

Accrual Basis Annual Budget - Comparative (with GL code)

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

As of: Oct 2022

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
40130	Parking Income	7,000.00	7,270.83	-270.83	64,050.00	72,708.34	-8,658.34	87,250.00
41000	Assessment / Dues	75,586.61	75,586.55	0.06	755,866.10	755,865.50	0.60	907,038.60
43020	Keys & Remotes	0.00	25.00	-25.00	0.00	250.00	-250.00	300.00
43040	Moving Fee - Refundable	-1,000.00	0.00	-1,000.00	-500.00	0.00	-500.00	0.00
43045	Moving Fee - Non Refundable	0.00	208.33	-208.33	4,000.00	2,083.34	1,916.66	2,500.00
46010	Late Fee	0.00	16.66	-16.66	384.78	166.68	218.10	200.00
46060	Interest Income	1.32	10.00	-8.68	17.05	100.00	-82.95	120.00
Total Operating Income		81,587.93	83,117.37	-1,529.44	823,817.93	831,173.86	-7,355.93	997,408.60
Expense								
50050 Contracted Repair Services								
50051	Electrical Repair Service	0.00	781.81	781.81	1,659.59	7,818.15	6,158.56	9,381.77
50052	Plumbing Repair Service	9,466.36	1,091.56	-8,374.80	15,683.13	10,915.63	-4,767.50	13,098.75
50054	Window/Door Repair Service	0.00	0.00	0.00	1,041.00	0.00	-1,041.00	0.00
50056	HVAC (Heat, Ventilation, Air) Repair Service	0.00	0.00	0.00	6,027.10	0.00	-6,027.10	0.00
50057	Carpeting/Flooring Repair Service	0.00	280.14	280.14	0.00	2,801.46	2,801.46	3,361.74
50058	Roof Repair Service	0.00	194.44	194.44	0.00	1,944.45	1,944.45	2,333.33
50060	Chimney Repair Service	0.00	94.00	94.00	0.00	940.04	940.04	1,128.04
50062	Life Safety Repair Service	0.00	0.00	0.00	1,140.00	0.00	-1,140.00	0.00
Total Contracted Repair Services		9,466.36	2,441.95	-7,024.41	25,550.82	24,419.73	-1,131.09	29,303.63
50100 Operating Expenses								
50101	Landscaping Contract	309.58	624.58	315.00	2,476.44	6,245.80	3,769.36	7,494.94
50102	Locks & Hardware	315.00	135.08	-179.92	887.00	1,350.82	463.82	1,620.98
50103	Pest Control	120.00	115.97	-4.03	1,175.00	1,159.77	-15.23	1,391.71
50105	Fire Sprinklers	0.00	750.89	750.89	0.00	7,508.97	7,508.97	9,010.75

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
50106	Fire Alarm Monitoring	0.00	58.77	58.77	0.00	587.78	587.78	705.32
50107	Janitorial Contract	3,800.00	3,621.71	-178.29	36,571.20	36,217.17	-354.03	43,460.59
50110	Backflow Testing	0.00	0.00	0.00	1,452.00	0.00	-1,452.00	0.00
50114	Tree Maintenance	0.00	0.00	0.00	1,500.00	0.00	-1,500.00	0.00
50116	Security Service	14,112.00	17,683.75	3,571.75	173,359.20	176,837.52	3,478.32	212,205.02
50117	Carpet Cleaning	0.00	83.33	83.33	0.00	833.34	833.34	1,000.00
50118	Parking Lot/Garage Maintenance	0.00	0.00	0.00	735.00	0.00	-735.00	0.00
50120	Intercom/Buzzer	0.00	139.91	139.91	0.00	1,399.10	1,399.10	1,678.92
50125	Elevator Contract	1,350.00	1,562.91	212.91	13,500.00	15,629.18	2,129.18	18,755.00
50126	Fire Prevention Service	9,553.78	294.84	-9,258.94	22,838.78	2,948.48	-19,890.30	3,538.16
50130	Boiler Maintenance Service	0.00	960.08	960.08	926.00	9,600.82	8,674.82	11,520.98
50131	Window Cleaning	0.00	1,184.65	1,184.65	11,880.00	11,846.52	-33.48	14,215.82
	Total Operating Expenses	29,560.36	27,216.47	-2,343.89	267,300.62	272,165.27	4,864.65	326,598.19
50150	Utilities							
50153	Water & Sewer	3,542.92	3,125.21	-417.71	32,307.43	31,252.17	-1,055.26	37,502.59
50155	Garbage & Recycling	2,122.31	1,597.38	-524.93	15,265.08	15,973.81	708.73	19,168.57
50156	Telephone - General Lines	79.16	101.24	22.08	839.85	1,012.49	172.64	1,214.97
50157	Telephone - Building System Lines	1,044.56	577.49	-467.07	8,558.08	5,774.92	-2,783.16	6,929.90
50159	Internet	53.50	53.92	0.42	481.15	539.26	58.11	647.10
50164	Electric	2,194.57	2,195.85	1.28	22,557.80	21,958.55	-599.25	26,350.25
50165	Gas	4,782.28	5,214.66	432.38	73,751.14	52,146.67	-21,604.47	62,575.99
	Total Utilities	13,819.30	12,865.75	-953.55	153,760.53	128,657.87	-25,102.66	154,389.37
50199	Cleaning-General	0.00	96.25	96.25	0.00	962.50	962.50	1,155.00
50200	Supplies							
50201	Janitorial Supplies	0.00	145.03	145.03	1,359.73	1,450.30	90.57	1,740.36
50203	Fire/Smoke/O2 Alarms & Extinguishers	0.00	47.83	47.83	0.00	478.33	478.33	573.99
50204	Signage	0.00	0.00	0.00	748.00	0.00	-748.00	0.00
50249	General Supplies	0.00	124.81	124.81	0.00	1,248.10	1,248.10	1,497.72
	Total Supplies	0.00	317.67	317.67	2,107.73	3,176.73	1,069.00	3,812.07
50250	Inspections							
50252	Fire Inspection	0.00	55.12	55.12	0.00	551.26	551.26	661.50
	Total Inspections	0.00	55.12	55.12	0.00	551.26	551.26	661.50

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
50300	Insurances							
50301	Property Insurance	0.00	5,165.01	5,165.01	45,809.20	51,650.12	5,840.92	61,980.14
50302	Liability Insurance	0.00	0.00	0.00	3,933.74	0.00	-3,933.74	0.00
50303	Directors & Officers Insurance	0.00	2,158.33	2,158.33	2,591.00	21,583.34	18,992.34	25,900.00
50304	Workers' Comp Insurance	0.00	66.66	66.66	371.00	666.68	295.68	800.00
	Total Insurances	0.00	7,390.00	7,390.00	52,704.94	73,900.14	21,195.20	88,680.14
50340	Administrative							
50349	Misc. Administrative	-24.00	116.34	140.34	861.22	1,163.49	302.27	1,396.17
50352	Bank Fees	0.00	7.49	7.49	0.00	74.97	74.97	89.95
50501	Legal	3,716.50	544.85	-3,171.65	19,459.04	5,448.52	-14,010.52	6,538.22
50502	Accounting & Tax Prep	0.00	300.71	300.71	2,164.50	3,007.10	842.60	3,608.50
50601	Postage	0.00	45.56	45.56	17.96	455.67	437.71	546.79
50602	Copy/Printing	0.00	45.05	45.05	0.00	450.56	450.56	540.66
50611	Box Storage	0.00	5.25	5.25	0.00	52.50	52.50	63.00
50612	Office Supplies	0.00	0.00	0.00	362.78	0.00	-362.78	0.00
	Total Administrative	3,692.50	1,065.25	-2,627.25	22,865.50	10,652.81	-12,212.69	12,783.29
50400	Taxes							
50402	State Taxes	0.00	0.68	0.68	0.00	6.80	6.80	8.16
	Total Taxes	0.00	0.68	0.68	0.00	6.80	6.80	8.16
50450	Repairs & Replacements							
50451	General Repair	415.00	525.00	110.00	3,174.90	5,250.00	2,075.10	6,300.00
50454	Elevator Repair	0.00	419.27	419.27	3,975.00	4,192.71	217.71	5,031.25
50457	Landscaping Repairs & Maintenance	0.00	135.29	135.29	0.00	1,352.90	1,352.90	1,623.46
50458	Fire Prevention Repairs	0.00	196.87	196.87	0.00	1,968.76	1,968.76	2,362.50
50459	Boiler Repairs	1,070.00	1,793.92	723.92	1,070.00	17,939.26	16,869.26	21,527.10
50460	Plumbing Repair	0.00	1,185.88	1,185.88	0.00	11,858.83	11,858.83	14,230.59
50462	Electrical Repair	3,028.70	64.20	-2,964.50	5,544.30	642.00	-4,902.30	770.38
50463	Appliance Repairs & Replacements	0.00	20.41	20.41	0.00	204.18	204.18	245.00
50464	Janitorial Non-Contract	120.00	0.00	-120.00	240.00	0.00	-240.00	0.00
50468	Owner-Responsible for Repairs	0.00	0.00	0.00	1,909.06	0.00	-1,909.06	0.00
50498	Misc. Interior Repair	1,080.00	156.81	-923.19	1,080.00	1,568.14	488.14	1,881.76

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
50499	Misc. Exterior Repairs	0.00	84.87	84.87	0.00	848.76	848.76	1,018.50
60651	General Maintenance	0.00	0.00	0.00	1,033.00	0.00	-1,033.00	0.00
60659	Window Repair	0.00	38.89	38.89	0.00	388.90	388.90	466.66
60660	Garage Repair	0.00	180.33	180.33	0.00	1,803.36	1,803.36	2,164.02
60801	Appliances	0.00	47.49	47.49	307.13	474.90	167.77	569.87
	Total Repairs & Replacements	5,713.70	4,849.23	-864.47	18,333.39	48,492.70	30,159.31	58,191.09
50500	Professional Services							
50504	Professional Fees	0.00	333.33	333.33	295.00	3,333.34	3,038.34	4,000.00
50506	Architect/Engineer	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
	Total Professional Services	0.00	583.33	583.33	295.00	5,833.34	5,538.34	7,000.00
50550	Fees							
50000	Management Fee	2,960.00	2,960.00	0.00	29,600.00	29,600.00	0.00	35,520.00
50555	Filing Fees	0.00	17.50	17.50	0.00	175.00	175.00	210.00
	Total Fees	2,960.00	2,977.50	17.50	29,600.00	29,775.00	175.00	35,730.00
60665	Building Repair & Maintenance	0.00	875.00	875.00	0.00	8,750.00	8,750.00	10,500.00
60870	Transfer to Reserve Acct	22,675.96	22,675.96	0.00	226,759.66	226,759.66	0.00	272,111.58
60900	Insurance Claim	0.00	0.00	0.00	-228,532.40	0.00	228,532.40	0.00
	Total Operating Expense	87,888.18	83,410.16	-4,478.02	570,745.79	834,103.81	263,358.02	1,000,924.02
	Total Operating Income	81,587.93	83,117.37	-1,529.44	823,817.93	831,173.86	-7,355.93	997,408.60
	Total Operating Expense	87,888.18	83,410.16	-4,478.02	570,745.79	834,103.81	263,358.02	1,000,924.02
	NOI - Net Operating Income	-6,300.25	-292.79	-6,007.46	253,072.14	-2,929.95	256,002.09	-3,515.42
	Other Income							
60871	Reserve Income	22,675.96	22,675.96	0.00	226,759.66	226,759.66	0.00	272,111.58
60875	Reserve Interest	0.00	0.00	0.00	6.24	0.00	6.24	0.00
	Total Other Income	22,675.96	22,675.96	0.00	226,765.90	226,759.66	6.24	272,111.58
	Other Expense							
60874	Special Assessment Expense	0.00	217,654.90	217,654.90	0.00	2,176,549.08	2,176,549.08	2,611,858.88
60877	Reserve Bank Fee	0.00	0.00	0.00	15.00	0.00	-15.00	0.00
90100	Reserve Expenses							
90003	Reserve Interior Painting	0.00	9,440.41	9,440.41	0.00	94,404.18	94,404.18	113,285.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
90101	Reserve Exterior Painting	0.00	8,864.83	8,864.83	0.00	88,648.34	88,648.34	106,378.00
90102	Reserve Exterior Repairs	0.00	0.00	0.00	6,692.00	0.00	-6,692.00	0.00
90103	Reserve Interior Repairs	0.00	17,733.33	17,733.33	65,648.00	177,333.34	111,685.34	212,800.00
90104	Reserve Plumbing	0.00	21,891.58	21,891.58	2,335.00	218,915.84	216,580.84	262,699.00
90105	Reserve Electrical	0.00	6,272.66	6,272.66	0.00	62,726.68	62,726.68	75,272.00
90107	Reserve Roof	0.00	442.08	442.08	0.00	4,420.84	4,420.84	5,305.00
90108	Reserve Elevator	0.00	7,583.33	7,583.33	0.00	75,833.34	75,833.34	91,000.00
90110	Reserve Fire, Life & Safety	0.00	29,672.58	29,672.58	0.00	296,725.84	296,725.84	356,071.00
90112	Reserve Professional Fees	0.00	0.00	0.00	326.25	0.00	-326.25	0.00
90116	Reserve Garage	0.00	0.00	0.00	165,447.40	0.00	-165,447.40	0.00
90126	Reserve Furniture & Fixtures	0.00	1,877.25	1,877.25	0.00	18,772.50	18,772.50	22,527.00
Total Reserve Expenses		0.00	103,778.05	103,778.05	240,448.65	1,037,780.90	797,332.25	1,245,337.00
Total Other Expense		0.00	321,432.95	321,432.95	240,463.65	3,214,329.98	2,973,866.33	3,857,195.88
Net Other Income		22,675.96	-298,756.99	321,432.95	-13,697.75	-2,987,570.32	2,973,872.57	-3,585,084.30
Total Income		104,263.89	105,793.33	-1,529.44	1,050,583.83	1,057,933.52	-7,349.69	1,269,520.18
Total Expense		87,888.18	404,843.11	316,954.93	811,209.44	4,048,433.79	3,237,224.35	4,858,119.90
Net Income		16,375.71	-299,049.78	315,425.49	239,374.39	-2,990,500.27	3,229,874.66	-3,588,599.72

Accrual Basis Cash Flow (with GL code)

Hill & Co

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

Date Range: 10/01/2022 to 10/31/2022

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Parking Income	7,000.00	8.58	64,050.00	7.77
Assessment / Dues	75,586.61	92.64	755,866.10	91.75
Moving Fee - Refundable	-1,000.00	-1.23	-500.00	-0.06
Moving Fee - Non Refundable	0.00	0.00	4,000.00	0.49
Late Fee	0.00	0.00	384.78	0.05
Interest Income	1.32	0.00	17.05	0.00
Total Operating Income	81,587.93	100.00	823,817.93	100.00
Expense				
Contracted Repair Services				
Electrical Repair Service	0.00	0.00	1,659.59	0.20
Plumbing Repair Service	9,466.36	11.60	15,683.13	1.90
Window/Door Repair Service	0.00	0.00	1,041.00	0.13
HVAC (Heat, Ventilation, Air) Repair Service	0.00	0.00	6,027.10	0.73
Life Safety Repair Service	0.00	0.00	1,140.00	0.14
Total Contracted Repair Services	9,466.36	11.60	25,550.82	3.10
Operating Expenses				
Landscaping Contract	309.58	0.38	2,476.44	0.30
Locks & Hardware	315.00	0.39	887.00	0.11
Pest Control	120.00	0.15	1,175.00	0.14
Janitorial Contract	3,800.00	4.66	36,571.20	4.44
Backflow Testing	0.00	0.00	1,452.00	0.18
Tree Maintenance	0.00	0.00	1,500.00	0.18
Security Service	14,112.00	17.30	173,359.20	21.04
Parking Lot/Garage Maintenance	0.00	0.00	735.00	0.09
Elevator Contract	1,350.00	1.65	13,500.00	1.64
Fire Prevention Service	9,553.78	11.71	22,838.78	2.77
Boiler Maintenance Service	0.00	0.00	926.00	0.11
Window Cleaning	0.00	0.00	11,880.00	1.44
Total Operating Expenses	29,560.36	36.23	267,300.62	32.45
Utilities				
Water & Sewer	3,542.92	4.34	32,307.43	3.92
Garbage & Recycling	2,122.31	2.60	15,265.08	1.85
Telephone - General	79.16	0.10	839.85	0.10

Accrual Basis Cash Flow (with GL code)

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Lines				
Telephone - Building System Lines	1,044.56	1.28	8,558.08	1.04
Internet	53.50	0.07	481.15	0.06
Electric	2,194.57	2.69	22,557.80	2.74
Gas	4,782.28	5.86	73,751.14	8.95
Total Utilities	13,819.30	16.94	153,760.53	18.66
Supplies				
Janitorial Supplies	0.00	0.00	1,359.73	0.17
Signage	0.00	0.00	748.00	0.09
Total Supplies	0.00	0.00	2,107.73	0.26
Insurances				
Property Insurance	0.00	0.00	45,809.20	5.56
Liability Insurance	0.00	0.00	3,933.74	0.48
Directors & Officers Insurance	0.00	0.00	2,591.00	0.31
Workers' Comp Insurance	0.00	0.00	371.00	0.05
Total Insurances	0.00	0.00	52,704.94	6.40
Administrative				
Misc. Administrative	-24.00	-0.03	861.22	0.10
Legal	3,716.50	4.56	19,459.04	2.36
Accounting & Tax Prep	0.00	0.00	2,164.50	0.26
Postage	0.00	0.00	17.96	0.00
Office Supplies	0.00	0.00	362.78	0.04
Total Administrative	3,692.50	4.53	22,865.50	2.78
Repairs & Replacements				
General Repair	415.00	0.51	3,174.90	0.39
Elevator Repair	0.00	0.00	3,975.00	0.48
Boiler Repairs	1,070.00	1.31	1,070.00	0.13
Electrical Repair	3,028.70	3.71	5,544.30	0.67
Janitorial Non-Contract	120.00	0.15	240.00	0.03
Owner-Responsible for Repairs	0.00	0.00	1,909.06	0.23
Misc. Interior Repair	1,080.00	1.32	1,080.00	0.13
General Maintenance	0.00	0.00	1,033.00	0.13
Appliances	0.00	0.00	307.13	0.04
Total Repairs & Replacements	5,713.70	7.00	18,333.39	2.23
Professional Services				
Professional Fees	0.00	0.00	295.00	0.04
Total Professional Services	0.00	0.00	295.00	0.04
Fees				
Management Fee	2,960.00	3.63	29,600.00	3.59
Total Fees	2,960.00	3.63	29,600.00	3.59
Transfer to Reserve Acct	22,675.96	27.79	226,759.66	27.53
Insurance Claim	0.00	0.00	-228,532.40	-27.74

Accrual Basis Cash Flow (with GL code)

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total Operating Expense	87,888.18	107.72	570,745.79	69.28
NOI - Net Operating Income	-6,300.25	-7.72	253,072.14	30.72
Other Income & Expense				
Other Income				
Reserve Income	22,675.96	27.79	226,759.66	27.53
Reserve Interest	0.00	0.00	6.24	0.00
Total Other Income	22,675.96	27.79	226,765.90	27.53
Other Expense				
Reserve Bank Fee	0.00	0.00	15.00	0.00
Reserve Expenses				
Reserve Exterior Repairs	0.00	0.00	6,692.00	0.81
Reserve Interior Repairs	0.00	0.00	65,648.00	7.97
Reserve Plumbing	0.00	0.00	2,335.00	0.28
Reserve Professional Fees	0.00	0.00	326.25	0.04
Reserve Garage	0.00	0.00	165,447.40	20.08
Total Reserve Expenses	0.00	0.00	240,448.65	29.19
Total Other Expense	0.00	0.00	240,463.65	29.19
Net Other Income	22,675.96	27.79	-13,697.75	-1.66
Total Income	104,263.89	127.79	1,050,583.83	127.53
Total Expense	87,888.18	107.72	811,209.44	98.47
Net Income	16,375.71	20.07	239,374.39	29.06
Change in Assets & Liabilities				
Accounts Receivable	2,338.71		15,519.62	
Accounts Payable	3,477.88		28,287.00	
Prepayments	4,284.39		-4,846.37	
Net Change in Assets & Liabilities	10,100.98		38,960.25	
Cash Flow	26,476.69		278,334.64	
Beginning Cash	321,291.39		265,384.13	
Beginning Cash + Cash Flow	347,768.08		543,718.77	
Actual Ending Cash	325,092.12		325,092.12	

