88	432,611.08	-153,041.80	1,038,264.61
	<b>Net Income</b>	<b>17,686.90</b>	<b>132.10</b>	<b>17,554.80</b>	<b>-14,802.49</b>	<b>659.85</b>	<b>-15,462.34</b>	<b>1,585.58</b>

**Accrual Basis Cash Flow (with GL code)****Pure Property Management dba Hill and Company CA DRE# 02124826****Properties:** Francesca Association - 850 Powell St San Francisco, CA 94108**Date Range:** 05/01/2023 to 05/31/2023**Accounting Basis:** Accrual**Additional Cash GL Accounts:** None**GL Account Map:** None - use master chart of accounts**Level of Detail:** Detail View**Include Zero Balance GL Accounts:** No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Parking Income	7,729.03	8.93	41,329.03	9.51
Assessment / Dues	77,854.17	89.92	389,270.85	89.57
Moving Fee - Refundable	500.00	0.58	1,500.00	0.35
Moving Fee - Non Refundable	500.00	0.58	2,500.00	0.58
Interest Income	1.11	0.00	5.51	0.00
<b>Total Operating Income</b>	<b>86,584.31</b>	<b>100.00</b>	<b>434,605.39</b>	<b>100.00</b>
<b>Expense</b>				
<b>Contracted Repair Services</b>				
Plumbing Repair Service	0.00	0.00	3,335.00	0.77
Gate/Fence Repair Service	0.00	0.00	1,018.00	0.23
HVAC (Heat, Ventilation, Air) Repair Service	1,885.00	2.18	4,160.61	0.96
<b>Total Contracted Repair Services</b>	<b>1,885.00</b>	<b>2.18</b>	<b>8,513.61</b>	<b>1.96</b>
<b>Operating Expenses</b>				
Landscaping Contract	-271.56	-0.31	619.16	0.14
Locks & Hardware	1,593.32	1.84	3,755.57	0.86
Pest Control	120.00	0.14	1,680.00	0.39
Janitorial Contract	3,920.00	4.53	19,600.00	4.51
Security Service	16,765.63	19.36	93,805.35	21.58
Elevator Contract	1,350.00	1.56	6,750.00	1.55
Fire Prevention Service	0.00	0.00	1,268.87	0.29
Boiler Maintenance Service	0.00	0.00	2,776.00	0.64
Security System Repair	198.00	0.23	273.00	0.06
<b>Total Operating Expenses</b>	<b>23,675.39</b>	<b>27.34</b>	<b>130,527.95</b>	<b>30.03</b>
<b>Utilities</b>				
Water & Sewer	3,442.31	3.98	17,083.69	3.93
Garbage & Recycling	2,351.55	2.72	11,758.75	2.71
Telephone - General Lines	86.62	0.10	423.95	0.10
Telephone - Building System Lines	640.15	0.74	3,324.16	0.76
Internet	53.50	0.06	267.50	0.06
Electric	2,003.63	2.31	9,681.89	2.23
Gas	4,572.53	5.28	48,318.13	11.12

## Accrual Basis Cash Flow (with GL code)

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Total Utilities</b>	<b>13,150.29</b>	<b>15.19</b>	<b>90,858.07</b>	<b>20.91</b>
<b>Supplies</b>				
Janitorial Supplies	0.00	0.00	681.23	0.16
<b>Total Supplies</b>	<b>0.00</b>	<b>0.00</b>	<b>681.23</b>	<b>0.16</b>
<b>Insurances</b>				
Property Insurance	6,407.15	7.40	31,692.95	7.29
<b>Total Insurances</b>	<b>6,407.15</b>	<b>7.40</b>	<b>31,692.95</b>	<b>7.29</b>
Administrative Expenses- General	0.00	0.00	3,753.75	0.86
<b>Administrative</b>				
Misc. Administrative	889.81	1.03	1,335.25	0.31
Legal	1,328.00	1.53	7,883.50	1.81
Accounting & Tax Prep	2,190.00	2.53	2,222.31	0.51
Postage	0.60	0.00	5.40	0.00
<b>Total Administrative</b>	<b>4,408.41</b>	<b>5.09</b>	<b>11,446.46</b>	<b>2.63</b>
<b>Taxes</b>				
State Taxes	35.00	0.04	35.00	0.01
<b>Total Taxes</b>	<b>35.00</b>	<b>0.04</b>	<b>35.00</b>	<b>0.01</b>
<b>Repairs &amp; Replacements</b>				
Elevator Repair	0.00	0.00	3,200.00	0.74
Boiler Repairs	0.00	0.00	2,600.00	0.60
Plumbing Repair	0.00	0.00	558.06	0.13
Electrical Repair	0.00	0.00	995.00	0.23
Misc. Interior Repair	136.86	0.16	136.86	0.03
Misc. Exterior Repairs	0.00	0.00	876.00	0.20
Appliances	0.00	0.00	742.75	0.17
<b>Total Repairs &amp; Replacements</b>	<b>136.86</b>	<b>0.16</b>	<b>9,108.67</b>	<b>2.10</b>
<b>Professional Services</b>				
Professional Fees	0.00	0.00	295.00	0.07
Architect/Engineer	0.00	0.00	1,935.00	0.45
<b>Total Professional Services</b>	<b>0.00</b>	<b>0.00</b>	<b>2,230.00</b>	<b>0.51</b>
<b>Fees</b>				
Management Fee	3,256.00	3.76	16,280.00	3.75
<b>Total Fees</b>	<b>3,256.00</b>	<b>3.76</b>	<b>16,280.00</b>	<b>3.75</b>
Transfer to Reserve Acct	27,249.00	31.47	136,245.00	31.35
<b>Total Operating Expense</b>	<b>80,203.10</b>	<b>92.63</b>	<b>441,372.69</b>	<b>101.56</b>
<b>NOI - Net Operating Income</b>	<b>6,381.21</b>	<b>7.37</b>	<b>-6,767.30</b>	<b>-1.56</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Reserve Income	27,249.00	31.47	136,245.00	31.35
<b>Total Other Income</b>	<b>27,249.00</b>	<b>31.47</b>	<b>136,245.00</b>	<b>31.35</b>
<b>Other Expense</b>				
Reserve Bank Fee	0.00	0.00	65.00	0.01

## Accrual Basis Cash Flow (with GL code)

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Reserve Expenses</b>				
Reserve Interior Repairs	2,372.00	2.74	15,330.60	3.53
Reserve Plumbing	0.00	0.00	15,471.28	3.56
Reserve Electrical	0.00	0.00	47,485.00	10.93
Reserve Roof	0.00	0.00	4,943.00	1.14
Reserve Fire, Life & Safety	0.00	0.00	12,254.00	2.82
Reserve HVAC	4,471.31	5.16	4,471.31	1.03
Reserve Interior Floor/ Carpet replacement	9,100.00	10.51	24,260.00	5.58
Reserve Furniture & Fixtures	0.00	0.00	20,000.00	4.60
<b>Total Reserve Expenses</b>	<b>15,943.31</b>	<b>18.41</b>	<b>144,215.19</b>	<b>33.18</b>
<b>Total Other Expense</b>	<b>15,943.31</b>	<b>18.41</b>	<b>144,280.19</b>	<b>33.20</b>
<b>Net Other Income</b>	<b>11,305.69</b>	<b>13.06</b>	<b>-8,035.19</b>	<b>-1.85</b>
Total Income	113,833.31	131.47	570,850.39	131.35
Total Expense	96,146.41	111.04	585,652.88	134.76
<b>Net Income</b>	<b>17,686.90</b>	<b>20.43</b>	<b>-14,802.49</b>	<b>-3.41</b>
<b>Change in Assets &amp; Liabilities</b>				
Accounts Receivable	3,780.78		2,903.14	
Accounts Payable	-64,127.98		-29,163.56	
Clearing Account	0.00		-1.23	
Prepayments	1,164.99		-22,346.31	
<b>Net Change in Assets &amp; Liabilities</b>	<b>-59,182.21</b>		<b>-48,607.96</b>	
<b>Other Items</b>				
Reserve Cash	16,415.00		16,415.00	
<b>Net Other Items</b>	<b>16,415.00</b>		<b>16,415.00</b>	
<b>Cash Flow</b>	<b>-25,080.31</b>		<b>-46,995.45</b>	
<b>Beginning Cash</b>	<b>138,462.33</b>		<b>124,200.42</b>	
<b>Beginning Cash + Cash Flow</b>	<b>113,382.02</b>		<b>77,204.97</b>	
<b>Actual Ending Cash</b>	<b>86,133.02</b>		<b>86,133.02</b>	



## Accrual Basis Balance Sheet w/GL codes

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

As of: 05/31/2023

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
<b>ASSETS</b>		
<b>Cash</b>		
10000	Operating Cash	86,133.02
10200	Reserve Cash	127,683.20
10470	Reserve 5	863,489.59
	<b>Total Cash</b>	<b>1,077,305.81</b>
10300	Accounts Receivable	10,288.63
10301	Allowance for Doubtful Accounts	-1,000.00
10800	Prepaid Expenses	47,968.83
10810	Due (To) From Operating	185,657.33
	<b>TOTAL ASSETS</b>	<b>1,320,220.60</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
10811	Due (To) From Reserves	185,657.33
20100	Accounts Payable	25,310.44
20200	Clearing Account	-1.23
20300	Prepayments	27,292.97
	<b>Total Liabilities</b>	<b>238,259.51</b>
<b>Capital</b>		
	Calculated Retained Earnings	-14,802.49
	Calculated Prior Years Retained Earnings	1,096,763.58
	<b>Total Capital</b>	<b>1,081,961.09</b>
	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>1,320,220.60</b>

## Homeowner Delinquency Report

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

**As of:** 05/31/2023

**Delinquency Note Range:** All Time

**Homeowner Status:** All

**Amount Owed In Account:** All

**Balance:** Greater than 0.00

Unit	Name	Homeowner Status	Amount Receivable	0-30	30-60	60-90	90+
<b>Francesca Association - 850 Powell St San Francisco, CA 94108</b>							
300	Wiener, Jay	Current	44.66	44.66	0.00	0.00	0.00
402	Economidis, Cynthia	Current	1,532.72	1,532.72	0.00	0.00	0.00
501	Gash, Kelly	Current	309.07	309.07	0.00	0.00	0.00
701	Whiteman, Keith	Current	4,293.12	3,554.04	739.08	0.00	0.00
703	Faussner, Robert	Current	2,806.01	2,806.01	0.00	0.00	0.00
801	Kamm, Irene	Current	448.55	448.55	0.00	0.00	0.00
901	Mardin LLC #901, a Delaware LLC	Current	854.50	854.50	0.00	0.00	0.00
			<b>10,288.63</b>	<b>9,549.55</b>	<b>739.08</b>	<b>0.00</b>	<b>0.00</b>
<b>Total</b>			<b>10,288.63</b>	<b>9,549.55</b>	<b>739.08</b>	<b>0.00</b>	<b>0.00</b>

## Homeowner Prepaid Dues

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

**As of:** 05/31/2023

**Delinquency Note Range:** All Time

**Homeowner Status:** All

**Amount Owed In Account:** All

**Balance:** Less than 0.00

Unit	Name	Homeowner Status	Amount Receivable	0-30	30+
<b>Francesca Association - 850 Powell St San Francisco, CA 94108</b>					
101	Cubillas, Katherine	Current	-1,207.10	0.00	-1,207.10
102	Carlock, Timothy	Current	-1,207.10	0.00	-1,207.10
105	Collin, Maria	Current	-2,567.28	0.00	-2,567.28
107	Hilberg, Lynn	Current	-1,051.35	0.00	-1,051.35
201	Wenren, YueYue	Current	-1,081.92	0.00	-1,081.92
202	Lin, Nan	Current	-2,916.72	0.00	-2,916.72
203	The P. Gregory Cosko & Deborah Cosko Family Trust	Current	-1,651.00	0.00	-1,651.00
302	Cook, S. D. Noam	Current	-1,996.09	0.00	-1,996.09
303	Yeske, David	Current	-3,608.55	0.00	-3,608.55
401	Weeks, Chad	Current	-1,651.00	0.00	-1,651.00
503	Kow Kam, Kwong	Current	-1,704.65	0.00	-1,704.65
601	Faussner, Alexander	Current	-3,154.04	0.00	-3,154.04
602	McCurdy, Gregory	Current	-1,830.62	0.00	-1,830.62
605	Bailey, Michael C.	Current	-1,401.80	0.00	-1,401.80
702	Collier, Mary Ann	Current	-73.07	0.00	-73.07
903	Jantzen, Keith	Current	-190.68	0.00	-190.68
			<b>-27,292.97</b>	<b>0.00</b>	<b>-27,292.97</b>
<b>Total</b>			<b>-27,292.97</b>	<b>0.00</b>	<b>-27,292.97</b>

## Aged Payables Summary

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

**As of:** 05/31/2023

**Payees:** All

**Balance:** Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61+
<b>Francesca Association - 850 Powell St San Francisco, CA 94108</b>					
Gallagher Security Electronics	198.00	0.00	198.00	0.00	0.00
Warman Security, Inc.	1,593.32	1,379.32	214.00	0.00	0.00
The Borebank Trust	3,675.00	0.00	3,675.00	0.00	0.00
Admiral Security Services, Inc.	8,386.56	8,386.56	0.00	0.00	0.00
AT&T Mobility	86.62	86.62	0.00	0.00	0.00
Pure Property Management dba Hill and Company CA DRE# 02124826	35.00	0.00	35.00	0.00	0.00
AT&T	640.15	640.15	0.00	0.00	0.00
City Mechanical, Inc.	6,356.31	0.00	6,356.31	0.00	0.00
PG&E	1,987.93	1,991.24	0.00	0.00	-3.31
Recology Golden Gate	2,351.55	2,351.55	0.00	0.00	0.00
	<b>25,310.44</b>	<b>14,835.44</b>	<b>10,478.31</b>	<b>0.00</b>	<b>-3.31</b>
<b>Total</b>	<b>25,310.44</b>	<b>14,835.44</b>	<b>10,478.31</b>	<b>0.00</b>	<b>-3.31</b>

## Deposit Register

Date Range: 05/01/2023 to 05/31/2023

Bank Accounts: Francesca Association Resv, (X) Francesca Association - SA, (X) Francesca Association - Reserve, (X) Francesca Assoc - SA - Schwab, Francesca Association - Ops, and Francesca Association - Reserve (Chase Bank)

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
<b>Francesca Association - Ops</b>									
Lockbox Deposit	05/01/2023						1,800.00		Yes
	05/01/2023	Wiener, Jay	Francesca Association - 850 Powell St San Francisco, CA 94108		02320			1,800.00	
Lockbox Deposit	05/03/2023						5,610.01		Yes
	05/03/2023	Whiteman, Keith	Francesca Association - 850 Powell St San Francisco, CA 94108		803392667			3,154.04	
	05/03/2023	McCurdy, Gregory	Francesca Association - 850 Powell St San Francisco, CA 94108		803141441			2,455.97	
Automatic ACH Deposit	05/04/2023						3,608.55		Yes
	04/28/2023	Yeske, David	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	0771-3E30			3,608.55	
Lockbox Deposit	05/04/2023						3,592.98		Yes
	05/04/2023	Reitman, Joyce	Francesca Association - 850 Powell St San Francisco, CA 94108		006704			3,592.98	
Automatic ACH Deposit	05/05/2023						22,294.78		Yes
	05/01/2023	Bailey, Michael C.	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	1DA1-83C0			1,401.80	
	04/30/2023	Faussner, Robert	Francesca Association - 850 Powell St San Francisco, CA	ACH	760C-3AF0			3,024.37	

## Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
			94108						
	05/01/2023	Shepard, Trustee Lawrence	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	870F-1500			1,401.80	
	05/01/2023	Burling, David	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	23A5-D850			1,401.80	
	05/01/2023	Nathan, Peggy	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	268C-3F20			1,347.28	
	05/01/2023	Eugene W. Pon Trust	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	2B87-E9D0			2,051.00	
	05/01/2023	Tesler, Robert	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	30B8-DC60			2,055.97	
	05/01/2023	Pershing, Sandra	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	36AC-3E80			2,795.80	
	05/01/2023	Matheson, Harper	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	4A27-71D0			3,595.80	
	05/01/2023	Goodrich, Joel	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	66CC-D470			2,012.06	
	04/30/2023	Cubillas, Katherine	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	7562-4AA0			1,207.10	
Lockbox Deposit	05/05/2023						5,366.93		Yes

## Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
	05/05/2023	Ryan, C. Jean	Francesca Association - 850 Powell St San Francisco, CA 94108		005021			2,455.97	
	05/05/2023	Mardin LLC #901, a Delaware LLC	Francesca Association - 850 Powell St San Francisco, CA 94108		0046900850			2,910.96	
Automatic ACH Deposit	05/08/2023						4,198.19		Yes
	05/02/2023	Tesler, Robert	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	D9DA-0830			1,000.00	
	05/02/2023	Economidis, Cynthia	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	EB92-2CE0			1,372.71	
	05/02/2023	Wenren, YueYue	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	F1CC-F3C0			1,825.48	
Automatic ACH Deposit	05/10/2023						1,934.19		Yes
	05/04/2023	Hess, Joshua David Nelson	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	9724-BEE0			1,934.19	
Lockbox Deposit	05/10/2023						2,435.43		Yes
	05/10/2023	Ewald, Katrin	Francesca Association - 850 Powell St San Francisco, CA 94108		006446			2,035.43	
	05/10/2023	Whiteman, Keith	Francesca Association - 850 Powell St San Francisco, CA 94108		804085153			400.00	
Automatic ACH Deposit	05/11/2023						8,108.01		Yes

## Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
	05/05/2023	Jantzen, Keith	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	3C79-E1E0			1,850.00	
	05/05/2023	Dobkin, Jeffrey	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	4DE2-0030			1,747.28	
	05/07/2023	Collin, Maria	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	A170-8700			1,722.71	
	05/06/2023	Golomb, Mikhail	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	CAD2-F230			2,788.02	
Lockbox Deposit	05/11/2023						5,024.37		Yes
	05/11/2023	Kamm, Irene	Francesca Association - 850 Powell St San Francisco, CA 94108		146017529			3,024.37	
	05/11/2023	Wiener, Jay	Francesca Association - 850 Powell St San Francisco, CA 94108		02064			2,000.00	
Automatic ACH Deposit	05/12/2023						942.32		Yes
	05/08/2023	McLaughlin, Julie	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	C586-EDF0			942.32	
Lockbox Deposit	05/15/2023						2,060.00		Yes
	05/15/2023	Collier, Mary Ann	Francesca Association - 850 Powell St San Francisco, CA 94108		7400			2,060.00	
Lockbox Deposit	05/16/2023						2,810.02		Yes
	05/16/2023	Carlock, Timothy	Francesca		005066			1,207.10	



## Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
			Association - 850 Powell St San Francisco, CA 94108						
	05/16/2023	Gash, Kelly	Francesca Association - 850 Powell St San Francisco, CA 94108		0068753206			1,602.92	
Automatic ACH Deposit	05/19/2023						10,051.03		Yes
	05/14/2023	Cook, S. D. Noam	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	1D31-6DB0			2,055.97	
	05/14/2023	The Borebank Trust	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	1DF3-AE70 Reversed	Reapplied and reversed on 05/ 14/2023		6,247.78	
	05/14/2023	Meniktas, Michael	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	53C8-D220			1,747.28	
	05/14/2023	The Borebank Trust	Francesca Association - 850 Powell St San Francisco, CA 94108			Reversal receipt for Reference #1DF3-AE70 on 05/14/2023		-6,247.78	
	05/14/2023	The Borebank Trust	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	1DF3-AE70			6,247.78	
Lockbox Deposit	05/19/2023						1,051.35		Yes
	05/19/2023	Hilberg, Lynn	Francesca Association - 850 Powell St San Francisco, CA 94108		5254			1,051.35	
27	05/22/2023						2,455.97		Yes
	05/12/2023	Lin, Nan	Francesca Association - 850 Powell St San Francisco, CA		0048158314			2,455.97	

## Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
			94108						
Automatic Deposit	05/24/2023						1,651.00		Yes
	05/22/2023	Weeks, Chad	Francesca Association - 850 Powell St San Francisco, CA 94108	CC	EB5E-D250			1,651.00	
29	05/25/2023						271.56		Yes
	05/25/2023	Karah Schweizer DBA Nob Hill Florist	Francesca Association - 850 Powell St San Francisco, CA 94108		Check #630	Refund for invoice 14628		271.56	
Automatic ACH Deposit	05/30/2023						3,154.04		Yes
	05/23/2023	Faussner, Alexander	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	2DBD-C610			3,154.04	
							<b>88,420.73</b>		
<b>Francesca Association - Reserve (Chase Bank)</b>									
3	05/25/2023						27,249.00		No
	05/25/2023	Francesca Association	Francesca Association - 850 Powell St San Francisco, CA 94108		May 2023 Reserve Transfer	May 2023 Reserve Transfer		27,249.00	
							<b>27,249.00</b>		
<b>Total</b>							<b>115,669.73</b>		

## Check Register

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

**Date Range:** 05/01/2023 to 05/31/2023

**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
<b>Francesca Association - Ops</b>						
Francesca Association - Ops	05012323	Yes	05/01/2023	PG&E	1,812.01	1005773302-3 autopay (03/09-04/06/2023)
Francesca Association - Ops	05012327	Yes	05/01/2023	PG&E	74.73	0380773342-7 autopay (03/10-04/07/2023)
Francesca Association - Ops	05012349	Yes	05/01/2023	PG&E	8,267.47	3536958474-9 autopay (03/10-04/07/2023)
Francesca Association - Ops	300000280	Yes	05/04/2023	City Mechanical, Inc.	795.68	92921
Francesca Association - Ops	300000281	Yes	05/04/2023	Robert P. Cotton	4,550.00	04.27.23
Francesca Association - Ops	300000282	Yes	05/04/2023	IPFS Corporation of California	6,407.15	NJN-D29196
Francesca Association - Ops	ACH Transaction #FEDE-ED96	Yes	05/04/2023	Warman Security, Inc.	1,629.63	d079874
Francesca Association - Ops	ACH Transaction #FEE1-4960	Yes	05/04/2023	Admiral Security Services, Inc.	4,753.76	10057863
Francesca Association - Ops	ACH Transaction #FEE2-2902	Yes	05/04/2023	Pure Property Management dba Hill and Company CA DRE# 02124826	3,256.00	Management Fee
Francesca Association - Ops	05082300	Yes	05/08/2023	San Francisco Public Utilities Commission - Water	3,388.22	8351910000 autopay (03/23-04/21/2023)
Francesca Association - Ops	05082300	Yes	05/08/2023	San Francisco Public Utilities Commission - Water	54.09	2831120000 autopay (03/23-04/21/2023)
Francesca Association - Ops	300000283	Yes	05/08/2023	AT&T Mobility	85.27	287283516288 (04/18-05/17/2023)
Francesca Association - Ops	300000284	Yes	05/11/2023	Lefler Engineering Inc	860.00	23027-47364
Francesca Association - Ops	300000285	Yes	05/11/2023	Briscoe Ivester & Bazel LLP	1,328.00	15595
Francesca Association - Ops	ACH Transaction #E559-5378	Yes	05/11/2023	Admiral Security Services, Inc.	4,194.03	10058197

## Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Francesca Association - Ops	05152337	Yes	05/15/2023	AT&T	638.99	415 834-9037 autopay (04/22-05/21/2023)
Francesca Association - Ops	05152372	No	05/15/2023	PG&E	0.00	9911996657-2 autopay (04/07-05/08/2023)
Francesca Association - Ops	05152392	Yes	05/15/2023	Recology Golden Gate	2,351.55	010214692 autopay Apr 2023
Francesca Association - Ops	ACH Transaction #6090-C3F6	Yes	05/19/2023	Francesca Association (Reserve)	54,498.00	March 2023 Reserve Transfer, April 2023 Reserve Transfer
Francesca Association - Ops	300000286	Yes	05/22/2023	Dewey Pest Control Inc.	120.00	15901650
Francesca Association - Ops	300000287	No	05/22/2023	High Marks Janitorial Inc.	3,920.00	13332
Francesca Association - Ops	300000288	Yes	05/22/2023	Levy, Erlanger & Company	2,190.00	79983
Francesca Association - Ops	300000289	No	05/22/2023	Robert P. Cotton	1,350.00	Apr 2023
Francesca Association - Ops	300000290	Yes	05/22/2023	Adrian Rodriguez	889.81	reimbursement - Purchase of a l
Francesca Association - Ops	ACH Transaction #DDD3-FCDD	Yes	05/22/2023	Admiral Security Services, Inc.	4,185.79	10058363
Francesca Association - Ops	ACH Transaction #DDD6-566A	Yes	05/22/2023	Pure Property Management dba Hill and Company CA DRE# 02124826	0.60	
Francesca Association - Ops	05232352	Yes	05/23/2023	AT&T (att-5014)	53.50	283794652 autopay (May 2023)
Francesca Association - Ops	300000291	No	05/25/2023	Joyce Reitman	136.86	reimbursement of purchased ladd
Francesca Association - Ops	ACH Transaction #530A-7A9E	Yes	05/25/2023	Francesca Association (Reserve)	57,033.36	to transfer funds from acct#1783 to the New Chase account, May 2023 Reserve Transfer
Francesca Association - Ops	05312349	No	05/31/2023	PG&E	4,572.53	3536958474-9 autopay (04/08-05/09/2023)
Francesca Association - Ops	ACH Transaction #2C7C-8F3A	No	05/31/2023	Admiral Security Services, Inc.	4,193.28	10058594
					<b>177,590.31</b>	
<b>Francesca Association Resv</b>						
Francesca Association Resv	2	No	05/23/2023	Medallion Rug Gallery	9,100.00	Inv# 49137
Francesca Association	3	No	05/30/2023	Nob Hill Construction, Inc.	2,372.00	233859

## Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Resv						
Francesca Association Resv	4	No	05/31/2023	Fidelity Roof Company	4,943.00	8181819363
					<b>16,415.00</b>	
<b>Total</b>					<b>194,005.31</b>	

## General Ledger Report

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

**Created By:** All

**GL Accounts:** All

**Exclude Zero Dollar Receipts From Cash Accounts:** Yes

**Date Range:** 05/01/2023 to 05/31/2023

**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
<b>10000 - Operating Cash</b>							
Starting Balance						138,462.33	
05/01/2023	PG&E	Payment	05012349		8,267.47	130,194.86	3536958474-9 autopay (03/10-04/07/2023)
05/01/2023	PG&E	Payment	05012323		1,812.01	128,382.85	1005773302-3 autopay (03/09-04/06/2023)
05/01/2023	PG&E	Payment	05012327		74.73	128,308.12	0380773342-7 autopay (03/10-04/07/2023)
05/01/2023	Michael C. Bailey	eCheck receipt	1DA1-83C0	1,401.80		129,709.92	May 2023
05/01/2023	David Burling	eCheck receipt	23A5-D850	1,401.80		131,111.72	May 2023
05/01/2023	Peggy Nathan	eCheck receipt	268C-3F20	1,347.28		132,459.00	May 2023
05/01/2023	Eugene W. Pon Trust	eCheck receipt	2B87-E9D0	400.00		132,859.00	May 2023
05/01/2023	Eugene W. Pon Trust	eCheck receipt	2B87-E9D0	1,651.00		134,510.00	May 2023
05/01/2023	Robert Tesler	eCheck receipt	30B8-DC60	2,055.97		136,565.97	May 2023
05/01/2023	Sandra Pershing	eCheck receipt	36AC-3E80	2,795.80		139,361.77	May 2023
05/01/2023	Harper Matheson	eCheck receipt	4A27-71D0	400.00		139,761.77	May 2023
05/01/2023	Harper Matheson	eCheck receipt	4A27-71D0	2,795.80		142,557.57	May 2023
05/01/2023	Harper Matheson	eCheck receipt	4A27-71D0	400.00		142,957.57	May 2023 - second parking space
05/01/2023	Joel Goodrich	eCheck receipt	66CC-D470	400.00		143,357.57	May 2023
05/01/2023	Joel Goodrich	eCheck receipt	66CC-D470	1,612.06		144,969.63	May 2023
05/01/2023	Trustee Lawrence Shepard	eCheck receipt	870F-1500	1,401.80		146,371.43	May 2023
05/01/2023	Jay Wiener	Receipt	02320	350.10		146,721.53	
05/01/2023	Jay Wiener	Receipt	02320	400.00		147,121.53	
05/01/2023	Jay Wiener	Receipt	02320	1,049.90		148,171.43	
05/02/2023	Cynthia Economidis	eCheck receipt	EB92-2CE0	292.81		148,464.24	April 2023
05/02/2023	Cynthia Economidis	eCheck receipt	EB92-2CE0	1,079.90		149,544.14	April 2023
05/02/2023	YueYue Wenren	eCheck receipt	F1CC-F3C0	743.56		150,287.70	May 2023

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/02/2023	YueYue Wenren	eCheck receipt	F1CC-F3C0	1,081.92		151,369.62	Online Payment
05/02/2023	Robert Tesler	eCheck receipt	D9DA-0830	1,000.00		152,369.62	Online Payment
05/03/2023	Keith Whiteman	Receipt	803392667	739.08		153,108.70	
05/03/2023	Keith Whiteman	Receipt	803392667	400.00		153,508.70	
05/03/2023	Keith Whiteman	Receipt	803392667	2,014.96		155,523.66	
05/03/2023	Gregory McCurdy	Receipt	803141441	625.35		156,149.01	
05/03/2023	Gregory McCurdy	Receipt	803141441	1,830.62		157,979.63	Prepaid Any
05/04/2023	Joshua David Nelson Hess	eCheck receipt	9724-BEE0	1,534.19		159,513.82	May 2023
05/04/2023	Joshua David Nelson Hess	eCheck receipt	9724-BEE0	400.00		159,913.82	May 2023 - Parking
05/04/2023	Admiral Security Services, Inc.	eCheck	FEE1-4960		4,753.76	155,160.06	Security Staff Services (04/17-04/23/2023)
05/04/2023	City Mechanical, Inc.	Bill Pay Check	300000280		795.68	154,364.38	WO 74928 HVAC
05/04/2023	IPFS Corporation of California	Bill Pay Check	300000282		6,407.15	147,957.23	NJN-D29196 Installment Payment (02/01/23-02/01/24)
05/04/2023	Pure Property Management dba Hill and Company CA DRE# 02124826	eCheck	FEE2-2902		3,256.00	144,701.23	Management Fee
05/04/2023	Robert P. Cotton	Bill Pay Check	300000281		1,350.00	143,351.23	Mar 2023 - maintenance
05/04/2023	Robert P. Cotton	Bill Pay Check	300000281		500.00	142,851.23	Initial trouble call to figure out what was wrong
05/04/2023	Robert P. Cotton	Bill Pay Check	300000281		2,700.00	140,151.23	Replaced failed governor rope
05/04/2023	Warman Security, Inc.	eCheck	FEDE-ED96		1,629.63	138,521.60	Install 2 keypad exit alarms on 2 doors
05/04/2023	Joyce Reitman	Receipt	006704	400.00		138,921.60	
05/04/2023	Joyce Reitman	Receipt	006704	3,192.98		142,114.58	
05/05/2023	Keith Jantzen	eCheck receipt	3C79-E1E0	226.37		142,340.95	May 2023
05/05/2023	Keith Jantzen	eCheck receipt	3C79-E1E0	1,432.95		143,773.90	May 2023
05/05/2023	Keith Jantzen	eCheck receipt	3C79-E1E0	190.68		143,964.58	Online Payment
05/05/2023	Jeffrey Dobkin	eCheck receipt	4DE2-0030	400.00		144,364.58	May 2023
05/05/2023	Jeffrey Dobkin	eCheck receipt	4DE2-0030	1,347.28		145,711.86	May 2023
05/05/2023	C. Jean Ryan	Receipt	005021	400.00		146,111.86	
05/05/2023	C. Jean Ryan	Receipt	005021	2,055.97		148,167.83	
05/05/2023	Mardin LLC #901, a Delaware LLC	Receipt	0046900850	767.18		148,935.01	
05/05/2023	Mardin LLC #901, a Delaware LLC	Receipt	0046900850	2,143.78		151,078.79	
05/06/2023	Mikhail Golomb	eCheck receipt	CAD2-F230	2,788.02		153,866.81	May 2023

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/07/2023	Maria Collin	eCheck receipt	A170-8700	1,722.71		155,589.52	Online Payment
05/08/2023	San Francisco Public Utilities Commission - Water	Payment	05082300		54.09	155,535.43	2831120000 autopay (03/23-04/21/2023)
05/08/2023	Julie McLaughlin	eCheck receipt	C586-EDF0	942.32		156,477.75	May 2023
05/08/2023	Francesca Association (Reserve)	Reversed eCheck	1FAB-2A1A		27,249.00	129,228.75	April 2023 Reserve Transfer
05/08/2023	Francesca Association (Reserve)	Reversed eCheck	1FAB-2A1A		27,249.00	101,979.75	March 2023 Reserve Transfer
05/08/2023	AT&T Mobility	Bill Pay Check	300000283		85.27	101,894.48	287283516288 (04/18-05/17/2023)
05/08/2023		JE	10026	29,784.36		131,678.84	to transfer funds from #1783 to Operating account
05/08/2023	San Francisco Public Utilities Commission - Water	Payment	05082300		3,388.22	128,290.62	8351910000 autopay (03/23-04/21/2023)
05/09/2023	Francesca Association (Reserve)	Reversed eCheck	E314-9330		29,784.36	98,506.26	to transfer funds from acct#1783 to the New Chase account
05/10/2023	Katrin Ewald	Receipt	006446	400.00		98,906.26	
05/10/2023	Katrin Ewald	Receipt	006446	1,635.43		100,541.69	
05/10/2023	Keith Whiteman	Receipt	804085153	400.00		100,941.69	
05/11/2023	Admiral Security Services, Inc.	eCheck	E559-5378		4,194.03	96,747.66	Security Staff Services (04/24-04/30/2023)
05/11/2023	Briscoe Ivester & Bazel LLP	Bill Pay Check	300000285		1,328.00	95,419.66	Matter no. 0661.001
05/11/2023	Lefler Engineering Inc	Bill Pay Check	300000284		860.00	94,559.66	Bruce Allen - Senior Engineer
05/11/2023	Irene Kamm	Receipt	146017529	357.82		94,917.48	
05/11/2023	Irene Kamm	Receipt	146017529	2,666.55		97,584.03	
05/11/2023	Jay Wiener	Receipt	02064	297.38		97,881.41	
05/11/2023	Jay Wiener	Receipt	02064	400.00		98,281.41	
05/11/2023	Jay Wiener	Receipt	02064	1,302.62		99,584.03	
05/12/2023	Nan Lin	Receipt	0048158314	2,455.97		102,040.00	Prepaid Any
05/14/2023	S. D. Noam Cook	eCheck receipt	1D31-6DB0	59.88		102,099.88	May 2023
05/14/2023	S. D. Noam Cook	eCheck receipt	1D31-6DB0	1,996.09		104,095.97	Online Payment
05/14/2023	The Borebank Trust	Reversed eCheck receipt	1DF3-AE70	400.00		104,495.97	May 2023 - parking space #10
05/14/2023	The Borebank Trust	Reversed eCheck receipt	1DF3-AE70	2,172.78		106,668.75	May 2023
05/14/2023	The Borebank Trust	Reversed eCheck receipt	1DF3-AE70	340.00		107,008.75	Malcolm 18636887 Plumbing repairs for Bob Cohn Unit
05/14/2023	The Borebank Trust	Reversed eCheck receipt	1DF3-AE70	1,000.00		108,008.75	Malcolm 18636887 Report of leak
05/14/2023	The Borebank Trust	Reversed eCheck	1DF3-AE70	2,335.00		110,343.75	Malcolm 16848471 Water



## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
		receipt					Damage repair
05/14/2023	Michael Meniktas	eCheck receipt	53C8-D220	400.00		110,743.75	May 2023
05/14/2023	Michael Meniktas	eCheck receipt	53C8-D220	1,347.28		112,091.03	May 2023
05/14/2023	The Borebank Trust	Reverse Receipt			400.00	111,691.03	Reversal receipt for Reference #1DF3-AE70 on 05/14/2023
05/14/2023	The Borebank Trust	Reverse Receipt			2,172.78	109,518.25	Reversal receipt for Reference #1DF3-AE70 on 05/14/2023
05/14/2023	The Borebank Trust	Reverse Receipt			340.00	109,178.25	Reversal receipt for Reference #1DF3-AE70 on 05/14/2023
05/14/2023	The Borebank Trust	Reverse Receipt			1,000.00	108,178.25	Reversal receipt for Reference #1DF3-AE70 on 05/14/2023
05/14/2023	The Borebank Trust	Reverse Receipt			2,335.00	105,843.25	Reversal receipt for Reference #1DF3-AE70 on 05/14/2023
05/14/2023	The Borebank Trust	eCheck receipt	1DF3-AE70	400.00		106,243.25	May 2023 - parking space #10
05/14/2023	The Borebank Trust	eCheck receipt	1DF3-AE70	2,172.78		108,416.03	May 2023
05/14/2023	The Borebank Trust	eCheck receipt	1DF3-AE70	3,675.00		112,091.03	Prepaid None
05/15/2023	Recology Golden Gate	Payment	05152392		2,351.55	109,739.48	010214692 autopay Apr 2023
05/15/2023	AT&T	Payment	05152337		638.99	109,100.49	415 834-9037 autopay (04/22-05/21/2023)
05/15/2023	Mary Ann Collier	Receipt	7400	1,986.93		111,087.42	
05/15/2023	Mary Ann Collier	Receipt	7400	73.07		111,160.49	Prepaid Any
05/16/2023	Francesca Association (Reserve)	Reverse ACH payment	1FAB-2A1A	27,249.00		138,409.49	April 2023 Reserve Transfer
05/16/2023	Francesca Association (Reserve)	Reverse ACH payment	1FAB-2A1A	27,249.00		165,658.49	March 2023 Reserve Transfer
05/16/2023	Timothy Carlock	Receipt	005066	1,207.10		166,865.59	Prepaid Any
05/16/2023	Kelly Gash	Receipt	0068753206	260.99		167,126.58	
05/16/2023	Kelly Gash	Receipt	0068753206	1,341.93		168,468.51	
05/17/2023	Francesca Association (Reserve)	Reverse ACH payment	E314-9330	29,784.36		198,252.87	to transfer funds from acct#1783 to the New Chase account
05/19/2023	Lynn Hilberg	Receipt	5254	1,051.35		199,304.22	Prepaid Any
05/19/2023	Francesca Association (Reserve)	eCheck	6090-C3F6		27,249.00	172,055.22	April 2023 Reserve Transfer
05/19/2023	Francesca Association (Reserve)	eCheck	6090-C3F6		27,249.00	144,806.22	March 2023 Reserve Transfer
05/22/2023	Admiral Security Services, Inc.	eCheck	DDD3-FCD0		4,185.79	140,620.43	Security Staff Services (05/01-05/07/2023)
05/22/2023	Dewey Pest Control Inc.	Bill Pay Check	300000286		120.00	140,500.43	May 2023
05/22/2023	High Marks Janitorial Inc.	Bill Pay Check	300000287		3,800.00	136,700.43	May 2023
05/22/2023	High Marks Janitorial Inc.	Bill Pay Check	300000287		120.00	136,580.43	Additional time to clean boiler

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							room
05/22/2023	Levy, Erlanger & Company	Bill Pay Check	300000288		2,190.00	134,390.43	Preparation of reviewed financial statements in accordance with AICPA. Preparation of the following income tax returns.
05/22/2023	Pure Property Management dba Hill and Company CA DRE# 02124826	eCheck	DDD6-566A		0.60	134,389.83	pages 1, envelopes 1, postage for April
05/22/2023	Robert P. Cotton	Bill Pay Check	300000289		1,350.00	133,039.83	Apr 2023 - maintenance
05/22/2023	Adrian Rodriguez	Bill Pay Check	300000290		889.81	132,150.02	reimbursement - Purchase of a lobby desk chair
05/22/2023	Chad Weeks	CC receipt	EB5E-D250	1,651.00		133,801.02	Online Payment
05/23/2023	Alexander Faussner	eCheck receipt	2DBD-C610	3,154.04		136,955.06	Online Payment
05/23/2023	AT&T (att-5014)	Payment	05232352		53.50	136,901.56	283794652 autopay (May 2023)
05/25/2023	Francesca Association (Reserve)	eCheck	530A-7A9E		27,249.00	109,652.56	May 2023 Reserve Transfer
05/25/2023	Francesca Association (Reserve)	eCheck	530A-7A9E		29,784.36	79,868.20	to transfer funds from acct#1783 to the New Chase account
05/25/2023	Joyce Reitman	Bill Pay Check	300000291		136.86	79,731.34	reimbursement of purchased ladder (for Carlos)
05/25/2023	Cynthia Economidis	Receipt	102	376.41		80,107.75	April 2023
05/25/2023	Cynthia Economidis	Receipt	102	323.59		80,431.34	May 2023
05/25/2023	Karah Schweizer DBA Nob Hill Florist	Receipt	Check #630	271.56		80,702.90	Refund for invoice 14628 Plant Pot
05/28/2023	David Yeske	eCheck receipt	0349-0C20	3,608.55		84,311.45	Online Payment
05/31/2023	PG&E	Payment	05312349		4,572.53	79,738.92	3536958474-9 autopay (04/08-05/09/2023)
05/31/2023	Katherine Cubillas	eCheck receipt	7C1C-E660	1,207.10		80,946.02	Online Payment
05/31/2023	Robert Faussner	eCheck receipt	7CBB-9990	2,621.83		83,567.85	April 2023
05/31/2023	Robert Faussner	eCheck receipt	7CBB-9990	402.54		83,970.39	May 2023
05/31/2023	Michael C. Bailey	eCheck receipt	1442-E780	1,401.80		85,372.19	Online Payment
05/31/2023	Admiral Security Services, Inc.	eCheck	2C7C-8F3A		4,193.28	81,178.91	Security Staff Services (05/08-05/14/2023)
05/31/2023	The P. Gregory Cosko & Deborah Cosko Family Trust	eCheck receipt	4FB6-1240	1,651.00		82,829.91	April 2023
05/31/2023	The P. Gregory Cosko & Deborah Cosko Family Trust	eCheck receipt	4FB6-1240	1,651.00		84,480.91	May 2023
05/31/2023	The P. Gregory Cosko & Deborah Cosko Family Trust	eCheck receipt	4FB6-1240	1,651.00		86,131.91	Online Payment

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/31/2023		JE	10175	1.11		86,133.02	Interest Earned
Net Change						-52,329.31	
				<b>215,791.14</b>	<b>268,120.45</b>	<b>86,133.02</b>	

### 10200 - Reserve Cash

Starting Balance						144,098.20	
05/23/2023	Medallion Rug Gallery	Check	2		9,100.00	134,998.20	Rug - Free Padding is included
05/30/2023	Nob Hill Construction, Inc.	Check	3		2,372.00	132,626.20	Water Damage Repairs
05/31/2023	Fidelity Roof Company	Check	4		4,943.00	127,683.20	Roof coating touch up and repair
Net Change						-16,415.00	
				<b>0.00</b>	<b>16,415.00</b>	<b>127,683.20</b>	

### 10300 - Accounts Receivable

Starting Balance						14,069.41	
05/01/2023	YueYue Wenren	Charge		400.00		14,469.41	May 2023
05/01/2023	YueYue Wenren	Receipt			400.00	14,069.41	
05/01/2023	David Yeske	Charge		400.00		14,469.41	May 2023
05/01/2023	David Yeske	Receipt			400.00	14,069.41	
05/01/2023	Gregory McCurdy	Charge		400.00		14,469.41	May 2023
05/01/2023	Gregory McCurdy	Receipt			400.00	14,069.41	
05/01/2023	Harper Matheson	Charge		400.00		14,469.41	May 2023
05/01/2023	C. Jean Ryan	Charge		400.00		14,869.41	May 2023
05/01/2023	Cynthia Economidis	Charge		400.00		15,269.41	May 2023
05/01/2023	Joyce Reitman	Charge		400.00		15,669.41	May 2023
05/01/2023	Keith Whiteman	Charge		400.00		16,069.41	May 2023
05/01/2023	Keith Jantzen	Charge		400.00		16,469.41	May 2023
05/01/2023	Keith Jantzen	Receipt			173.63	16,295.78	
05/01/2023	Katrin Ewald	Charge		400.00		16,695.78	May 2023
05/01/2023	The Borebank Trust	Charge		400.00		17,095.78	May 2023 - parking space #10
05/01/2023	Kwong Kow Kam	Charge		400.00		17,495.78	May 2023
05/01/2023	Kwong Kow Kam	Receipt			400.00	17,095.78	
05/01/2023	Eugene W. Pon Trust	Charge		400.00		17,495.78	May 2023
05/01/2023	Joel Goodrich	Charge		400.00		17,895.78	May 2023
05/01/2023	Jay Wiener	Charge		400.00		18,295.78	May 2023
05/01/2023	Michael Meniktas	Charge		400.00		18,695.78	May 2023

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/01/2023	Jeffrey Dobkin	Charge		400.00		19,095.78	May 2023
05/01/2023	The P. Gregory Cosko & Deborah Cosko Family Trust	Charge		1,651.00		20,746.78	May 2023
05/01/2023	YueYue Wenren	Charge		1,565.34		22,312.12	May 2023
05/01/2023	YueYue Wenren	Receipt			821.78	21,490.34	
05/01/2023	David Yeske	Charge		3,208.55		24,698.89	May 2023
05/01/2023	David Yeske	Receipt			3,208.55	21,490.34	
05/01/2023	Gregory McCurdy	Charge		2,055.97		23,546.31	May 2023
05/01/2023	Gregory McCurdy	Receipt			1,430.62	22,115.69	
05/01/2023	David Burling	Charge		1,401.80		23,517.49	May 2023
05/01/2023	Harper Matheson	Charge		2,795.80		26,313.29	May 2023
05/01/2023	Kelly Gash	Charge		1,651.00		27,964.29	May 2023
05/01/2023	C. Jean Ryan	Charge		2,055.97		30,020.26	May 2023
05/01/2023	Trustee Lawrence Shepard	Charge		1,401.80		31,422.06	May 2023
05/01/2023	Robert Tesler	Charge		2,055.97		33,478.03	May 2023
05/01/2023	Cynthia Economidis	Charge		1,456.31		34,934.34	May 2023
05/01/2023	Joyce Reitman	Charge		3,192.98		38,127.32	May 2023
05/01/2023	Robert Faussner	Charge		3,208.55		41,335.87	May 2023
05/01/2023	Keith Whiteman	Charge		3,154.04		44,489.91	May 2023
05/01/2023	Sandra Pershing	Charge		2,795.80		47,285.71	May 2023
05/01/2023	Keith Jantzen	Charge		1,432.95		48,718.66	May 2023
05/01/2023	S. D. Noam Cook	Charge		2,055.97		50,774.63	May 2023
05/01/2023	S. D. Noam Cook	Receipt			1,996.09	48,778.54	
05/01/2023	Katrin Ewald	Charge		1,635.43		50,413.97	May 2023
05/01/2023	Alexander Faussner	Charge		3,154.04		53,568.01	May 2023
05/01/2023	Alexander Faussner	Receipt			3,154.04	50,413.97	
05/01/2023	Maria Collin	Charge		1,456.31		51,870.28	May 2023
05/01/2023	Maria Collin	Receipt			578.17	51,292.11	
05/01/2023	Maria Collin	Receipt			878.14	50,413.97	
05/01/2023	The Borebank Trust	Charge		2,172.78		52,586.75	May 2023
05/01/2023	Mardin LLC #901, a Delaware LLC	Charge		2,998.28		55,585.03	May 2023
05/01/2023	Kwong Kow Kam	Charge		1,635.43		57,220.46	May 2023
05/01/2023	Kwong Kow Kam	Receipt			1,402.28	55,818.18	
05/01/2023	Kwong Kow Kam	Receipt			233.15	55,585.03	