Accrual Basis Balance Sheet w/GL codes

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

As of: 10/31/2022

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
ASSETS		
Cash		
10000	Operating Cash	325,092.12
10200	Reserve Cash	144,098.20
10420	Reserve 2	29,784.36
10430	Reserve 3	1.23
10440	Reserve 4	611,622.80
Total Cash		1,110,598.71
10300	Accounts Receivable	6,886.38
10301	Allowance for Doubtful Accounts	-1,000.00
10800	Prepaid Expenses	47,968.83
TOTAL ASSETS		1,164,453.92
LIABILITIES & CAPITAL		
Liabilities		
20100	Accounts Payable	55,042.68
20300	Prepayments	46,230.20
Total Liabilities		101,272.88
Capital		
Calculated Retained Earnings		239,374.39
Calculated Prior Years Retained Earnings		823,806.65
Total Capital		1,063,181.04
TOTAL LIABILITIES & CAPITAL		1,164,453.92

Aged Payables Summary

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

As of: 10/31/2022

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61+
Francesca Association - 850 Powell St San Francisco, CA 94108					
Garibaldi Plumbing Company Inc	750.00	750.00	0.00	0.00	0.00
Artistic Lighting & Electric	7,180.70	0.00	3,028.70	4,152.00	0.00
Warman Security, Inc.	201.00	0.00	201.00	0.00	0.00
Robert P. Cotton	1,350.00	0.00	1,350.00	0.00	0.00
C.E Hower Painting, Inc.	1,080.00	0.00	1,080.00	0.00	0.00
Malcolm Plumbing & Mechanical Inc.	500.00	0.00	500.00	0.00	0.00
Admiral Security Services, Inc.	8,064.00	8,064.00	0.00	0.00	0.00
Nob Hill Florist	309.58	0.00	309.58	0.00	0.00
AT&T Mobility	79.16	79.16	0.00	0.00	0.00
AT&T	1,044.56	1,044.56	0.00	0.00	0.00
Berding & Weil LLP	3,536.50	0.00	3,536.50	0.00	0.00
R&L PLUMBING	2,116.36	2,116.36	0.00	0.00	0.00
PG&E	-50.27	0.00	-50.27	0.00	0.00
Recology Golden Gate	2,122.31	2,122.31	0.00	0.00	0.00
Johnson Controls Fire Protection LP	22,838.78	0.00	9,553.78	13,285.00	0.00
High Marks Janitorial Inc.	3,920.00	0.00	3,920.00	0.00	0.00
	55,042.68	14,176.39	23,429.29	17,437.00	0.00
Total	55,042.68	14,176.39	23,429.29	17,437.00	0.00

Deposit Register

Date Range: 10/01/2022 to 10/31/2022

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

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
Francesca Association - Ops									
Lockbox Deposit	10/03/2022						2,346.09		Yes
	10/03/2022	McCurdy, Gregory	Francesca Association - 850 Powell St San Francisco, CA 94108		778264547			2,346.09	
Automatic ACH Deposit	10/04/2022						3,465.10		Yes
	09/28/2022	Yeske, David	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	99EC-B5F0			3,465.10	
Lockbox Deposit	10/05/2022						11,312.38		Yes
	10/05/2022	Kow Kam, Kwong	Francesca Association - 850 Powell St San Francisco, CA 94108		995036			1,937.80	
	10/05/2022	Reitman, Joyce	Francesca Association - 850 Powell St San Francisco, CA 94108		006661			3,449.98	
	10/05/2022	Whiteman, Keith	Francesca Association - 850 Powell St San Francisco, CA 94108		778997938			350.00	
	10/05/2022	Faussner, Robert	Francesca Association - 850 Powell St San Francisco, CA 94108		01107			725.84	
	10/05/2022	Mardin LLC #901, a Delaware LLC	Francesca Association - 850 Powell St San Francisco, CA 94108		0026679805			2,910.96	
	10/05/2022	Ewald, Katrin	Francesca Association - 850 Powell St San Francisco, CA 94108		006378			1,937.80	

Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
			94108						
Automatic ACH Deposit	10/06/2022						19,880.90		Yes
	10/01/2022	Burling, David	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	04CF-E050			1,360.97	
	10/01/2022	Goodrich, Joel	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	9307-7530			1,915.12	
	10/01/2022	Nathan, Peggy	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	078B-9370			1,308.04	
	10/01/2022	Eugene W. Pon Trust	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	12FB-F960			1,952.92	
	10/01/2022	Tesler, Robert	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	1BCA-2E50			1,996.09	
	10/01/2022	Pershing, Sandra	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	28D4-EB70			2,714.37	
	10/01/2022	Matheson, Harper	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	53C8-43C0			3,064.37	
	10/02/2022	Economidis, Cynthia	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	7DA7-B550			1,372.71	
	09/30/2022	Cubillas, Katherine	Francesca Association - 850 Powell St San Francisco, CA	ACH	8480-39B0			1,171.94	

Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
			94108						
	09/30/2022	Faussner, Robert	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	8509-1650			3,024.37	
Lockbox Deposit	10/06/2022						6,769.24		Yes
	10/06/2022	Whiteman, Keith	Francesca Association - 850 Powell St San Francisco, CA 94108		778341772			3,062.18	
	10/06/2022	Shepard, Trustee Lawrence	Francesca Association - 850 Powell St San Francisco, CA 94108		2932745652			1,360.97	
	10/06/2022	Ryan, C. Jean	Francesca Association - 850 Powell St San Francisco, CA 94108		005012			2,346.09	
19	10/06/2022						4,721.94		Yes
	10/01/2022	Bailey, Michael C.	Francesca Association - 850 Powell St San Francisco, CA 94108		509205697	Title check		2,360.97	
	10/01/2022	Brenner, Marilyn	Francesca Association - 850 Powell St San Francisco, CA 94108		509205697	Title check		500.00	
	10/01/2022	Brenner, Marilyn	Francesca Association - 850 Powell St San Francisco, CA 94108		509205697	Title check		500.00	
	10/01/2022	Bailey, Michael C.	Francesca Association - 850 Powell St San Francisco, CA 94108		509205697	Title check		1,360.97	
Automatic ACH Deposit	10/07/2022						0.00		No
	10/03/2022	Calderon,	Francesca	ACH	DB0A-93F0 NSF	Reversed by NSF		1,602.92	

Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
		Matthew	Association - 850 Powell St San Francisco, CA 94108		Reversed				
	10/06/2022	Calderon, Matthew	Francesca Association - 850 Powell St San Francisco, CA 94108			NSF reversal receipt for Reference #DB0A-93F0		-1,602.92	
Automatic ACH Deposit	10/12/2022						3,408.04		Yes
	10/05/2022	Jantzen, Keith	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	07ED-5090			1,750.00	
	10/05/2022	Thompson- Dobkin, Jeffrey	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	2B7E-C700			1,658.04	
Lockbox Deposit	10/12/2022						1,750.00		Yes
	10/12/2022	Wiener, Jay	Francesca Association - 850 Powell St San Francisco, CA 94108		02053			1,750.00	
Automatic ACH Deposit	10/13/2022						4,309.73		Yes
	10/06/2022	Calderon, Matthew	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	24DD-B5A0			1,602.92	
	10/06/2022	Golomb, Mikhail	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	CA1B-2770			2,706.81	
Lockbox Deposit	10/13/2022						5,718.97		Yes
	10/13/2022	Economidis, Cynthia	Francesca Association - 850 Powell St San Francisco, CA 94108		007346			350.00	
	10/13/2022	Campbell, Rea	Francesca		0021760664			500.00	

Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
			Association - 850 Powell St San Francisco, CA 94108						
	10/13/2022	Campbell, Rea	Francesca Association - 850 Powell St San Francisco, CA 94108		0021939432			1,839.50	
	10/13/2022	Kamm, Irene	Francesca Association - 850 Powell St San Francisco, CA 94108		143243816			3,029.47	
Automatic ACH Deposit	10/14/2022						1,722.71		Yes
	10/07/2022	Collin, Maria	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	6ED0-6FA0			1,722.71	
Lockbox Deposit	10/14/2022						3,602.92		Yes
	10/14/2022	Collier, Mary Ann	Francesca Association - 850 Powell St San Francisco, CA 94108		7184			2,000.00	
	10/14/2022	Gash, Kelly	Francesca Association - 850 Powell St San Francisco, CA 94108		0023070131			1,602.92	
Automatic ACH Deposit	10/17/2022						1,264.87		Yes
	10/08/2022	McLaughlin, Julie	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	A410-E070			1,264.87	
Lockbox Deposit	10/18/2022						3,168.02		Yes
	10/18/2022	Carlock, Timothy	Francesca Association - 850 Powell St San Francisco, CA 94108		005056			1,171.94	
	10/18/2022	Lin, Nan	Francesca		0027065570			1,996.08	

Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
			Association - 850 Powell St San Francisco, CA 94108						
Automatic ACH Deposit	10/20/2022						3,654.13		Yes
	10/14/2022	Meniktas, Michael	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	5FDD-E520			1,658.04	
	10/14/2022	Cook, S. D. Noam	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	FE3D-6520			1,996.09	
Lockbox Deposit	10/20/2022						1,020.72		Yes
	10/20/2022	Hilberg, Lynn	Francesca Association - 850 Powell St San Francisco, CA 94108		5225			1,020.72	
Automatic ACH Deposit	10/28/2022						5,521.67		Yes
	10/23/2022	Faussner, Alexander	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	26FA-4AE0			3,062.17	
	10/23/2022	The Borebank Trust	Francesca Association - 850 Powell St San Francisco, CA 94108	ACH	279E-0FF0			2,459.50	
							83,637.43		

Francesca Association - Reserve

17	10/27/2022						22,675.96		Yes
	10/27/2022	Francesca Association	Francesca Association - 850 Powell St San Francisco, CA 94108		October 2022 Reserve Transfer	October 2022 Reserve Transfer		22,675.96	
							22,675.96		

Deposit Register

Deposit Number	Date	Payer	Property	Type	Reference	Description	Deposit Amount	Receipt Amount	Cleared
Total							106,313.39		

Check Register

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

Date Range: 10/01/2022 to 10/31/2022

Bank Accounts: All

Payees: All

Payment Type: All

Include Voided Checks: No

Exclude Cleared Checks: No

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Francesca Association - Ops						
Francesca Association - Ops	10032223	Yes	10/03/2022	PG&E	2,628.19	1005773302-3 autopay (08/09-09/07/2022)
Francesca Association - Ops	10032227	Yes	10/03/2022	PG&E	56.45	0380773342-7 autopay (08/10-09/08/2022)
Francesca Association - Ops	2630	Yes	10/04/2022	Marvin Brenner OR Marilyn Brenner	500.00	
Francesca Association - Ops	300000197	Yes	10/04/2022	AT&T Mobility	80.84	287283516288 (09/18-10/17/2022)
Francesca Association - Ops	ACH Transaction #FB8D-CCA2	Yes	10/04/2022	Risk Strategies Company	2,591.00	181919
Francesca Association - Ops	10052272	Yes	10/05/2022	PG&E	10.67	9911996657-2 autopay (08/09-09/07/2022)
Francesca Association - Ops	300000198	Yes	10/06/2022	Dewey Pest Control Inc.	120.00	15373861
Francesca Association - Ops	300000199	Yes	10/06/2022	High Marks Janitorial Inc.	4,305.69	11719
Francesca Association - Ops	300000200	Yes	10/06/2022	Artistic Lighting & Electric	1,549.60	5479
Francesca Association - Ops	ACH Transaction #F254-1764	Yes	10/06/2022	Nob Hill Florist	309.58	14385
Francesca Association - Ops	ACH Transaction #F2A2-4DE4	Yes	10/06/2022	Hill & Co	2,960.00	
Francesca Association - Ops	10072200	Yes	10/07/2022	San Francisco Public Utilities Commission - Water	3,498.49	8351910000 autopay (08/20-09/22/2022)
Francesca Association - Ops	10072200	Yes	10/07/2022	San Francisco Public Utilities Commission - Water	44.43	2831120000 autopay (08/20-09/22/2022)
Francesca Association - Ops	10132227	No	10/13/2022	PG&E	0.00	0380773342-7 autopay (09/09-10/07/2022)
Francesca Association - Ops	10132237	Yes	10/13/2022	AT&T	1,049.33	415 834-9037 autopay (09/22-10/21/2022)
Francesca Association - Ops	10132272	No	10/13/2022	PG&E	0.00	9911996657-2 autopay

Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Ops						(09/08-10/06/2022)
Francesca Association - Ops	10152292	Yes	10/15/2022	Recology Golden Gate	2,122.31	010214692 autopay Sept 2022
Francesca Association - Ops	2631	Yes	10/17/2022	Marvin Brenner OR Marilyn Brenner	1,000.00	
Francesca Association - Ops	ACH Transaction #B3C6-1CB2	Yes	10/17/2022	Corporate Security Service, Inc.	4,032.00	INV-5618
Francesca Association - Ops	ACH Transaction #B3CC-BA36	Yes	10/17/2022	Nob Hill Florist	309.58	930
Francesca Association - Ops	ACH Transaction #B3CE-5530	Yes	10/17/2022	Infinite Tech Services, LLC	150.00	0000285
Francesca Association - Ops	ACH Transaction #B3CF-D2D4	Yes	10/17/2022	Infinite Tech Services, LLC	265.00	0000288
Francesca Association - Ops	ACH Transaction #B3D1-4D9E	Yes	10/17/2022	Corporate Security Service, Inc.	1,728.00	INV-5670
Francesca Association - Ops	ACH Transaction #5F3A-BDF4	Yes	10/17/2022	Corporate Security Service, Inc.	4,032.00	INV-5416
Francesca Association - Ops	ACH Transaction #5F3F-F986	Yes	10/17/2022	Corporate Security Service, Inc.	4,032.00	INV-5540
Francesca Association - Ops	ACH Transaction #5F40-D806	Yes	10/17/2022	Corporate Security Service, Inc.	4,032.00	INV-5579
Francesca Association - Ops	300000201	Yes	10/18/2022	Adrian Rodriguez	216.00	reimbursement
Francesca Association - Ops	300000203	Yes	10/20/2022	Giuliani Construction & Restoration, Inc.	1,909.06	22080531
Francesca Association - Ops	300000204	Yes	10/20/2022	Malcolm Plumbing & Mechanical Inc.	340.00	18636887
Francesca Association - Ops	300000205	Yes	10/20/2022	Bob Cohn	5,760.00	plumbing reimbursement
Francesca Association - Ops	ACH Transaction #2A94-0962	Yes	10/20/2022	Admiral Security Services, Inc.	4,320.00	33292120
Francesca Association - Ops	ACH Transaction #6FDF-8628	Yes	10/20/2022	R&L PLUMBING	1,070.00	111510
Francesca Association - Ops	ACH Transaction #6FFE-81C2	Yes	10/20/2022	Utrecht & Lenvin, LLP	180.00	19883
Francesca Association - Ops	10242252	Yes	10/24/2022	AT&T (att-5014)	53.50	283794652 autopay (Oct 2022)
Francesca Association - Ops	ACH Transaction #9778-CAF6	Yes	10/27/2022	Francesca Association (Reserve)	22,675.96	October 2022 Reserve Transfer
Francesca Association - Ops	10312223	No	10/31/2022	PG&E	2,244.84	1005773302-3 autopay (09/08-10/06/2022)

Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Francesca Association - Ops	10312249	No	10/31/2022	PG&E	4,782.28	3536958474-9 autopay (09/09-10/07/2022)
Francesca Association - Ops	300000206	No	10/31/2022	Dewey Pest Control Inc.	120.00	15441097
Francesca Association - Ops	ACH Transaction #9EA1-69C0	No	10/31/2022	R&L PLUMBING	717.50	111321
Francesca Association - Ops	ACH Transaction #9EA7-8F12	No	10/31/2022	Warman Security, Inc.	114.00	d088976-1
					85,910.30	
Total					85,910.30	

General Ledger Report

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

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 10/01/2022 to 10/31/2022

Accounting Basis: Accrual

Show Reversed Transactions: Yes

GL Account Map: None - use master chart of accounts

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10000 - Operating Cash							
Starting Balance						321,291.39	
10/01/2022	David Burling	eCheck receipt	04CF-E050	1,360.97		322,652.36	October 2022
10/01/2022	Peggy Nathan	eCheck receipt	078B-9370	1,308.04		323,960.40	October 2022
10/01/2022	Eugene W. Pon Trust	eCheck receipt	12FB-F960	350.00		324,310.40	October 2022
10/01/2022	Eugene W. Pon Trust	eCheck receipt	12FB-F960	1,602.92		325,913.32	October 2022
10/01/2022	Robert Tesler	eCheck receipt	1BCA-2E50	1,987.09		327,900.41	October 2022
10/01/2022	Robert Tesler	eCheck receipt	1BCA-2E50	9.00		327,909.41	Online Payment
10/01/2022	Sandra Pershing	eCheck receipt	28D4-EB70	2,714.37		330,623.78	October 2022
10/01/2022	Harper Matheson	eCheck receipt	53C8-43C0	350.00		330,973.78	October 2022
10/01/2022	Harper Matheson	eCheck receipt	53C8-43C0	2,714.37		333,688.15	October 2022
10/01/2022	Joel Goodrich	eCheck receipt	9307-7530	350.00		334,038.15	October 2022
10/01/2022	Joel Goodrich	eCheck receipt	9307-7530	1,565.12		335,603.27	October 2022
10/01/2022	Michael C. Bailey	Receipt	509205697	1,360.97		336,964.24	October 2022
10/01/2022	Michael C. Bailey	Receipt	509205697	500.00		337,464.24	Move in Fee
10/01/2022	Michael C. Bailey	Receipt	509205697	500.00		337,964.24	Move in Fee
10/01/2022	Marvin Brenner	Receipt	509205697	500.00		338,464.24	Prepaid Any
10/01/2022	Marvin Brenner	Receipt	509205697	500.00		338,964.24	Prepaid Any
10/01/2022	Michael C. Bailey	Receipt	509205697	1,360.97		340,325.21	Prepaid Any
10/02/2022	Cynthia Economidis	eCheck receipt	7DA7-B550	41.18		340,366.39	September 2022
10/02/2022	Cynthia Economidis	eCheck receipt	7DA7-B550	350.00		340,716.39	October 2022
10/02/2022	Cynthia Economidis	eCheck receipt	7DA7-B550	981.53		341,697.92	October 2022
10/03/2022	PG&E	Payment	10032223		2,628.19	339,069.73	1005773302-3 autopay (08/09-09/07/2022)
10/03/2022	PG&E	Payment	10032227		56.45	339,013.28	0380773342-7 autopay (08/10-09/08/2022)
10/03/2022	Gregory McCurdy	Receipt	778264547	515.47		339,528.75	
10/03/2022	Gregory McCurdy	Receipt	778264547	1,830.62		341,359.37	Prepaid Any