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/01/2023	Katherine Cubillas	Charge		1,207.10		56,792.13	May 2023
05/01/2023	Katherine Cubillas	Receipt			1,207.10	55,585.03	
05/01/2023	Eugene W. Pon Trust	Charge		1,651.00		57,236.03	May 2023
05/01/2023	Nan Lin	Charge		2,055.97		59,292.00	May 2023
05/01/2023	Nan Lin	Receipt			460.75	58,831.25	
05/01/2023	Nan Lin	Receipt			1,595.22	57,236.03	
05/01/2023	Irene Kamm	Charge		3,115.10		60,351.13	May 2023
05/01/2023	Joel Goodrich	Charge		1,612.06		61,963.19	May 2023
05/01/2023	Jay Wiener	Charge		1,347.28		63,310.47	May 2023
05/01/2023	Lynn Hilberg	Charge		1,051.35		64,361.82	May 2023
05/01/2023	Lynn Hilberg	Receipt			1,051.35	63,310.47	
05/01/2023	Mary Ann Collier	Charge		2,055.97		65,366.44	May 2023
05/01/2023	Mary Ann Collier	Receipt			69.04	65,297.40	
05/01/2023	Julie McLaughlin	Charge		942.32		66,239.72	May 2023
05/01/2023	Michael Meniktas	Charge		1,347.28		67,587.00	May 2023
05/01/2023	Mikhail Golomb	Charge		2,788.02		70,375.02	May 2023
05/01/2023	Peggy Nathan	Charge		1,347.28		71,722.30	May 2023
05/01/2023	Jeffrey Dobkin	Charge		1,347.28		73,069.58	May 2023
05/01/2023	Timothy Carlock	Charge		1,207.10		74,276.68	May 2023
05/01/2023	Timothy Carlock	Receipt			1,207.10	73,069.58	
05/01/2023	Michael C. Bailey	Charge		1,401.80		74,471.38	May 2023
05/01/2023	Joshua David Nelson Hess	Charge		1,534.19		76,005.57	May 2023
05/01/2023	Joshua David Nelson Hess	Charge		400.00		76,405.57	May 2023 - Parking
05/01/2023	Nan Lin	Charge		400.00		76,805.57	May 2023 - parking space #23
05/01/2023	Nan Lin	Receipt			400.00	76,405.57	
05/01/2023	Harper Matheson	Charge		400.00		76,805.57	May 2023 - second parking space
05/01/2023	Chad Weeks	Charge		1,651.00		78,456.57	May 2023
05/01/2023	Chad Weeks	Receipt			500.00	77,956.57	
05/01/2023	Chad Weeks	Receipt			1,151.00	76,805.57	
05/01/2023	Michael C. Bailey	eCheck receipt	1DA1-83C0		1,401.80	75,403.77	May 2023
05/01/2023	David Burling	eCheck receipt	23A5-D850		1,401.80	74,001.97	May 2023
05/01/2023	Peggy Nathan	eCheck receipt	268C-3F20		1,347.28	72,654.69	May 2023
05/01/2023	Eugene W. Pon Trust	eCheck receipt	2B87-E9D0		400.00	72,254.69	May 2023
05/01/2023	Eugene W. Pon Trust	eCheck receipt	2B87-E9D0		1,651.00	70,603.69	May 2023

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/01/2023	Robert Tesler	eCheck receipt	30B8-DC60		2,055.97	68,547.72	May 2023
05/01/2023	Sandra Pershing	eCheck receipt	36AC-3E80		2,795.80	65,751.92	May 2023
05/01/2023	Harper Matheson	eCheck receipt	4A27-71D0		400.00	65,351.92	May 2023
05/01/2023	Harper Matheson	eCheck receipt	4A27-71D0		2,795.80	62,556.12	May 2023
05/01/2023	Harper Matheson	eCheck receipt	4A27-71D0		400.00	62,156.12	May 2023 - second parking space
05/01/2023	Joel Goodrich	eCheck receipt	66CC-D470		400.00	61,756.12	May 2023
05/01/2023	Joel Goodrich	eCheck receipt	66CC-D470		1,612.06	60,144.06	May 2023
05/01/2023	Trustee Lawrence Shepard	eCheck receipt	870F-1500		1,401.80	58,742.26	May 2023
05/01/2023	Jay Wiener	Receipt	02320		350.10	58,392.16	
05/01/2023	Jay Wiener	Receipt	02320		400.00	57,992.16	
05/01/2023	Jay Wiener	Receipt	02320		1,049.90	56,942.26	
05/02/2023	Cynthia Economidis	eCheck receipt	EB92-2CE0		292.81	56,649.45	April 2023
05/02/2023	Cynthia Economidis	eCheck receipt	EB92-2CE0		1,079.90	55,569.55	April 2023
05/02/2023	YueYue Wenren	eCheck receipt	F1CC-F3C0		743.56	54,825.99	May 2023
05/03/2023	Keith Whiteman	Receipt	803392667		739.08	54,086.91	
05/03/2023	Keith Whiteman	Receipt	803392667		400.00	53,686.91	
05/03/2023	Keith Whiteman	Receipt	803392667		2,014.96	51,671.95	
05/03/2023	Gregory McCurdy	Receipt	803141441		625.35	51,046.60	
05/04/2023	Joshua David Nelson Hess	eCheck receipt	9724-BEE0		1,534.19	49,512.41	May 2023
05/04/2023	Joshua David Nelson Hess	eCheck receipt	9724-BEE0		400.00	49,112.41	May 2023 - Parking
05/04/2023	Joyce Reitman	Receipt	006704		400.00	48,712.41	
05/04/2023	Joyce Reitman	Receipt	006704		3,192.98	45,519.43	
05/04/2023	Robert Tesler	Charge		500.00		46,019.43	Move fee for staging unit
05/04/2023	Robert Tesler	Receipt			500.00	45,519.43	
05/04/2023	Robert Tesler	Charge		500.00		46,019.43	damage deposit for staging unit
05/04/2023	Robert Tesler	Receipt			500.00	45,519.43	
05/05/2023	Keith Jantzen	eCheck receipt	3C79-E1E0		226.37	45,293.06	May 2023
05/05/2023	Keith Jantzen	eCheck receipt	3C79-E1E0		1,432.95	43,860.11	May 2023
05/05/2023	Jeffrey Dobkin	eCheck receipt	4DE2-0030		400.00	43,460.11	May 2023
05/05/2023	Jeffrey Dobkin	eCheck receipt	4DE2-0030		1,347.28	42,112.83	May 2023
05/05/2023	C. Jean Ryan	Receipt	005021		400.00	41,712.83	
05/05/2023	C. Jean Ryan	Receipt	005021		2,055.97	39,656.86	
05/05/2023	Mardin LLC #901, a Delaware LLC	Receipt	0046900850		767.18	38,889.68	

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/05/2023	Mardin LLC #901, a Delaware LLC	Receipt	0046900850		2,143.78	36,745.90	
05/06/2023	Mikhail Golomb	eCheck receipt	CAD2-F230		2,788.02	33,957.88	May 2023
05/08/2023	Julie McLaughlin	eCheck receipt	C586-EDF0		942.32	33,015.56	May 2023
05/10/2023	Katrin Ewald	Receipt	006446		400.00	32,615.56	
05/10/2023	Katrin Ewald	Receipt	006446		1,635.43	30,980.13	
05/10/2023	Keith Whiteman	Receipt	804085153		400.00	30,580.13	
05/11/2023	Irene Kamm	Receipt	146017529		357.82	30,222.31	
05/11/2023	Irene Kamm	Receipt	146017529		2,666.55	27,555.76	
05/11/2023	Jay Wiener	Receipt	02064		297.38	27,258.38	
05/11/2023	Jay Wiener	Receipt	02064		400.00	26,858.38	
05/11/2023	Jay Wiener	Receipt	02064		1,302.62	25,555.76	
05/11/2023	The Borebank Trust	Charge		340.00		25,895.76	Malcolm 18636887 Plumbing repairs for Bob Cohn Unit
05/11/2023	The Borebank Trust	Charge		1,000.00		26,895.76	Malcolm 18636887 Report of leak
05/11/2023	The Borebank Trust	Charge		2,335.00		29,230.76	Malcolm 16848471 Water Damage repair
05/11/2023	The Borebank Trust	Charge		5,100.00		34,330.76	Malcolm 25846231 Eisen Environmental for asbestos removal
05/11/2023	The Borebank Trust	Charge		1,480.00		35,810.76	Malcolm 25453271 Leak investigation
05/11/2023	The Borebank Trust	Charge		2,125.00		37,935.76	Malcolm 25757399 Continued investigation on leak
05/11/2023	The Borebank Trust	Charge		1,555.00		39,490.76	Malcolm 25859927 Steam lines repair
05/11/2023	The Borebank Trust	Charge		3,611.28		43,102.04	Malcolm 25921111 Continue with rerouting of steam line
05/11/2023	The Borebank Trust	Charge		1,500.00		44,602.04	Malcolm 25988695 Assisted Booby with piping
05/14/2023	S. D. Noam Cook	eCheck receipt	1D31-6DB0		59.88	44,542.16	May 2023
05/14/2023	The Borebank Trust	Reversed eCheck receipt	1DF3-AE70		400.00	44,142.16	May 2023 - parking space #10
05/14/2023	The Borebank Trust	Reversed eCheck receipt	1DF3-AE70		2,172.78	41,969.38	May 2023
05/14/2023	The Borebank Trust	Reversed eCheck receipt	1DF3-AE70		340.00	41,629.38	Malcolm 18636887 Plumbing repairs for Bob Cohn Unit
05/14/2023	The Borebank Trust	Reversed eCheck receipt	1DF3-AE70		1,000.00	40,629.38	Malcolm 18636887 Report of leak

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/14/2023	The Borebank Trust	Reversed eCheck receipt	1DF3-AE70		2,335.00	38,294.38	Malcolm 16848471 Water Damage repair
05/14/2023	Michael Meniktas	eCheck receipt	53C8-D220		400.00	37,894.38	May 2023
05/14/2023	Michael Meniktas	eCheck receipt	53C8-D220		1,347.28	36,547.10	May 2023
05/14/2023	The Borebank Trust	Reverse Receipt		400.00		36,947.10	Reversal receipt for Reference #1DF3-AE70 on 05/14/2023
05/14/2023	The Borebank Trust	Reverse Receipt		2,172.78		39,119.88	Reversal receipt for Reference #1DF3-AE70 on 05/14/2023
05/14/2023	The Borebank Trust	Reverse Receipt		340.00		39,459.88	Reversal receipt for Reference #1DF3-AE70 on 05/14/2023
05/14/2023	The Borebank Trust	Reverse Receipt		1,000.00		40,459.88	Reversal receipt for Reference #1DF3-AE70 on 05/14/2023
05/14/2023	The Borebank Trust	Reverse Receipt		2,335.00		42,794.88	Reversal receipt for Reference #1DF3-AE70 on 05/14/2023
05/14/2023	The Borebank Trust	eCheck receipt	1DF3-AE70		400.00	42,394.88	May 2023 - parking space #10
05/14/2023	The Borebank Trust	eCheck receipt	1DF3-AE70		2,172.78	40,222.10	May 2023
05/15/2023	Mary Ann Collier	Receipt	7400		1,986.93	38,235.17	
05/16/2023	Rea Campbell	Charge			270.97	37,964.20	Prorated credit for December 2022 parking fee
05/16/2023	Rea Campbell	Receipt			270.97	37,693.23	December 2022
05/16/2023	Rea Campbell	Receipt		270.97		37,964.20	
05/16/2023	Kelly Gash	Receipt	0068753206		260.99	37,703.21	
05/16/2023	Kelly Gash	Receipt	0068753206		1,341.93	36,361.28	
05/25/2023	Francesca Association	Charge	May 2023 Reserve Transfer	27,249.00		63,610.28	May 2023 Reserve Transfer
05/25/2023	Francesca Association	Receipt	May 2023 Reserve Transfer		27,249.00	36,361.28	May 2023 Reserve Transfer
05/25/2023	Cynthia Economidis	Receipt	102		376.41	35,984.87	April 2023
05/25/2023	Cynthia Economidis	Receipt	102		323.59	35,661.28	May 2023
05/25/2023	Karah Schweizer DBA Nob Hill Florist	Charge	Check #630	271.56		35,932.84	Refund for invoice 14628 Plant Pot
05/25/2023	Karah Schweizer DBA Nob Hill Florist	Receipt	Check #630		271.56	35,661.28	Refund for invoice 14628 Plant Pot
05/31/2023	Robert Faussner	eCheck receipt	7CBB-9990		2,621.83	33,039.45	April 2023
05/31/2023	Robert Faussner	eCheck receipt	7CBB-9990		402.54	32,636.91	May 2023
05/31/2023	The P. Gregory Cosko & Deborah Cosko Family Trust	eCheck receipt	4FB6-1240		1,651.00	30,985.91	April 2023
05/31/2023	The P. Gregory Cosko & Deborah Cosko Family Trust	eCheck receipt	4FB6-1240		1,651.00	29,334.91	May 2023



## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/31/2023	The Borebank Trust	Charge			3,675.00	25,659.91	to reverse charges
05/31/2023	The Borebank Trust	Receipt			340.00	25,319.91	Malcolm 18636887 Plumbing repairs for Bob Cohn Unit
05/31/2023	The Borebank Trust	Receipt			1,000.00	24,319.91	Malcolm 18636887 Report of leak
05/31/2023	The Borebank Trust	Receipt			2,335.00	21,984.91	Malcolm 16848471 Water Damage repair
05/31/2023	The Borebank Trust	Receipt		3,675.00		25,659.91	
05/31/2023	The Borebank Trust	Charge			5,100.00	20,559.91	to reverse charges
05/31/2023	The Borebank Trust	Receipt			5,100.00	15,459.91	Malcolm 25846231 Eisen Environmental for asbestos removal
05/31/2023	The Borebank Trust	Receipt		5,100.00		20,559.91	
05/31/2023	The Borebank Trust	Charge			10,271.28	10,288.63	to reverse charges
05/31/2023	The Borebank Trust	Receipt			1,480.00	8,808.63	Malcolm 25453271 Leak investigation
05/31/2023	The Borebank Trust	Receipt			2,125.00	6,683.63	Malcolm 25757399 Continued investigation on leak
05/31/2023	The Borebank Trust	Receipt			1,555.00	5,128.63	Malcolm 25859927 Steam lines repair
05/31/2023	The Borebank Trust	Receipt			3,611.28	1,517.35	Malcolm 25921111 Continue with rerouting of steam line
05/31/2023	The Borebank Trust	Receipt			1,500.00	17.35	Malcolm 25988695 Assisted Booby with piping
05/31/2023	The Borebank Trust	Receipt		10,271.28		10,288.63	
05/31/2023	The Borebank Trust	Charge		3,675.00		13,963.63	To refund back overpayment due to repair chargebacks posted in the account
05/31/2023		JE	10246		3,675.00	10,288.63	Adj A/R and Prepaid Revenue to Actual
Net Change						-3,780.78	
				<b>162,661.04</b>	<b>166,441.82</b>	<b>10,288.63</b>	

### 10301 - Allowance for Doubtful Accounts

Starting Balance						-1,000.00	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>-1,000.00</b>	

### 10420 - Reserve 2

Starting						29,784.36	
----------	--	--	--	--	--	-----------	--

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Balance							
05/08/2023		JE	10026		29,784.36	0.00	to transfer funds from #1783 to Operating account
Net Change						-29,784.36	
				<b>0.00</b>	<b>29,784.36</b>	<b>0.00</b>	
<b>10470 - Reserve 5</b>							
Starting Balance						806,456.23	
05/08/2023		JE	10027	29,784.36		836,240.59	transfer of funds from acct#1783 to the New Chase account
05/22/2023	Medallion Rug Gallery	Reversed Check	1		9,100.00	827,140.59	Rug - Free Padding is included
05/22/2023	Medallion Rug Gallery	Reverse Check	1	9,100.00		836,240.59	Rug - Free Padding is included
05/25/2023	Francesca Association	Receipt	May 2023 Reserve Transfer	27,249.00		863,489.59	May 2023 Reserve Transfer
Net Change						57,033.36	
				<b>66,133.36</b>	<b>9,100.00</b>	<b>863,489.59</b>	
<b>10800 - Prepaid Expenses</b>							
Starting Balance						47,968.83	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>47,968.83</b>	
<b>10810 - Due (To) From Operating</b>							
Starting Balance						185,657.33	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>185,657.33</b>	
<b>10811 - Due (To) From Reserves</b>							
Starting Balance						-185,657.33	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>-185,657.33</b>	
<b>20100 - Accounts Payable</b>							
Starting Balance						-89,438.42	
05/01/2023	PG&E	Payment	05012349	8,267.47		-81,170.95	3536958474-9 autopay (03/10-04/07/2023)
05/01/2023	PG&E	Payment	05012323	1,812.01		-79,358.94	1005773302-3 autopay (03/

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							09-04/06/2023)
05/01/2023	PG&E	Payment	05012327	74.73		-79,284.21	0380773342-7 autopay (03/10-04/07/2023)
05/01/2023	San Francisco Public Utilities Commission - Water	Bill	2831120000 (03/23-04/21/2023)		54.09	-79,338.30	2831120000 autopay (03/23-04/21/2023)
05/01/2023	Pure Property Management dba Hill and Company CA DRE# 02124826	Bill			3,256.00	-82,594.30	Management Fee
05/01/2023	IPFS Corporation of California	Bill			6,407.15	-89,001.45	NJN-D29196 Installment Payment (02/01/23-02/01/24)
05/01/2023	High Marks Janitorial Inc.	Bill	13332		3,800.00	-92,801.45	May 2023
05/01/2023	High Marks Janitorial Inc.	Bill	13332		120.00	-92,921.45	Additional time to clean boiler room
05/01/2023	Pure Property Management dba Hill and Company CA DRE# 02124826	Bill			0.60	-92,922.05	pages 1, envelopes 1, postage for April
05/01/2023	San Francisco Public Utilities Commission - Water	Bill	8351910000 (03/23-04/21/2023)		3,388.22	-96,310.27	8351910000 autopay (03/23-04/21/2023)
05/02/2023	Briscoe Ivester & Bazel LLP	Bill	15595		1,328.00	-97,638.27	Matter no. 0661.001
05/04/2023	Admiral Security Services, Inc.	eCheck	FEE1-4960	4,753.76		-92,884.51	Security Staff Services (04/17-04/23/2023)
05/04/2023	City Mechanical, Inc.	Bill Pay Check	300000280	795.68		-92,088.83	WO 74928 HVAC
05/04/2023	IPFS Corporation of California	Bill Pay Check	300000282	6,407.15		-85,681.68	NJN-D29196 Installment Payment (02/01/23-02/01/24)
05/04/2023	Pure Property Management dba Hill and Company CA DRE# 02124826	eCheck	FEE2-2902	3,256.00		-82,425.68	Management Fee
05/04/2023	Robert P. Cotton	Bill Pay Check	300000281	1,350.00		-81,075.68	Mar 2023 - maintenance
05/04/2023	Robert P. Cotton	Bill Pay Check	300000281	500.00		-80,575.68	Initail trouble call to figure out what was wrong
05/04/2023	Robert P. Cotton	Bill Pay Check	300000281	2,700.00		-77,875.68	Replaced failed governor rope
05/04/2023	Warman Security, Inc.	eCheck	FEDE-ED96	1,629.63		-76,246.05	Install 2 keypad exit alarms on 2 doors
05/05/2023	Levy, Erlanger & Company	Bill	79983		2,190.00	-78,436.05	Preparation of reviewed financial statements in accordance with AICPA. Preparation of the following income tax returns.
05/08/2023	San Francisco Public Utilities Commission - Water	Payment	05082300	54.09		-78,381.96	2831120000 autopay (03/23-04/21/2023)
05/08/2023	Francesca Association (Reserve)	Reversed eCheck	1FAB-2A1A	27,249.00		-51,132.96	April 2023 Reserve Transfer
05/08/2023	Francesca Association (Reserve)	Reversed eCheck	1FAB-2A1A	27,249.00		-23,883.96	March 2023 Reserve Transfer

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/08/2023	AT&T Mobility	Bill Pay Check	300000283	85.27		-23,798.69	287283516288 (04/18-05/17/2023)
05/08/2023	Francesca Association (Reserve)	Bill	to transfer funds from acct#1783 to the New Chase account		29,784.36	-53,583.05	to transfer funds from acct#1783 to the New Chase account
05/08/2023	Admiral Security Services, Inc.	Bill	10058363		4,185.79	-57,768.84	Security Staff Services (05/01-05/07/2023)
05/08/2023	San Francisco Public Utilities Commission - Water	Payment	05082300	3,388.22		-54,380.62	8351910000 autopay (03/23-04/21/2023)
05/09/2023	Francesca Association (Reserve)	Reversed eCheck	E314-9330	29,784.36		-24,596.26	to transfer funds from acct#1783 to the New Chase account
05/10/2023	PG&E	Bill	3536958474-9 (04/08-05/09/2023)		4,572.53	-29,168.79	3536958474-9 autopay (04/08-05/09/2023)
05/10/2023	Robert P. Cotton	Bill			1,350.00	-30,518.79	Apr 2023 - maintenance
05/11/2023	Admiral Security Services, Inc.	eCheck	E559-5378	4,194.03		-26,324.76	Security Staff Services (04/24-04/30/2023)
05/11/2023	Briscoe Ivester & Bazel LLP	Bill Pay Check	300000285	1,328.00		-24,996.76	Matter no. 0661.001
05/11/2023	Lefler Engineering Inc	Bill Pay Check	300000284	860.00		-24,136.76	Bruce Allen - Senior Engineer
05/12/2023	Dewey Pest Control Inc.	Bill	15901650		120.00	-24,256.76	May 2023
05/12/2023	Medallion Rug Gallery	Bill	49137		9,100.00	-33,356.76	Rug - Free Padding is included
05/15/2023	Recology Golden Gate	Payment	05152392	2,351.55		-31,005.21	010214692 autopay Apr 2023
05/15/2023	AT&T	Payment	05152337	638.99		-30,366.22	415 834-9037 autopay (04/22-05/21/2023)
05/15/2023	PG&E	Bill	1005773302-3 (04/07-05/08/2023)		1,917.16	-32,283.38	1005773302-3 autopay (04/07-05/08/2023)
05/15/2023	Admiral Security Services, Inc.	Bill	10058594		4,193.28	-36,476.66	Security Staff Services (05/08-05/14/2023)
05/15/2023	PG&E	Bill	9911996657-2 (04/07-05/08/2023)		12.39	-36,489.05	9911996657-2 autopay (04/07-05/08/2023)
05/15/2023	PG&E	Check	05152372		12.39	-36,501.44	9911996657-2 Elec Adjustments
05/15/2023	PG&E	Check	05152372	12.39		-36,489.05	9911996657-2 autopay (04/07-05/08/2023)
05/15/2023	Gallagher Security Electronics	Bill	118409		198.00	-36,687.05	Check desk monitor not connected to wifi, board member stipulated it should be removed from desk
05/16/2023	Francesca Association (Reserve)	Reverse ACH payment	1FAB-2A1A		27,249.00	-63,936.05	April 2023 Reserve Transfer
05/16/2023	Francesca Association (Reserve)	Reverse ACH payment	1FAB-2A1A		27,249.00	-91,185.05	March 2023 Reserve Transfer

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/16/2023	PG&E	Bill	0380773342-7 (04/08-05/10/2023)		74.08	-91,259.13	0380773342-7 autopay (04/08-05/10/2023)
05/17/2023	Francesca Association (Reserve)	Reverse ACH payment	E314-9330		29,784.36	-121,043.49	to transfer funds from acct#1783 to the New Chase account
05/17/2023	Adrian Rodriguez	Bill			889.81	-121,933.30	reimbursement - Purchase of a lobby desk chair
05/17/2023	Nob Hill Construction, Inc.	Bill	233859		2,372.00	-124,305.30	Water Damage Repairs
05/17/2023	AT&T Mobility	Bill	287283516288 (05/18-06/17/2023)		86.62	-124,391.92	287283516288 (05/18-06/17/2023)
05/18/2023	Warman Security, Inc.	Bill	d076008		810.00	-125,201.92	Troubleshoot and recode schlage combo lock, move exit alarm to basement doors
05/19/2023	Francesca Association (Reserve)	eCheck	6090-C3F6	27,249.00		-97,952.92	April 2023 Reserve Transfer
05/19/2023	Francesca Association (Reserve)	eCheck	6090-C3F6	27,249.00		-70,703.92	March 2023 Reserve Transfer
05/22/2023	Admiral Security Services, Inc.	eCheck	DDD3-FCD0	4,185.79		-66,518.13	Security Staff Services (05/01-05/07/2023)
05/22/2023	Dewey Pest Control Inc.	Bill Pay Check	300000286	120.00		-66,398.13	May 2023
05/22/2023	High Marks Janitorial Inc.	Bill Pay Check	300000287	3,800.00		-62,598.13	May 2023
05/22/2023	High Marks Janitorial Inc.	Bill Pay Check	300000287	120.00		-62,478.13	Additional time to clean boiler room
05/22/2023	Levy, Erlanger & Company	Bill Pay Check	300000288	2,190.00		-60,288.13	Preparation of reviewed financial statements in accordance with AICPA. Preparation of the following income tax returns.
05/22/2023	Pure Property Management dba Hill and Company CA DRE# 02124826	eCheck	DDD6-566A	0.60		-60,287.53	pages 1, envelopes 1, postage for April
05/22/2023	Robert P. Cotton	Bill Pay Check	300000289	1,350.00		-58,937.53	Apr 2023 - maintenance
05/22/2023	Adrian Rodriguez	Bill Pay Check	300000290	889.81		-58,047.72	reimbursement - Purchase of a lobby desk chair
05/22/2023	Joyce Reitman	Bill	reimbursement of purchased ladder (for Carlos)		136.86	-58,184.58	reimbursement of purchased ladder (for Carlos)
05/22/2023	Medallion Rug Gallery	Reversed Check	1	9,100.00		-49,084.58	Rug - Free Padding is included
05/22/2023	Medallion Rug Gallery	Reverse Check	1		9,100.00	-58,184.58	Rug - Free Padding is included
05/22/2023	Admiral Security Services, Inc.	Bill	10058843		4,193.28	-62,377.86	Security Staff Services (05/15-05/21/2023)
05/22/2023	AT&T	Bill	415 834-9037 (05/22-06/21/2023)		640.15	-63,018.01	415 834-9037 autopay (05/22-06/21/2023)
05/23/2023	Medallion Rug Gallery	Check	2	9,100.00		-53,918.01	Rug - Free Padding is included
05/23/2023	City Mechanical, Inc.	Bill	93683		4,471.31	-58,389.32	WO 76000 HVAC

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/23/2023	AT&T (att-5014)	Bill	283794652 (May 2023)		53.50	-58,442.82	283794652 autopay (May 2023)
05/23/2023	AT&T (att-5014)	Payment	05232352	53.50		-58,389.32	283794652 autopay (May 2023)
05/24/2023	Warman Security, Inc.	Bill	d076923		569.32	-58,958.64	Install combo lock on garage storage room
05/25/2023	Francesca Association (Reserve)	Bill	May 2023 Reserve Transfer		27,249.00	-86,207.64	May 2023 Reserve Transfer
05/25/2023	Francesca Association (Reserve)	eCheck	530A-7A9E	27,249.00		-58,958.64	May 2023 Reserve Transfer
05/25/2023	Francesca Association (Reserve)	eCheck	530A-7A9E	29,784.36		-29,174.28	to transfer funds from acct#1783 to the New Chase account
05/25/2023	Joyce Reitman	Bill Pay Check	300000291	136.86		-29,037.42	reimbursement of purchased ladder (for Carlos)
05/29/2023	Admiral Security Services, Inc.	Bill	10059075		4,193.28	-33,230.70	Security Staff Services (05/22-05/28/2023)
05/30/2023	Nob Hill Construction, Inc.	Check	3	2,372.00		-30,858.70	Water Damage Repairs
05/30/2023	Warman Security, Inc.	Bill	d076939		214.00	-31,072.70	Misc code changes
05/31/2023	PG&E	Payment	05312349	4,572.53		-26,500.17	3536958474-9 autopay (04/08-05/09/2023)
05/31/2023	Recology Golden Gate	Bill	64037740		2,351.55	-28,851.72	010214692 autopay May 2023
05/31/2023	Fidelity Roof Company	Check	4	4,943.00		-23,908.72	Roof coating touch up and repair
05/31/2023	Admiral Security Services, Inc.	eCheck	2C7C-8F3A	4,193.28		-19,715.44	Security Staff Services (05/08-05/14/2023)
05/31/2023	The Borebank Trust	Bill			3,675.00	-23,390.44	To refund back overpayment
05/31/2023	Pure Property Management dba Hill and Company CA DRE# 02124826	Bill			35.00	-23,425.44	SOS Forms (SI and CID) - May 2023
05/31/2023	City Mechanical, Inc.	Bill	93902		1,885.00	-25,310.44	WO 75645 HVAC
Net Change						64,127.98	
				<b>287,400.06</b>	<b>223,272.08</b>	<b>-25,310.44</b>	

### 20200 - Clearing Account

Starting Balance						1.23	
05/08/2023	Francesca Association (Reserve)	Bill	to transfer funds from acct#1783 to the New Chase account	29,784.36		29,785.59	to transfer funds from acct#1783 to the New Chase account
05/08/2023		JE	10027		29,784.36	1.23	transfer of funds from acct#1783 to the New Chase account
05/31/2023	The Borebank Trust	Charge			3,675.00	-3,673.77	To refund back overpayment due to repair chargebacks posted in

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							the account
05/31/2023	The Borebank Trust	Bill		3,675.00		1.23	To refund back overpayment
Net Change						0.00	
				<b>33,459.36</b>	<b>33,459.36</b>	<b>1.23</b>	

### 20300 - Prepayments

Starting Balance						-26,127.98	
05/01/2023	YueYue Wenren	Receipt		400.00		-25,727.98	
05/01/2023	David Yeske	Receipt		400.00		-25,327.98	
05/01/2023	Gregory McCurdy	Receipt		400.00		-24,927.98	
05/01/2023	Keith Jantzen	Receipt		173.63		-24,754.35	
05/01/2023	Kwong Kow Kam	Receipt		400.00		-24,354.35	
05/01/2023	YueYue Wenren	Receipt		821.78		-23,532.57	
05/01/2023	David Yeske	Receipt		3,208.55		-20,324.02	
05/01/2023	Gregory McCurdy	Receipt		1,430.62		-18,893.40	
05/01/2023	S. D. Noam Cook	Receipt		1,996.09		-16,897.31	
05/01/2023	Alexander Faussner	Receipt		3,154.04		-13,743.27	
05/01/2023	Maria Collin	Receipt		578.17		-13,165.10	
05/01/2023	Maria Collin	Receipt		878.14		-12,286.96	
05/01/2023	Kwong Kow Kam	Receipt		1,402.28		-10,884.68	
05/01/2023	Kwong Kow Kam	Receipt		233.15		-10,651.53	
05/01/2023	Katherine Cubillas	Receipt		1,207.10		-9,444.43	
05/01/2023	Nan Lin	Receipt		460.75		-8,983.68	
05/01/2023	Nan Lin	Receipt		1,595.22		-7,388.46	
05/01/2023	Lynn Hilberg	Receipt		1,051.35		-6,337.11	
05/01/2023	Mary Ann Collier	Receipt		69.04		-6,268.07	
05/01/2023	Timothy Carlock	Receipt		1,207.10		-5,060.97	
05/01/2023	Nan Lin	Receipt		400.00		-4,660.97	
05/01/2023	Chad Weeks	Receipt		500.00		-4,160.97	
05/01/2023	Chad Weeks	Receipt		1,151.00		-3,009.97	
05/02/2023	YueYue Wenren	eCheck receipt	F1CC-F3C0		1,081.92	-4,091.89	Online Payment
05/02/2023	Robert Tesler	eCheck receipt	D9DA-0830		1,000.00	-5,091.89	Online Payment
05/03/2023	Gregory McCurdy	Receipt	803141441		1,830.62	-6,922.51	Prepaid Any
05/04/2023	Robert Tesler	Receipt		500.00		-6,422.51	
05/04/2023	Robert Tesler	Receipt		500.00		-5,922.51	

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/05/2023	Keith Jantzen	eCheck receipt	3C79-E1E0		190.68	-6,113.19	Online Payment
05/07/2023	Maria Collin	eCheck receipt	A170-8700		1,722.71	-7,835.90	Online Payment
05/12/2023	Nan Lin	Receipt	0048158314		2,455.97	-10,291.87	Prepaid Any
05/14/2023	S. D. Noam Cook	eCheck receipt	1D31-6DB0		1,996.09	-12,287.96	Online Payment
05/14/2023	The Borebank Trust	eCheck receipt	1DF3-AE70		3,675.00	-15,962.96	Prepaid None
05/15/2023	Mary Ann Collier	Receipt	7400		73.07	-16,036.03	Prepaid Any
05/16/2023	Timothy Carlock	Receipt	005066		1,207.10	-17,243.13	Prepaid Any
05/19/2023	Lynn Hilberg	Receipt	5254		1,051.35	-18,294.48	Prepaid Any
05/22/2023	Chad Weeks	CC receipt	EB5E-D250		1,651.00	-19,945.48	Online Payment
05/23/2023	Alexander Faussner	eCheck receipt	2DBD-C610		3,154.04	-23,099.52	Online Payment
05/28/2023	David Yeske	eCheck receipt	0349-0C20		3,608.55	-26,708.07	Online Payment
05/31/2023	Katherine Cubillas	eCheck receipt	7C1C-E660		1,207.10	-27,915.17	Online Payment
05/31/2023	Michael C. Bailey	eCheck receipt	1442-E780		1,401.80	-29,316.97	Online Payment
05/31/2023	The P. Gregory Cosko & Deborah Cosko Family Trust	eCheck receipt	4FB6-1240		1,651.00	-30,967.97	Online Payment
05/31/2023		JE	10246	3,675.00		-27,292.97	Adj A/R and Prepaid Revenue to Actual
Net Change						-1,164.99	
				<b>27,793.01</b>	<b>28,958.00</b>	<b>-27,292.97</b>	

### 40130 - Parking Income

Starting Balance						-33,600.00	
05/01/2023	YueYue Wenren	Charge			400.00	-34,000.00	May 2023
05/01/2023	David Yeske	Charge			400.00	-34,400.00	May 2023
05/01/2023	Gregory McCurdy	Charge			400.00	-34,800.00	May 2023
05/01/2023	Harper Matheson	Charge			400.00	-35,200.00	May 2023
05/01/2023	C. Jean Ryan	Charge			400.00	-35,600.00	May 2023
05/01/2023	Cynthia Economidis	Charge			400.00	-36,000.00	May 2023
05/01/2023	Joyce Reitman	Charge			400.00	-36,400.00	May 2023
05/01/2023	Keith Whiteman	Charge			400.00	-36,800.00	May 2023
05/01/2023	Keith Jantzen	Charge			400.00	-37,200.00	May 2023
05/01/2023	Katrin Ewald	Charge			400.00	-37,600.00	May 2023
05/01/2023	The Borebank Trust	Charge			400.00	-38,000.00	May 2023 - parking space #10
05/01/2023	Kwong Kow Kam	Charge			400.00	-38,400.00	May 2023
05/01/2023	Eugene W. Pon Trust	Charge			400.00	-38,800.00	May 2023



## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/01/2023	Joel Goodrich	Charge			400.00	-39,200.00	May 2023
05/01/2023	Jay Wiener	Charge			400.00	-39,600.00	May 2023
05/01/2023	Michael Meniktas	Charge			400.00	-40,000.00	May 2023
05/01/2023	Jeffrey Dobkin	Charge			400.00	-40,400.00	May 2023
05/01/2023	Joshua David Nelson Hess	Charge			400.00	-40,800.00	May 2023 - Parking
05/01/2023	Nan Lin	Charge			400.00	-41,200.00	May 2023 - parking space #23
05/01/2023	Harper Matheson	Charge			400.00	-41,600.00	May 2023 - second parking space
05/16/2023	Rea Campbell	Charge		270.97		-41,329.03	Prorated credit for December 2022 parking fee
Net Change						-7,729.03	
				<b>270.97</b>	<b>8,000.00</b>	<b>-41,329.03</b>	

### 41000 - Assessment / Dues

Starting Balance						-311,416.68	
05/01/2023	The P. Gregory Cosko & Deborah Cosko Family Trust	Charge			1,651.00	-313,067.68	May 2023
05/01/2023	YueYue Wenren	Charge			1,565.34	-314,633.02	May 2023
05/01/2023	David Yeske	Charge			3,208.55	-317,841.57	May 2023
05/01/2023	Gregory McCurdy	Charge			2,055.97	-319,897.54	May 2023
05/01/2023	David Burling	Charge			1,401.80	-321,299.34	May 2023
05/01/2023	Harper Matheson	Charge			2,795.80	-324,095.14	May 2023
05/01/2023	Kelly Gash	Charge			1,651.00	-325,746.14	May 2023
05/01/2023	C. Jean Ryan	Charge			2,055.97	-327,802.11	May 2023
05/01/2023	Trustee Lawrence Shepard	Charge			1,401.80	-329,203.91	May 2023
05/01/2023	Robert Tesler	Charge			2,055.97	-331,259.88	May 2023
05/01/2023	Cynthia Economidis	Charge			1,456.31	-332,716.19	May 2023
05/01/2023	Joyce Reitman	Charge			3,192.98	-335,909.17	May 2023
05/01/2023	Robert Faussner	Charge			3,208.55	-339,117.72	May 2023
05/01/2023	Keith Whiteman	Charge			3,154.04	-342,271.76	May 2023
05/01/2023	Sandra Pershing	Charge			2,795.80	-345,067.56	May 2023
05/01/2023	Keith Jantzen	Charge			1,432.95	-346,500.51	May 2023
05/01/2023	S. D. Noam Cook	Charge			2,055.97	-348,556.48	May 2023
05/01/2023	Katrin Ewald	Charge			1,635.43	-350,191.91	May 2023
05/01/2023	Alexander Faussner	Charge			3,154.04	-353,345.95	May 2023
05/01/2023	Maria Collin	Charge			1,456.31	-354,802.26	May 2023

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/01/2023	The Borebank Trust	Charge			2,172.78	-356,975.04	May 2023
05/01/2023	Mardin LLC #901, a Delaware LLC	Charge			2,998.28	-359,973.32	May 2023
05/01/2023	Kwong Kow Kam	Charge			1,635.43	-361,608.75	May 2023
05/01/2023	Katherine Cubillas	Charge			1,207.10	-362,815.85	May 2023
05/01/2023	Eugene W. Pon Trust	Charge			1,651.00	-364,466.85	May 2023
05/01/2023	Nan Lin	Charge			2,055.97	-366,522.82	May 2023
05/01/2023	Irene Kamm	Charge			3,115.10	-369,637.92	May 2023
05/01/2023	Joel Goodrich	Charge			1,612.06	-371,249.98	May 2023
05/01/2023	Jay Wiener	Charge			1,347.28	-372,597.26	May 2023
05/01/2023	Lynn Hilberg	Charge			1,051.35	-373,648.61	May 2023
05/01/2023	Mary Ann Collier	Charge			2,055.97	-375,704.58	May 2023
05/01/2023	Julie McLaughlin	Charge			942.32	-376,646.90	May 2023
05/01/2023	Michael Meniktas	Charge			1,347.28	-377,994.18	May 2023
05/01/2023	Mikhail Golomb	Charge			2,788.02	-380,782.20	May 2023
05/01/2023	Peggy Nathan	Charge			1,347.28	-382,129.48	May 2023
05/01/2023	Jeffrey Dobkin	Charge			1,347.28	-383,476.76	May 2023
05/01/2023	Timothy Carlock	Charge			1,207.10	-384,683.86	May 2023
05/01/2023	Michael C. Bailey	Charge			1,401.80	-386,085.66	May 2023
05/01/2023	Joshua David Nelson Hess	Charge			1,534.19	-387,619.85	May 2023
05/01/2023	Chad Weeks	Charge			1,651.00	-389,270.85	May 2023
Net Change						-77,854.17	
				<b>0.00</b>	<b>77,854.17</b>	<b>-389,270.85</b>	

### 43040 - Moving Fee - Refundable

Starting Balance						-1,000.00	
05/04/2023	Robert Tesler	Charge			500.00	-1,500.00	damage deposit for staging unit
Net Change						-500.00	
				<b>0.00</b>	<b>500.00</b>	<b>-1,500.00</b>	

### 43045 - Moving Fee - Non Refundable

Starting Balance						-2,000.00	
05/04/2023	Robert Tesler	Charge			500.00	-2,500.00	Move fee for staging unit
Net Change						-500.00	
				<b>0.00</b>	<b>500.00</b>	<b>-2,500.00</b>	

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>46060 - Interest Income</b>							
Starting Balance						-4.40	
05/31/2023		JE	10175		1.11	-5.51	Interest Earned
Net Change						-1.11	
				<b>0.00</b>	<b>1.11</b>	<b>-5.51</b>	
<b>50000 - Management Fee</b>							
Starting Balance						13,024.00	
05/01/2023	Pure Property Management dba Hill and Company CA DRE# 02124826	Bill		3,256.00		16,280.00	Management Fee
Net Change						3,256.00	
				<b>3,256.00</b>	<b>0.00</b>	<b>16,280.00</b>	
<b>50052 - Plumbing Repair Service</b>							
Starting Balance						3,335.00	
05/11/2023	The Borebank Trust	Charge			340.00	2,995.00	Malcolm 18636887 Plumbing repairs for Bob Cohn Unit
05/11/2023	The Borebank Trust	Charge			1,000.00	1,995.00	Malcolm 18636887 Report of leak
05/11/2023	The Borebank Trust	Charge			2,335.00	-340.00	Malcolm 16848471 Water Damage repair
05/31/2023	The Borebank Trust	Charge		3,675.00		3,335.00	to reverse charges
Net Change						0.00	
				<b>3,675.00</b>	<b>3,675.00</b>	<b>3,335.00</b>	
<b>50055 - Gate/Fence Repair Service</b>							
Starting Balance						1,018.00	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>1,018.00</b>	
<b>50056 - HVAC (Heat, Ventilation, Air) Repair Service</b>							
Starting Balance						2,275.61	
05/31/2023	City Mechanical, Inc.	Bill	93902	1,885.00		4,160.61	WO 75645 HVAC
Net Change						1,885.00	
				<b>1,885.00</b>	<b>0.00</b>	<b>4,160.61</b>	

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>50101 - Landscaping Contract</b>							
Starting Balance						890.72	
05/25/2023	Karah Schweizer DBA Nob Hill Florist	Charge	Check #630		271.56	619.16	Refund for invoice 14628 Plant Pot
Net Change						-271.56	
				<b>0.00</b>	<b>271.56</b>	<b>619.16</b>	
<b>50102 - Locks &amp; Hardware</b>							
Starting Balance						2,162.25	
05/18/2023	Warman Security, Inc.	Bill	d076008	810.00		2,972.25	Troubleshoot and recode schlage combo lock, move exit alarm to basement doors
05/24/2023	Warman Security, Inc.	Bill	d076923	569.32		3,541.57	Install combo lock on garage storage room
05/30/2023	Warman Security, Inc.	Bill	d076939	214.00		3,755.57	Misc code changes
Net Change						1,593.32	
				<b>1,593.32</b>	<b>0.00</b>	<b>3,755.57</b>	
<b>50103 - Pest Control</b>							
Starting Balance						1,560.00	
05/12/2023	Dewey Pest Control Inc.	Bill	15901650	120.00		1,680.00	May 2023
Net Change						120.00	
				<b>120.00</b>	<b>0.00</b>	<b>1,680.00</b>	
<b>50107 - Janitorial Contract</b>							
Starting Balance						15,680.00	
05/01/2023	High Marks Janitorial Inc.	Bill	13332	3,800.00		19,480.00	May 2023
05/01/2023	High Marks Janitorial Inc.	Bill	13332	120.00		19,600.00	Additional time to clean boiler room
Net Change						3,920.00	
				<b>3,920.00</b>	<b>0.00</b>	<b>19,600.00</b>	
<b>50116 - Security Service</b>							
Starting Balance						77,039.72	
05/08/2023	Admiral Security Services, Inc.	Bill	10058363	4,185.79		81,225.51	Security Staff Services (05/01-05/07/2023)
05/15/2023	Admiral Security Services, Inc.	Bill	10058594	4,193.28		85,418.79	Security Staff Services (05/

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							08-05/14/2023)
05/22/2023	Admiral Security Services, Inc.	Bill	10058843	4,193.28		89,612.07	Security Staff Services (05/15-05/21/2023)
05/29/2023	Admiral Security Services, Inc.	Bill	10059075	4,193.28		93,805.35	Security Staff Services (05/22-05/28/2023)
Net Change						16,765.63	
				<b>16,765.63</b>	<b>0.00</b>	<b>93,805.35</b>	

### 50125 - Elevator Contract

Starting Balance						5,400.00	
05/10/2023	Robert P. Cotton	Bill		1,350.00		6,750.00	Apr 2023 - maintenance
Net Change						1,350.00	
				<b>1,350.00</b>	<b>0.00</b>	<b>6,750.00</b>	

### 50126 - Fire Prevention Service

Starting Balance						1,268.87	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>1,268.87</b>	

### 50130 - Boiler Maintenance Service

Starting Balance						2,776.00	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>2,776.00</b>	

### 50136 - Security System Repair

Starting Balance						75.00	
05/15/2023	Gallagher Security Electronics	Bill	118409	198.00		273.00	Check desk monitor not connected to wifi, board member stipulated it should be removed from desk
Net Change						198.00	
				<b>198.00</b>	<b>0.00</b>	<b>273.00</b>	

### 50153 - Water & Sewer

Starting Balance						13,641.38	
05/01/2023	San Francisco Public Utilities Commission - Water	Bill	2831120000 (03/23-04/21/2023)	54.09		13,695.47	2831120000 autopay (03/23-04/21/2023)

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/01/2023	San Francisco Public Utilities Commission - Water	Bill	8351910000 (03/23-04/21/2023)	3,388.22		17,083.69	8351910000 autopay (03/23-04/21/2023)
Net Change						3,442.31	
				<b>3,442.31</b>	<b>0.00</b>	<b>17,083.69</b>	
<b>50155 - Garbage &amp; Recycling</b>							
Starting Balance						9,407.20	
05/31/2023	Recology Golden Gate	Bill	64037740	2,351.55		11,758.75	010214692 autopay May 2023
Net Change						2,351.55	
				<b>2,351.55</b>	<b>0.00</b>	<b>11,758.75</b>	
<b>50156 - Telephone - General Lines</b>							
Starting Balance						337.33	
05/17/2023	AT&T Mobility	Bill	287283516288 (05/18-06/17/2023)	86.62		423.95	287283516288 (05/18-06/17/2023)
Net Change						86.62	
				<b>86.62</b>	<b>0.00</b>	<b>423.95</b>	
<b>50157 - Telephone - Building System Lines</b>							
Starting Balance						2,684.01	
05/22/2023	AT&T	Bill	415 834-9037 (05/22-06/21/2023)	640.15		3,324.16	415 834-9037 autopay (05/22-06/21/2023)
Net Change						640.15	
				<b>640.15</b>	<b>0.00</b>	<b>3,324.16</b>	
<b>50159 - Internet</b>							
Starting Balance						214.00	
05/23/2023	AT&T (att-5014)	Bill	283794652 (May 2023)	53.50		267.50	283794652 autopay (May 2023)
Net Change						53.50	
				<b>53.50</b>	<b>0.00</b>	<b>267.50</b>	
<b>50164 - Electric</b>							
Starting Balance						7,678.26	
05/15/2023	PG&E	Bill	1005773302-3 (04/07-05/08/2023)	1,917.16		9,595.42	1005773302-3 autopay (04/07-05/08/2023)
05/15/2023	PG&E	Bill	9911996657-2 (04/	12.39		9,607.81	9911996657-2 autopay (04/