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/03/2022	Matthew Calderon	Reversed eCheck receipt	DB0A-93F0	1,602.92		342,962.29	October 2022
10/04/2022	Marvin Brenner OR Marilyn Brenner	Check	2630		500.00	342,462.29	Refund of Staging Move Out 9-12-2022
10/04/2022	AT&T Mobility	Bill Pay Check	300000197		80.84	342,381.45	287283516288 (09/18-10/17/2022)
10/04/2022	Risk Strategies Company	eCheck	FB8D-CCA2		2,591.00	339,790.45	D&O Coverage
10/05/2022	PG&E	Payment	10052272		10.67	339,779.78	9911996657-2 autopay (08/09-09/07/2022)
10/05/2022	Keith Jantzen	eCheck receipt	07ED-5090	270.94		340,050.72	October 2022
10/05/2022	Keith Jantzen	eCheck receipt	07ED-5090	1,391.21		341,441.93	October 2022
10/05/2022	Keith Jantzen	eCheck receipt	07ED-5090	87.85		341,529.78	Online Payment
10/05/2022	Jeffrey Thompson-Dobkin	eCheck receipt	2B7E-C700	1,308.04		342,837.82	October 2022
10/05/2022	Jeffrey Thompson-Dobkin	eCheck receipt	2B7E-C700	350.00		343,187.82	October 2022
10/05/2022	Kwong Kow Kam	Receipt	995036	1,937.80		345,125.62	Prepaid Any
10/05/2022	Joyce Reitman	Receipt	006661	350.00		345,475.62	
10/05/2022	Joyce Reitman	Receipt	006661	3,099.98		348,575.60	
10/05/2022	Keith Whiteman	Receipt	778997938	350.00		348,925.60	
10/05/2022	Robert Faussner	Receipt	01107	725.84		349,651.44	
10/05/2022	Mardin LLC #901, a Delaware LLC	Receipt	0026679805	417.90		350,069.34	
10/05/2022	Mardin LLC #901, a Delaware LLC	Receipt	0026679805	2,493.06		352,562.40	
10/05/2022	Katrin Ewald	Receipt	006378	350.00		352,912.40	
10/05/2022	Katrin Ewald	Receipt	006378	1,587.80		354,500.20	
10/06/2022	Mikhail Golomb	eCheck receipt	CA1B-2770	2,706.81		357,207.01	October 2022
10/06/2022	Matthew Calderon	Reverse Receipt			1,602.92	355,604.09	NSF reversal receipt for Reference #DB0A-93F0
10/06/2022	Matthew Calderon	eCheck receipt	24DD-B5A0	1,602.92		357,207.01	October 2022
10/06/2022	Artistic Lighting & Electric	Bill Pay Check	300000200		1,549.60	355,657.41	New 600 Amp House Panel Coordination
10/06/2022	Dewey Pest Control Inc.	Bill Pay Check	300000198		120.00	355,537.41	Sep 2022
10/06/2022	High Marks Janitorial Inc.	Bill Pay Check	300000199		3,800.00	351,737.41	Sep 2022
10/06/2022	High Marks Janitorial Inc.	Bill Pay Check	300000199		505.69	351,231.72	Supplies
10/06/2022	Hill & Co	eCheck	F2A2-4DE4		2,960.00	348,271.72	Management Fee for 10/2022
10/06/2022	Nob Hill Florist	eCheck	F254-1764		309.58	347,962.14	Lobby Orchids
10/06/2022	Keith Whiteman	Receipt	778341772	789.11		348,751.25	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/06/2022	Keith Whiteman	Receipt	778341772	350.00		349,101.25	
10/06/2022	Keith Whiteman	Receipt	778341772	1,923.07		351,024.32	
10/06/2022	Trustee Lawrence Shepard	Receipt	2932745652	1,360.97		352,385.29	
10/06/2022	C. Jean Ryan	Receipt	005012	350.00		352,735.29	
10/06/2022	C. Jean Ryan	Receipt	005012	1,996.09		354,731.38	
10/07/2022	San Francisco Public Utilities Commission - Water	Payment	10072200		3,498.49	351,232.89	8351910000 autopay (08/20-09/22/2022)
10/07/2022	San Francisco Public Utilities Commission - Water	Payment	10072200		44.43	351,188.46	2831120000 autopay (08/20-09/22/2022)
10/07/2022	Maria Collin	eCheck receipt	6ED0-6FA0	1,105.07		352,293.53	October 2022
10/07/2022	Maria Collin	eCheck receipt	6ED0-6FA0	617.64		352,911.17	Online Payment
10/08/2022	Julie McLaughlin	eCheck receipt	A410-E070	350.00		353,261.17	October 2022
10/08/2022	Julie McLaughlin	eCheck receipt	A410-E070	914.87		354,176.04	October 2022
10/12/2022	Jay Wiener	Receipt	02053	542.18		354,718.22	
10/12/2022	Jay Wiener	Receipt	02053	1,207.82		355,926.04	Prepaid Any
10/13/2022	AT&T	Payment	10132237		1,049.33	354,876.71	415 834-9037 autopay (09/22-10/21/2022)
10/13/2022	Cynthia Economidis	Receipt	007346	350.00		355,226.71	
10/13/2022	Rea Campbell	Receipt	0021760664	500.00		355,726.71	
10/13/2022	Rea Campbell	Receipt	0021939432	500.00		356,226.71	
10/13/2022	Rea Campbell	Receipt	0021939432	350.00		356,576.71	
10/13/2022	Rea Campbell	Receipt	0021939432	989.50		357,566.21	
10/13/2022	Irene Kamm	Receipt	143243816	3,024.37		360,590.58	
10/13/2022	Irene Kamm	Receipt	143243816	5.10		360,595.68	Prepaid Any
10/14/2022	S. D. Noam Cook	eCheck receipt	FE3D-6520	1,996.09		362,591.77	Online Payment
10/14/2022	Mary Ann Collier	Receipt	7184	1,960.90		364,552.67	
10/14/2022	Mary Ann Collier	Receipt	7184	39.10		364,591.77	Prepaid Any
10/14/2022	Kelly Gash	Receipt	0023070131	68.67		364,660.44	
10/14/2022	Kelly Gash	Receipt	0023070131	1,534.25		366,194.69	
10/14/2022	Michael Meniktas	eCheck receipt	5FDD-E520	350.00		366,544.69	October 2022
10/14/2022	Michael Meniktas	eCheck receipt	5FDD-E520	1,308.04		367,852.73	October 2022
10/15/2022	Recology Golden Gate	Payment	10152292		2,122.31	365,730.42	010214692 autopay Sept 2022
10/17/2022	Marvin Brenner OR Marilyn Brenner	Check	2631		1,000.00	364,730.42	Refund of credit balance
10/17/2022	Corporate Security Service, Inc.	eCheck	B3C6-1CB2		4,032.00	360,698.42	09/23-09/29/2022 Security Officers

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/17/2022	Corporate Security Service, Inc.	eCheck	B3D1-4D9E		1,728.00	358,970.42	09/30-10/02/2022 Security Officers
10/17/2022	Infinite Tech Services, LLC	eCheck	B3CF-D2D4		265.00	358,705.42	cable line
10/17/2022	Infinite Tech Services, LLC	eCheck	B3CE-5530		150.00	358,555.42	Troubleshoot cable line
10/17/2022	Nob Hill Florist	eCheck	B3CC-BA36		309.58	358,245.84	Lobby Orchids
10/17/2022	Corporate Security Service, Inc.	eCheck	5F3A-BDF4		4,032.00	354,213.84	08/19-08/25/2022 Security Officers
10/17/2022	Corporate Security Service, Inc.	eCheck	5F3F-F986		4,032.00	350,181.84	09/09-09/15/2022 Security Officers
10/17/2022	Corporate Security Service, Inc.	eCheck	5F40-D806		4,032.00	346,149.84	09/16-09/22/2022 Security Officers
10/18/2022	Adrian Rodriguez	Bill Pay Check	300000201		216.00	345,933.84	Reimbursement- two-year subscription to the Weebly
10/18/2022	Timothy Carlock	Receipt	005056	1,171.94		347,105.78	Prepaid Any
10/18/2022	Nan Lin	Receipt	0027065570	1,996.08		349,101.86	Prepaid Any
10/20/2022	Giuliani Construction & Restoration, Inc.	Bill Pay Check	300000203		1,909.06	347,192.80	emergency water mitigation svcs (601/501)
10/20/2022	Malcolm Plumbing & Mechanical Inc.	Bill Pay Check	300000204		340.00	346,852.80	Plumbing repairs for Bob Cohn Unit
10/20/2022	R&L PLUMBING	eCheck	6FDF-8628		1,070.00	345,782.80	Boiler Repairs
10/20/2022	Utrecht & Lenvin, LLP	eCheck	6FFE-81C2		180.00	345,602.80	Ref: 850 Powell St Unit#601
10/20/2022	Lynn Hilberg	Receipt	5225	1,020.72		346,623.52	Prepaid Any
10/20/2022	Admiral Security Services, Inc.	eCheck	2A94-0962		4,320.00	342,303.52	Security Staff Services (10/10-10/16/2022)
10/20/2022	Bob Cohn	Bill Pay Check	300000205		5,760.00	336,543.52	Reimbursement of plumbing paid to Malcolm
10/23/2022	Alexander Fausner	eCheck receipt	26FA-4AE0	3,062.17		339,605.69	Online Payment
10/23/2022	The Borebank Trust	eCheck receipt	279E-OFF0	2,459.50		342,065.19	Online Payment
10/24/2022	AT&T (att-5014)	Payment	10242252		53.50	342,011.69	283794652 autopay (Oct 2022)
10/27/2022	Francesca Association (Reserve)	eCheck	9778-CAF6		22,675.96	319,335.73	October 2022 Reserve Transfer
10/28/2022	David Yeske	eCheck receipt	615E-5C90	3,465.10		322,800.83	Online Payment
10/29/2022	YueYue Wenren	eCheck receipt	B9C5-0C90	1,869.74		324,670.57	Online Payment
10/29/2022	YueYue Wenren	eCheck receipt	B9C5-0C90	354.08		325,024.65	August 2022
10/29/2022	YueYue Wenren	eCheck receipt	B9C5-0C90	108.98		325,133.63	late fee
10/29/2022	YueYue Wenren	eCheck receipt	B9C5-0C90	350.00		325,483.63	September 2022
10/29/2022	YueYue Wenren	eCheck receipt	B9C5-0C90	1,519.74		327,003.37	September 2022
10/29/2022	YueYue Wenren	eCheck receipt	B9C5-0C90	350.00		327,353.37	October 2022
10/29/2022	YueYue Wenren	eCheck receipt	B9C5-0C90	1,519.74		328,873.11	October 2022

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/31/2022	PG&E	Payment	10312249		4,782.28	324,090.83	3536958474-9 autopay (09/09-10/07/2022)
10/31/2022	PG&E	Check	10312223		2,323.44	321,767.39	1005773302-3 autopay (09/08-10/06/2022)
10/31/2022	PG&E	Check	10312223	78.60		321,845.99	1005773302-3 Credit due to California Weather Adjustment
10/31/2022	Katherine Cubillas	eCheck receipt	7277-41C0	1,171.94		323,017.93	Online Payment
10/31/2022	Robert Faussner	eCheck receipt	72FD-F580	217.75		323,235.68	October 2022
10/31/2022	Robert Faussner	eCheck receipt	72FD-F580	2,806.62		326,042.30	Online Payment
10/31/2022	Dewey Pest Control Inc.	Bill Pay Check	300000206		120.00	325,922.30	Oct 2022
10/31/2022	R&L PLUMBING	eCheck	9EA1-69C0		717.50	325,204.80	snaked through tub until got unclogged
10/31/2022	Warman Security, Inc.	eCheck	9EA7-8F12		114.00	325,090.80	lube lock on elevator panel
10/31/2022		JE	8612	1.32		325,092.12	Interest Earned
Net Change						3,800.73	
				91,392.55	87,591.82	325,092.12	

10200 - Reserve Cash

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

10300 - Accounts Receivable

Starting Balance						9,225.09	
10/01/2022	Rea Campbell	Charge		350.00		9,575.09	October 2022 - Parking
10/01/2022	Michael Meniktas	Charge		350.00		9,925.09	October 2022
10/01/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	Charge		350.00		10,275.09	October 2022
10/01/2022	Jay Wiener	Charge		350.00		10,625.09	October 2022
10/01/2022	Jay Wiener	Receipt			350.00	10,275.09	
10/01/2022	Eugene W. Pon Trust	Charge		350.00		10,625.09	October 2022
10/01/2022	David Yeske	Charge		350.00		10,975.09	October 2022
10/01/2022	David Yeske	Receipt			350.00	10,625.09	
10/01/2022	Cynthia Economidis	Charge		350.00		10,975.09	October 2022
10/01/2022	Julie McLaughlin	Charge		350.00		11,325.09	October 2022
10/01/2022	Kwong Kow Kam	Charge		350.00		11,675.09	October 2022

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/01/2022	Kwong Kow Kam	Receipt			350.00	11,325.09	
10/01/2022	Gregory McCurdy	Charge		350.00		11,675.09	October 2022
10/01/2022	Gregory McCurdy	Receipt			350.00	11,325.09	
10/01/2022	Katrin Ewald	Charge		350.00		11,675.09	October 2022
10/01/2022	Keith Whiteman	Charge		350.00		12,025.09	October 2022
10/01/2022	C. Jean Ryan	Charge		350.00		12,375.09	October 2022
10/01/2022	Joyce Reitman	Charge		350.00		12,725.09	October 2022
10/01/2022	Keith Jantzen	Charge		350.00		13,075.09	October 2022
10/01/2022	Keith Jantzen	Receipt			79.06	12,996.03	
10/01/2022	Joel Goodrich	Charge		350.00		13,346.03	October 2022
10/01/2022	Harper Matheson	Charge		350.00		13,696.03	October 2022
10/01/2022	YueYue Wenren	Charge		350.00		14,046.03	October 2022
10/01/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	Charge		1,602.92		15,648.95	October 2022
10/01/2022	YueYue Wenren	Charge		1,519.74		17,168.69	October 2022
10/01/2022	David Yeske	Charge		3,115.10		20,283.79	October 2022
10/01/2022	David Yeske	Receipt			3,115.10	17,168.69	
10/01/2022	Gregory McCurdy	Charge		1,996.09		19,164.78	October 2022
10/01/2022	Gregory McCurdy	Receipt			1,480.62	17,684.16	
10/01/2022	David Burling	Charge		1,360.97		19,045.13	October 2022
10/01/2022	Harper Matheson	Charge		2,714.37		21,759.50	October 2022
10/01/2022	Kelly Gash	Charge		1,602.92		23,362.42	October 2022
10/01/2022	C. Jean Ryan	Charge		1,996.09		25,358.51	October 2022
10/01/2022	Trustee Lawrence Shepard	Charge		1,360.97		26,719.48	October 2022
10/01/2022	Robert Tesler	Charge		1,996.09		28,715.57	October 2022
10/01/2022	Robert Tesler	Receipt			9.00	28,706.57	
10/01/2022	Marvin Brenner	Reversed Charge		1,360.97		30,067.54	October 2022
10/01/2022	Cynthia Economidis	Charge		1,413.89		31,481.43	October 2022
10/01/2022	Joyce Reitman	Charge		3,099.98		34,581.41	October 2022
10/01/2022	Robert Faussner	Charge		3,115.10		37,696.51	October 2022
10/01/2022	Robert Faussner	Receipt			2,171.51	35,525.00	
10/01/2022	Keith Whiteman	Charge		3,062.17		38,587.17	October 2022
10/01/2022	Sandra Pershing	Charge		2,714.37		41,301.54	October 2022
10/01/2022	Keith Jantzen	Charge		1,391.21		42,692.75	October 2022
10/01/2022	S. D. Noam Cook	Charge		1,996.09		44,688.84	October 2022

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/01/2022	S. D. Noam Cook	Receipt			1,996.09	42,692.75	
10/01/2022	Katrin Ewald	Charge		1,587.80		44,280.55	October 2022
10/01/2022	Alexander Faussner	Charge		3,062.17		47,342.72	October 2022
10/01/2022	Alexander Faussner	Receipt			3,062.17	44,280.55	
10/01/2022	Maria Collin	Charge		1,413.89		45,694.44	October 2022
10/01/2022	Maria Collin	Receipt			308.82	45,385.62	
10/01/2022	The Borebank Trust	Charge		2,109.50		47,495.12	October 2022
10/01/2022	The Borebank Trust	Receipt			2,109.50	45,385.62	
10/01/2022	Mardin LLC #901, a Delaware LLC	Charge		2,910.96		48,296.58	October 2022
10/01/2022	Kwong Kow Kam	Charge		1,587.80		49,884.38	October 2022
10/01/2022	Kwong Kow Kam	Receipt			90.00	49,794.38	
10/01/2022	Kwong Kow Kam	Receipt			1,497.80	48,296.58	
10/01/2022	Katherine Cubillas	Charge		1,171.94		49,468.52	October 2022
10/01/2022	Katherine Cubillas	Receipt			1,171.94	48,296.58	
10/01/2022	Eugene W. Pon Trust	Charge		1,602.92		49,899.50	October 2022
10/01/2022	Nan Lin	Charge		1,996.09		51,895.59	October 2022
10/01/2022	Nan Lin	Receipt			244.37	51,651.22	
10/01/2022	Nan Lin	Receipt			1,751.72	49,899.50	
10/01/2022	Irene Kamm	Charge		3,024.37		52,923.87	October 2022
10/01/2022	Joel Goodrich	Charge		1,565.12		54,488.99	October 2022
10/01/2022	Jay Wiener	Charge		1,308.04		55,797.03	October 2022
10/01/2022	Jay Wiener	Receipt			765.86	55,031.17	
10/01/2022	Lynn Hilberg	Charge		1,020.72		56,051.89	October 2022
10/01/2022	Lynn Hilberg	Receipt			1,020.72	55,031.17	
10/01/2022	Mary Ann Collier	Charge		1,996.09		57,027.26	October 2022
10/01/2022	Mary Ann Collier	Receipt			35.19	56,992.07	
10/01/2022	Julie McLaughlin	Charge		914.87		57,906.94	October 2022
10/01/2022	Michael Meniktas	Charge		1,308.04		59,214.98	October 2022
10/01/2022	Mikhail Golomb	Charge		2,706.81		61,921.79	October 2022
10/01/2022	Peggy Nathan	Charge		1,308.04		63,229.83	October 2022
10/01/2022	Rea Campbell	Charge		1,489.50		64,719.33	October 2022
10/01/2022	Jeffrey Thompson-Dobkin	Charge		1,308.04		66,027.37	October 2022
10/01/2022	Timothy Carlock	Charge		1,171.94		67,199.31	October 2022
10/01/2022	Timothy Carlock	Receipt			1,171.94	66,027.37	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/01/2022	Matthew Calderon	Charge		1,602.92		67,630.29	October 2022
10/01/2022	The Borebank Trust	Charge		350.00		67,980.29	October 2022 - parking space #10
10/01/2022	The Borebank Trust	Receipt			350.00	67,630.29	
10/01/2022	Jeffrey Thompson-Dobkin	Charge		350.00		67,980.29	October 2022
10/01/2022	David Burling	eCheck receipt	04CF-E050		1,360.97	66,619.32	October 2022
10/01/2022	Peggy Nathan	eCheck receipt	078B-9370		1,308.04	65,311.28	October 2022
10/01/2022	Eugene W. Pon Trust	eCheck receipt	12FB-F960		350.00	64,961.28	October 2022
10/01/2022	Eugene W. Pon Trust	eCheck receipt	12FB-F960		1,602.92	63,358.36	October 2022
10/01/2022	Robert Tesler	eCheck receipt	1BCA-2E50		1,987.09	61,371.27	October 2022
10/01/2022	Sandra Pershing	eCheck receipt	28D4-EB70		2,714.37	58,656.90	October 2022
10/01/2022	Harper Matheson	eCheck receipt	53C8-43C0		350.00	58,306.90	October 2022
10/01/2022	Harper Matheson	eCheck receipt	53C8-43C0		2,714.37	55,592.53	October 2022
10/01/2022	Joel Goodrich	eCheck receipt	9307-7530		350.00	55,242.53	October 2022
10/01/2022	Joel Goodrich	eCheck receipt	9307-7530		1,565.12	53,677.41	October 2022
10/01/2022	Marvin Brenner	Reverse Charge			1,360.97	52,316.44	Reverse charge
10/01/2022	Michael C. Bailey	Charge		1,360.97		53,677.41	October 2022
10/01/2022	Michael C. Bailey	Receipt	509205697		1,360.97	52,316.44	October 2022
10/01/2022	Michael C. Bailey	Receipt	509205697		500.00	51,816.44	Move in Fee
10/01/2022	Michael C. Bailey	Receipt	509205697		500.00	51,316.44	Move in Fee
10/02/2022	Cynthia Economidis	eCheck receipt	7DA7-B550		41.18	51,275.26	September 2022
10/02/2022	Cynthia Economidis	eCheck receipt	7DA7-B550		350.00	50,925.26	October 2022
10/02/2022	Cynthia Economidis	eCheck receipt	7DA7-B550		981.53	49,943.73	October 2022
10/03/2022	Gregory McCurdy	Receipt	778264547		515.47	49,428.26	
10/03/2022	Matthew Calderon	Reversed eCheck receipt	DB0A-93F0		1,602.92	47,825.34	October 2022
10/04/2022	Marvin Brenner	Charge			500.00	47,325.34	Refund of Staging Move Out 9-12-2022
10/04/2022	Marvin Brenner	Charge		500.00		47,825.34	Refund of Staging Move Out 9-12-2022
10/04/2022	Marvin Brenner	Receipt		500.00		48,325.34	Refund of Staging Move Out 9-12-2022
10/04/2022	Marvin Brenner	Receipt			500.00	47,825.34	Refund of Staging Move Out 9-12-2022
10/05/2022	Keith Jantzen	eCheck receipt	07ED-5090		270.94	47,554.40	October 2022
10/05/2022	Keith Jantzen	eCheck receipt	07ED-5090		1,391.21	46,163.19	October 2022

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/05/2022	Jeffrey Thompson-Dobkin	eCheck receipt	2B7E-C700		1,308.04	44,855.15	October 2022
10/05/2022	Jeffrey Thompson-Dobkin	eCheck receipt	2B7E-C700		350.00	44,505.15	October 2022
10/05/2022	Joyce Reitman	Receipt	006661		350.00	44,155.15	
10/05/2022	Joyce Reitman	Receipt	006661		3,099.98	41,055.17	
10/05/2022	Keith Whiteman	Receipt	778997938		350.00	40,705.17	
10/05/2022	Robert Faussner	Receipt	01107		725.84	39,979.33	
10/05/2022	Mardin LLC #901, a Delaware LLC	Receipt	0026679805		417.90	39,561.43	
10/05/2022	Mardin LLC #901, a Delaware LLC	Receipt	0026679805		2,493.06	37,068.37	
10/05/2022	Katrin Ewald	Receipt	006378		350.00	36,718.37	
10/05/2022	Katrin Ewald	Receipt	006378		1,587.80	35,130.57	
10/06/2022	Mikhail Golomb	eCheck receipt	CA1B-2770		2,706.81	32,423.76	October 2022
10/06/2022	Matthew Calderon	Reverse Receipt		1,602.92		34,026.68	NSF reversal receipt for Reference #DB0A-93F0
10/06/2022	Matthew Calderon	eCheck receipt	24DD-B5A0		1,602.92	32,423.76	October 2022
10/06/2022	Keith Whiteman	Receipt	778341772		789.11	31,634.65	
10/06/2022	Keith Whiteman	Receipt	778341772		350.00	31,284.65	
10/06/2022	Keith Whiteman	Receipt	778341772		1,923.07	29,361.58	
10/06/2022	Trustee Lawrence Shepard	Receipt	2932745652		1,360.97	28,000.61	
10/06/2022	C. Jean Ryan	Receipt	005012		350.00	27,650.61	
10/06/2022	C. Jean Ryan	Receipt	005012		1,996.09	25,654.52	
10/07/2022	Maria Collin	eCheck receipt	6ED0-6FA0		1,105.07	24,549.45	October 2022
10/08/2022	Julie McLaughlin	eCheck receipt	A410-E070		350.00	24,199.45	October 2022
10/08/2022	Julie McLaughlin	eCheck receipt	A410-E070		914.87	23,284.58	October 2022
10/12/2022	Jay Wiener	Receipt	02053		542.18	22,742.40	
10/13/2022	Cynthia Economidis	Receipt	007346		350.00	22,392.40	
10/13/2022	Rea Campbell	Receipt	0021760664		500.00	21,892.40	
10/13/2022	Rea Campbell	Receipt	0021939432		500.00	21,392.40	
10/13/2022	Rea Campbell	Receipt	0021939432		350.00	21,042.40	
10/13/2022	Rea Campbell	Receipt	0021939432		989.50	20,052.90	
10/13/2022	Irene Kamm	Receipt	143243816		3,024.37	17,028.53	
10/14/2022	Mary Ann Collier	Receipt	7184		1,960.90	15,067.63	
10/14/2022	Kelly Gash	Receipt	0023070131		68.67	14,998.96	
10/14/2022	Kelly Gash	Receipt	0023070131		1,534.25	13,464.71	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/14/2022	Michael Meniktas	eCheck receipt	5FDD-E520		350.00	13,114.71	October 2022
10/14/2022	Michael Meniktas	eCheck receipt	5FDD-E520		1,308.04	11,806.67	October 2022
10/17/2022	Marvin Brenner	Charge		1,000.00		12,806.67	Refund of credit balance
10/17/2022	Marvin Brenner	Receipt			500.00	12,306.67	
10/17/2022	Marvin Brenner	Receipt			500.00	11,806.67	
10/24/2022	Rea Campbell	Charge			500.00	11,306.67	Refund/Credit for Move deposit
10/24/2022	Rea Campbell	Receipt			500.00	10,806.67	October 2022
10/24/2022	Rea Campbell	Receipt		500.00		11,306.67	Refund/Credit for Move deposit
10/27/2022	Francesca Association	Charge	October 2022 Reserve Transfer	22,675.96		33,982.63	October 2022 Reserve Transfer
10/27/2022	Francesca Association	Receipt	October 2022 Reserve Transfer		22,675.96	11,306.67	October 2022 Reserve Transfer
10/29/2022	YueYue Wenren	eCheck receipt	B9C5-0C90		354.08	10,952.59	August 2022
10/29/2022	YueYue Wenren	eCheck receipt	B9C5-0C90		108.98	10,843.61	late fee
10/29/2022	YueYue Wenren	eCheck receipt	B9C5-0C90		350.00	10,493.61	September 2022
10/29/2022	YueYue Wenren	eCheck receipt	B9C5-0C90		1,519.74	8,973.87	September 2022
10/29/2022	YueYue Wenren	eCheck receipt	B9C5-0C90		350.00	8,623.87	October 2022
10/29/2022	YueYue Wenren	eCheck receipt	B9C5-0C90		1,519.74	7,104.13	October 2022
10/31/2022	Robert Faussner	eCheck receipt	72FD-F580		217.75	6,886.38	October 2022
Net Change						-2,338.71	
				110,726.46	113,065.17	6,886.38	

10301 - Allowance for Doubtful Accounts

Starting Balance						-1,000.00	
Net Change						0.00	
				0.00	0.00	-1,000.00	

10420 - Reserve 2

Starting Balance						29,784.36	
Net Change						0.00	
				0.00	0.00	29,784.36	

10430 - Reserve 3

Starting Balance						1.23	
Net Change						0.00	
				0.00	0.00	1.23	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10440 - Reserve 4							
Starting Balance						588,946.84	
10/27/2022	Francesca Association	Receipt	October 2022 Reserve Transfer	22,675.96		611,622.80	October 2022 Reserve Transfer
Net Change						22,675.96	
				22,675.96	0.00	611,622.80	
10800 - Prepaid Expenses							
Starting Balance						47,968.83	
Net Change						0.00	
				0.00	0.00	47,968.83	
20100 - Accounts Payable							
Starting Balance						-51,564.80	
10/01/2022	San Francisco Public Utilities Commission - Water	Bill	8351910000 (08/20-09/22/2022)		3,498.49	-55,063.29	8351910000 autopay (08/20-09/22/2022)
10/01/2022	San Francisco Public Utilities Commission - Water	Bill	2831120000 (08/20-09/22/2022)		44.43	-55,107.72	2831120000 autopay (08/20-09/22/2022)
10/01/2022	Hill & Co	Bill			2,960.00	-58,067.72	Management Fee for 10/2022
10/01/2022	Berding & Weil LLP	Bill	231072		3,080.00	-61,147.72	001764-0000001 Gen'l Matters
10/01/2022	Dewey Pest Control Inc.	Bill	15441097		120.00	-61,267.72	Oct 2022
10/01/2022	High Marks Janitorial Inc.	Bill	11919		3,800.00	-65,067.72	Oct 2022
10/01/2022	High Marks Janitorial Inc.	Bill	11919		120.00	-65,187.72	Additional time to clean boiler room
10/02/2022	Corporate Security Service, Inc.	Bill	INV-5670		1,728.00	-66,915.72	09/30-10/02/2022 Security Officers
10/03/2022	PG&E	Payment	10032223	2,628.19		-64,287.53	1005773302-3 autopay (08/09-09/07/2022)
10/03/2022	PG&E	Payment	10032227	56.45		-64,231.08	0380773342-7 autopay (08/10-09/08/2022)
10/03/2022	R&L PLUMBING	Bill	111510		1,070.00	-65,301.08	Boiler Repairs
10/04/2022	Marvin Brenner	Bill			500.00	-65,801.08	Refund of Staging Move Out 9-12-2022
10/04/2022	Marvin Brenner OR Marilyn Brenner	Check	2630	500.00		-65,301.08	Refund of Staging Move Out 9-12-2022
10/04/2022	AT&T Mobility	Bill Pay Check	300000197	80.84		-65,220.24	287283516288 (09/18-10/17/2022)

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/04/2022	Risk Strategies Company	eCheck	FB8D-CCA2	2,591.00		-62,629.24	D&O Coverage
10/05/2022	PG&E	Payment	10052272	10.67		-62,618.57	9911996657-2 autopay (08/09-09/07/2022)
10/06/2022	Artistic Lighting & Electric	Bill Pay Check	300000200	1,549.60		-61,068.97	New 600 Amp House Panel Coordination
10/06/2022	Dewey Pest Control Inc.	Bill Pay Check	300000198	120.00		-60,948.97	Sep 2022
10/06/2022	High Marks Janitorial Inc.	Bill Pay Check	300000199	3,800.00		-57,148.97	Sep 2022
10/06/2022	High Marks Janitorial Inc.	Bill Pay Check	300000199	505.69		-56,643.28	Supplies
10/06/2022	Hill & Co	eCheck	F2A2-4DE4	2,960.00		-53,683.28	Management Fee for 10/2022
10/06/2022	Nob Hill Florist	eCheck	F254-1764	309.58		-53,373.70	Lobby Orchids
10/06/2022	R&L PLUMBING	Bill	111586		2,116.36	-55,490.06	leak repair
10/07/2022	San Francisco Public Utilities Commission - Water	Payment	10072200	3,498.49		-51,991.57	8351910000 autopay (08/20-09/22/2022)
10/07/2022	San Francisco Public Utilities Commission - Water	Payment	10072200	44.43		-51,947.14	2831120000 autopay (08/20-09/22/2022)
10/07/2022	Infinite Tech Services, LLC	Bill	0000285		150.00	-52,097.14	Troubleshoot cable line
10/07/2022	Infinite Tech Services, LLC	Bill	0000288		265.00	-52,362.14	cable line
10/09/2022	PG&E	Bill	3536958474-9 (09/09-10/07/2022)		4,782.28	-57,144.42	3536958474-9 autopay (09/09-10/07/2022)
10/10/2022	Admiral Security Services, Inc.	Bill	10048645		4,032.00	-61,176.42	Security Staff Services (10/03-10/09/2022)
10/11/2022	Utrecht & Lenvin, LLP	Bill	19883		180.00	-61,356.42	Ref: 850 Powell St Unit#601
10/13/2022	AT&T	Payment	10132237	1,049.33		-60,307.09	415 834-9037 autopay (09/22-10/21/2022)
10/13/2022	Warman Security, Inc.	Bill	d088976-1		114.00	-60,421.09	lube lock on elevator panel
10/13/2022	PG&E	Bill	0380773342-7 Credit due to California Weather Adjustment	78.60		-60,342.49	0380773342-7 Credit due to California Weather Adjustment
10/13/2022	PG&E	Bill	0380773342-7 (09/09-10/07/2022)		57.32	-60,399.81	0380773342-7 autopay (09/09-10/07/2022)
10/13/2022	PG&E	Reversed Check	10132272		57.32	-60,457.13	0380773342-7 Credit due to California Weather Adjustment
10/13/2022	PG&E	Reversed Check	10132272	57.32		-60,399.81	0380773342-7 autopay (09/09-10/07/2022)
10/13/2022	PG&E	Bill	1005773302-3 (09/08-10/06/2022)		2,323.44	-62,723.25	1005773302-3 autopay (09/08-10/06/2022)
10/13/2022	PG&E	Bill	1005773302-3 (09/08-10/06/2022)	78.60		-62,644.65	1005773302-3 Credit due to California Weather Adjustment
10/13/2022	PG&E	Reverse Check	10132272	57.32		-62,587.33	0380773342-7 Credit due to

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							California Weather Adjustment
10/13/2022	PG&E	Reverse Check	10132272		57.32	-62,644.65	0380773342-7 autopay (09/09-10/07/2022)
10/13/2022	PG&E	Check	10132227		57.32	-62,701.97	0380773342-7 Credit due to California Weather Adjustment
10/13/2022	PG&E	Check	10132227	57.32		-62,644.65	0380773342-7 autopay (09/09-10/07/2022)
10/13/2022	PG&E	Bill	9911996657-2 (09/08-10/06/2022)		10.31	-62,654.96	9911996657-2 autopay (09/08-10/06/2022)
10/13/2022	PG&E	Bill	9911996657-2 Credit due to California Weather Adjustment	39.30		-62,615.66	9911996657-2 Credit due to California Weather Adjustment
10/13/2022	PG&E	Check	10132272	10.31		-62,605.35	9911996657-2 autopay (09/08-10/06/2022)
10/13/2022	PG&E	Check	10132272		10.31	-62,615.66	9911996657-2 Credit due to California Weather Adjustment
10/14/2022	Garibaldi Plumbing Company Inc	Bill	18947		750.00	-63,365.66	Plumbing repairs
10/14/2022	Artistic Lighting & Electric	Bill	5589		200.00	-63,565.66	New House Service (Hold for Payment)
10/15/2022	Recology Golden Gate	Payment	10152292	2,122.31		-61,443.35	010214692 autopay Sept 2022
10/15/2022	Robert P. Cotton	Bill	10.15.2022		1,350.00	-62,793.35	Sep 2022 - maintenance
10/17/2022	Malcolm Plumbing & Mechanical Inc.	Reversed Bill	18636887		340.00	-63,133.35	Plumbing repairs for Bob Cohn Unit
10/17/2022	Malcolm Plumbing & Mechanical Inc.	Bill	22618327		500.00	-63,633.35	
10/17/2022	Marvin Brenner	Bill			1,000.00	-64,633.35	Refund of credit balance
10/17/2022	Marvin Brenner OR Marilyn Brenner	Check	2631	1,000.00		-63,633.35	Refund of credit balance
10/17/2022	Corporate Security Service, Inc.	eCheck	B3C6-1CB2	4,032.00		-59,601.35	09/23-09/29/2022 Security Officers
10/17/2022	Corporate Security Service, Inc.	eCheck	B3D1-4D9E	1,728.00		-57,873.35	09/30-10/02/2022 Security Officers
10/17/2022	Infinite Tech Services, LLC	eCheck	B3CF-D2D4	265.00		-57,608.35	cable line
10/17/2022	Infinite Tech Services, LLC	eCheck	B3CE-5530	150.00		-57,458.35	Troubleshoot cable line
10/17/2022	Nob Hill Florist	eCheck	B3CC-BA36	309.58		-57,148.77	Lobby Orchids
10/17/2022	Corporate Security Service, Inc.	eCheck	5F3A-BDF4	4,032.00		-53,116.77	08/19-08/25/2022 Security Officers
10/17/2022	Corporate Security Service, Inc.	eCheck	5F3F-F986	4,032.00		-49,084.77	09/09-09/15/2022 Security Officers

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/17/2022	Corporate Security Service, Inc.	eCheck	5F40-D806	4,032.00		-45,052.77	09/16-09/22/2022 Security Officers
10/17/2022	Adrian Rodriguez	Bill	reimbursement		216.00	-45,268.77	Reimbursement- two-year subscription to the Weebly
10/17/2022	Malcolm Plumbing & Mechanical Inc.	Reverse Bill		340.00		-44,928.77	Reverse bill 18636887
10/17/2022	Admiral Security Services, Inc.	Bill	10049134		4,320.00	-49,248.77	Security Staff Services (10/10-10/16/2022)
10/17/2022	AT&T Mobility	Bill	287283516288 (10/18-11/17/2022)		79.16	-49,327.93	287283516288 (10/18-11/17/2022)
10/18/2022	Echo	Reverse Bill		240.00		-49,087.93	Reverse bill 10641
10/18/2022	Adrian Rodriguez	Bill Pay Check	300000201	216.00		-48,871.93	Reimbursement- two-year subscription to the Weebly
10/18/2022	Bob Cohn	Reversed Bill	reimbursement		5,760.00	-54,631.93	Reimbursement of plumbing paid to Malcolm
10/18/2022	Bob Cohn	Reverse Bill		5,760.00		-48,871.93	Reverse bill reimbursement
10/18/2022	Bob Cohn	Bill	reimbursement		5,760.00	-54,631.93	Reimbursement of plumbing paid to Malcolm
10/18/2022	Malcolm Plumbing & Mechanical Inc.	Bill	18636887		340.00	-54,971.93	Plumbing repairs for Bob Cohn Unit
10/18/2022	Johnson Controls Fire Protection LP	Bill	89232067		9,553.78	-64,525.71	Replaced (20) fire hoses
10/19/2022	Artistic Lighting & Electric	Bill	5413		2,828.70	-67,354.41	New House Service (Hold for Payment)
10/19/2022	Berding & Weil LLP	Bill	231412		456.50	-67,810.91	001764-0000001 Gen'l Matters
10/20/2022	Giuliani Construction & Restoration, Inc.	Bill Pay Check	300000203	1,909.06		-65,901.85	emergency water mitigation svcs (601/501)
10/20/2022	Malcolm Plumbing & Mechanical Inc.	Bill Pay Check	300000204	340.00		-65,561.85	Plumbing repairs for Bob Cohn Unit
10/20/2022	R&L PLUMBING	eCheck	6FDF-8628	1,070.00		-64,491.85	Boiler Repairs
10/20/2022	Utrecht & Lenvin, LLP	eCheck	6FFE-81C2	180.00		-64,311.85	Ref: 850 Powell St Unit#601
10/20/2022	Admiral Security Services, Inc.	eCheck	2A94-0962	4,320.00		-59,991.85	Security Staff Services (10/10-10/16/2022)
10/20/2022	Bob Cohn	Bill Pay Check	300000205	5,760.00		-54,231.85	Reimbursement of plumbing paid to Malcolm
10/24/2022	Admiral Security Services, Inc.	Bill	10049347		4,032.00	-58,263.85	Security Staff Services (10/17-10/23/2022)
10/24/2022	AT&T (att-5014)	Bill	283794652 (Oct 2022)		53.50	-58,317.35	283794652 autopay (Oct 2022)
10/24/2022	AT&T (att-5014)	Payment	10242252	53.50		-58,263.85	283794652 autopay (Oct 2022)

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/27/2022	Francesca Association (Reserve)	Bill	October 2022 Reserve Transfer		22,675.96	-80,939.81	October 2022 Reserve Transfer
10/27/2022	Francesca Association (Reserve)	eCheck	9778-CAF6	22,675.96		-58,263.85	October 2022 Reserve Transfer
10/27/2022	AT&T	Bill	415 834-9037 (10/22-11/21/2022)		1,044.56	-59,308.41	415 834-9037 autopay (10/22-11/21/2022)
10/30/2022	C.E Hower Painting, Inc.	Bill	1480		1,080.00	-60,388.41	Water Damage Repairs
10/31/2022	PG&E	Payment	10312249	4,782.28		-55,606.13	3536958474-9 autopay (09/09-10/07/2022)
10/31/2022	PG&E	Check	10312223	2,323.44		-53,282.69	1005773302-3 autopay (09/08-10/06/2022)
10/31/2022	PG&E	Check	10312223		78.60	-53,361.29	1005773302-3 Credit due to California Weather Adjustment
10/31/2022	Dewey Pest Control Inc.	Bill Pay Check	300000206	120.00		-53,241.29	Oct 2022
10/31/2022	R&L PLUMBING	eCheck	9EA1-69C0	717.50		-52,523.79	snaked through tub until got unclogged
10/31/2022	Warman Security, Inc.	eCheck	9EA7-8F12	114.00		-52,409.79	lube lock on elevator panel
10/31/2022	Warman Security, Inc.	Bill	d079467		201.00	-52,610.79	Remove broken key on Garage key switch
10/31/2022	Recology Golden Gate	Bill	62886833		2,122.31	-54,733.10	010214692 autopay Oct 2022
10/31/2022	Nob Hill Florist	Bill	14442		309.58	-55,042.68	Lobby Orchids
Net Change						-3,477.88	
				92,707.67	96,185.55	-55,042.68	

20200 - Clearing Account

Starting Balance						0.00	
10/04/2022	Marvin Brenner	Charge			500.00	-500.00	Refund of Staging Move Out 9-12-2022
10/04/2022	Marvin Brenner	Bill		500.00		0.00	Refund of Staging Move Out 9-12-2022
10/17/2022	Marvin Brenner	Charge			1,000.00	-1,000.00	Refund of credit balance
10/17/2022	Marvin Brenner	Bill		1,000.00		0.00	Refund of credit balance
Net Change						0.00	
				1,500.00	1,500.00	0.00	