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
			07-05/08/2023)				07-05/08/2023)
05/16/2023	PG&E	Bill	0380773342-7 (04/08-05/10/2023)	74.08		9,681.89	0380773342-7 autopay (04/08-05/10/2023)
Net Change						2,003.63	
				<b>2,003.63</b>	<b>0.00</b>	<b>9,681.89</b>	
<b>50165 - Gas</b>							
Starting Balance						43,745.60	
05/10/2023	PG&E	Bill	3536958474-9 (04/08-05/09/2023)	4,572.53		48,318.13	3536958474-9 autopay (04/08-05/09/2023)
Net Change						4,572.53	
				<b>4,572.53</b>	<b>0.00</b>	<b>48,318.13</b>	
<b>50201 - Janitorial Supplies</b>							
Starting Balance						681.23	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>681.23</b>	
<b>50301 - Property Insurance</b>							
Starting Balance						25,285.80	
05/01/2023	IPFS Corporation of California	Bill		6,407.15		31,692.95	NJN-D29196 Installment Payment (02/01/23-02/01/24)
Net Change						6,407.15	
				<b>6,407.15</b>	<b>0.00</b>	<b>31,692.95</b>	
<b>50339 - Administrative Expenses-General</b>							
Starting Balance						3,753.75	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>3,753.75</b>	
<b>50349 - Misc. Administrative</b>							
Starting Balance						445.44	
05/17/2023	Adrian Rodriguez	Bill		889.81		1,335.25	reimbursement - Purchase of a lobby desk chair
Net Change						889.81	
				<b>889.81</b>	<b>0.00</b>	<b>1,335.25</b>	

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>50402 - State Taxes</b>							
Starting Balance						0.00	
05/31/2023	Pure Property Management dba Hill and Company CA DRE# 02124826	Bill		35.00		35.00	SOS Forms (SI and CID) - May 2023
Net Change						35.00	
				<b>35.00</b>	<b>0.00</b>	<b>35.00</b>	
<b>50454 - Elevator Repair</b>							
Starting Balance						3,200.00	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>3,200.00</b>	
<b>50459 - Boiler Repairs</b>							
Starting Balance						2,600.00	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>2,600.00</b>	
<b>50460 - Plumbing Repair</b>							
Starting Balance						558.06	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>558.06</b>	
<b>50462 - Electrical Repair</b>							
Starting Balance						995.00	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>995.00</b>	
<b>50498 - Misc. Interior Repair</b>							
Starting Balance						0.00	
05/22/2023	Joyce Reitman	Bill	reimbursement of purchased ladder (for Carlos)	136.86		136.86	reimbursement of purchased ladder (for Carlos)
Net Change						136.86	
				<b>136.86</b>	<b>0.00</b>	<b>136.86</b>	



## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>50499 - Misc. Exterior Repairs</b>							
Starting Balance						876.00	
Net Change						0.00	
				0.00	0.00	876.00	
<b>50501 - Legal</b>							
Starting Balance						6,555.50	
05/02/2023	Briscoe Ivester & Bazel LLP	Bill	15595	1,328.00		7,883.50	Matter no. 0661.001
Net Change						1,328.00	
				1,328.00	0.00	7,883.50	
<b>50502 - Accounting &amp; Tax Prep</b>							
Starting Balance						32.31	
05/05/2023	Levy, Erlanger & Company	Bill	79983	2,190.00		2,222.31	Preparation of reviewed financial statements in accordance with AICPA. Preparation of the following income tax returns.
Net Change						2,190.00	
				2,190.00	0.00	2,222.31	
<b>50504 - Professional Fees</b>							
Starting Balance						295.00	
Net Change						0.00	
				0.00	0.00	295.00	
<b>50506 - Architect/Engineer</b>							
Starting Balance						1,935.00	
Net Change						0.00	
				0.00	0.00	1,935.00	

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>50601 - Postage</b>							
Starting Balance						4.80	
05/01/2023	Pure Property Management dba Hill and Company CA DRE# 02124826	Bill		0.60		5.40	pages 1, envelopes 1, postage for April
Net Change						0.60	
				<b>0.60</b>	<b>0.00</b>	<b>5.40</b>	
<b>60801 - Appliances</b>							
Starting Balance						742.75	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>742.75</b>	
<b>60870 - Transfer to Reserve Acct</b>							
Starting Balance						108,996.00	
05/25/2023	Francesca Association (Reserve)	Bill	May 2023 Reserve Transfer	27,249.00		136,245.00	May 2023 Reserve Transfer
Net Change						27,249.00	
				<b>27,249.00</b>	<b>0.00</b>	<b>136,245.00</b>	
<b>60871 - Reserve Income</b>							
Starting Balance						-108,996.00	
05/25/2023	Francesca Association	Charge	May 2023 Reserve Transfer		27,249.00	-136,245.00	May 2023 Reserve Transfer
Net Change						-27,249.00	
				<b>0.00</b>	<b>27,249.00</b>	<b>-136,245.00</b>	
<b>60877 - Reserve Bank Fee</b>							
Starting Balance						65.00	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>65.00</b>	
<b>90103 - Reserve Interior Repairs</b>							
Starting Balance						12,958.60	
05/11/2023	The Borebank Trust	Charge			5,100.00	7,858.60	Malcolm 25846231 Eisen Environmental for asbestos removal

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
05/17/2023	Nob Hill Construction, Inc.	Bill	233859	2,372.00		10,230.60	Water Damage Repairs
05/31/2023	The Borebank Trust	Charge		5,100.00		15,330.60	to reverse charges
Net Change						2,372.00	
				<b>7,472.00</b>	<b>5,100.00</b>	<b>15,330.60</b>	

### 90104 - Reserve Plumbing

Starting Balance						15,471.28	
05/11/2023	The Borebank Trust	Charge			1,480.00	13,991.28	Malcolm 25453271 Leak investigation
05/11/2023	The Borebank Trust	Charge			2,125.00	11,866.28	Malcolm 25757399 Continued investigation on leak
05/11/2023	The Borebank Trust	Charge			1,555.00	10,311.28	Malcolm 25859927 Steam lines repair
05/11/2023	The Borebank Trust	Charge			3,611.28	6,700.00	Malcolm 25921111 Continue with rerouting of steam line
05/11/2023	The Borebank Trust	Charge			1,500.00	5,200.00	Malcolm 25988695 Assisted Booby with piping
05/31/2023	The Borebank Trust	Charge		10,271.28		15,471.28	to reverse charges
Net Change						0.00	
				<b>10,271.28</b>	<b>10,271.28</b>	<b>15,471.28</b>	

### 90105 - Reserve Electrical

Starting Balance						47,485.00	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>47,485.00</b>	

### 90107 - Reserve Roof

Starting Balance						4,943.00	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>4,943.00</b>	

### 90110 - Reserve Fire, Life & Safety

Starting Balance						12,254.00	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>12,254.00</b>	

### 90121 - Reserve HVAC

Starting						0.00	
----------	--	--	--	--	--	------	--

## General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Balance							
05/23/2023	City Mechanical, Inc.	Bill	93683	4,471.31		4,471.31	WO 76000 HVAC
Net Change						4,471.31	
				<b>4,471.31</b>	<b>0.00</b>	<b>4,471.31</b>	
<b>90125 - Reserve Interior Floor/Carpet replacement</b>							
Starting Balance						15,160.00	
05/12/2023	Medallion Rug Gallery	Bill	49137	9,100.00		24,260.00	Rug - Free Padding is included
Net Change						9,100.00	
				<b>9,100.00</b>	<b>0.00</b>	<b>24,260.00</b>	
<b>90126 - Reserve Furniture &amp; Fixtures</b>							
Starting Balance						20,000.00	
Net Change						0.00	
				<b>0.00</b>	<b>0.00</b>	<b>20,000.00</b>	
<b>Total</b>				<b>908,973.19</b>	<b>908,973.19</b>	<b>1,096,763.58</b>	

## Reconciliation Report

### First Republic Bank

Account Name	Francesca Association - Ops
Account Number	80007538707
Ending Statement Date	05/31/2023

### Summary

Bank Statement Starting Balance on 04/30/2023	135,445.30
Cleared Deposits and other Increases	118,206.20
Cleared Checks and other Decreases	33,866.47
Cleared ACH Batches and Reversals	133,724.16
Cleared Balance	86,060.87

### Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

**Total** **0.00**

Unreconciled Checks and other Decreases (6 Items)

Check #2625 - Marvin Brenner OR Marilyn Brenner	05/17/2022	500.00
Check #2626 - Elissa Buie	05/31/2022	150.00
Check #300000287 - High Marks Janitorial Inc.	05/22/2023	3,920.00
Check #300000289 - Robert P. Cotton	05/22/2023	1,350.00
Check #300000291 - Joyce Reitman	05/25/2023	136.86
Payment Ref 05312349 - PG&E	05/31/2023	4,572.53

**Total** **10,629.39**

Unreconciled ACH Batches and Reversals (0 Items)

**Total** **0.00**

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

ACH #2C7C-8F3A - Admiral Security Services, Inc.	05/31/2023	4,193.28
--	------------	----------

**Total** **4,193.28**

Unreconciled Checks Voided after Reconciliation Period (0 Items)

**Total** **0.00**

Unreconciled Receipts Deposited after Reconciliation Period (6 Items)

Receipt #0349-0C20 - David Yeske	05/28/2023	3,608.55
Receipt #102 - Cynthia Economidis	05/25/2023	700.00
Receipt #7C1C-E660 - Katherine Cubillas	05/31/2023	1,207.10
Receipt #7CBB-9990 - Robert Faussner	05/31/2023	3,024.37
Receipt #1442-E780 - Michael C. Bailey	05/31/2023	1,401.80
Receipt #4FB6-1240 - The P. Gregory Cosko & Deborah Cosko Family Trust	05/31/2023	4,953.00

**Total** **14,894.82**

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

---

<b>Total</b>		<b>0.00</b>
--------------	--	-------------

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

---

<b>Total</b>		<b>0.00</b>
--------------	--	-------------

**Cleared Transactions**

Cleared Deposits and other Increases (22 Items)

Deposit #Lockbox Deposit	05/01/2023	1,800.00
Deposit #Lockbox Deposit	05/03/2023	5,610.01
Deposit #Automatic ACH Deposit	05/04/2023	3,608.55
Deposit #Lockbox Deposit	05/04/2023	3,592.98
Deposit #Automatic ACH Deposit	05/05/2023	22,294.78
Deposit #Lockbox Deposit	05/05/2023	5,366.93
Deposit #Automatic ACH Deposit	05/08/2023	4,198.19
Deposit #Automatic ACH Deposit	05/10/2023	1,934.19
Deposit #Lockbox Deposit	05/10/2023	2,435.43
Deposit #Automatic ACH Deposit	05/11/2023	8,108.01
Deposit #Lockbox Deposit	05/11/2023	5,024.37
Deposit #Automatic ACH Deposit	05/12/2023	942.32
Deposit #Lockbox Deposit	05/15/2023	2,060.00
Deposit #Lockbox Deposit	05/16/2023	2,810.02
Deposit #Automatic ACH Deposit	05/19/2023	10,051.03
Deposit #Lockbox Deposit	05/19/2023	1,051.35
Deposit #Automatic Deposit	05/24/2023	1,651.00
Deposit #Automatic ACH Deposit	05/30/2023	3,154.04
Deposit #27	05/22/2023	2,455.97
Deposit #29	05/25/2023	271.56
Journal Entry - to transfer funds from #1783 to Operating account	05/08/2023	29,784.36
Journal Entry - Interest Earned	05/31/2023	1.11

---

<b>Total</b>		<b>118,206.20</b>
--------------	--	-------------------

Cleared Checks and other Decreases (17 Items)

Payment Ref 05012349 - PG&E	05/01/2023	8,267.47
Payment Ref 05012323 - PG&E	05/01/2023	1,812.01
Payment Ref 05012327 - PG&E	05/01/2023	74.73
Payment Ref 05082300 - San Francisco Public Utilities Commission - Water	05/08/2023	54.09
Payment Ref 05152392 - Recology Golden Gate	05/15/2023	2,351.55
Check #300000280 - City Mechanical, Inc.	05/04/2023	795.68
Check #300000282 - IPFS Corporation of California	05/04/2023	6,407.15
Check #300000281 - Robert P. Cotton	05/04/2023	4,550.00
Payment Ref 05152337 - AT&T	05/15/2023	638.99
Check #300000283 - AT&T Mobility	05/08/2023	85.27
Check #300000285 - Briscoe Ivester & Bazel LLP	05/11/2023	1,328.00
Check #300000284 - Lefler Engineering Inc	05/11/2023	860.00
Check #300000286 - Dewey Pest Control Inc.	05/22/2023	120.00
Check #300000288 - Levy, Erlanger & Company	05/22/2023	2,190.00
Check #300000290 - Adrian Rodriguez	05/22/2023	889.81
Payment Ref 05082300 - San Francisco Public Utilities Commission - Water	05/08/2023	3,388.22
Payment Ref 05232352 - AT&T (att-5014)	05/23/2023	53.50

---

<b>Total</b>		<b>33,866.47</b>
--------------	--	------------------

## Cleared ACH Batches and Reversals (10 Items)

ACH Batch - 2 payments	05/02/2023	4,172.99
ACH Batch - 3 payments	05/05/2023	9,639.39
ACH Batch - 1 payment	05/09/2023	54,498.00
ACH Batch - 1 payment	05/10/2023	29,784.36
ACH Batch - 1 payment	05/12/2023	4,194.03
ACH #1FAB-2A1A Reversal	05/16/2023	-54,498.00
ACH #E314-9330 Reversal	05/17/2023	-29,784.36
ACH Batch - 1 payment	05/22/2023	54,498.00
ACH Batch - 2 payments	05/23/2023	4,186.39
ACH Batch - 1 payment	05/26/2023	57,033.36
<b>Total</b>		<b>133,724.16</b>

## Cash Accounts

10000: Operating Cash	86,133.02
10100: Security Deposit Cash	0.00
<b>Total Cash Balance</b>	<b>86,133.02</b>
Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	-14,894.82
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	10,629.39
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	4,193.28
Plus Unreconciled Checks Voided after Reconciliation Period	0.00
<b>Adjusted Cash Balance</b>	<b>86,060.87</b>
Bank Statement Balance on 05/31/2023	86,060.87
	In Balance

**Account Statement**  
 BUSINESS ANALYZED INTEREST CHECKING



Page 1 of 6

**Statement Period: May 01, 2023-  
 May 31, 2023**

**Account Number: XXXXXX38707**

HIL

PURE PROPERTY MANAGEMENT INC FBO  
 FRANCESCA ASSOCIATION  
 C/O PURE PROPERTY MANAGEMENT INC  
 832 SANSOME ST  
 FL 3  
 SAN FRANCISCO CA 94111

Enclosures 9

**Account Summary XXXXXX38707**

Beginning Balance	\$135,445.30	Average Daily Balance	\$130,113.43
Total Deposits and Credits	\$202,488.56	Minimum Balance	\$85,985.53
Total Withdrawals and Debits	\$234,647.08-	Service Charges	\$0.00
Total Checks Paid	\$17,225.91-	Interest Paid This Period	\$1.11
<b>Ending Balance</b>	<b>\$86,060.87</b>	Interest Year to Date	\$5.51

**Checks Paid \* Gap in check sequence**

Number	Date	Amount	Number	Date	Amount
300000281	05/15	\$4,550.00	*300000288	05/31	\$2,190.00
300000282	05/10	\$6,407.15	*3000000280	05/12	\$795.68
*300000284	05/24	\$860.00	*3000000283	05/16	\$85.27
300000285	05/18	\$1,328.00	*3000000290	05/30	\$889.81
300000286	05/26	\$120.00			





# Account Statement



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

BUSINESS ANALYZED INTEREST CHECKING

Page 3 of 6

Statement Period: May 01, 2023-  
May 31, 2023

Account Number: XXXXXX38707

PURE PROPERTY MANAGEMENT INC FBO  
FRANCESCA ASSOCIATION

## Account Activity

Date	Description	Amount
	<b>Deposits and Credits</b>	
05/02	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$1,800.00
05/04	ACH CREDIT HILL NET SETTLE HILL 000017754864174 9000892350	\$3,608.55
05/04	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$5,610.01
05/05	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$3,592.98
05/05	ACH CREDIT HILL NET SETTLE HILL 000017775594546 9000892350	\$22,294.78
05/08	ACH CREDIT HILL NET SETTLE HILL 000017804531778 9000892350	\$4,198.19
05/08	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$5,366.93
05/08	INTERNET TRANSFER FROM DDA# 80007891783 TO TRANSFER FUNDS FROM #1783 TO OPER ATING ACCOUNT	\$29,784.36
05/10	ACH CREDIT HILL NET SETTLE HILL 000017831941094 9000892350	\$1,934.19
05/11	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$2,435.43
05/11	ACH CREDIT HILL NET SETTLE HILL 000017844551078 9000892350	\$8,108.01
05/12	ACH CREDIT HILL NET SETTLE HILL 000017861960194 9000892350	\$942.32
05/12	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$5,024.37
05/16	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$2,060.00
05/17	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$2,810.02

# Account Statement

BUSINESS ANALYZED INTEREST CHECKING



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

Page 4 of 6

Statement Period: May 01, 2023-  
May 31, 2023

Account Number: XXXXXX38707

PURE PROPERTY MANAGEMENT INC FBO  
FRANCESCA ASSOCIATION

## Account Activity

Date	Description	Amount
<b>Deposits and Credits (Continued)</b>		
05/17	ACH CREDIT HILL RETURN HILL 000017920865850 9000892070	\$54,498.00
05/18	ACH CREDIT HILL RETURN HILL 000017928341406 9000892070	\$29,784.36
05/19	ACH CREDIT HILL NET SETTLE HILL 000017908737786 9000892350	\$10,051.03
05/22	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$1,051.35
05/22	DEPOSIT-BRANCH TLR 07 BR 11	\$2,455.97
05/24	ACH CREDIT APPFOLIO INC 8666481536 HILL CO. PROPERT 3260359894	\$1,651.00
05/25	DEPOSIT-BRANCH TLR 07 BR 11	\$271.56
05/30	ACH CREDIT HILL NET SETTLE HILL 000017962685926 9000892350	\$3,154.04
05/31	INTEREST CREDIT	\$1.11
<b>Total Deposits and Credits</b>		<b>\$202,488.56</b>
<b>Withdrawals and Debits</b>		
05/02	ACH DEBIT PGANDE WEB ONLINE FRANCESCA ASSOCIAT 50230527041623 5940742640	\$74.73 -
05/02	ACH DEBIT PGANDE WEB ONLINE FRANCESCA ASSOCIAT 50148919041523 5940742640	\$1,812.01 -
05/02	ACH DEBIT HILL SETTLEMENT HILL 000017801491182 9000892070	\$4,172.99 -
05/02	ACH DEBIT PGANDE WEB ONLINE FRANCESCA ASSOCIAT 49696064041123 5940742640	\$8,267.47 -
05/05	ACH DEBIT HILL SETTLEMENT HILL 000017841077410 9000892070	\$9,639.39 -

# Account Statement



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

BUSINESS ANALYZED INTEREST CHECKING

Page 5 of 6

Statement Period: **May 01, 2023-**  
**May 31, 2023**

Account Number: **XXXXXX38707**

PURE PROPERTY MANAGEMENT INC FBO  
FRANCESCA ASSOCIATION

## Account Activity

Date	Description	Amount
<b>Withdrawals and Debits (Continued)</b>		
05/09	ACH DEBIT SF WATER DEPT PAYMENT FRANCESCA ASSOCIAT 9946000417	\$54.09 -
05/09	ACH DEBIT SF WATER DEPT PAYMENT FRANCESCA ASSOCIAT 9946000417	\$3,388.22 -
05/09	ACH DEBIT HILL SETTLEMENT HILL 000017871309238 9000892070	\$54,498.00 -
05/10	ACH DEBIT HILL SETTLEMENT HILL 000017879375538 9000892070	\$29,784.36 -
05/12	ACH DEBIT HILL SETTLEMENT HILL 000017894797382 9000892070	\$4,194.03 -
05/16	ACH DEBIT ATT PAYMENT FRANCESCA ASSOCIAT 9864031004	\$638.99 -
05/16	ACH DEBIT RECOLOGY GOLDGAT WEB_PAY HILL AND CO PROPER 00648964050123 49429229HH	\$2,351.55 -
05/22	ACH DEBIT HILL SETTLEMENT HILL 000017946604286 9000892070	\$54,498.00 -
05/23	ACH DEBIT ATT PAYMENT REMIT CTR ENROLL 9864031004	\$53.50 -
05/23	ACH DEBIT HILL SETTLEMENT HILL 000017960600958 9000892070	\$4,186.39 -
05/26	ACH DEBIT HILL SETTLEMENT HILL 000017980889266 9000892070	\$57,033.36 -
<b>Total Withdrawals and Debits</b>		<b>\$234,647.08 -</b>
ANNUAL PERCENTAGE YIELD EARNED (APY-E)		0.01%

## Fee Summary

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

# Account Statement

BUSINESS ANALYZED INTEREST CHECKING



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

Page 6 of 6

Statement Period: **May 01, 2023-**  
**May 31, 2023**

Account Number: **XXXXXX38707**

PURE PROPERTY MANAGEMENT INC FBO  
FRANCESCA ASSOCIATION

	Total For This Period	Total Year-to-Date
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	(X) Francesca Association - SA
Account Number	80007891783
Ending Statement Date	05/31/2023

### Summary

Bank Statement Starting Balance on 04/30/2023	29,784.36
Cleared Deposits and other Increases	0.00
Cleared Checks and other Decreases	29,784.36
Cleared ACH Batches and Reversals	0.00
Cleared Balance	0.00

### Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)	
<b>Total</b>	<b>0.00</b>

Unreconciled Checks and other Decreases (0 Items)	
<b>Total</b>	<b>0.00</b>

Unreconciled ACH Batches and Reversals (0 Items)	
<b>Total</b>	<b>0.00</b>

Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)	
<b>Total</b>	<b>0.00</b>

Unreconciled Checks Voided after Reconciliation Period (0 Items)	
<b>Total</b>	<b>0.00</b>

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)	
<b>Total</b>	<b>0.00</b>

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)	
<b>Total</b>	<b>0.00</b>

Pending Online Receipts Which Have Not Been Deposited (0 Items)	
<b>Total</b>	<b>0.00</b>

### Cleared Transactions

Cleared Deposits and other Increases (0 Items)	
<b>Total</b>	<b>0.00</b>

Cleared Checks and other Decreases (1 Item)		
Journal Entry - to transfer funds from #1783 to Operating account	05/08/2023	29,784.36
<b>Total</b>		<b>29,784.36</b>

Cleared ACH Batches and Reversals (0 Items)	
---	--

---

<b>Total</b>	<b>0.00</b>
<b>Cash Accounts</b>	
10420: Reserve 2	0.00
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
<b>Adjusted Cash Balance</b>	<b>0.00</b>
Bank Statement Balance on 05/31/2023	0.00
	In Balance

**Account Statement**  
BUSINESS ANALYZED CHECKING



**Statement Period: May 01, 2023-  
May 31, 2023**

**Account Number: XXXXXX91783**

HIL

PURE PROPERTY MANAGEMENT INC FBO  
FRANCESCA ASSOCIATION  
C/O PURE PROPERTY MANAGEMENT INC  
832 SANSOME ST  
FL 3  
SAN FRANCISCO CA 94111

**Account Summary**

**XXXXXX91783**

Beginning Balance	\$29,784.36	Average Daily Balance	\$6,725.50
Total Deposits and Credits	\$0.00	Minimum Balance	\$0.00
Total Withdrawals and Debits	\$29,784.36-	Service Charges	\$0.00
Total Checks Paid	\$0.00	Interest Paid This Period	\$0.00
<b>Ending Balance</b>	<b>\$0.00</b>	Interest Year to Date	\$0.00

**Account Activity**

**Withdrawals and Debits**

05/08	INTERNET TRANSFER TO DDA# 80007538707 TO TRANSFER FUNDS FROM #1783 TO OPER ATING ACCOUNT	\$29,784.36 -
	<b>Total Withdrawals and Debits</b>	<b>\$29,784.36 -</b>





# Account Statement

BUSINESS ANALYZED CHECKING



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

Page 3 of 3

Statement Period: **May 01, 2023-**  
**May 31, 2023**

Account Number: **XXXXXX91783**

PURE PROPERTY MANAGEMENT INC FBO

## 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.





# ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3536958474-9  
Statement Date: 04/09/2023  
Due Date: 05/01/2023

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

### Customer Service (All Languages; Relay Calls Accepted) 1-800-743-5000 TTY 7-1-1

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

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

#### Rules and rates

You may be eligible for a lower rate. To learn more about optional rates or view a complete list of rules and rates, visit [www.pge.com](http://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/](http://www.cpuc.ca.gov/complaints/).