20300 - Prepayments

Starting Balance						-41,945.81	
10/01/2022	Jay Wiener	Receipt		350.00		-41,595.81	
10/01/2022	David Yeske	Receipt		350.00		-41,245.81	

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Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/01/2022	Kwong Kow Kam	Receipt		350.00		-40,895.81	
10/01/2022	Gregory McCurdy	Receipt		350.00		-40,545.81	
10/01/2022	Keith Jantzen	Receipt		79.06		-40,466.75	
10/01/2022	David Yeske	Receipt		3,115.10		-37,351.65	
10/01/2022	Gregory McCurdy	Receipt		1,480.62		-35,871.03	
10/01/2022	Robert Tesler	Receipt		9.00		-35,862.03	
10/01/2022	Robert Faussner	Receipt		2,171.51		-33,690.52	
10/01/2022	S. D. Noam Cook	Receipt		1,996.09		-31,694.43	
10/01/2022	Alexander Faussner	Receipt		3,062.17		-28,632.26	
10/01/2022	Maria Collin	Receipt		308.82		-28,323.44	
10/01/2022	The Borebank Trust	Receipt		2,109.50		-26,213.94	
10/01/2022	Kwong Kow Kam	Receipt		90.00		-26,123.94	
10/01/2022	Kwong Kow Kam	Receipt		1,497.80		-24,626.14	
10/01/2022	Katherine Cubillas	Receipt		1,171.94		-23,454.20	
10/01/2022	Nan Lin	Receipt		244.37		-23,209.83	
10/01/2022	Nan Lin	Receipt		1,751.72		-21,458.11	
10/01/2022	Jay Wiener	Receipt		765.86		-20,692.25	
10/01/2022	Lynn Hilberg	Receipt		1,020.72		-19,671.53	
10/01/2022	Mary Ann Collier	Receipt		35.19		-19,636.34	
10/01/2022	Timothy Carlock	Receipt		1,171.94		-18,464.40	
10/01/2022	The Borebank Trust	Receipt		350.00		-18,114.40	
10/01/2022	Robert Tesler	eCheck receipt	1BCA-2E50		9.00	-18,123.40	Online Payment
10/01/2022	Marvin Brenner	Receipt	509205697		500.00	-18,623.40	Prepaid Any
10/01/2022	Marvin Brenner	Receipt	509205697		500.00	-19,123.40	Prepaid Any
10/01/2022	Michael C. Bailey	Receipt	509205697		1,360.97	-20,484.37	Prepaid Any
10/03/2022	Gregory McCurdy	Receipt	778264547		1,830.62	-22,314.99	Prepaid Any
10/05/2022	Keith Jantzen	eCheck receipt	07ED-5090		87.85	-22,402.84	Online Payment
10/05/2022	Kwong Kow Kam	Receipt	995036		1,937.80	-24,340.64	Prepaid Any
10/07/2022	Maria Collin	eCheck receipt	6ED0-6FA0		617.64	-24,958.28	Online Payment
10/12/2022	Jay Wiener	Receipt	02053		1,207.82	-26,166.10	Prepaid Any
10/13/2022	Irene Kamm	Receipt	143243816		5.10	-26,171.20	Prepaid Any
10/14/2022	S. D. Noam Cook	eCheck receipt	FE3D-6520		1,996.09	-28,167.29	Online Payment
10/14/2022	Mary Ann Collier	Receipt	7184		39.10	-28,206.39	Prepaid Any
10/17/2022	Marvin Brenner	Receipt		500.00		-27,706.39	

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Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/17/2022	Marvin Brenner	Receipt		500.00		-27,206.39	
10/18/2022	Timothy Carlock	Receipt	005056		1,171.94	-28,378.33	Prepaid Any
10/18/2022	Nan Lin	Receipt	0027065570		1,996.08	-30,374.41	Prepaid Any
10/20/2022	Lynn Hilberg	Receipt	5225		1,020.72	-31,395.13	Prepaid Any
10/23/2022	Alexander Fausser	eCheck receipt	26FA-4AE0		3,062.17	-34,457.30	Online Payment
10/23/2022	The Borebank Trust	eCheck receipt	279E-OFF0		2,459.50	-36,916.80	Online Payment
10/28/2022	David Yeske	eCheck receipt	615E-5C90		3,465.10	-40,381.90	Online Payment
10/29/2022	YueYue Wenren	eCheck receipt	B9C5-0C90		1,869.74	-42,251.64	Online Payment
10/31/2022	Katherine Cubillas	eCheck receipt	7277-41C0		1,171.94	-43,423.58	Online Payment
10/31/2022	Robert Fausser	eCheck receipt	72FD-F580		2,806.62	-46,230.20	Online Payment
Net Change						-4,284.39	
				24,831.41	29,115.80	-46,230.20	

40130 - Parking Income

Starting Balance						-57,050.00	
10/01/2022	Rea Campbell	Charge			350.00	-57,400.00	October 2022 - Parking
10/01/2022	Michael Meniktas	Charge			350.00	-57,750.00	October 2022
10/01/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	Charge			350.00	-58,100.00	October 2022
10/01/2022	Jay Wiener	Charge			350.00	-58,450.00	October 2022
10/01/2022	Eugene W. Pon Trust	Charge			350.00	-58,800.00	October 2022
10/01/2022	David Yeske	Charge			350.00	-59,150.00	October 2022
10/01/2022	Cynthia Economidis	Charge			350.00	-59,500.00	October 2022
10/01/2022	Julie McLaughlin	Charge			350.00	-59,850.00	October 2022
10/01/2022	Kwong Kow Kam	Charge			350.00	-60,200.00	October 2022
10/01/2022	Gregory McCurdy	Charge			350.00	-60,550.00	October 2022
10/01/2022	Katrin Ewald	Charge			350.00	-60,900.00	October 2022
10/01/2022	Keith Whiteman	Charge			350.00	-61,250.00	October 2022
10/01/2022	C. Jean Ryan	Charge			350.00	-61,600.00	October 2022
10/01/2022	Joyce Reitman	Charge			350.00	-61,950.00	October 2022
10/01/2022	Keith Jantzen	Charge			350.00	-62,300.00	October 2022
10/01/2022	Joel Goodrich	Charge			350.00	-62,650.00	October 2022
10/01/2022	Harper Matheson	Charge			350.00	-63,000.00	October 2022
10/01/2022	YueYue Wenren	Charge			350.00	-63,350.00	October 2022
10/01/2022	The Borebank Trust	Charge			350.00	-63,700.00	October 2022 - parking space

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							#10
10/01/2022	Jeffrey Thompson-Dobkin	Charge			350.00	-64,050.00	October 2022
Net Change						-7,000.00	
				0.00	7,000.00	-64,050.00	

41000 - Assessment / Dues

Starting Balance						-680,279.49	
10/01/2022	The P. Gregory Cosko & Deborah Cosko Family Trust	Charge			1,602.92	-681,882.41	October 2022
10/01/2022	YueYue Wenren	Charge			1,519.74	-683,402.15	October 2022
10/01/2022	David Yeske	Charge			3,115.10	-686,517.25	October 2022
10/01/2022	Gregory McCurdy	Charge			1,996.09	-688,513.34	October 2022
10/01/2022	David Burling	Charge			1,360.97	-689,874.31	October 2022
10/01/2022	Harper Matheson	Charge			2,714.37	-692,588.68	October 2022
10/01/2022	Kelly Gash	Charge			1,602.92	-694,191.60	October 2022
10/01/2022	C. Jean Ryan	Charge			1,996.09	-696,187.69	October 2022
10/01/2022	Trustee Lawrence Shepard	Charge			1,360.97	-697,548.66	October 2022
10/01/2022	Robert Tesler	Charge			1,996.09	-699,544.75	October 2022
10/01/2022	Marvin Brenner	Reversed Charge			1,360.97	-700,905.72	October 2022
10/01/2022	Cynthia Economidis	Charge			1,413.89	-702,319.61	October 2022
10/01/2022	Joyce Reitman	Charge			3,099.98	-705,419.59	October 2022
10/01/2022	Robert Faussner	Charge			3,115.10	-708,534.69	October 2022
10/01/2022	Keith Whiteman	Charge			3,062.17	-711,596.86	October 2022
10/01/2022	Sandra Pershing	Charge			2,714.37	-714,311.23	October 2022
10/01/2022	Keith Jantzen	Charge			1,391.21	-715,702.44	October 2022
10/01/2022	S. D. Noam Cook	Charge			1,996.09	-717,698.53	October 2022
10/01/2022	Katrin Ewald	Charge			1,587.80	-719,286.33	October 2022
10/01/2022	Alexander Faussner	Charge			3,062.17	-722,348.50	October 2022
10/01/2022	Maria Collin	Charge			1,413.89	-723,762.39	October 2022
10/01/2022	The Borebank Trust	Charge			2,109.50	-725,871.89	October 2022
10/01/2022	Mardin LLC #901, a Delaware LLC	Charge			2,910.96	-728,782.85	October 2022
10/01/2022	Kwong Kow Kam	Charge			1,587.80	-730,370.65	October 2022
10/01/2022	Katherine Cubillas	Charge			1,171.94	-731,542.59	October 2022
10/01/2022	Eugene W. Pon Trust	Charge			1,602.92	-733,145.51	October 2022

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/01/2022	Nan Lin	Charge			1,996.09	-735,141.60	October 2022
10/01/2022	Irene Kamm	Charge			3,024.37	-738,165.97	October 2022
10/01/2022	Joel Goodrich	Charge			1,565.12	-739,731.09	October 2022
10/01/2022	Jay Wiener	Charge			1,308.04	-741,039.13	October 2022
10/01/2022	Lynn Hilberg	Charge			1,020.72	-742,059.85	October 2022
10/01/2022	Mary Ann Collier	Charge			1,996.09	-744,055.94	October 2022
10/01/2022	Julie McLaughlin	Charge			914.87	-744,970.81	October 2022
10/01/2022	Michael Meniktas	Charge			1,308.04	-746,278.85	October 2022
10/01/2022	Mikhail Golomb	Charge			2,706.81	-748,985.66	October 2022
10/01/2022	Peggy Nathan	Charge			1,308.04	-750,293.70	October 2022
10/01/2022	Rea Campbell	Charge			1,489.50	-751,783.20	October 2022
10/01/2022	Jeffrey Thompson-Dobkin	Charge			1,308.04	-753,091.24	October 2022
10/01/2022	Timothy Carlock	Charge			1,171.94	-754,263.18	October 2022
10/01/2022	Matthew Calderon	Charge			1,602.92	-755,866.10	October 2022
10/01/2022	Marvin Brenner	Reverse Charge		1,360.97		-754,505.13	Reverse charge
10/01/2022	Michael C. Bailey	Charge			1,360.97	-755,866.10	October 2022
Net Change						-75,586.61	
				1,360.97	76,947.58	-755,866.10	

43040 - Moving Fee - Refundable

Starting Balance						-500.00	
10/04/2022	Marvin Brenner	Charge		500.00		0.00	Refund of Staging Move Out 9-12-2022
10/24/2022	Rea Campbell	Charge		500.00		500.00	Refund/Credit for Move deposit
Net Change						1,000.00	
				1,000.00	0.00	500.00	

43045 - Moving Fee - Non Refundable

Starting Balance						-4,000.00	
Net Change						0.00	
				0.00	0.00	-4,000.00	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
46010 - Late Fee							
Starting Balance						-384.78	
Net Change						0.00	
				0.00	0.00	-384.78	
46060 - Interest Income							
Starting Balance						-15.73	
10/31/2022		JE	8612		1.32	-17.05	Interest Earned
Net Change						-1.32	
				0.00	1.32	-17.05	
50000 - Management Fee							
Starting Balance						26,640.00	
10/01/2022	Hill & Co	Bill		2,960.00		29,600.00	Management Fee for 10/2022
Net Change						2,960.00	
				2,960.00	0.00	29,600.00	
50051 - Electrical Repair Service							
Starting Balance						1,659.59	
Net Change						0.00	
				0.00	0.00	1,659.59	
50052 - Plumbing Repair Service							
Starting Balance						6,216.77	
10/06/2022	R&L PLUMBING	Bill	111586	2,116.36		8,333.13	leak repair
10/14/2022	Garibaldi Plumbing Company Inc	Bill	18947	750.00		9,083.13	Plumbing repairs
10/17/2022	Malcolm Plumbing & Mechanical Inc.	Reversed Bill	18636887	340.00		9,423.13	Plumbing repairs for Bob Cohn Unit
10/17/2022	Malcolm Plumbing & Mechanical Inc.	Bill	22618327	500.00		9,923.13	
10/17/2022	Malcolm Plumbing & Mechanical Inc.	Reverse Bill			340.00	9,583.13	Reverse bill 18636887
10/18/2022	Bob Cohn	Reversed Bill	reimbursement	5,760.00		15,343.13	Reimbursement of plumbing paid to Malcolm
10/18/2022	Bob Cohn	Reverse Bill			5,760.00	9,583.13	Reverse bill reimbursement
10/18/2022	Bob Cohn	Bill	reimbursement	5,760.00		15,343.13	Reimbursement of plumbing paid

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							to Malcolm
10/18/2022	Malcolm Plumbing & Mechanical Inc.	Bill	18636887	340.00		15,683.13	Plumbing repairs for Bob Cohn Unit
Net Change						9,466.36	
				15,566.36	6,100.00	15,683.13	
50054 - Window/Door Repair Service							
Starting Balance						1,041.00	
Net Change						0.00	
				0.00	0.00	1,041.00	
50056 - HVAC (Heat, Ventilation, Air) Repair Service							
Starting Balance						6,027.10	
Net Change						0.00	
				0.00	0.00	6,027.10	
50062 - Life Safety Repair Service							
Starting Balance						1,140.00	
Net Change						0.00	
				0.00	0.00	1,140.00	
50101 - Landscaping Contract							
Starting Balance						2,166.86	
10/31/2022	Nob Hill Florist	Bill	14442	309.58		2,476.44	Lobby Orchids
Net Change						309.58	
				309.58	0.00	2,476.44	
50102 - Locks & Hardware							
Starting Balance						572.00	
10/13/2022	Warman Security, Inc.	Bill	d088976-1	114.00		686.00	lube lock on elevator panel
10/31/2022	Warman Security, Inc.	Bill	d079467	201.00		887.00	Remove broken key on Garage key switch
Net Change						315.00	
				315.00	0.00	887.00	
50103 - Pest Control							
Starting						1,055.00	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Balance							
10/01/2022	Dewey Pest Control Inc.	Bill	15441097	120.00		1,175.00	Oct 2022
Net Change						120.00	
				120.00	0.00	1,175.00	
50107 - Janitorial Contract							
Starting Balance						32,771.20	
10/01/2022	High Marks Janitorial Inc.	Bill	11919	3,800.00		36,571.20	Oct 2022
Net Change						3,800.00	
				3,800.00	0.00	36,571.20	
50110 - Backflow Testing							
Starting Balance						1,452.00	
Net Change						0.00	
				0.00	0.00	1,452.00	
50114 - Tree Maintenance							
Starting Balance						1,500.00	
Net Change						0.00	
				0.00	0.00	1,500.00	
50116 - Security Service							
Starting Balance						159,247.20	
10/02/2022	Corporate Security Service, Inc.	Bill	INV-5670	1,728.00		160,975.20	09/30-10/02/2022 Security Officers
10/10/2022	Admiral Security Services, Inc.	Bill	10048645	4,032.00		165,007.20	Security Staff Services (10/03-10/09/2022)
10/17/2022	Admiral Security Services, Inc.	Bill	10049134	4,320.00		169,327.20	Security Staff Services (10/10-10/16/2022)
10/24/2022	Admiral Security Services, Inc.	Bill	10049347	4,032.00		173,359.20	Security Staff Services (10/17-10/23/2022)
Net Change						14,112.00	
				14,112.00	0.00	173,359.20	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
50118 - Parking Lot/Garage Maintenance							
Starting Balance						735.00	
Net Change						0.00	
				0.00	0.00	735.00	
50125 - Elevator Contract							
Starting Balance						12,150.00	
10/15/2022	Robert P. Cotton	Bill	10.15.2022	1,350.00		13,500.00	Sep 2022 - maintenance
Net Change						1,350.00	
				1,350.00	0.00	13,500.00	
50126 - Fire Prevention Service							
Starting Balance						13,285.00	
10/18/2022	Johnson Controls Fire Protection LP	Bill	89232067	9,553.78		22,838.78	Replaced (20) fire hoses
Net Change						9,553.78	
				9,553.78	0.00	22,838.78	
50130 - Boiler Maintenance Service							
Starting Balance						926.00	
Net Change						0.00	
				0.00	0.00	926.00	
50131 - Window Cleaning							
Starting Balance						11,880.00	
Net Change						0.00	
				0.00	0.00	11,880.00	
50153 - Water & Sewer							
Starting Balance						28,764.51	
10/01/2022	San Francisco Public Utilities Commission - Water	Bill	8351910000 (08/20-09/22/2022)	3,498.49		32,263.00	8351910000 autopay (08/20-09/22/2022)
10/01/2022	San Francisco Public Utilities Commission - Water	Bill	2831120000 (08/20-09/22/2022)	44.43		32,307.43	2831120000 autopay (08/20-09/22/2022)
Net Change						3,542.92	
				3,542.92	0.00	32,307.43	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
50155 - Garbage & Recycling							
Starting Balance						13,142.77	
10/31/2022	Recology Golden Gate	Bill	62886833	2,122.31		15,265.08	010214692 autopay Oct 2022
Net Change						2,122.31	
				2,122.31	0.00	15,265.08	
50156 - Telephone - General Lines							
Starting Balance						760.69	
10/17/2022	AT&T Mobility	Bill	287283516288 (10/18-11/17/2022)	79.16		839.85	287283516288 (10/18-11/17/2022)
Net Change						79.16	
				79.16	0.00	839.85	
50157 - Telephone - Building System Lines							
Starting Balance						7,513.52	
10/27/2022	AT&T	Bill	415 834-9037 (10/22-11/21/2022)	1,044.56		8,558.08	415 834-9037 autopay (10/22-11/21/2022)
Net Change						1,044.56	
				1,044.56	0.00	8,558.08	
50159 - Internet							
Starting Balance						427.65	
10/24/2022	AT&T (att-5014)	Bill	283794652 (Oct 2022)	53.50		481.15	283794652 autopay (Oct 2022)
Net Change						53.50	
				53.50	0.00	481.15	
50164 - Electric							
Starting Balance						20,363.23	
10/13/2022	PG&E	Bill	0380773342-7 Credit due to California Weather Adjustment		78.60	20,284.63	0380773342-7 Credit due to California Weather Adjustment
10/13/2022	PG&E	Bill	0380773342-7 (09/09-10/07/2022)	57.32		20,341.95	0380773342-7 autopay (09/09-10/07/2022)
10/13/2022	PG&E	Bill	1005773302-3 (09/08-10/06/2022)	2,323.44		22,665.39	1005773302-3 autopay (09/08-10/06/2022)