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

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

#### Important definitions

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

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

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

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

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

**Recovery Bond Charge/Credit:** Your bill for electric service includes a charge that has been approved by the CPUC to repay bonds issued for certain costs related to catastrophic wildfires. Separately, a PG&E trust provides a customer credit equal to the charge for customers. Visit [www.pge.com/billexplanation](http://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](http://www.pge.com/billexplanation) for more definitions. To view most recent bill inserts including legal or mandated notices, visit [www.pge.com/billinserts](http://www.pge.com/billinserts).

"PG&E" refers to Pacific Gas and Electric Company, a subsidiary of PG&E Corporation. © 2023 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: 3536958474-9**

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](http://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](http://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: 3536958474-9  
Statement Date: 04/09/2023  
Due Date: 05/01/2023

## Details of Gas Charges

03/10/2023 - 04/07/2023 (29 billing days)

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

### 03/10/2023 – 03/31/2023

Tier 1 Allowance	888.80000 Therms	
Tier 1 Usage	888.800000 Therms @ \$2.10824	\$1,873.80
Tier 2 Usage	1,748.165517 Therms @ \$2.49604	4,363.49
Gas PPP Surcharge (\$0.11055 /Therm)		291.53
SF Prop C Tax Surcharge		61.50

### 04/01/2023 – 04/07/2023

Tier 1 Allowance	156.80000 Therms	
Tier 1 Usage	156.800000 Therms @ \$1.55458	\$243.76
Tier 2 Usage	682.234483 Therms @ \$1.94238	1,325.16
Gas PPP Surcharge (\$0.11055 /Therm)		92.76
SF Prop C Tax Surcharge		15.47

**Total Gas Charges \$8,267.47**

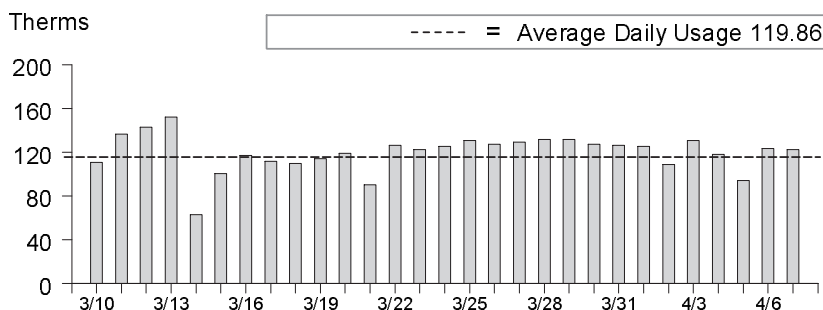
## Service Information

Meter #	60586652
Current Meter Reading	38,605
Prior Meter Reading	35,256
Difference	3,349
Multiplier	1.037859
Total Usage	3,476.000000 Therms
Baseline Territory	T
Serial	N

## Gas Procurement Costs (\$/Therm)

03/10/2023 - 03/31/2023	\$0.80230
04/01/2023 - 04/07/2023	\$0.24864

## Gas Usage This Period: 3,476.000000 Therms, 29 billing days







# ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3  
Statement Date: 04/13/2023  
Due Date: 05/01/2023

## 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](http://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/](http://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](http://www.pge.com/cca).

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

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

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

Visit [www.pge.com/billexplanation](http://www.pge.com/billexplanation) for more definitions. To view most recent bill inserts including legal or mandated notices, visit [www.pge.com/billinserts](http://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. © 2023 Pacific Gas and Electric Company. All rights reserved.

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

### Update My Information (English Only) Ways To Pay

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 \_\_\_\_\_

- **Online via web or mobile at [www.pge.com/waystopay](http://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](http://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: 04/13/2023  
Due Date: 05/01/2023

## Details of PG&E Electric Delivery Charges

03/09/2023 - 04/06/2023 (29 billing days)

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

### Service Information

Meter # 1010087894  
Total Usage 8,521.761000 kWh  
Serial N  
Rotating Outage Block 50

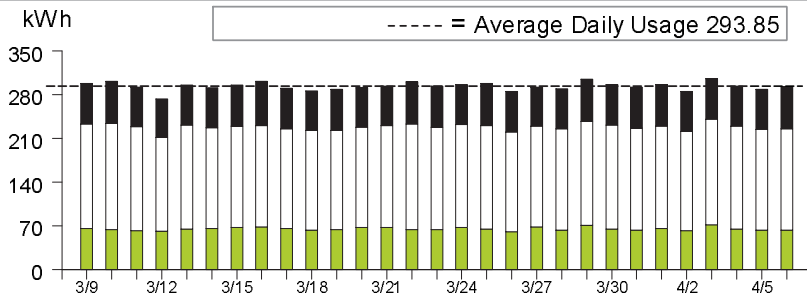
### 03/09/2023 – 04/06/2023

Customer Charge	29 days @ \$6.87031	\$199.24
Demand Charge <sup>1</sup>		
Max Peak	16.124000 kW @ \$2.53000	40.79
Max Demand	17.812000 kW @ \$28.17000	501.76
Energy Charges		
Peak	1,891.408000 kWh @ \$0.18845	356.44
Off Peak	4,727.425000 kWh @ \$0.14284	675.27
Super Off Peak	1,902.928000 kWh @ \$0.08165	155.37
Generation Credit		-944.78
Power Charge Indifference Adjustment		21.22
Franchise Fee Surcharge		9.03
San Francisco Utility Users' Tax (7.500%)		75.40
SF Prop C Tax Surcharge		9.91

**Total PG&E Electric Delivery Charges \$1,099.65**

<sup>1</sup> Demand charges are prorated for the number of days in each rate period  
2018 Vintaged Power Charge Indifference Adjustment

### Electric Usage This Period: 8,521.761000 kWh, 29 billing days



	Usage	Energy Charges
■ Peak <sup>1</sup>	22.19%	\$356.44
■ Part Peak <sup>2</sup>	0.00%	\$0.00
□ Off Peak <sup>3</sup>	55.47%	\$675.27
■ Super Off Peak <sup>4</sup>	22.34%	\$155.37

<sup>1</sup>Peak: Year-round, Daily, 4:00pm-9:00pm  
<sup>2</sup>Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm  
<sup>3</sup>Off 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  
<sup>4</sup>Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm





# ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3  
Statement Date: 04/13/2023  
Due Date: 05/01/2023

## Details of CleanPowerSF Electric Generation Charges

03/09/2023 - 04/06/2023 (29 billing days)

Service For: 850 POWELL ST

Service Agreement ID: 1008705003 ESP Customer Number: 1005773077

03/09/2023 – 04/06/2023

**Rate Schedule: B-19-S**

Demand - On Peak - Winter	16.124000	kW	@ \$2.52000	\$40.63
Generation - Super Off Peak - Winter	1,902.928000	kWh	@ \$0.03048	58.00
Generation - Off Peak - Winter	4,727.425000	kWh	@ \$0.07531	356.02
Generation - On Peak - Winter	1,891.408000	kWh	@ \$0.10872	205.63
		Net Charges	660.28	

Local Utility Users Tax	49.52
Energy Commission Surcharge	2.56

CleanPowerSF is committed to protecting customer privacy.  
Learn more at [cleanpowersf.org/privacy](http://cleanpowersf.org/privacy).

**Total CleanPowerSF Electric Generation Charges**

**\$712.36**

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](http://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](http://cleanpowersf.org/supergreen).



# ENERGY STATEMENT

[www.pge.com/MyEnergy](http://www.pge.com/MyEnergy)

Account No: 1005773302-3  
Statement Date: 04/13/2023  
Due Date: 05/01/2023

## Your Electric Charges Breakdown (from page 2)

Transmission	\$214.85
Distribution	509.84
Electric Public Purpose Programs	190.72
Nuclear Decommissioning	11.50
Wildfire Fund Charge	45.17
Recovery Bond Charge	68.00
Recovery Bond Credit	-68.00
Wildfire Hardening Charge	15.59
Competition Transition Charges (CTC)	2.47
Energy Cost Recovery Amount	-6.05
PCIA	21.22
Taxes and Other	94.34
<b>Total Electric Charges</b>	<b>\$1,099.65</b>





# ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7  
Statement Date: 04/14/2023  
Due Date: 05/01/2023

## 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](http://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/](http://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](http://www.pge.com/cca).

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

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

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

Visit [www.pge.com/billexplanation](http://www.pge.com/billexplanation) for more definitions. To view most recent bill inserts including legal or mandated notices, visit [www.pge.com/billinserts](http://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. © 2023 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](http://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](http://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: 04/14/2023  
Due Date: 05/01/2023

## Details of PG&E Electric Delivery Charges

03/10/2023 - 04/07/2023 (29 billing days)

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

### 03/10/2023 – 04/07/2023

Customer Charge	29 days @ \$0.32854	\$9.53
Facility Charge	29 days @ \$0.82136	23.82
Energy Charges	124.000000 kWh @ \$0.32430	40.21
Generation Credit		-17.61
Power Charge Indifference Adjustment		0.31
Franchise Fee Surcharge		0.13
San Francisco Utility Users' Tax (7.500%)		4.22
SF Prop C Tax Surcharge		0.55

**Total PG&E Electric Delivery Charges \$61.16**

2018 Vintaged Power Charge Indifference Adjustment

## Service Information

Meter #	211381
Current Meter Reading	1,478
Prior Meter Reading	1,354
Total Usage (Est.)	124.000000 kWh
Serial	N
Rotating Outage Block	50

## Additional Messages

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



# ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7  
Statement Date: 04/14/2023  
Due Date: 05/01/2023

## Details of CleanPowerSF Electric Generation Charges

03/10/2023 - 04/07/2023 (29 billing days)

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

### 03/10/2023 – 04/07/2023

Rate Schedule: A-15

Generation - Total - Winter	124.000000 kWh @ \$0.10156	\$12.59
	Net Charges	12.59

Local Utility Users Tax		0.94
Energy Commission Surcharge		0.04

CleanPowerSF is committed to protecting customer privacy.  
Learn more at [cleanpowersf.org/privacy](http://cleanpowersf.org/privacy).

**Total CleanPowerSF Electric Generation Charges** **\$13.57**

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](http://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](http://cleanpowersf.org/supergreen).



# ENERGY STATEMENT

[www.pge.com/MyEnergy](http://www.pge.com/MyEnergy)

Account No: 0380773342-7  
Statement Date: 04/14/2023  
Due Date: 05/01/2023

## Your Electric Charges Breakdown (from page 2)

Transmission	\$4.68
Distribution	47.19
Electric Public Purpose Programs	2.98
Nuclear Decommissioning	0.17
Wildfire Fund Charge	0.66
Recovery Bond Charge	0.99
Recovery Bond Credit	-0.99
Wildfire Hardening Charge	0.32
Competition Transition Charges (CTC)	0.04
Energy Cost Recovery Amount	-0.09
PCIA	0.31
Taxes and Other	4.90
<b>Total Electric Charges</b>	<b>\$61.16</b>



REMIT TO

**Admiral Security Services, Inc.**  
2151 Salvio Street, Suite 260  
Concord, CA 94520  
www.AdmiralSecurityServices.com

# INVOICE

INVOICE NUMBER: 10057863  
Invoice Date 04/24/2023  
DUE DATE: 05/24/2023  
TERMS: Net 30  
CUSTOMER ID: 33292120

**BILL TO**

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

**AMOUNT DUE: \$4,753.76**

Period	Description	QTY	Unit Price	Total
04/17 - 04/23	Security Staff Services: (L) Security Officer (2023) ( 11 items ) Service Location: Francesca Condominiums 850 Powell St San Francisco CA 94108	87	\$37.44	\$3,257.28
04/17 - 04/23	Security Staff Services: (L) Lead Officer (2023) ( 5 items )	39.97	\$37.44	\$1,496.48

SUBTOTAL	Tax	Credit	Total
\$4,753.76	\$0.00	\$0.00	\$4,753.76

SUBTOTAL \$4,753.76  
No Tax (0%) \$0.00

**Total \$4,753.76**

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





## Hours / Timesheets

INVOICE NUMBER: 10057863  
 Invoice Date: 04/24/2023  
 DUE DATE: 05/24/2023

Employee	Date	Scheduled Time	Clocked Time	Account	Quantity	Total
Robert Boutacoff	04/17/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	7.97 REG	\$298.40
James Holmes	04/17/2023	03:00pm - 11:30pm	03:00pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Robert Boutacoff	04/18/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
James Holmes	04/18/2023	03:00pm - 11:30pm	02:59pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Robert Boutacoff	04/19/2023	07:00am - 03:30pm	07:00am - 03:31pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
James Holmes	04/19/2023	08:30am - 04:30pm	08:30am - 04:30pm	Francesca Condominiums - (L) Security Officer (2023)	7.5 REG	\$280.80
Stephen Babb	04/19/2023	03:00pm - 11:30pm	03:00pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Robert Boutacoff	04/20/2023	07:00am - 03:30pm	07:00am - 03:32pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
James Holmes	04/20/2023	08:30am - 04:30pm	08:29am - 04:30pm	Francesca Condominiums - (L) Security Officer (2023)	7.5 REG	\$280.80
Stephen Babb	04/20/2023	03:00pm - 11:30pm	03:00pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Robert Boutacoff	04/21/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
Stephen Babb	04/21/2023	03:00pm - 11:30pm	03:00pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Pastor Chavez	04/22/2023	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Stephen Babb	04/22/2023	04:00pm - 12:30am	04:00pm - 12:30am	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Pastor Chavez	04/23/2023	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Stephen Babb	04/23/2023	04:00pm - 12:30am	04:00pm - 12:30am	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52



# Invoice

HVAC/Refrigeration/Boilers/Plumbing C-20, C-4, C-38, C-36 Lic # 622065

[www.citymechanical.com](http://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

Date: 4/26/2023

Invoice No.: 92921

Reference: Work Order 74928

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 74928 HVAC - T&M - Service Ca

Item	Description	Quantity	Unit Price	Amount
<b>Labor</b>				
	Service	3.00	225.00	675.00
			<b>Labor Subtotal</b>	<b>675.00</b>
<b>Miscellaneous</b>				
	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 *
			<b>Miscellaneous Subtotal</b>	<b>119.00</b>

**Comments:**

Check boiler settings, timer is off and needs to be changed. -Bob

<b>Subtotal:</b>	794.00
<b>* Sales Tax:</b>	1.68
<b>Total Due:</b>	<b>795.68</b>



# 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

# 74928

QTY	ITEM	PRICE
1	Miscellaneous Electrical	
	Pan Pads / Tablets	
	Parking Charge	
	Lbs. Refrigerant No. #	
	CO / Nitrogen Charge	
	Recovery/Evac Charge	
	Welding/Brazing Gas Charge	
	Solder/Rod Charge	
	Leak Check Charge	
	Miscellaneous Maintenance Supplies	10.50
	TECHNICIAN <i>Ken M</i>	
	CONTACT <i>Bob</i>	
	CUSTOMER PURCHASE ORDER	
<b>X</b>	CUSTOMER SIGNATURE <i>W/A</i>	

NAME *The Francis HOA* ADDRESS *350 Powell St* CITY *San Francisco* CA ZIP *94106* PHONE *(415) 460-3300*

PROBLEM REPORTED *check boiler settings*

DATE	DESCRIPTION OF WORK PERFORMED	ITEM	AMOUNT
<i>4/11/13</i>	<i>checked in w/ Bob. Honeywell control is displaying pilot error code. Root boiler boiler turned on and was operational. monitored boiler operation.</i>	TOTAL MATERIAL	<i>19.00</i>
	<i>I suggested the boiler be taken apart and cleaned I was notified by Bob that another company was responsible for cleaning the boiler. He stated he would contact them. Also would let us know if we needed to return.</i>	OTHER NON-TAXABLE	
		TRUCK CHARGE	<i>100.00</i>
		LABOR	<i>875.00</i>
		P.M. SERVICE	
		RENTAL	
		MATERIAL DISCOUNT	
		QUOTED	
		SALES TAX	<i>1.68</i>
		TOTAL	<i>995.68</i>

RECOMMENDATION

RECOMMENDATIONS REVIEWED WITH CUSTOMER

UNIT MANUFACTURER VOLTAGE PHASE BELT

UNIT MODEL NUMBER UNIT SERIAL NUMBER FILTER

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

# INVOICE + “ADDITIONALS”

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

**April 27, 2023**

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

**Email:** invoice@hill-co.com   [lmariano@hill-co.com](mailto:lmariano@hill-co.com)   [rachel@hill-co.com](mailto:rachel@hill-co.com)   **(Rachel-Madison)**

**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 – (**March**) + **“Additional”**

**March-2023** - (**“Service”**) \$1,350.00

**“ADDITIONALS”** --- Per Approved QUOTE

**Feb.-13, 2023** - **Initial trouble call** – to figure out what was wrong – (**east service elevator**).

**Labor** - 2.0-hrs. (@ \$250.00/hr. – **“1”** technician) \$ 500.00

**Feb.-15-2023** - Replace failed governor rope causing Elevator to activate safety clamps – as well as replace The electrical safety switch that activates when the governor engages to stop the elevator, that shorted out & burned, & fell apart.

**Labor** - 4.0-hrs. (@ \$450.00/hr.) \$1,800.00

**Materials** - 325-ft. of governor rope (@ \$2.00/ft) \$ 750.00

Safety switch - \$ 150.00

**INVOICE TOTAL:**

**\$4,550.00**



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

# INVOICE

<b>DATE</b>	<b>INVOICE #</b>
3/31/2023	d079874

<b>BILL TO:</b>	0001551	00001	<b>JOBSITE</b>
-----------------	---------	-------	----------------

Francesca Association  
 Hill & Co  
 832 Sansome Street 3rd Floor  
 San Francisco CA 94111

Tom  
 850 Powell St  
 San Francisco, CA

<b>P.O. NUMBER</b>	<b>TERMS</b>	<b>SALES PERSON</b>
--------------------	--------------	---------------------

NET 30

Stephen

QUAN	DESCRIPTION	PRICE EACH	AMOUNT
1.00	Install 2 keypad exit alrms on 2 doors		
2.00	PG30MS Keypad Exit Alarm	286.50	573.00
2.00	PG30KPD Flush Mount Keypad for PG30	157.50	315.00
1.00	Lock Labor	665.00	665.00

<b>SUBTOTAL</b>	<b>\$1,553.00</b>
<b>TAX</b>	<b>\$76.63</b>
<b>TOTAL</b>	<b>\$1,629.63</b>



**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:** 04/21/2023  
**Autopay to be Settled On or After 5/08/2023**  
**Total Amount Due:** \$54.09

We are proposing increases to your water and sewer bills starting July 1, 2023 to maintain and upgrade San Francisco's aging water and sewer systems. Learn more at [sfpub.org/2023Rates](http://sfpub.org/2023Rates). For questions, email us at [ratesinfo@sfwater.org](mailto:ratesinfo@sfwater.org).

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](http://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.

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

My Account can help you manage and reduce water use. Sign up today to learn how much water your home or building uses hourly/daily and see how your water use affects your bill. To enroll, visit [myaccount.sfwater.org](http://myaccount.sfwater.org) for more info.

Sign up for Digital Currents - [www.sfwater.org/engage](http://www.sfwater.org/engage).

**Summary of Charges as of April 21, 2023**

<b>Previous Balance</b>	\$41.07	
4/07/23 Payment	-41.07	
<b>Total Previous Balance</b>		<b>\$0.00</b>
<b>Current Charges - See Below</b>	<b>\$54.09</b>	
<b>Total Current Charges</b>		<b>\$54.09</b>
<b>Autopay to be Settled On or After</b>		<b>5/08/23</b>

**Calculation of Current Charges**

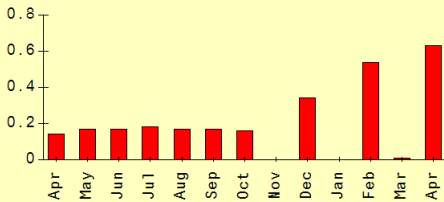
<b>Fire Service - Residential</b>	<b>\$42.63</b>
Service from 03/23/2023 to 04/21/2023	
Water Service Charge	35.65
Water Consumption Charge 0.63 units @ \$10.55	6.65
Water Drought Surcharge	0.33
<b>Sewer Services</b>	<b>\$11.46</b>
<b>Fire Service Only</b>	
100% Wastewater Flow Factor	
Total Discharge 0.63 units (0.63 units X 100%)	
Service from 03/23/2023 to 04/21/2023	
Wastewater Service Charge	5.21
Wastewater Charge 0.63 units @ \$9.46	5.96
Wastewater Drought Surcharge	0.29
<b>Current Charges</b>	<b>\$54.09</b>

**Meter Reading 03/22/2023 - 04/21/2023**

Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0022251990	5/8"	31.69	32.32	0.63
Total consumption in units of water:				0.63
Total consumption in gallons of water:				471

Next scheduled meter reading on or about 05/19/2023

**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	30	471	15	\$1.80
Last Year	30	104	3	\$1.45

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 5/08/2023**  
**Total Amount Due: \$54.09**

I want to make a CAP Charitable Contribution of: \_\_\_\_\_

**Enter Payment Amount: \$ \_\_\_\_\_**

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

28311200001 000005409

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](mailto: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](http://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](http://sfpuc.org/paymentoptions).



**From Your Bank:** Visit [directpaymentplan.com](http://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](http://sfpuc.org/waterezpay).

**Definition of Charges and Terms**

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

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

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

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

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

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

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

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

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

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

**Water and Sewer Rate Information will be provided upon request.**

**We Can Help You Save Water!**

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

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

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

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

**Is Your Household Water Efficient?**

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

**Comments:**

---



---



---



---



---



---

**New Mailing Address:**

---

**Name:** \_\_\_\_\_  **Mobile Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_  **Alternate Phone:** \_\_\_\_\_



FRANCESCA ASSOCIATION  
 ATTN: HILL AND COMPANY  
 832 SANSOME ST FL 3  
 SAN FRANCISCO, CA 94111-2043

Page: 1 of 4  
 Issue Date: Apr 17, 2023  
 Account Number: 287283516288  
 Foundation Account: 08092672  
 Invoice: 287283516288X04252023

AutoPay: Set up automatic payments that you can update whenever you want. Go to [att.com/autopay](http://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](http://att.com/myatt) to sign in or sign up.

Total due

# \$85.27

Please pay by:  
May 12, 2023

### Account summary

Your last bill	\$86.13
Payment, Apr 11 - Thank you!	-\$86.13
<b>Remaining balance</b>	<b>\$0.00</b>

### Service summary

Wireless <span style="float: right;"><i>Page 2</i></span>	\$85.27
<b>Total services</b>	<b>\$85.27</b>

**Total due** **\$85.27**  
 Please pay by May 12, 2023

### Ways to pay and manage your account:

- myAT&T app**  
iPhone and Android
- [att.com/pay](http://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.*



FRANCESCA ASSOCIATION  
 ATTN: HILL AND COMPANY  
 832 SANSOME ST FL 3  
 SAN FRANCISCO, CA 94111-2043

**Please pay \$85.27 by May 12, 2023**

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)

999002872835162880000000000852700000008527008





Page: 2 of 4  
 Issue Date: Apr 17, 2023  
 Account Number: 287283516288  
 Foundation Account: 08092672  
 Invoice: 287283516288X04252023

## Service activity

### Wireless

Number	User	Page	Monthly charges	Company fees & surcharges	Government fees & taxes	Total
Group 1		2	\$46.00	\$1.68	\$1.35	\$49.03
415.433.7608	KEITH WHITEMAN	3	\$25.00	\$4.77	\$6.47	\$36.24
<b>Total</b>			<b>\$71.00</b>	<b>\$6.45</b>	<b>\$7.82</b>	<b>\$85.27</b>

### Group 1

1 Device

#### Monthly charges

Apr 18 - May 17

1. Mobile Share Advantage for Business 2GB \$46.00

#### Company fees & surcharges

2. Federal Universal Service Charge \$1.60
3. State Public Utility Surcharge \$0.08

#### Government fees & taxes

4. City Utility Users Tax \$1.35

#### Total for Group 1

**\$49.03**

#### Shared usage summary (Mar 18 - Apr 17)

Number	User	Data (GB)	Text	Talk
415.433.7608	KEITH WHITEMAN	0.29	133	1,233
Total usage		0.29	133	1,233
Included in plan		2.00	unlimited	unlimited
*Rollover available through Apr 17: 1.75GB		0.00		
<b>Rollover available starting Apr 18</b>		<b>1.71</b>		

Usage is rounded up based on your plan. For more details on your Shared usage summary, visit [att.com/myatt](http://att.com/myatt).

\* Unused Rollover Data expires after 1 billing period or when you change your plan or account.

Wireless continues...

Date: \_\_\_\_\_

Bank Account Holder Signature: \_\_\_\_\_

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](http://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.

AutoPay enrollment



Page: 3 of 4  
 Issue Date: Apr 17, 2023  
 Account Number: 287283516288  
 Foundation Account: 08092672  
 Invoice: 287283516288X04252023

...Wireless continued

 **Phone, 415.433.7608**  
 KEITH WHITEMAN

Monthly charges	Apr 18 - May 17	
1. Access for iPhone 4G LTE w/ Visual Voicemail		\$45.00
2. Discount for Access		-\$20.00
3. Plan messages		\$0.00

Company fees & surcharges		
4. Administrative Fee		\$1.99
5. Federal Universal Service Charge		\$1.21
6. Property Tax Allotment		\$0.26
7. Regulatory Cost Recovery Charge		\$1.25
8. State Public Utility Surcharge		\$0.06

Government fees & taxes		
9. 911/988 Surcharge		\$0.38
10. CA Universal Svc PPP Srchg		\$1.11
11. City Utility Users Tax		\$1.02
12. Local Wireless 911 Surcharge		\$3.96

**Total for 415.433.7608** **\$36.24**

**Total for Wireless** **\$85.27**

Usage summary	
<b>Talk</b>	<i>Used</i>
Plan minutes (unlimited)	1,233
<b>Text</b>	<i>Used</i>
Plan messages (unlimited)	133
<b>Data</b>	<i>Used</i>
Mobile Share Advantage for Business 2GB (2.00 GB)	0.29

## News you can use

### Stream Saver name change

We updated our video streaming feature. Here's what you need to know:  
 - Stream Saver, available for many plans with high-definition (HD) or 4K ultra-high definition (UHD) streaming, is now called Video Management but functions the same. This feature aims to allow you to control data usage by helping render streaming video in standard-definition (max 1.5 Mbps), which should be perfect for viewing on a smartphone.  
 - AT&T turns this feature on. To experience higher definition video, or if there's an issue, you can turn the feature off/on any time online. Turned off, your data usage may go up.  
 - With Video Management on, other content that content providers bundle with streaming video may be impacted and slowed, including downloads. At times, we may deliver video content faster or at higher definition.  
 - Plans that only include SD streaming always have Video Management turned on. Visit [att.com/VideoFeature](http://att.com/VideoFeature) to learn more and manage video settings for each line, as applicable.

## Important information

### Late payment charge

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

### Electronic check conversion

Important information continues...

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](http://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](http://att.com/db). The direct billing option offers you the ability to purchase content, goods and features such



Page: 4 of 4  
Issue Date: Apr 17, 2023  
Account Number: 287283516288  
Foundation Account: 08092672  
Invoice: 287283516288X04252023

*...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](http://www.att.com/RTT)) as an alternative to TTY. 911 services can be reached by either: (1) calling 911 using Real-Time Text or (2) calling 911 directly using a TTY over the cellular network or from a landline telephone, or (3) sending a text message to 911 directly (in areas where text-to-911 is available) from a wireless device, or (4) using relay services to place a TTY or captioned telephone service (CTS) call from a wireless phone over the cellular network or from a landline telephone, or (5) using relay services to place a IP Relay or IP CTS call over a cellular data or other IP network.

**Tax ID**

AT&T Mobility Tax ID 84-1659970

Wireless Services provided by AT&T Mobility, LLC.  
© 2023 AT&T Intellectual Property. All rights reserved.



**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:** 04/21/2023  
**Autopay to be Settled On or After 5/08/2023**  
**Total Amount Due:** \$3,388.22

We are proposing increases to your water and sewer bills starting July 1, 2023 to maintain and upgrade San Francisco's aging water and sewer systems. Learn more at [sfpub.org/2023Rates](http://sfpub.org/2023Rates). For questions, email us at [ratesinfo@sfwater.org](mailto:ratesinfo@sfwater.org).

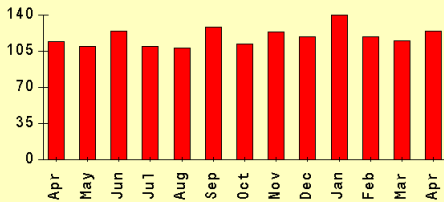
If you would like to make a donation to the SFPUC's Community Assistance Program (Angel Fund) to help low-income San Franciscans pay their utility bill, please visit [www.sfpuc.org/learning/how-you-can-help/gifts-and-donations](http://www.sfpuc.org/learning/how-you-can-help/gifts-and-donations) or call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

Your current water charge includes \$391.20 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.

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

My Account can help you manage and reduce water use. Sign up today to learn how much water your home or building uses hourly/daily and see how your water use affects your bill. To enroll, visit [myaccount.sfwater.org](http://myaccount.sfwater.org) for more info.

**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	30	92894	3096	\$112.94
Last Year	30	85720	2857	\$103.05

**Summary of Charges as of April 21, 2023**

<b>Previous Balance</b>	\$3,149.45	
4/07/23 Payment	-3,149.45	
<b>Total Previous Balance</b>		<b>\$0.00</b>
<b>Current Charges - See Below</b>	<b>\$3,388.22</b>	
<b>Total Current Charges</b>		<b>\$3,388.22</b>
<b>Autopay to be Settled On or After</b>		<b>5/08/23</b>

**Calculation of Current Charges**

<b>Water Service - Residential Multiple Family (40 Dwelling Units)</b>	<b>\$1,406.55</b>
Service from 03/23/2023 to 04/21/2023	
Water Service Charge	149.62
Tier 1 - Water Consumption Charge 120.00 units @ \$9.60	1,152.00
Tier 2 - Water Consumption Charge 4.19 units @ \$10.76	45.08
Water Drought Surcharge	59.85
<b>Sewer Services</b>	<b>\$1,981.67</b>
<b>Multiple Family Residence (40 Dwelling Units)</b>	
95% Wastewater Flow Factor	
Total Discharge 117.98 units (124.19 units X 95%)	
Service from 03/23/2023 to 04/21/2023	
Wastewater Service Charge	5.21
Wastewater Charge 117.98 units @ \$15.97	1,884.14
Wastewater Drought Surcharge	92.32
<b>Current Charges</b>	<b>\$3,388.22</b>

**Meter Reading 03/22/2023 - 04/21/2023**

Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0060227478	2"	9599.53	9666.20	66.67
0060274097	2"	10389.64	10447.16	57.52
Total consumption in units of water:				124.19
Total consumption in gallons of water:				92894

Next scheduled meter reading on or about 05/19/2023

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 5/08/2023**  
**Total Amount Due: \$3,388.22**

I want to make a CAP Charitable Contribution of: \_\_\_\_\_

**Enter Payment Amount: \$ \_\_\_\_\_**

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

83519100008 000338822

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](mailto: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](http://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](http://sfpuc.org/paymentoptions).



**From Your Bank:** Visit [directpaymentplan.com](http://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](http://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](http://sfpuc.org/savewater) to sign up for our services, rebates and incentives. You can also reach us at [waterconservation@sfgwater.org](mailto: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: \_\_\_\_\_



REMIT TO

**Admiral Security Services, Inc.**  
2151 Salvio Street, Suite 260  
Concord, CA 94520  
www.AdmiralSecurityServices.com

# INVOICE

INVOICE NUMBER: 10058197  
Invoice Date 04/30/2023  
DUE DATE: 05/31/2023  
TERMS: Net 30  
CUSTOMER ID: 33292120

**BILL TO**

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

**AMOUNT DUE: \$4,194.03**

Period	Description	QTY	Unit Price	Total
04/24 - 04/30	Security Staff Services: (L) Security Officer (2023) ( 9 items ) Service Location: Francesca Condominiums 850 Powell St San Francisco CA 94108	72	\$37.44	\$2,695.68
04/24 - 04/30	Security Staff Services: (L) Lead Officer (2023) ( 5 items )	40.02	\$37.44	\$1,498.35

SUBTOTAL	Tax	Credit	Total
\$4,194.03	\$0.00	\$0.00	\$4,194.03

SUBTOTAL \$4,194.03  
No Tax (0%) \$0.00

**Total \$4,194.03**

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



## Hours / Timesheets

INVOICE NUMBER: 10058197  
 Invoice Date 04/30/2023  
 DUE DATE: 05/31/2023

Employee	Date	Scheduled Time	Clocked Time	Account	Quantity	Total
Robert Boutacoff	04/24/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
James Holmes	04/24/2023	03:00pm - 11:30pm	03:00pm - 11:29pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Robert Boutacoff	04/25/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
James Holmes	04/25/2023	03:00pm - 11:30pm	03:00pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Robert Boutacoff	04/26/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
Stephen Babb	04/26/2023	03:00pm - 11:30pm	03:00pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Robert Boutacoff	04/27/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
Stephen Babb	04/27/2023	03:00pm - 11:30pm	03:00pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Robert Boutacoff	04/28/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8.02 REG	\$300.27
Stephen Babb	04/28/2023	03:00pm - 11:30pm	03:00pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Pastor Chavez	04/29/2023	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Stephen Babb	04/29/2023	04:00pm - 12:30am	04:00pm - 12:30am	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Pastor Chavez	04/30/2023	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Stephen Babb	04/30/2023	04:00pm - 12:30am	04:00pm - 12:30am	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52

# Lefler Engineering, Inc.

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

# Invoice

Invoice #23027 - 47364

4/22/2023

Francesca Building HOA  
Rachel Madison  
Hill & Co. Property Management  
832 Sansome Street 3rd Floor  
San Francisco, CA, 94111

Total Fee: HOURLY

Project: Francesca Consulting

Name/Service	Detail	Hours	Rate	Amount
Bruce Allen	Senior Engineer	4.0	215.00	860.00
			<b>Total This Invoice:</b>	<b>\$860.00</b>





**FRANCESCA ASSOCIATION**  
850 POWELL ST.  
SAN FRANCISCO CA 94108

**Account Number:** 010214692  
**Bill Date:** 04/30/2023

Days of Service:

Billing Questions Call: 415-330-1300

**Account Summary**

Billing Number: 63822910  
Service From: 04/01/2023  
Service To: 04/30/2023  
Current Charges: 2351.55  
**Balance Due:** 2351.55

Monthly Rate: 2352.55

**Announcements**

**Bill Detail**

Date	Description of Billing Charges	Amount
	PREVIOUS BALANCE	2351.55
04/18/2023	E-BILL PAY 002303302314586	-2351.55
	DWELLING UNIT APR	233.20
	ELEVATION CHARGE APR	500.71
04/30/2023	1-96 GAL TRASH-4dys/wk APR	400.57
04/30/2023	INSIDE CUSTOMER KEY ACCESS APR	112.29
04/30/2023	APT DISTANCE 50'-99' APR	50.07
04/30/2023	4-96 GAL RECYCLE-4dys/wk APR	1602.28
04/30/2023	INSIDE CUSTOMER KEY ACCESS APR	149.72
04/30/2023	APT DISTANCE 100'-149' APR	400.57
04/30/2023	1-64 GAL COMPOST-1dy/wk APR	56.22
04/27/2023	CREDIT FOR E-PAYMENT 4/18/23	-1.00
	DIVERSION DISCOUNT APR 56%	-1153.08
	VOLUMETRIC DIVERSION RATE 81%	.00

**Continued**

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



**FRANCESCA ASSOCIATION**  
850 POWELL ST.  
SAN FRANCISCO CA 94108

**Account Number:** 010214692  
**Bill Date:** 04/30/2023

### Bill Detail

<b>Date</b>	<b>Description of Billing Charges</b>	<b>Amount</b>
	PAY BY: 05/15/2023	
	<b>Balance Due</b>	<b>2351.55</b>

### Messages

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

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



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 Apr 22, 2023  
Web Site att.com

# Monthly Statement

**Tell everyone!**  
We've got deals on wireless, internet, and more—all in one place. Call 800.445.9429 for our latest offers. Business customers call 800.321.2000.

### Bill-At-A-Glance

Previous Bill	681.58
Payment Received 4-13 Thank you!	681.58CR
Adjustments	.00
Balance	.00
Current Charges	638.99
<b>Amount to be Debited</b>	<b>\$638.99</b>
Debiting Bank Account on	May 15, 2023

### 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 - Apr 22 thru May 21

Service is billed in advance from the 22nd of each month.

1. Monthly Charges	401.75
--------------------	--------

#### Additions and Changes to Service

This section of your bill reflects charges and credits resulting from account activity.

##### Charges for 415 834-9037

Order No. 66666666

Item	Monthly	Amount		
No.	Description	Quantity	Rate	Billed
<b>Rates Changed</b>				
(Monthly Charges are Prorated from Apr 1, 2023 to your Billing Date, Apr 22, 2023)				
2.	Rate Change	1	.39	.27CR
Federal Universal Service Fee				

##### Charges for 415 362-4646

Order No. 66666666

Item	Monthly	Amount		
No.	Description	Quantity	Rate	Billed
<b>Rates Changed</b>				
(Monthly Charges are Prorated from Apr 1, 2023 to your Billing Date, Apr 22, 2023)				
3.	Rate Change	1	.39	.27CR
Federal Universal Service Fee				

##### Charges for 415 397-5937

Order No. 66666666

Item	Monthly	Amount		
No.	Description	Quantity	Rate	Billed
<b>Rates Changed</b>				
(Monthly Charges are Prorated from Apr 1, 2023 to your Billing Date, Apr 22, 2023)				
4.	Rate Change	1	.39	.27CR
Federal Universal Service Fee				

### Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	537.52
1 800 750-2355		
AT&T Long Distance	2	101.47
1 800 321-2000		
<b>Total Current Charges</b>		<b>638.99</b>

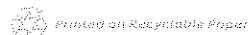
### News You Can Use Summary

- PREVENT DISCONNECT
- COST ASSESSMENT CHRG
- CA SURCHARGE CHANGE
- STILL GETTING PAPER?
- CARRIER INFORMATION
- FEES AND SURCHARGES
- EMAIL YOUR INVOICE

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

**May 15, 2023**

Amount to Be Debited

**\$638.99**

Billing Date Apr 22, 2023

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

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



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 Apr 22, 2023

**Plans and Services**

**Additions and Changes to Service - Continued**

Charges for 415 834-9038

Order No. 66666666

Item No.	Description	Quantity	Monthly Rate	Amount Billed
<b>Rates Changed</b>				
(Monthly Charges are Prorated from Apr 1, 2023 to your Billing Date, Apr 22, 2023)				
1.	Rate Change	1	.39	.27CR
				Federal Universal Service Fee
<b>Total Additions and Changes to Service</b>				<b>1.08CR</b>

**Company Fees and Surcharges**

2.	Federal Subscriber Line Charge			34.36
3.	State Regulatory Fee			3.13
4.	Federal Universal Service Fee			13.32
5.	Cost Assessment Charge			16.40
<b>Total Company Fees and Surcharges</b>				<b>67.21</b>

**Government Fees and Taxes**

6.	Local Government Fee			15.84
7.	911/988 Surcharge			1.52
8.	CA Universal Service PPP Surcharge			4.44
9.	Federal			12.74
10.	Local			35.10
<b>Total Government Fees and Taxes</b>				<b>69.64</b>

**Total Plans and Services 537.52**

**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](http://www.att.com/servicepublications) or call AT&T at the toll free number on your bill.

**Account Summary**

Description	Amount
Charges for April	101.47
<b>Total Account Summary Charges</b>	<b>101.47</b>

**Invoice Summary**

(as of APRIL 12, 2023)

**Current Charges**

Service Charges	80.00
Credits and Adjustments	.00
Call Charges	.00
Surcharges and Other Fees	14.51
Government Fees and Taxes	6.96

**Invoice Summary - Continued**

Total Invoice Summary 101.47

**Service Charges**

**Monthly Service Charges**

Type of Service	Period	Qty	Amount
11. BUS UNL CLNG 4LN	APR 09 to MAY 08	1	80.00
<b>Total Monthly Service Charges</b>			<b>80.00</b>
<b>Total Service Charges</b>			<b>80.00</b>

**Surcharges and Other Fees**

Description	Amount
12. Federal Regulatory Fee	3.64
13. Federal Universal Service Fee	10.52
14. CA State Regulatory Fee	.35
<b>Total Surcharges and Other Fees</b>	<b>14.51</b>

**Government Fees and Taxes**

Description	Amount
15. CA Local Utility Users Tax	6.96
<b>Total Government Fees and Taxes</b>	<b>6.96</b>

**Total Other AT&T Long Distance 101.47**

**News You Can Use**

**PREVENT DISCONNECT**

All charges must be paid each month to keep your account current. However, "basic service" and its applicable taxes and surcharges MUST be paid to avoid disconnection. Currently, for this account that amount is \$353.24. 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.

© 2023 AT&T Intellectual Property. All rights reserved.

1105.001.012873.01.02.0000000 YNNNNNNN 025745.025745



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

1105.1.45.12873 1 AB 0.507 gT



## News You Can Use

### 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.

### FEES AND SURCHARGES

AT&T collects monthly fees and surcharges to help recover its required contribution to government programs and to recover costs AT&T pays in taxes and required payments levied by the federal government. These fees and surcharges included on your bill are periodically adjusted to align with the rates determined by the government agency that is responsible for the federal fund or tax and subject to change at any time without notice to you unless required by law. For more information, please contact an AT&T Service Representative at the phone number listed on the front of your bill.

### CA SURCHARGE CHANGE

The California Public Utilities Commission (CPUC) has changed the support mechanism to fund its six Universal Service Public Purpose Programs (PPPs) by combining the individual contribution factors into a single, flat rate per line charge (CPUC Decision 22-10-021). Effective April 1, 2023, a CA Universal Service PPP Surcharge of \$1.11 per line per month will be assessed to customers and will appear in the Government Fees and Taxes section of your bill. For more information, please visit the CPUC's website at [www.cpuc.ca.gov](http://www.cpuc.ca.gov) and search for "Surcharge Rates" at the top right of the page or call us at the toll-free number on your bill.

### EMAIL YOUR INVOICE

Now available to AT&T Business Center customers! No need to login to get your invoice - we'll send it to your inbox! Not in Business Center? No problem, we'll register you! Email us at [Email-Invoice@att.com](mailto:Email-Invoice@att.com) with subject line "Email Invoice" to sign-up for Email Invoice Delivery today!

### STILL GETTING PAPER?

Email us at [GoPaperless@att.com](mailto:GoPaperless@att.com) with the subject line "Save Paper" to sign up for paperless billing today!

## Terms and Conditions

**THREE PAYMENT OPTIONS:** Electronically: through Automatic Payment Service or Online: AT&T eBill<sup>SM</sup>. 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 Customer Care at AT&T, P.O. Box 5074, Carol Stream, IL 60197-5074; or AT&T Business, 555 E. Cook St., Springfield, IL 62703; or visit [att.com](http://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](http://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](http://att.com/servicepublications).



# ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2

Statement Date: 05/15/2023

Due Date: 06/05/2023

## Service For:

FRANCESCA CONDOMINIUM  
850 POWELL ST  
SAN FRANCISCO, CA 94108

## Questions about your bill?

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

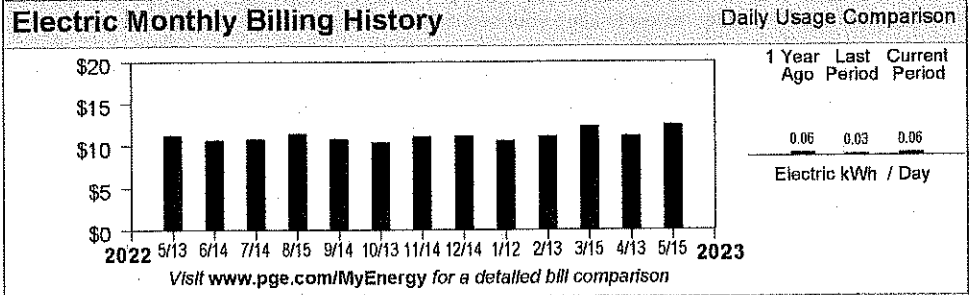
## Ways To Pay

www.pge.com/waystopay

## Your Account Summary

Credit Balance on Previous Statement	-\$15.04
Payment(s) Received Since Last Statement	0.00
Outstanding Credit Balance	-\$15.04
Current PG&E Electric Delivery Charges	\$12.17
CleanPowerSF Electric Generation Charges	0.22

**CREDIT BALANCE - NO PAYMENT DUE** **-\$2.65**



## Important Messages

Please be advised that as of March 15, 2023, PG&E's local offices have permanently closed. To make an in-person payment, please utilize one of our authorized neighborhood payment centers. Please bring a copy of your bill. To find a location near you, visit [www.pge.com](http://www.pge.com) or call 1-800-743-5000.

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

999099119966572000000123900000000000



Account Number:  
**9911996657-2**

Total Amount Due:  
**No Payment Due**

553180036421 1 AB 0.507 188 3712 4



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

55318004003712003001A3





# ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2  
Statement Date: 05/15/2023  
Due Date: 06/05/2023

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

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

**TTY 7-1-1**

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

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

### Rules and rates

You may be eligible for a lower rate. To learn more about optional rates or view a complete list of rules and rates, visit [www.pge.com](http://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/](http://www.cpuc.ca.gov/complaints/).