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/13/2022	PG&E	Bill	1005773302-3 (09/08-10/06/2022)		78.60	22,586.79	1005773302-3 Credit due to California Weather Adjustment
10/13/2022	PG&E	Bill	9911996657-2 (09/08-10/06/2022)	10.31		22,597.10	9911996657-2 autopay (09/08-10/06/2022)
10/13/2022	PG&E	Bill	9911996657-2 Credit due to California Weather Adjustment		39.30	22,557.80	9911996657-2 Credit due to California Weather Adjustment
Net Change						2,194.57	
				2,391.07	196.50	22,557.80	
50165 - Gas							
Starting Balance						68,968.86	
10/09/2022	PG&E	Bill	3536958474-9 (09/09-10/07/2022)	4,782.28		73,751.14	3536958474-9 autopay (09/09-10/07/2022)
Net Change						4,782.28	
				4,782.28	0.00	73,751.14	
50201 - Janitorial Supplies							
Starting Balance						1,359.73	
Net Change						0.00	
				0.00	0.00	1,359.73	
50204 - Signage							
Starting Balance						748.00	
Net Change						0.00	
				0.00	0.00	748.00	
50301 - Property Insurance							
Starting Balance						45,809.20	
Net Change						0.00	
				0.00	0.00	45,809.20	
50302 - Liability Insurance							
Starting Balance						3,933.74	
Net Change						0.00	
				0.00	0.00	3,933.74	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
50303 - Directors & Officers Insurance							
Starting Balance						2,591.00	
Net Change						0.00	
				0.00	0.00	2,591.00	
50304 - Workers' Comp Insurance							
Starting Balance						371.00	
Net Change						0.00	
				0.00	0.00	371.00	
50349 - Misc. Administrative							
Starting Balance						885.22	
10/17/2022	Adrian Rodriguez	Bill	reimbursement	216.00		1,101.22	Reimbursement- two-year subscription to the Weebly
10/18/2022	Echo	Reverse Bill			240.00	861.22	Reverse bill 10641
Net Change						-24.00	
				216.00	240.00	861.22	
50451 - General Repair							
Starting Balance						2,759.90	
10/07/2022	Infinite Tech Services, LLC	Bill	0000285	150.00		2,909.90	Troubleshoot cable line
10/07/2022	Infinite Tech Services, LLC	Bill	0000288	265.00		3,174.90	cable line
Net Change						415.00	
				415.00	0.00	3,174.90	
50454 - Elevator Repair							
Starting Balance						3,975.00	
Net Change						0.00	
				0.00	0.00	3,975.00	
50459 - Boiler Repairs							
Starting Balance						0.00	
10/03/2022	R&L PLUMBING	Bill	111510	1,070.00		1,070.00	Boiler Repairs
Net Change						1,070.00	
				1,070.00	0.00	1,070.00	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
50462 - Electrical Repair							
Starting Balance						2,515.60	
10/14/2022	Artistic Lighting & Electric	Bill	5589	200.00		2,715.60	New House Service (Hold for Payment)
10/19/2022	Artistic Lighting & Electric	Bill	5413	2,828.70		5,544.30	New House Service (Hold for Payment)
Net Change						3,028.70	
				3,028.70	0.00	5,544.30	
50464 - Janitorial Non-Contract							
Starting Balance						120.00	
10/01/2022	High Marks Janitorial Inc.	Bill	11919	120.00		240.00	Additional time to clean boiler room
Net Change						120.00	
				120.00	0.00	240.00	
50468 - Owner-Responsible for Repairs							
Starting Balance						1,909.06	
Net Change						0.00	
				0.00	0.00	1,909.06	
50498 - Misc. Interior Repair							
Starting Balance						0.00	
10/30/2022	C.E Hower Painting, Inc.	Bill	1480	1,080.00		1,080.00	Water Damage Repairs
Net Change						1,080.00	
				1,080.00	0.00	1,080.00	
50501 - Legal							
Starting Balance						15,742.54	
10/01/2022	Berding & Weil LLP	Bill	231072	3,080.00		18,822.54	001764-0000001 Gen'l Matters
10/11/2022	Utrecht & Lenvin, LLP	Bill	19883	180.00		19,002.54	Ref: 850 Powell St Unit#601
10/19/2022	Berding & Weil LLP	Bill	231412	456.50		19,459.04	001764-0000001 Gen'l Matters
Net Change						3,716.50	
				3,716.50	0.00	19,459.04	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
50502 - Accounting & Tax Prep							
						2,164.50	Starting Balance
						0.00	Net Change
				0.00	0.00	2,164.50	
50504 - Professional Fees							
						295.00	Starting Balance
						0.00	Net Change
				0.00	0.00	295.00	
50601 - Postage							
						17.96	Starting Balance
						0.00	Net Change
				0.00	0.00	17.96	
50612 - Office Supplies							
						362.78	Starting Balance
						0.00	Net Change
				0.00	0.00	362.78	
60651 - General Maintenance							
						1,033.00	Starting Balance
						0.00	Net Change
				0.00	0.00	1,033.00	
60801 - Appliances							
						307.13	Starting Balance
						0.00	Net Change
				0.00	0.00	307.13	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
60870 - Transfer to Reserve Acct							
Starting Balance						204,083.70	
10/27/2022	Francesca Association (Reserve) Bill		October 2022 Reserve Transfer	22,675.96		226,759.66	October 2022 Reserve Transfer
Net Change						22,675.96	
				22,675.96	0.00	226,759.66	
60871 - Reserve Income							
Starting Balance						-204,083.70	
10/27/2022	Francesca Association	Charge	October 2022 Reserve Transfer		22,675.96	-226,759.66	October 2022 Reserve Transfer
Net Change						-22,675.96	
				0.00	22,675.96	-226,759.66	
60875 - Reserve Interest							
Starting Balance						-6.24	
Net Change						0.00	
				0.00	0.00	-6.24	
60877 - Reserve Bank Fee							
Starting Balance						15.00	
Net Change						0.00	
				0.00	0.00	15.00	
60900 - Insurance Claim							
Starting Balance						-228,532.40	
Net Change						0.00	
				0.00	0.00	-228,532.40	
90102 - Reserve Exterior Repairs							
Starting Balance						6,692.00	
Net Change						0.00	
				0.00	0.00	6,692.00	
90103 - Reserve Interior Repairs							
Starting						65,648.00	

General Ledger Report

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Balance							
Net Change							0.00
				0.00	0.00	65,648.00	
90104 - Reserve Plumbing							
Starting Balance							2,335.00
Net Change							0.00
				0.00	0.00	2,335.00	
90112 - Reserve Professional Fees							
Starting Balance							326.25
Net Change							0.00
				0.00	0.00	326.25	
90116 - Reserve Garage							
Starting Balance							165,447.40
Net Change							0.00
				0.00	0.00	165,447.40	
Total				440,619.70	440,619.70	823,806.65	

Reconciliation Report

First Republic Bank

Account Name	Francesca Association - Ops
Account Number	80007538707
Ending Statement Date	10/31/2022

Summary

Bank Statement Starting Balance on 09/30/2022	136,151.52
Cleared Deposits and other Increases	83,638.75
Cleared Checks and other Decreases	32,585.57
Cleared ACH Batches and Reversals	52,687.12
Cleared Balance	134,517.58

Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

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

Unreconciled Checks and other Decreases (6 Items)

Check #2625 - Marvin Brenner OR Marilyn Brenner	05/17/2022	500.00
Check #2626 - Elissa Buie	05/31/2022	150.00
Check #300000192 - Thomas Schaal	09/14/2022	187.86
Check #10312223 - PG&E	10/31/2022	2,244.84
Check #300000206 - Dewey Pest Control Inc.	10/31/2022	120.00
Payment Ref 10312249 - PG&E	10/31/2022	4,782.28
Total		7,984.98

Unreconciled ACH Batches and Reversals (0 Items)

Total		0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (2 Items)

ACH #9EA7-8F12 - Warman Security, Inc.	10/31/2022	114.00
ACH #9EA1-69C0 - R&L PLUMBING	10/31/2022	717.50
Total		831.50

Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total		0.00
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Unreconciled Receipts Deposited after Reconciliation Period (4 Items)

Receipt #615E-5C90 - David Yeske	10/28/2022	3,465.10
Receipt #B9C5-0C90 - YueYue Wenren	10/29/2022	6,072.28
Receipt #7277-41C0 - Katherine Cubillas	10/31/2022	1,171.94
Receipt #72FD-F580 - Robert Faussner	10/31/2022	3,024.37
Total		13,733.69

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

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

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

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

Cleared Transactions

Cleared Deposits and other Increases (18 Items)

Deposit #Lockbox Deposit	10/03/2022	2,346.09
Deposit #Automatic ACH Deposit	10/04/2022	3,465.10
Deposit #Lockbox Deposit	10/05/2022	11,312.38
Deposit #Automatic ACH Deposit	10/06/2022	19,880.90
Deposit #Lockbox Deposit	10/06/2022	6,769.24
Deposit #Automatic ACH Deposit	10/12/2022	3,408.04
Deposit #Lockbox Deposit	10/12/2022	1,750.00
Deposit #19	10/06/2022	4,721.94
Deposit #Automatic ACH Deposit	10/13/2022	4,309.73
Deposit #Lockbox Deposit	10/13/2022	5,718.97
Deposit #Automatic ACH Deposit	10/14/2022	1,722.71
Deposit #Lockbox Deposit	10/14/2022	3,602.92
Deposit #Automatic ACH Deposit	10/17/2022	1,264.87
Deposit #Lockbox Deposit	10/18/2022	3,168.02
Deposit #Automatic ACH Deposit	10/20/2022	3,654.13
Deposit #Lockbox Deposit	10/20/2022	1,020.72
Deposit #Automatic ACH Deposit	10/28/2022	5,521.67
Journal Entry - Interest Earned	10/31/2022	1.32

Total		83,638.75
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Cleared Checks and other Decreases (21 Items)

Check #300000177 - Robert P. Cotton	07/27/2022	1,350.00
Check #300000196 - Robert P. Cotton	09/15/2022	1,350.00
Payment Ref 10052272 - PG&E	10/05/2022	10.67
Payment Ref 10032223 - PG&E	10/03/2022	2,628.19
Payment Ref 09302249 - PG&E	09/30/2022	4,641.01
Payment Ref 10072200 - San Francisco Public Utilities Commission - Water	10/07/2022	3,498.49
Payment Ref 10072200 - San Francisco Public Utilities Commission - Water	10/07/2022	44.43
Payment Ref 10032227 - PG&E	10/03/2022	56.45
Check #2630 - Marvin Brenner OR Marilyn Brenner	10/04/2022	500.00
Check #300000197 - AT&T Mobility	10/04/2022	80.84
Payment Ref 10152292 - Recology Golden Gate	10/15/2022	2,122.31
Check #300000200 - Artistic Lighting & Electric	10/06/2022	1,549.60
Check #300000198 - Dewey Pest Control Inc.	10/06/2022	120.00
Check #300000199 - High Marks Janitorial Inc.	10/06/2022	4,305.69
Payment Ref 10132237 - AT&T	10/13/2022	1,049.33
Check #2631 - Marvin Brenner OR Marilyn Brenner	10/17/2022	1,000.00
Check #300000201 - Adrian Rodriguez	10/18/2022	216.00
Check #300000203 - Giuliani Construction & Restoration, Inc.	10/20/2022	1,909.06
Check #300000204 - Malcolm Plumbing & Mechanical Inc.	10/20/2022	340.00
Check #300000205 - Bob Cohn	10/20/2022	5,760.00
Payment Ref 10242252 - AT&T (att-5014)	10/24/2022	53.50

Total		32,585.57
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Cleared ACH Batches and Reversals (5 Items)

ACH Batch - 1 payment	10/05/2022	2,591.00
ACH Batch - 2 payments	10/07/2022	3,269.58
ACH Batch - 8 payments	10/18/2022	18,580.58
ACH Batch - 3 payments	10/21/2022	5,570.00
ACH Batch - 1 payment	10/28/2022	22,675.96
Total		52,687.12

Cash Accounts

10000: Operating Cash	325,092.12
10100: Security Deposit Cash	0.00
Total Cash Balance	325,092.12
Less Unreconciled Deposits	-185,657.33
Less Unreconciled Receipts Deposited after Reconciliation Period	-13,733.69
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	7,984.98
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	831.50
Plus Unreconciled Checks Voided after Reconciliation Period	0.00
Adjusted Cash Balance	134,517.58
Bank Statement Balance on 10/31/2022	134,517.58
	In Balance

Account Statement
 BUSINESS ANALYZED INTEREST CHECKING



Page 1 of 7

**Statement Period: October 01, 2022-
 October 31, 2022**

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 12

Important Message

First Republic Bank rates and interest rate tiers are variable and may change at any time. To see our current rates and tiers please call your banker or visit firstrepublic.com.

Account Summary XXXXXX38707

Beginning Balance	\$136,151.52	Average Daily Balance	\$156,278.44
Total Deposits and Credits	\$83,638.75	Minimum Balance	\$129,346.06
Total Withdrawals and Debits	\$66,791.50-	Service Charges	\$0.00
Total Checks Paid	\$18,481.19-	Interest Paid This Period	\$1.32
Ending Balance	\$134,517.58	Interest Year to Date	\$17.05

Checks Paid * Gap in check sequence

Number	Date	Amount	Number	Date	Amount
2630	10/25	\$500.00	300000199	10/12	\$4,305.69
2631	10/25	\$1,000.00	300000200	10/12	\$1,549.60
*300000177	10/04	\$1,350.00	300000201	10/24	\$216.00
*300000196	10/04	\$1,350.00	*300000204	10/25	\$340.00
300000197	10/13	\$80.84	300000205	10/27	\$5,760.00
300000198	10/13	\$120.00	*3000000203	10/31	\$1,909.06

Account Statement



FIRST REPUBLIC BANK
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BUSINESS ANALYZED INTEREST CHECKING

Page 3 of 7

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

Account Number: XXXXXX38707

PURE PROPERTY MANAGEMENT INC FBO
FRANCESCA ASSOCIATION

Account Activity

Date	Description	Amount
	Deposits and Credits	
10/04	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$2,346.09
10/04	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000015837878106 9000892350	\$3,465.10
10/06	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$11,312.38
10/06	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000015857851806 9000892350	\$19,880.90
10/06	DEPOSIT-BRANCH TLR 02 BR 14	\$4,721.94
10/07	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$6,769.24
10/12	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000015934681710 9000892350	\$3,408.04
10/13	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$1,750.00
10/13	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000015947648306 9000892350	\$4,309.73

Account Statement



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BUSINESS ANALYZED INTEREST CHECKING

Page 4 of 7

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

Account Number: XXXXXX38707

PURE PROPERTY MANAGEMENT INC FBO
FRANCESCA ASSOCIATION

Account Activity

Date	Description	Amount
	Deposits and Credits (Continued)	
10/14	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000015959516918 9000892350	\$1,722.71
10/14	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$5,718.97
10/17	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000015978437938 9000892350	\$1,264.87
10/17	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$3,602.92
10/19	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$3,168.02
10/20	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000016010976122 9000892350	\$3,654.13
10/21	ACH CREDIT CPI CLEARING670 ACH FRANCESCA ASSOCIAT 9U 1911187927	\$1,020.72
10/28	ACH CREDIT HILL & CO. PROPE NET SETTLE HILL & CO. PROPERT 000016073602014 9000892350	\$5,521.67
10/31	INTEREST CREDIT	\$1.32
	Total Deposits and Credits	\$83,638.75

Account Statement

BUSINESS ANALYZED INTEREST CHECKING



FIRST REPUBLIC BANK
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Page 5 of 7

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

Account Number: XXXXXX38707

PURE PROPERTY MANAGEMENT INC FBO
FRANCESCA ASSOCIATION

Account Activity

Date	Description	Amount
	Withdrawals and Debits	
10/03	ACH DEBIT PGANDE WEB ONLINE FRANCESCA ASSOCIAT 28592120091322 5940742640	\$4,641.01 -
10/04	ACH DEBIT PGANDE WEB ONLINE FRANCESCA ASSOCIAT 28930556091622 5940742640	\$56.45 -
10/04	ACH DEBIT PGANDE WEB ONLINE FRANCESCA ASSOCIAT 28937562091622 5940742640	\$2,628.19 -
10/05	ACH DEBIT HILL & CO. PROPE SETTLEMENT HILL & CO. PROPERT 000015930512278 9000892070	\$2,591.00 -
10/06	ACH DEBIT PGANDE WEB ONLINE FRANCESCA ASSOCIAT 29009768091622 5940742640	\$10.67 -
10/07	ACH DEBIT HILL & CO. PROPE SETTLEMENT HILL & CO. PROPERT 000015956469926 9000892070	\$3,269.58 -
10/11	ACH DEBIT RECOLOGY GOLDGAT WEB_PAY MAUREEN LAKSANA 00600649093022 49429229HH	\$2,122.31 -
10/12	ACH DEBIT SF WATER DEPT PAYMENT FRANCESCA ASSOCIAT 9946000417	\$44.43 -
10/12	ACH DEBIT SF WATER DEPT PAYMENT FRANCESCA ASSOCIAT 9946000417	\$3,498.49 -

Account Statement



FIRST REPUBLIC BANK
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BUSINESS ANALYZED INTEREST CHECKING

Page 6 of 7

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

Account Number: XXXXXX38707

PURE PROPERTY MANAGEMENT INC FBO
FRANCESCA ASSOCIATION

Account Activity

Date	Description	Amount
	Withdrawals and Debits (Continued)	
10/14	ACH DEBIT ATT PAYMENT FRANCESCA ASSOCIAT 9864031004	\$1,049.33 -
10/18	ACH DEBIT HILL & CO. PROPE SETTLEMENT HILL & CO. PROPERT 000016035319402 9000892070	\$18,580.58 -
10/21	ACH DEBIT HILL & CO. PROPE SETTLEMENT HILL & CO. PROPERT 000016058986766 9000892070	\$5,570.00 -
10/24	ACH DEBIT ATT PAYMENT REMIT CTR ENROLL 9864031004	\$53.50 -
10/28	ACH DEBIT HILL & CO. PROPE SETTLEMENT HILL & CO. PROPERT 000016107484374 9000892070	\$22,675.96 -
	Total Withdrawals and Debits	\$66,791.50 -
	ANNUAL PERCENTAGE YIELD EARNED (APY-E)	0.01%
	INTEREST EARNED THIS STATEMENT PERIOD	\$1.32

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

Account Statement

BUSINESS ANALYZED INTEREST CHECKING



FIRST REPUBLIC BANK
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Page 7 of 7

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

Account Number: XXXXXX38707

PURE PROPERTY MANAGEMENT INC FBO
FRANCESCA ASSOCIATION

Message

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

Reconciliation Report

First Republic Bank

Account Name	Francesca Association - SA
Account Number	80007891783
Ending Statement Date	10/31/2022

Summary

Bank Statement Starting Balance on 09/30/2022	29,784.36
Cleared Deposits and other Increases	0.00
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	29,784.36

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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Unreconciled Checks and other Decreases (0 Items)

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

Unreconciled ACH Batches and Reversals (0 Items)

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

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

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

Unreconciled Checks Voided after Reconciliation Period (0 Items)

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

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

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

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

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

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

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

Cleared Transactions

Cleared Deposits and other Increases (0 Items)

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

Cleared Checks and other Decreases (0 Items)

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

Cleared ACH Batches and Reversals (0 Items)

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

Cash Accounts

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

Adjusted Cash Balance **29,784.36**

Bank Statement Balance on 10/31/2022 29,784.36

In Balance

Account Statement
BUSINESS ANALYZED CHECKING



Page 1 of 3

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

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

Fee Summary

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

Account Statement

BUSINESS ANALYZED CHECKING



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Page 3 of 3

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

Account Number: XXXXXX91783

PURE PROPERTY MANAGEMENT INC FBO

Message

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Reconciliation Report

First Republic Bank

Account Name	Francesca Association - Reserve
Account Number	80008209373
Ending Statement Date	10/31/2022

Summary

Bank Statement Starting Balance on 09/30/2022	776,939.17
Cleared Deposits and other Increases	22,675.96
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	799,615.13

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total **0.00**

Unreconciled Checks and other Decreases (2 Items)

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

Total **187,992.33**

Unreconciled ACH Batches and Reversals (0 Items)

Total **0.00**

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

Total **0.00**

Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total **0.00**

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

Total **0.00**

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

Total **0.00**

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

Total **0.00**

Cleared Transactions

Cleared Deposits and other Increases (1 Item)

Deposit #17	10/27/2022	22,675.96
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Total **22,675.96**

Cleared Checks and other Decreases (0 Items)

Total **0.00**

Cleared ACH Batches and Reversals (0 Items)

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

Cash Accounts

10440: Reserve 4	611,622.80
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	187,992.33
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00
Adjusted Cash Balance	799,615.13
Bank Statement Balance on 10/31/2022	799,615.13
	In Balance

Account Statement

SIMPLIFIED BUSINESS CHECKING



Page 1 of 3

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

Account Number: XXXXXX09373

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

Account Summary

XXXXXX09373

Beginning Balance	\$776,939.17	Average Daily Balance	\$779,865.10
Total Deposits and Credits	\$22,675.96	Minimum Balance	\$776,939.17
Total Withdrawals and Debits	\$0.00	Service Charges	\$0.00
Total Checks Paid	\$0.00	Interest Paid This Period	\$0.00
Ending Balance	\$799,615.13	Interest Year to Date	\$0.00

Account Activity

Date	Description	Amount
	Deposits and Credits	
10/28	ACH CREDIT HILL & CO. PROPE SIGONFILE FRANCESCA ASSOCIAT VPR8K1 9000892070	\$22,675.96
	Total Deposits and Credits	\$22,675.96

Account Statement

SIMPLIFIED BUSINESS CHECKING



FIRST REPUBLIC BANK
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Page 3 of 3

**Statement Period: October 01, 2022-
October 31, 2022**

Account Number: XXXXXX09373

FRANCESCA ASSOCIATION

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.

Service For:

FRANCESCA ASSN INC
 850 POWELL ST
 SAN FRANCISCO, CA 94108

Questions about your bill?

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

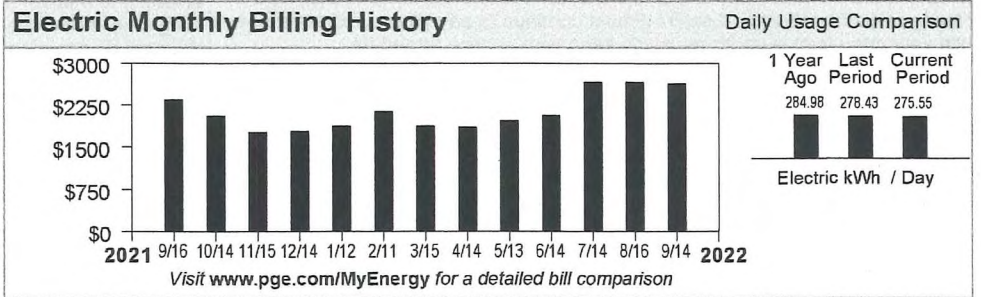
Ways To Pay

www.pge.com/waystopay

Your Account Summary

Amount Due on Previous Statement	\$2,650.22
Payment(s) Received Since Last Statement	-2,650.22
Previous Unpaid Balance	\$0.00
Current PG&E Electric Delivery Charges	\$1,366.04
CleanPowerSF Electric Generation Charges	1,262.15

Total Amount Due by 10/03/2022	\$2,628.19
---------------------------------------	-------------------



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

99901005773302300002628190000262819



Account Number:	Due Date:	Total Amount Due:
1005773302-3	10/03/2022	\$2,628.19

Amount Enclosed:



926290041835 01 AV 0.45 271 9877 5

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

PG&E
 BOX 997300
 SACRAMENTO, CA 95899-7300





ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3
Statement Date: 09/14/2022
Due Date: 10/03/2022

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

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

Servicio al Cliente en Español (Spanish)	1-800-660-6789	Dịch vụ khách tiếng Việt (Vietnamese)	1-800-298-8438
華語客戶服務 (Chinese)	1-800-893-9555	Business Customer Service	1-800-468-4743

Rules and rates

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

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

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

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

Important definitions

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

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

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

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

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

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

Recovery Bond Charge/Credit: Your bill for electric service includes a charge that has been approved by the CPUC to repay bonds issued for certain costs related to catastrophic wildfires. Separately, a PG&E trust provides a customer credit equal to the charge for customers. Visit www.pge.com/billexplanation for additional details on charge item.

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

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

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

"PG&E" refers to Pacific Gas and Electric Company, a subsidiary of PG&E Corporation. © 2022 Pacific Gas and Electric Company. All rights reserved.

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

Update My Information (English Only)

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

Account Number: 1005773302-3

Change my mailing address to: _____

City _____ State _____ ZIP code _____

Primary Phone _____ Primary Email _____

Ways To Pay

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3
Statement Date: 09/14/2022
Due Date: 10/03/2022

Details of PG&E Electric Delivery Charges

08/09/2022 - 09/07/2022 (30 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 8,266.508500 kWh
Serial N
Rotating Outage Block 50

Additional Messages

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

08/09/2022 - 08/31/2022

Customer Charge	23	days	@ \$6.42016	\$147.66
Demand Charge ¹				
Max Peak	15.484000	kW	@ \$32.90000	390.56
Max Part Peak	16.072000	kW	@ \$6.81000	83.91
Max Demand	16.072000	kW	@ \$26.07000	321.23
Energy Charges				
Peak	1,397.188000	kWh	@ \$0.19598	273.82
Part Peak	1,106.342000	kWh	@ \$0.15878	175.66
Off Peak	3,881.375500	kWh	@ \$0.13246	514.13
Generation Credit				-1,074.68
Power Charge Indifference Adjustment				119.40
Franchise Fee Surcharge				5.81
San Francisco Utility Users' Tax (7.500%)				71.38
SF Prop C Tax Surcharge				9.38

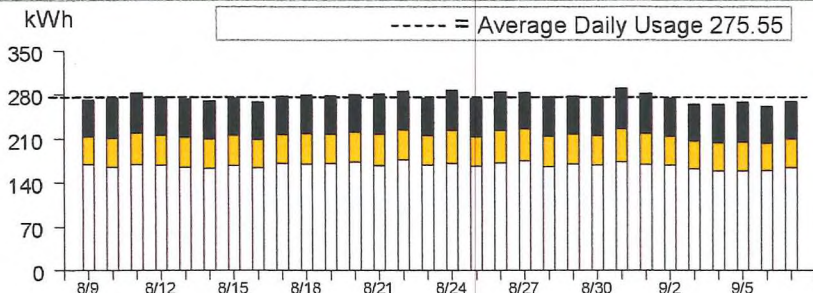
09/01/2022 - 09/07/2022

Customer Charge	7	days	@ \$6.42016	\$44.94
Demand Charge ¹				
Max Peak	17.488000	kW	@ \$32.90000	134.25
Max Part Peak	14.200000	kW	@ \$6.81000	22.56
Max Demand	17.488000	kW	@ \$26.07000	106.38
Energy Charges				
Peak	421.453000	kWh	@ \$0.19598	82.60
Part Peak	321.284000	kWh	@ \$0.15878	51.01
Off Peak	1,138.866000	kWh	@ \$0.13246	150.85
Generation Credit				-327.21
Power Charge Indifference Adjustment				35.19
Franchise Fee Surcharge				1.71
San Francisco Utility Users' Tax (7.500%)				22.54
SF Prop C Tax Surcharge				2.96



Details of charges continue on next page.

Electric Usage This Period: 8,266.508500 kWh, 30 billing days



	Usage	Energy Charges
■ Peak ¹	22.00%	\$356.42
■ Part Peak ²	17.28%	\$226.67
□ Off Peak ³	60.72%	\$664.98
■ Super Off Peak ⁴	0.00%	\$0.00

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

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

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

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

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



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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3
Statement Date: 09/14/2022
Due Date: 10/03/2022

Details of PG&E Electric Delivery Charges (continued)

Service For: 850 POWELL ST

Service Agreement ID: 1005773077 HSE & ELEVATOR

\$1,366.04

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

2018 Vintaged Power Charge Indifference Adjustment



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3

Statement Date: 09/14/2022

Due Date: 10/03/2022

Details of CleanPowerSF Electric Generation Charges

08/09/2022 - 09/07/2022 (30 billing days)

Service For: 850 POWELL ST

Service Agreement ID: 1008705003 ESP Customer Number: 1005773077

08/09/2022 - 09/07/2022

Rate Schedule: B-19-S

Demand - Part Peak - Summer	16.072000	kW	@ \$3.08000	\$49.50
Demand - On Peak - Summer	17.488000	kW	@ \$21.22000	371.10
Generation - Off Peak - Summer	5,020.241500	kWh	@ \$0.07540	378.53
Generation - Part Peak - Summer	1,427.626000	kWh	@ \$0.09738	139.02
Generation - On Peak - Summer	1,818.641000	kWh	@ \$0.12847	233.64
		Net Charges	1,171.79	

Local Utility Users Tax	87.88
Energy Commission Surcharge	2.48

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

\$1,262.15

For questions regarding charges on this page, please contact:

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

Additional Messages

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

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

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3
Statement Date: 09/14/2022
Due Date: 10/03/2022

Your Electric Charges Breakdown (from page 2)

Transmission	\$195.21
Distribution	744.64
Electric Public Purpose Programs	146.15
Nuclear Decommissioning	-1.06
Wildfire Fund Charge	37.95
Recovery Bond Charge	55.91
Recovery Bond Credit	-55.91
Wildfire Hardening Charge	8.43
Competition Transition Charges (CTC)	1.81
Energy Cost Recovery Amount	-35.46
PCIA	154.59
Taxes and Other	113.78
Total Electric Charges	\$1,366.04



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7
Statement Date: 09/14/2022
Due Date: 10/03/2022

Service For:

FRANCESCA ASSN INC
850 POWELL ST
SAN FRANCISCO, CA 94108

Questions about your bill?

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

Ways To Pay

www.pge.com/waystopay

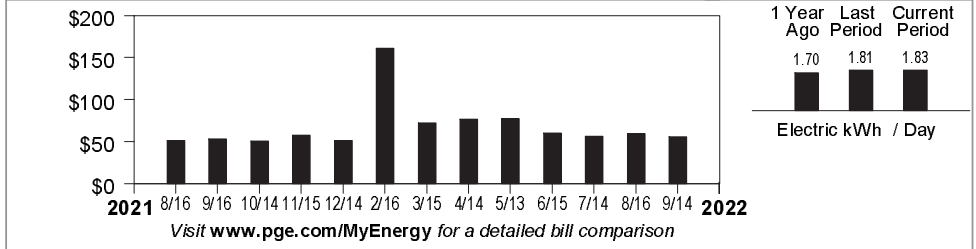
Your Account Summary

Amount Due on Previous Statement	\$59.98
Payment(s) Received Since Last Statement	-59.98
Previous Unpaid Balance	\$0.00
Current PG&E Electric Delivery Charges	\$49.40
CleanPowerSF Electric Generation Charges	7.05

Total Amount Due by 10/03/2022 \$56.45

Electric Monthly Billing History

Daily Usage Comparison



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

99900380773342700000056450000005645



Account Number: **0380773342-7** Due Date: **10/03/2022** Total Amount Due: **\$56.45**

Amount Enclosed:

\$

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

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7

Statement Date: 09/14/2022

Due Date: 10/03/2022

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

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

TTY 7-1-1

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

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

Rules and rates

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

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

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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: 0380773342-7

Change my mailing address to: _____

City _____ State _____ ZIP code _____

Primary Phone _____ Primary Email _____

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7
Statement Date: 09/14/2022
Due Date: 10/03/2022

Details of PG&E Electric Delivery Charges

08/10/2022 - 09/08/2022 (30 billing days)

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

08/10/2022 – 08/31/2022

Customer Charge	22 days @ \$0.32854	\$7.23
Facility Charge	22 days @ \$0.82136	18.07
Energy Charges	40.333330 kWh @ \$0.33931	13.69
Generation Credit		-6.37
Power Charge Indifference Adjustment		0.75
Franchise Fee Surcharge		0.04
San Francisco Utility Users' Tax (7.500%)		2.50
SF Prop C Tax Surcharge		0.33

09/01/2022 – 09/08/2022

Customer Charge	8 days @ \$0.32854	\$2.63
Facility Charge	8 days @ \$0.82136	6.57
Energy Charges	14.666670 kWh @ \$0.33931	4.98
Generation Credit		-2.33
Power Charge Indifference Adjustment		0.27
Franchise Fee Surcharge		0.01
San Francisco Utility Users' Tax (7.500%)		0.91
SF Prop C Tax Surcharge		0.12

Total PG&E Electric Delivery Charges \$49.40

2018 Vintaged Power Charge Indifference Adjustment

Service Information

Meter #	211381
Current Meter Reading	796
Prior Meter Reading	741
Total Usage	55.000000 kWh
Serial	N
Rotating Outage Block	50

Additional Messages

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7
Statement Date: 09/14/2022
Due Date: 10/03/2022

Details of CleanPowerSF Electric Generation Charges

08/10/2022 - 09/08/2022 (30 billing days)

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

08/10/2022 – 09/08/2022

Rate Schedule: A-15			
Generation - Total - Summer	55.000000 kWh @ \$0.11897		\$6.54
	Net Charges	6.54	
Local Utility Users Tax			0.49
Energy Commission Surcharge			0.02
CleanPowerSF is committed to protecting customer privacy. Learn more at cleanpowersf.org/privacy .			

Total CleanPowerSF Electric Generation Charges **\$7.05**

For questions regarding charges on this page, please contact:

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

Additional Messages

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

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

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7
Statement Date: 09/14/2022
Due Date: 10/03/2022

Your Electric Charges Breakdown (from page 2)

Transmission	\$1.98
Distribution	41.29
Electric Public Purpose Programs	1.09
Nuclear Decommissioning	-0.01
Wildfire Fund Charge	0.26
Recovery Bond Charge	0.38
Recovery Bond Credit	-0.38
Wildfire Hardening Charge	0.08
Competition Transition Charges (CTC)	0.01
Energy Cost Recovery Amount	-0.23
PCIA	1.02
Taxes and Other	3.91
Total Electric Charges	\$49.40

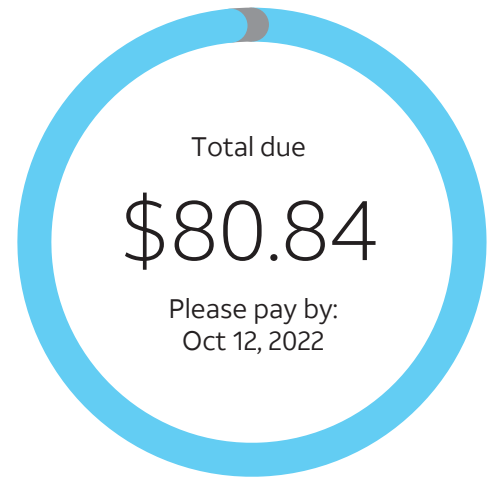


FRANCESCA ASSOCIATION
 ATTN: HILL AND COMPANY
 832 SANSOME ST FL 3
 SAN FRANCISCO, CA 94111-2043

Page: 1 of 4
 Issue Date: Sep 17, 2022
 Account Number: 287283516288
 Foundation Account: 08092672
 Invoice: 287283516288X09252022

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

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



Account summary

Your last bill	\$79.57
Payment, Sep 15 - Thank you!	-\$79.57
Remaining balance	\$0.00

Service summary

Account charges <i>Page 2</i>	\$1.27
Wireless <i>Page 2</i>	\$79.57
Total services	\$80.84

Total due \$80.84
 Please pay by Oct 12, 2022

Ways to pay and manage your account:

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

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



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

Please pay \$80.84 by Oct 12, 2022

Account number: 287283516288
 Please include account number on your check

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

CHECK FOR AUTOPAY
 (SEE REVERSE)

9990028728351628800000000000808400000008084005



Service activity

Account charges

Activity since last bill		<i>Aug 18 - Sep 17</i>	
Other Activity			
1. Late Payment Fee	<i>Sep 17</i>	\$1.18	< One-time charge
Government fees & taxes			
2. City Utility Users Tax		\$0.09	
Total for Account charges		\$1.27	

Wireless

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

Group 1

1 Device

Monthly charges		<i>Sep 18 - Oct 17</i>	
1. Mobile Share Advantage for Business 2GB		\$40.00	
Company fees & surcharges			
2. Federal Universal Service Charge		\$1.64	
3. State Public Utility Surcharge		\$0.05	
Government fees & taxes			
4. CA Advanced Services Fund (CASF)		\$0.06	
5. CHCF A		\$0.07	
6. City Utility Users Tax		\$1.29	
7. Relay Service Device Fund		\$0.11	
8. Teleconnect Fund		\$0.07	

Group 1 continues...

Date: _____

Bank Account Holder Signature: _____

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



Page: 3 of 4
 Issue Date: Sep 17, 2022
 Account Number: 287283516288
 Foundation Account: 08092672
 Invoice: 287283516288X09252022

...Group 1 continued

9. Universal Lifeline \$0.45

Total for Group 1 \$43.74

Shared usage summary (Aug 18 - Sep 17)

Number	User	Data (GB)	Text	Talk
415.433.7608	KEITH WHITEMAN	0.26	99	998
Total usage		0.26	99	998
Included in plan		2.00	unlimited	unlimited
*Rollover available through Sep 17: 1.74GB		0.00		
Rollover available starting Sep 18		1.75		

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

 **Phone, 415.433.7608**
KEITH WHITEMAN

Monthly charges

Sep 18 - Oct 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 \$1.42
- 6. Property Tax Allotment \$0.26
- 7. Regulatory Cost Recovery Charge \$1.25
- 8. State Public Utility Surcharge \$0.04

Government fees & taxes

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

Total for 415.433.7608 \$35.83

Total for Wireless \$79.57

Usage summary

Talk	Used
Plan minutes (unlimited)	998
Text	Used
Plan messages (unlimited)	99
Data	Used
Mobile Share Advantage for Business 2GB (2.00 GB)	0.26



Page: 4 of 4
Issue Date: Sep 17, 2022
Account Number: 287283516288
Foundation Account: 08092672
Invoice: 287283516288X09252022

Important information

Late payment charge

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

Electronic check conversion

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

Company fees & surcharges

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

AT&T Mobility Center for customers with disabilities

Questions on accessibility by persons with disabilities: 866.241.6568.

Wireless DirectBill charges

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

911 calling with TTY and Real-Time Text

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

Tax ID

AT&T Mobility Tax ID 84-1659970

Wireless Services provided by AT&T Mobility, LLC.
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----- INVOICE -----

Customer	Francesca Association
Date	9/27/2022
Customer Service	Nakia McHenry John Uhl
Page	1 of 1

Francesca Association
 C/o Hill & Co Property Management
 832 Sansome, 3rd Floor
 San Francisco, CA 94111

Payment Information	
Invoice Summary	
Payment Amount	\$2,591.00
Payment For:	D&O Coverage

Invoice	Effective	Transaction	Description	Amount
# 181919	10/01/2022	Renewal	Directors & Officers Liability	\$2,591.00
				Total
				\$2,591.00

Risk Strategies Company 700 Airport Boulevard, Suite 300 Burlingame, CA 94010		Date
		9/27/2022
		(650) 762-0400



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2

Statement Date: 09/14/2022

Due Date: 10/05/2022

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

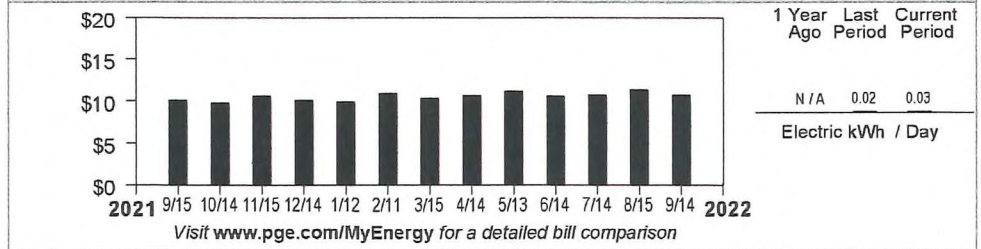
Your Account Summary

Amount Due on Previous Statement	\$11.36
Payment(s) Received Since Last Statement	-11.36
Previous Unpaid Balance	\$0.00
Current PG&E Electric Delivery Charges	\$10.57
CleanPowerSF Electric Generation Charges	0.10

Total Amount Due by 10/05/2022 \$10.67

Electric Monthly Billing History

Daily Usage Comparison



Important Messages

Neighborhood payment centers Did you know it's FREE to pay your PG&E bill at any of our 600 authorized neighborhood payment centers? Payments made by 5 p.m. will post to your PG&E account the same day. Locations and times of operation may be more convenient for your schedule. Call 1-888-743-0011 to find a location near you.

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

99909911996657200000010670000001067



Account Number: **9911996657-2** Due Date: **10/05/2022** Total Amount Due: **\$10.67**

Amount Enclosed:
\$

926290041864 01 AV 0.45 271 9906 5



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

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300





ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2
Statement Date: 09/14/2022
Due Date: 10/05/2022

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

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

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

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

Rules and rates

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

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

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

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

Important definitions

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

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

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

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

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

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

Recovery Bond Charge/Credit: Your bill for electric service includes a charge that has been approved by the CPUC to repay bonds issued for certain costs related to catastrophic wildfires. Separately, a PG&E trust provides a customer credit equal to the charge for customers. Visit www.pge.com/billexplanation for additional details on charge item.

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

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

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

"PG&E" refers to Pacific Gas and Electric Company, a subsidiary of PG&E Corporation. © 2022 Pacific Gas and Electric Company. All rights reserved.