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

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

### Important definitions

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

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

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

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

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

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

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

Visit [www.pge.com/billexplanation](http://www.pge.com/billexplanation) for more definitions. To view most recent bill inserts including legal or mandated notices, visit [www.pge.com/billinserts](http://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. © 2023 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](http://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](http://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: 05/15/2023

Due Date: 06/05/2023

## Details of PG&E Electric Delivery Charges

04/07/2023 - 05/08/2023 (32 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)

04/07/2023 - 05/08/2023

Minimum Delivery Charge <sup>1</sup>	32 days @ \$0.37612	\$12.04
Power Charge Indifference Adjustment		0.01
SF Prop C Tax Surcharge		0.12

**Total PG&E Electric Delivery Charges \$12.17**

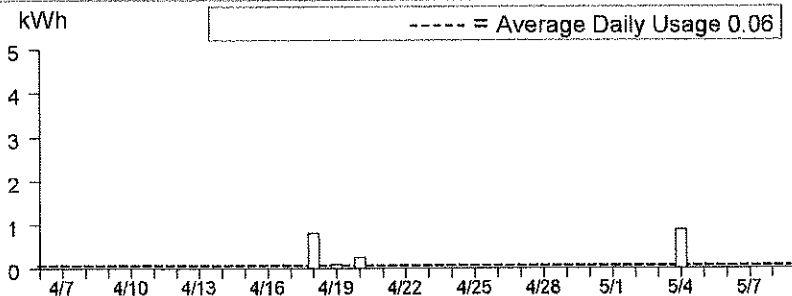
<sup>1</sup> Minimum daily charge set by the CPUC

2018 Vintaged Power Charge Indifference Adjustment

## Service Information

Meter #	1009947512
Total Usage	2.000000 kWh
Baseline Territory	T
Heat Source	B - Not Electric
Serial	N
Rotating Outage Block	50

### Electric Usage This Period: 2.000000 kWh, 32 billing days



	Usage	Energy Charges
■ Peak <sup>1</sup>	0.00%	\$0.00
□ Off Peak <sup>2</sup>	0.00%	\$0.00

<sup>1</sup>Peak: 4:00pm-9:00pm, Every Day;

<sup>2</sup>Off Peak: All Other Hours

55318004003712003002A3



Visit [www.pge.com/MyEnergy](http://www.pge.com/MyEnergy) for a detailed bill comparison.





# ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2  
Statement Date: 05/15/2023  
Due Date: 06/05/2023

## Details of CleanPowerSF Electric Generation Charges

04/07/2023 - 05/08/2023 (32 billing days)

Service For: 850 POWELL ST  
Service Agreement ID: 9910150732 ESP Customer Number: 9911996005

04/07/2023 - 05/08/2023

<b>Rate Schedule: E-TOU-C3</b>			
Generation - Off Peak - Winter	2.000000 kWh	@ \$0.10788	\$0.22
Generation - On Peak - Winter	0.000000 kWh	@ \$0.12180	0.00
		<b>Net Charges</b>	<b>0.22</b>

Energy Commission Surcharge 0.00  
CleanPowerSF is committed to protecting customer privacy.  
Learn more at [cleanpowersf.org/privacy](http://cleanpowersf.org/privacy).

---

**Total CleanPowerSF Electric Generation Charges \$0.22**

### Service Information

Total Usage 2.000000 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](http://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](http://cleanpowersf.org/supergreen).



# ENERGY STATEMENT

[www.pge.com/MyEnergy](http://www.pge.com/MyEnergy)

Account No: 9911996657-2

Statement Date: 05/15/2023

Due Date: 06/05/2023

## Important Messages (continued from page 1)

The Family Electric Rate Assistance (FERA) Program provides a monthly discount on electric bills for income-qualified households of three or more persons. To see if you qualify, please call 1-800-PGE-5000 or apply online at [www.pge.com/fera](http://www.pge.com/fera).

El Programa FERA ofrece ahorros mensuales sólo en las facturas de electricidad a hogares de ingresos económicos bajos y medianos con tres o más personas. Para determinar si califica, por favor llame al 1-800-PGE-5000 o puede aplicar a través de nuestra página web [www.pge.com/fera](http://www.pge.com/fera).

**TOU Rate:** You are currently on a time-of-use (TOU) rate schedule. Beginning June 1, the TOU rate charges higher prices in the summer for electric usage on summer evenings.

## Your Electric Charges Breakdown (from page 2)

Transmission	\$0.11
Distribution	11.86
Electric Public Purpose Programs	0.05
Wildfire Fund Charge	0.01
Recovery Bond Charge	0.02
Recovery Bond Credit	-0.02
Wildfire Hardening Charge	0.01
PCIA	0.01
Taxes and Other	0.12
<b>Total Electric Charges</b>	<b>\$12.17</b>

55318004003712003003A3





SECURITY

Admiral Security Services Inc.

2151 Salvio Street, Suite 260  
Concord, CA 94520  
888-471-1128  
www.AdmiralSecurityServices.com

REMIT TO

# INVOICE

INVOICE NUMBER: 10058363  
Invoice Date 05/08/2023  
DUE DATE: 06/07/2023  
TERMS: Net 30  
CUSTOMER ID: 33292120

**BILL TO**

**Hill & Co**

832 Sansome St  
San Francisco, CA 94111

**AMOUNT DUE: \$4,185.79**

Period	Description	QTY	Unit Price	Total
05/01 - 05/07	Security Staff Services: (L) Security Officer (2023) ( 9 items ) Service Location: Francesca Condominiums 850 Powell St San Francisco CA 94108	71.8	\$37.44	\$2,688.19
05/01 - 05/07	Security Staff Services: (L) Lead Officer (2023) ( 5 items )	40	\$37.44	\$1,497.60

SUBTOTAL	Tax	Credit	Total
\$4,185.79	\$0.00	\$0.00	\$4,185.79

SUBTOTAL \$4,185.79  
No Tax (0%) \$0.00

**Total \$4,185.79**

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



## Hours / Timesheets

INVOICE NUMBER: 10058363  
 Invoice Date 05/08/2023  
 DUE DATE: 06/07/2023

Employee	Date	Scheduled Time	Clocked Time	Account	Quantity	Total
Robert Boutacoff	05/01/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
James Holmes	05/01/2023	03:00pm - 11:30pm	03:12pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	7.8 REG	\$292.03
Robert Boutacoff	05/02/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
James Holmes	05/02/2023	03:00pm - 11:30pm	03:00pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Robert Boutacoff	05/03/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
Stephen Babb	05/03/2023	03:00pm - 11:30pm	03:00pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Robert Boutacoff	05/04/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
Stephen Babb	05/04/2023	03:00pm - 11:30pm	03:00pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Robert Boutacoff	05/05/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
Stephen Babb	05/05/2023	03:00pm - 11:30pm	03:00pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Pastor Chavez	05/06/2023	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Stephen Babb	05/06/2023	04:00pm - 12:30am	04:00pm - 12:30am	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Pastor Chavez	05/07/2023	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Stephen Babb	05/07/2023	04:00pm - 12:30am	04:00pm - 12:30am	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52



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-MAY-2023
ACCOUNT TYPE	COM
ACCOUNT NUMBER	1217310
BALANCE DUE	120.00

BILL TO:

128474 0502 1 001501 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-MAY-2023	1	15901650	HILL CO: THE FRANCESCA ASSO. 850 POWELL ST. SAN FRANCISCO, CA 94108	MAY SERVICE	INV	120.00

PAYMENT RECEIVED			
DATE	PAYMENT NUMBER	TYPE	AMOUNT
21-APR-2023	300000279	Check	-120.00

THANK YOU FOR USING DEWEY PEST CONTROL

PREVIOUS BALANCE	CURRENT CHARGES	PAYMENTS	ADJUSTMENTS	NEW BALANCE
120.00	120.00	-120.00	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-MAY-2023
ACCOUNT TYPE	COM
ACCOUNT NUMBER	1217310
BALANCE DUE	120.00
* AMOUNT REMITTED	

BILL TO:

195575 1 0502 15427 30923 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



012173100001200020230428027019

## 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 charges 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.

**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 #** 13332

**DATE** 05/01/2023

**DUE DATE** 05/31/2023

---

**SERVICE LOCATION**

850 Powell St.

DESCRIPTION	AMOUNT
Monthly maintenance fee - May 2023	3,800.00
Additional time to clean boiler room on 2 May and exterior stairs on 16 May 2023	120.00
<hr/>	
SUBTOTAL	3,920.00
TAX	0.00
TOTAL	3,920.00
BALANCE DUE	<b>\$3,920.00</b>

THANK YOU FOR YOUR BUSINESS!

**Levy, Erlanger & Company LLP**  
**Certified Public Accountants**  
 100 Montgomery, Suite 715  
 San Francisco, CA 94104  
 PHN: 415-981-9350 FAX: 415-981-9379  
**FEIN: 94-3305207**

**Francesca Association**  
 c/o Hill & Company Property Management, Inc.  
 832 Sansome Street, 3rd Floor  
 San Francisco, CA 94111  
  
 invoices@hill-co.com

*Invoice #: 79983*  
  
*Date: 05/05/2023*  
*Due Date: 06/04/2023*  
*Client ID: FRC*

*Please return this portion with payment.*

Amount Enclosed: \$ \_\_\_\_\_

For Professional Services Rendered as Follows:

**Francesca Association**

Preparation of reviewed financial statements in accordance with standards of the American Institute of Certified Public Accountants (AICPA). Fiscal year ended - December 31, 2022 1,695.00

FINAL BILLING

Preparation of the following income tax returns: Federal Form 1120 - U.S. Corporation Income Tax Return; California Form 100 - Corporation Income/Franchise Tax Return; Federal/California income tax estimates. Fiscal year ended - December 31, 2022 495.00

FINAL BILLING

**New Charges \$2,190.00**

<u>05/05/2023</u>	<u>04/30/2023</u>	<u>03/31/2023</u>	<u>02/28/2023</u>	<u>01/31/2023+</u>	<u>Total</u>
2,190.00	0.00	0.00	0.00	0.00	\$2,190.00

Date	Type	Reference	Debit	Credit	Balance
05/01/23	Beginning Balance				\$0.00
05/05/23	Invoice #79983		2,190.00		2,190.00
05/05/23	Amount Due				\$2,190.00



# INVOICE

Robert P. Cotton  
P.O. Box 794  
Oakland, CA 94604

**May 10, 2023**

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

**Email:** [invoice@hill-co.com](mailto:invoice@hill-co.com) [lmariano@hill-co.com](mailto:lmariano@hill-co.com) [rachel@hill-co.com](mailto:rachel@hill-co.com) **(Rachel-Madison)**

**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 – (April)

April-2023 - (“Service”)

\$1,350.00

**INVOICE TOTAL:**

**\$1,350.00**



Order #644410

## Thank you Adrian!

Order progress timeline:

- Confirmed (May 12)
- On its way (May 16)
- Out for delivery (May 16)
- Delivered (May 16)

Your order has been delivered

Your order has been delivered to the address you provided. If you haven't received it, or if you have any other problems, [contact us](#).

[Re-order the same items](#)

[Track order with Shop](#)

UPS tracking number:  
[1Z9WR5920318019463](#)

### Customer information

<b>Contact information</b> arodz@aol.com	<b>Payment method</b> ending with 7214 - \$889.81
<b>Shipping address</b> Adrian Rodriguez 850 Powell St. San Francisco CA 94108-2043 United States (213) 820-2311	<b>Billing address</b> Adrian Rodriguez 850 Powell St. San Francisco CA 94108-2043 United States (213) 820-2311
<b>Shipping method</b> FREE SHIPPING (Delivery in approximately 7-10 days)	

Need help? [Contact us](#)

[Continue shopping](#)



Set of Two Cognac Leather Guest / Conference Chairs

\$988.68

Subtotal \$988.68  
Discount HK4SLJOJ13 - \$98.87  
Shipping Free

Total USD **\$889.81**


**Fw: Francesca HOA - Desk and Guest Chair Order Reimbursement to Adrian Rodriguez**

Rachel Madison &lt;rmadison@hill-co.com&gt;

Tue 5/16/2023 7:39 PM

To: invoice &lt;invoice@hill-co.com&gt;

Cc: Feluz Campos &lt;fcampos@hill-co.com&gt;

 1 attachments (76 KB)

Lobby desk chair receipt.png;

Hello,

Please process a reimbursement check to Adrian Rodriguez for 889.81 for the purchase of a lobby desk chair.

Receipt is attached. Mail check to:

Adrian Rodriguez  
850 Powell #602  
SF, CA 94108

**Best Regards,**

Rachel Madison

**Community Manager****HILL & CO. PROPERTY MANAGEMENT**

832 Sansome Street, 3rd Floor  
San Francisco CA 94111

**General Inquiries** - Admin@hill-co.com or 415-292-1777**Business hours and Emergency After-hours** - (415) 292-1777[www.hillpm.com](http://www.hillpm.com)

---

**From:** Rodriguez Adrian <arodz63@live.com>**Sent:** Tuesday, May 16, 2023 4:56 PM**To:** Rachel Madison <rmadison@hill-co.com>**Subject:** Desk and Guest Chair Order Reimbursement

Hi Rachel,

Attached is my receipt for the purchase of a new desk chair and matching guest chair for our lobby. The board approved this purchase earlier this month.

Thanks for your help with getting this submitted to your finance team for reimbursement processing.

Adrian



# Medallion Rug Gallery

353 University Avenue, Palo Alto CA 94301  
Tel: (650) 329-9020 / 800 300 Rugs  
Fax: (650) 329-9776  
info@medallionrug.com www.medallionrug.com

## Invoice

(Veronica Faussner)  
Name: The Francesca Association  
Address: 850 Powell ST.  
City: S.F. State: CA Zip Code: 94108  
Tel: (H) \_\_\_\_\_ (W) \_\_\_\_\_  
Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Ship to: \_\_\_\_\_

# **49137**  
Date: 5/12/23  
Consultant: Hamid  
Customer No: 33480

Rug #	Description	Price
12772	Persian Farahan 10 <sup>3</sup> x 17 <sup>8</sup>	9100.00
	(Free Padding is included)	



ACH DEBIT

23-May ATT PAYMENT REMIT CTR ENROLL 9864031004

(\$53.50)

## Fwd: Ladder receipt for Francesca

Joe Drummond <[joewdrummond@gmail.com](mailto:joewdrummond@gmail.com)>

Mon 5/22/2023 5:04 PM

To: Feluz Campos <[fcampos@hill-co.com](mailto:fcampos@hill-co.com)>

 1 attachments (977 KB)

Screenshot 2023-04-12 at 8.15.32 AM.png;

Please see attached receipt for the Ladder.

Also, please confirm receipt of this email.

Thank you

----- Forwarded message -----

From: **Joyce Reitman** <[jreitman543@gmail.com](mailto:jreitman543@gmail.com)>

Date: Wed, Apr 12, 2023 at 8:22 AM

Subject: Ladder receipt for Francesca

To: Joe Drummond <[joewdrummond@gmail.com](mailto:joewdrummond@gmail.com)>

Joe,

Please see attached ladder receipt for the Francesca in the amount of \$136.86.

You can download that attachment or forward this email for reimbursement.

Joyce Reitman

mobile 650 269 3162





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

# Contract Invoice

Invoice#: 233859

Date: 04/29/2023

**Billed To:** Joe Drummond  
850 Powell St. #803  
San Francisco CA 94108

**Project:** Joe Drummond  
850 Powell St. #803  
San Francisco CA 94108

**Due Date:** 05/21/2023

**Terms:** 10DY

**Order#**

Description	Amount
Water Damage Repairs Repaired water damaged sheetrock. Painted living room ceiling and walls. Caulked and touched up window frame and sill.	2,372.00

APPFOLIO  
MAINTENANCE Request #7465-1  
Received by P.M 1-13-23

PLEASE PAY AS SOON AS POSSIBLE.

Thanks,  
Joe D.

<b>Amount Due</b>	<b>\$2,372.00</b>
-------------------	-------------------

Thank you for your prompt payment!





# ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3536958474-9  
Statement Date: 05/10/2023  
Due Date: 05/31/2023

## Service For:

FRANCESCA ASSOCIATION  
850 POWELL ST  
SAN FRANCISCO, CA 94108

## Your Account Summary

Amount Due on Previous Statement	\$8,267.47
Payment(s) Received Since Last Statement	-8,267.47
Previous Unpaid Balance	\$0.00
Current Gas Charges	\$4,572.53

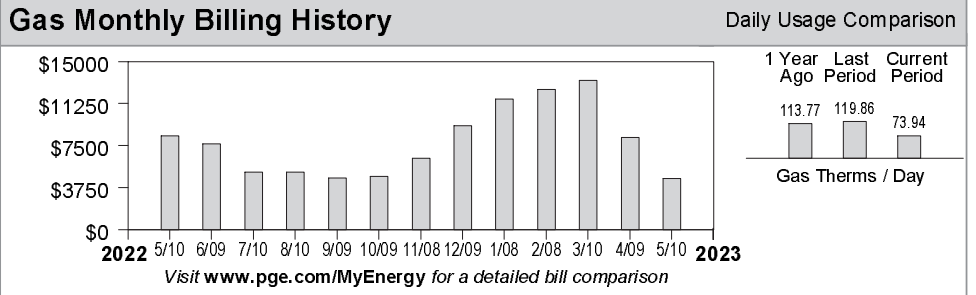
**Total Amount Due by 05/31/2023** **\$4,572.53**

## 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



## Important Messages

Please be advised that as of March 15, 2023, PG&E's local offices have permanently closed. To make an in-person payment, please utilize one of our authorized neighborhood payment centers. Please bring a copy of your bill. To find a location near you, visit [www.pge.com](http://www.pge.com) or call 1-800-743-5000.

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

99903536958474900004572530000457253



Account Number: **3536958474-9** Due Date: **05/31/2023** Total Amount Due: **\$4,572.53**

Amount Enclosed:  
\$

FRANCESCA ASSOCIATION  
C/O HILL & CO. PROPERTY MANAGEMENT  
832 SANSOME STREET, 3RD FLOOR  
SAN FRANCISCO, CA 94111

PG&E  
BOX 997300  
SACRAMENTO, CA 95899-7300



# ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3536958474-9  
Statement Date: 05/10/2023  
Due Date: 05/31/2023

## 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](http://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/](http://www.cpuc.ca.gov/complaints/).

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

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

#### Important definitions

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

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

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

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

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

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

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

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

"PG&E" refers to Pacific Gas and Electric Company, a subsidiary of PG&E Corporation. © 2023 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: 3536958474-9**

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](http://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](http://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: 3536958474-9  
Statement Date: 05/10/2023  
Due Date: 05/31/2023

## Details of Gas Charges

04/08/2023 - 05/09/2023 (32 billing days)

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

### 04/08/2023 – 04/30/2023

Tier 1 Allowance	515.20000 Therms	
Tier 1 Usage	515.200000 Therms @ \$1.55458	\$800.92
Tier 2 Usage	1,185.362500 Therms @ \$1.94238	2,302.42
Gas PPP Surcharge (\$0.11055 /Therm)		187.99
SF Prop C Tax Surcharge		30.60

### 05/01/2023 – 05/09/2023

Tier 1 Allowance	201.60000 Therms	
Tier 1 Usage	201.600000 Therms @ \$1.48124	\$298.62
Tier 2 Usage	463.837500 Therms @ \$1.86904	866.93
Gas PPP Surcharge (\$0.11055 /Therm)		73.56
SF Prop C Tax Surcharge		11.49

**Total Gas Charges \$4,572.53**

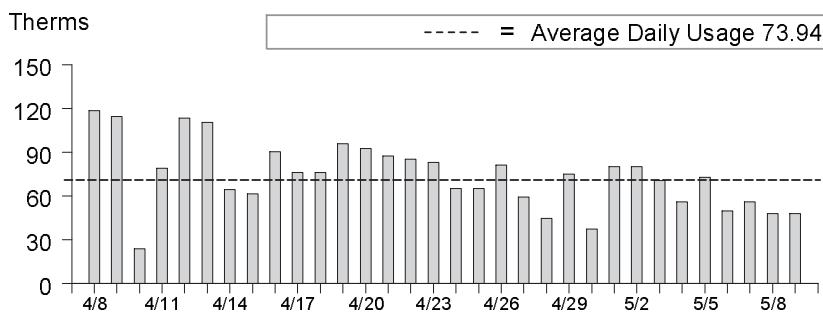
## Service Information

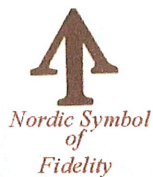
Meter #	60586652
Current Meter Reading	40,875
Prior Meter Reading	38,605
Difference	2,270
Multiplier	1.042503
Total Usage	2,366.000000 Therms
Baseline Territory	T
Serial	N

## Gas Procurement Costs (\$/Therm)

04/08/2023 - 04/30/2023	\$0.24864
05/01/2023 - 05/09/2023	\$0.17530

## Gas Usage This Period: 2,366.000000 Therms, 32 billing days





INVOICE

FIDELITY ROOF COMPANY

1075 40th STREET  
OAKLAND, CA 94608  
PH 510-547-6330 FX 510-658-0868

Invoice #: 8181819363  
Invoice Date: 04/30/23  
Due Date: 05/30/23  
WO#: 118710

Customer #: 06371

Bill To: Francesca Association  
1700 Jackson Street  
c/o Hill & Co. Property Mgmt  
San Francisco, CA 94109

Location ID#: W1601

Your Reference Number:

The Francesca  
850 Powell Street  
San Francisco, CA 94108

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

4/25, 4/26/23: Roof coating touch up and repair per proposal dated 9/21/22.

\$4,943.00 per proposal

**TOTAL:** 4,943.00

*We thank you for your business!*



SECURITY

Admiral Security Services Inc.

2151 Salvio Street, Suite 260  
Concord, CA 94520  
888-471-1128  
www.AdmiralSecurityServices.com

REMIT TO

# INVOICE

INVOICE NUMBER: 10058594  
Invoice Date 05/15/2023  
DUE DATE: 06/14/2023  
TERMS: Net 30  
CUSTOMER ID: 33292120

**BILL TO**

**Hill & Co**

832 Sansome St  
San Francisco, CA 94111

**AMOUNT DUE: \$4,193.28**

Period	Description	QTY	Unit Price	Total
05/08 - 05/14	Security Staff Services: (L) Security Officer (2023) ( 9 items ) Service Location: Francesca Condominiums 850 Powell St San Francisco CA 94108	72	\$37.44	\$2,695.68
05/08 - 05/14	Security Staff Services: (L) Lead Officer (2023) ( 5 items )	40	\$37.44	\$1,497.60

SUBTOTAL	Tax	Credit	Total
\$4,193.28	\$0.00	\$0.00	\$4,193.28

SUBTOTAL \$4,193.28  
No Tax (0%) \$0.00

**Total \$4,193.28**

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



## Hours / Timesheets

INVOICE NUMBER: 10058594  
 Invoice Date 05/15/2023  
 DUE DATE: 06/14/2023

Employee	Date	Scheduled Time	Clocked Time	Account	Quantity	Total
Robert Boutacoff	05/08/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
James Holmes	05/08/2023	03:00pm - 11:30pm	03:00pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Robert Boutacoff	05/09/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
James Holmes	05/09/2023	03:00pm - 11:30pm	02:59pm - 11:29pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Robert Boutacoff	05/10/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
Stephen Babb	05/10/2023	03:00pm - 11:30pm	03:00pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Robert Boutacoff	05/11/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
Stephen Babb	05/11/2023	03:00pm - 11:30pm	03:00pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Robert Boutacoff	05/12/2023	07:00am - 03:30pm	07:00am - 03:30pm	Francesca Condominiums - (L) Lead Officer (2023)	8 REG	\$299.52
Stephen Babb	05/12/2023	03:00pm - 11:30pm	03:00pm - 11:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Pastor Chavez	05/13/2023	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Stephen Babb	05/13/2023	04:00pm - 12:30am	04:00pm - 12:30am	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Pastor Chavez	05/14/2023	08:00am - 04:30pm	08:00am - 04:30pm	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52
Stephen Babb	05/14/2023	04:00pm - 12:30am	04:00pm - 12:30am	Francesca Condominiums - (L) Security Officer (2023)	8 REG	\$299.52