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

Update My Information (English Only)

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

Account Number: 9911996657-2

Change my mailing address to: _____

City _____ State _____ ZIP code _____

Primary Phone _____ Primary Email _____

Ways To Pay

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2

Statement Date: 09/14/2022

Due Date: 10/05/2022

Details of PG&E Electric Delivery Charges

08/09/2022 - 09/07/2022 (30 billing days)

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

08/09/2022 - 08/31/2022

Minimum Delivery Charge ¹	23 days @ \$0.34810	\$8.01
Power Charge Indifference Adjustment		0.02
SF Prop C Tax Surcharge		0.08

09/01/2022 - 09/07/2022

Minimum Delivery Charge ¹	7 days @ \$0.34810	\$2.44
SF Prop C Tax Surcharge		0.02

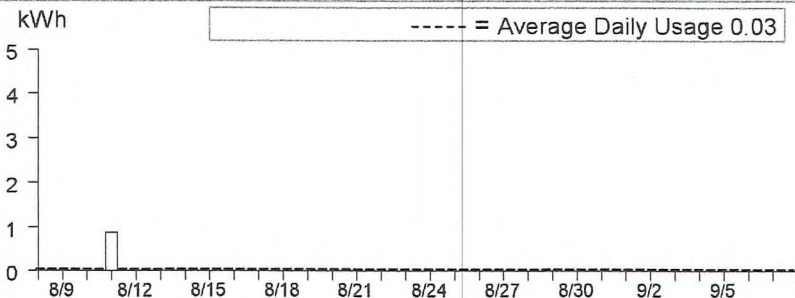
\$10.57

Service Information

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

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

Electric Usage This Period: 0.880000 kWh, 30 billing days



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

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



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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2
Statement Date: 09/14/2022
Due Date: 10/05/2022

Details of CleanPowerSF Electric Generation Charges

08/09/2022 - 09/07/2022 (30 billing days)

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

08/09/2022 – 09/07/2022

Rate Schedule: E-TOU-C3			
Generation - Off Peak - Summer	0.880000 kWh	@ \$0.11747	\$0.10
Generation - On Peak - Summer	0.000000 kWh	@ \$0.16699	0.00
		Net Charges	0.10

Energy Commission Surcharge 0.00

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

\$0.10

Service Information

Total Usage 0.880000 kWh

For questions regarding charges on this page, please contact:

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

Additional Messages

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

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

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2
Statement Date: 09/14/2022
Due Date: 10/05/2022

Your Electric Charges Breakdown (from page 2)

Transmission	\$0.04
Distribution	10.39
Electric Public Purpose Programs	0.02
PCIA	0.02
Taxes and Other	0.10
Total Electric Charges	\$10.57





P. O. Box 5488
Novato CA 94948
(415) 382-9500

License: 380928

Invoice

Invoice#: 5479

Date: 09/09/2022

Billed To: 850 Powell Bldg
850 Powell St
San Francisco CA 94108

Project: 850 Powell Bldg(Direct)
San Francisco CA 94108

New House Service

Terms: Due and Payable Upon Receipt

Description	Amount
T&M Billing	1,549.60

Scope of Work:

Re: New 600 Amp House Panel Coordination

August 22, 2022 Stu B.

1. Call and leave message for Mark Justino, senior electrical inspector. Adjust the inspector's schedule for 9:00 a.m. survey inspection meeting on 8/29/22.
2. Write email to team confirming the meeting. Reply to PG&E email.

August 29, 2022 John, Stu and Alfredo

1. Meeting with grounding engineer from Summit to make recommendations on existing service issues and for house new service. Meeting for survey inspection with PG&E engineer and UG inspector.

August 30, 2022 Stu B.

1. Write up notes about meeting.

Labor: \$1,534.00

Parking: \$15.60

A service charge of 18.00 % per annum will be charged on all amounts overdue on regular statement dates.

Thank you for your prompt payment!

Non-Taxable Amount:	1,549.60
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	1,549.60



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

RECEIVED
SEP 09 2022

RECEIVED
SEP 09 2022



BILL TO:

128474 0902 1 001490 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-SEP-2022	1	15373861	HILL CO: THE FRANCESCA ASSO. 850 POWELL ST. SAN FRANCISCO, CA 94108	SEPTEMBER SERVICE	INV	120.00

PAYMENT RECEIVED

DATE	PAYMENT NUMBER	TYPE	AMOUNT
02-AUG-2022	300000179	Check	-120.00
23-AUG-2022	300000185	Check	-120.00

THIS IS DRYWOOD TERMITE SWARMING SEASON! DO YOU HAVE TERMITES?
YOUR DEWEY TERMITE SPECIALIST CAN TELL YOU.
CALL TODAY FOR AN INSPECTION APPOINTMENT.

PREVIOUS BALANCE	CURRENT CHARGES	PAYMENTS	ADJUSTMENTS	NEW BALANCE
240.00	120.00	-240.00	0.00	120.00

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

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



PLEASE DIRECT ALL INQUIRIES TO

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

INVOICE/ACCOUNT SUMMARY

* PLEASE WRITE AMOUNT REMITTED

CLOSING DATE	01-SEP-2022
ACCOUNT TYPE	COM
ACCOUNT NUMBER	1217310
BALANCE DUE	120.00
* AMOUNT REMITTED	

BILL TO:

162464 1 0902 1490 2991 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



012173100001200020220830027015

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 # 11719

DATE 09/01/2022

DUE DATE 09/30/2022

DESCRIPTION	AMOUNT
Monthly maintenance fee - September 2022	3,800.00
Additional time to clean boiler room on 6 August and exterior stairs on 20 August 2022	120.00
2 cases of 64 Gal compost liners @ \$126.74 per case (tax and delivery included) - August 2022	253.48
3 cases of scott multifold towels @ \$44.07 ea. - August 2022	132.21
<hr/>	
SUBTOTAL	4,305.69
TAX	0.00
TOTAL	4,305.69
BALANCE DUE	\$4,305.69

THANK YOU FOR YOUR BUSINESS!

DATE	A.M.	P.M.	CHARGE	C.O.D.	
8.31.22					14385

Send to 830 Powell

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

Card

Charge to Francesca

Phone _____

WIRE
 IN OUT

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

Printed in USA
 Rev. 1/02



**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: 09/22/2022
Autopay to be Settled On or After 10/07/2022
Total Amount Due: \$3,498.49

No new rates increase this July 1 for the upcoming year. However, a temporary 5% drought surcharge is still in effect. Visit: sfpuc.org/drought. Customers with low incomes may qualify for discounts at sfpuc.org/25offWater.

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

Your current water charge includes \$403.96 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.

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

Summary of Charges as of September 22, 2022

Previous Balance	\$2,966.14	
9/07/22 Payment	-2,966.14	
Total Previous Balance		\$0.00
Current Charges - See Below	\$3,498.49	
Total Current Charges		\$3,498.49
Autopay to be Settled On or After		10/07/22

Calculation of Current Charges

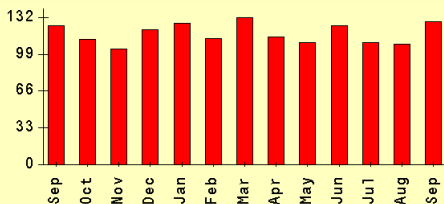
Water Service - Residential Multiple Family (40 Dwelling Units)	\$1,452.31
Service from 08/20/2022 to 09/22/2022	
Water Service Charge	149.62
Tier 1 - Water Consumption Charge 120.00 units @ \$9.60	1,152.00
Tier 2 - Water Consumption Charge 8.24 units @ \$10.76	88.66
Water Drought Surcharge	62.03
Sewer Services	\$2,046.18
Multiple Family Residence (40 Dwelling Units)	
95% Wastewater Flow Factor	
Total Discharge 121.83 units (128.24 units X 95%)	
Service from 08/20/2022 to 09/22/2022	
Wastewater Service Charge	5.21
Wastewater Charge 121.83 units @ \$15.97	1,945.63
Wastewater Drought Surcharge	95.34
Current Charges	\$3,498.49

Meter Reading 08/19/2022 - 09/22/2022

Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0060227478	2"	9144.70	9211.24	66.54
0060274097	2"	9987.26	10048.96	61.70
Total consumption in units of water:				128.24
Total consumption in gallons of water:				95923

Next scheduled meter reading on or about 10/21/2022

Compare Your Water Consumption
(in units of water)



A UNIT OF WATER IS 748 GALLONS

This Billing Period	Days	Gallons	Gal/Day	Cost/Day
This Year	34	95923	2821	\$102.89
Last Year	33	93612	2836	\$98.81

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 10/07/2022
Total Amount Due: \$3,498.49

I want to make a CAP Charitable Contribution of: _____

Enter Payment Amount: \$ _____

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

83519100008 000349849



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: 09/22/2022
Autopay to be Settled On or After 10/07/2022
Total Amount Due: \$44.43

No new rates increase this July 1 for the upcoming year. However, a temporary 5% drought surcharge is still in effect. Visit: sfpub.org/drought. Customers with low incomes may qualify for discounts at sfpub.org/25offWater.

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.sfpub.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.

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

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

Summary of Charges as of September 22, 2022

Previous Balance	\$44.43	
9/07/22 Payment	-44.43	
Total Previous Balance		\$0.00
Current Charges - See Below	\$44.43	
Total Current Charges		\$44.43
Autopay to be Settled On or After		10/07/22

Calculation of Current Charges

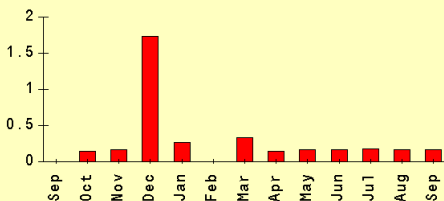
Fire Service - Residential	\$37.53
Service from 08/20/2022 to 09/22/2022	
Water Service Charge	35.65
Water Consumption Charge 0.17 units @ \$10.55	1.79
Water Drought Surcharge	0.09
Sewer Services	\$6.90
Fire Service Only	
100% Wastewater Flow Factor	
Total Discharge 0.17 units (0.17 units X 100%)	
Service from 08/20/2022 to 09/22/2022	
Wastewater Service Charge	5.21
Wastewater Charge 0.17 units @ \$9.46	1.61
Wastewater Drought Surcharge	0.08
Current Charges	\$44.43

Meter Reading 08/19/2022 - 09/22/2022

Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0022251990	5/8"	30.47	30.64	0.17
Total consumption in units of water:				0.17
Total consumption in gallons of water:				127

Next scheduled meter reading on or about 10/21/2022

Compare Your Water Consumption
(in units of water)



A UNIT OF WATER IS 748 GALLONS

This Billing Period	Days	Gallons	Gal/Day	Cost/Day
This Year	34	127	3	\$1.30
Last Year	33	0	0	\$1.23

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 10/07/2022
Total Amount Due: \$44.43

I want to make a CAP Charitable Contribution of: _____

Enter Payment Amount: \$ _____

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

28311200001 000004443

**AT&T**FRANCESCA ASSOCIATION
C/O HILL & CO PM
832 SANSOME ST
SAN FRANCISCO CA 94111 - 1548Page 1 of 3
Account Number 415 834-9037 636 1
Billing Date Sep 22, 2022

Web Site att.com

Monthly Statement

Expand your AT&T

Get internet, wireless and other premium services from AT&T. We're eager to help you find the best deals possible. Call 866.254.7381. Business customers: 800.321.2000

Bill-At-A-Glance

Previous Bill	1,057.24
Payment Received 9-13 Thank you!	1,057.24CR
Adjustments	.00
Balance	.00
Current Charges	1,049.33

Amount to be Debited \$1,049.33

Debiting Bank Account on Oct 13, 2022

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	1,006.83
1 800 750-2355		
AT&T Long Distance	1	42.50
1 800 321-2000		
Total Current Charges		1,049.33

News You Can Use Summary

- PREVENT DISCONNECT
- CARRIER INFORMATION
- COST ASSESSMENT CHRG
- DISASTER GUIDELINES
- FEES AND SURCHARGES
- STILL GETTING PAPER?

See "News You Can Use" for additional information

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 - Sep 22 thru Oct 21

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

Company Fees and Surcharges

2. Federal Subscriber Line Charge	35.44
3. State Regulatory Fee	4.05
4. Federal Universal Service Fee	15.40
5. Cost Assessment Charge	16.40
Total Company Fees and Surcharges	71.29

Government Fees and Taxes

6. CA High Cost Fund Surcharge - A:	5.44
7. CA High Cost Fund-B and CA Advanced Svc Fund	7.93
8. California Teleconnect Fund Surcharge	6.07
9. Universal Lifeline Telephone Service Surcharge	36.96
10. CA Relay Service and Communications Devices Fund	8.64
11. Local Government Fee	15.20
12. State E911 Surcharge	1.20
13. Federal	24.99
14. Local	67.36
Total Government Fees and Taxes	173.79

Total Plans and Services 1,006.83

AT&T Long Distance

Important Information

Message Regarding Terms & Conditions:

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

Account Summary

Description	
Charges for September	42.50
Total Account Summary Charges	42.50

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

GO GREEN - Enroll in paperless billing.

Printed on Recyclable Paper

Your Bank Account
Will be Debited on**Oct 13, 2022**Amount to
Be Debited**\$1,049.33**

Billing Date Sep 22, 2022

Account Number **415 834-9037 636 1**FRANCESCA ASSOCIATION
C/O HILL & CO PM
832 SANSOME ST
SAN FRANCISCO CA 94111 - 1548

1000 41583490376361 5000000022286 1581200000000000000000000104933





FRANCESCA ASSOCIATION
 CVO HILL & CO PM
 832 SANSOME ST
 SAN FRANCISCO CA 94111 - 1548

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

AT&T Long Distance

Invoice Summary

(as of SEPTEMBER 12, 2022)

Current Charges

Service Charges	32.00
Credits and Adjustments	.00
Call Charges	.00
Surcharges and Other Fees	6.02
Government Fees and Taxes	4.48
Total Invoice Summary	42.50

Service Charges

Monthly Service Charges

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

Surcharges and Other Fees

Description	
2. Federal Regulatory Fee	1.20
3. Federal Universal Service Fee	4.72
4. CA State Regulatory Fee	.10
Total Surcharges and Other Fees	6.02

Government Fees and Taxes

Description	
5. CA High Cost Fund A	.13
6. CA High Cost Fund B and CA Advanced Svc Fund	.19
7. CA Relay Service & Comm. Devices Fund	.21
8. CA Teleconnect Fund (0.78%)	.14
9. CA Universal Lifeline Tel. Service Fund	.88
10. CA Local Utility Users Tax	2.93
Total Government Fees and Taxes	4.48

Total Other AT&T Long Distance 42.50

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 \$663.16. Failure to pay non-basic charges may result in other collection activities, including restriction of toll calls.

CARRIER INFORMATION

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

COST ASSESSMENT CHRG

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

DISASTER GUIDELINES

IF YOU ARE UNDER A DECLARED DISASTER WARNING, FIND SAFE SHELTER RIGHT AWAY. IF TOLD TO EVACUATE, DO SO IMMEDIATELY. There may be potential impacts to your phone service as result of wildfire and Public Safety Power Shut-down events. Consider the need for backup battery power or generator power at your premises in the event of power loss. AT&T requires customers to update contact information used to receive emergency and outage notices in advance of fire season each year. Log into your account at att.com or contact us on the telephone number listed on your bill to update your contact information. **DISASTER PREP TIPS:** If you're in an area experiencing severe conditions but you have not been told to evacuate, plan to stay at indoors, or wherever you are, and let friends and family know where you are. Charge all wireless devices in the event that you lose power. For more helpful disaster tips, visit att.com/disasterrelief **WAIVER OF FEES:** In counties where the Governor of California has declared a state of emergency, customers who have AT&T wireline service may be able to request that fees be waived for the following products and services: - One-time activation fee and one-month charge for establishing Remote Call Forwarding, Remote Access to Call Forwarding, Call Forwarding features and messaging services - Service charge for installation of service at the temporary or new permanent location of the customer and again when the customer moves back to the premises - One jack and associated wiring at the temporary location regardless of whether the customer has an inside wiring plan ("Plan") and upon their return to their permanent location - Up to five free jacks and associated wiring for our Inside Wire Plan upon return to permanent location. If you'd like more information on waiving fees in the event of a disaster, visit att.com/disasterrelief or contact us on the telephone number listed on your bill.

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.

STILL GETTING PAPER?

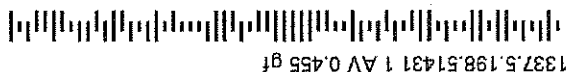
Email us at GoPaperless@att.com with the subject line "Save Paper" to sign up for paperless billing today!

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SAN FRANCISCO CA 94111-1548
 832 SANSOME ST
 CVO HILL & CO PM
 FRANCESCA ASSOCIATION



1337.5.198.51431 1 AV 0.455 gt



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

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

Terms and Conditions

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

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

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

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

SERVICE INFORMATION

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7
Statement Date: 10/13/2022
Due Date: 10/31/2022

Service For:

FRANCESCA ASSN INC
850 POWELL ST
SAN FRANCISCO, CA 94108

Questions about your bill?

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

Ways To Pay

www.pge.com/waystopay

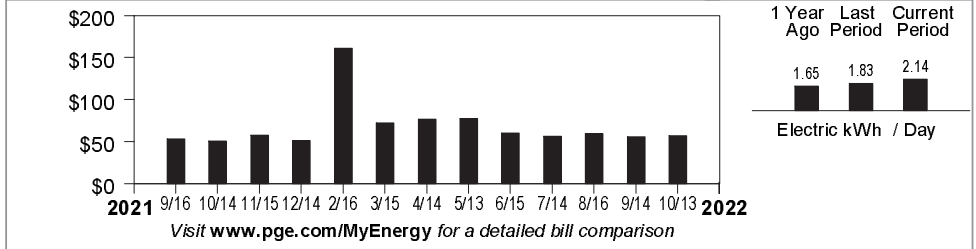
Your Account Summary

Amount Due on Previous Statement	\$56.45
Payment(s) Received Since Last Statement	-56.45
Previous Unpaid Balance	\$0.00
Current PG&E Electric Delivery Charges	\$49.37
Electric Adjustments	-78.60
CleanPowerSF Electric Generation Charges	7.95

CREDIT BALANCE - NO PAYMENT DUE **-\$21.28**

Electric Monthly Billing History

Daily Usage Comparison



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

9990038077334270000005732000000000



Account Number:
0380773342-7

Total Amount Due:
No Payment Due

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

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7

Statement Date: 10/13/2022

Due Date: 10/31/2022

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

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

TTY 7-1-1

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

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

Rules and rates

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

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

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

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

Important definitions

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

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

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

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

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

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

Recovery Bond Charge/Credit: Your bill for electric service includes a charge that has been approved by the CPUC to repay bonds issued for certain costs related to catastrophic wildfires. Separately, a PG&E trust provides a customer credit equal to the charge for customers. Visit www.pge.com/billexplanation for additional details on charge item.

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

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

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

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

Update My Information (English Only)

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

Account Number: 0380773342-7

Change my mailing address to: _____

City _____ State _____ ZIP code _____

Primary Phone _____ Primary Email _____

Ways To Pay

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7
Statement Date: 10/13/2022
Due Date: 10/31/2022

Details of PG&E Electric Delivery Charges

09/09/2022 - 10/07/2022 (29 billing days)

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

09/09/2022 – 09/30/2022

Customer Charge	22 days @ \$0.32854	\$7.23
Facility Charge	22 days @ \$0.82136	18.07
Energy Charges	47.034500 kWh @ \$0.33931	15.96
Generation Credit		-7.42
Power Charge Indifference Adjustment		0.88
Franchise Fee Surcharge		0.04
San Francisco Utility Users' Tax (7.500%)		2.60
SF Prop C Tax Surcharge		0.34

10/01/2022 – 10/07/2022

Customer Charge	7 days @ \$0.32854	\$2.30
Facility Charge	7 days @ \$0.82136	5.75
Energy Charges	14.965500 kWh @ \$0.29878	4.47
Generation Credit		-2.06
Power Charge Indifference Adjustment		0.28
Franchise Fee Surcharge		0.01
San Francisco Utility Users' Tax (7.500%)		0.81
SF Prop C Tax Surcharge		0.11

Total PG&E Electric Delivery Charges \$49.37

2018 Vintaged Power Charge Indifference Adjustment

Adjustments

CA Climate Credit	-\$39.30
CA Climate Credit	-39.30

Total Adjustments -\$78.60

Service Information

Meter #	211381
Current Meter Reading	858
Prior Meter Reading	796
Total Usage	62.000000 kWh
Serial	N
Rotating Outage Block	50

Additional Messages

CA Climate Credit -

You received a Climate Credit on this month's electric bill. For more information about this California Climate Credit, visit www.cpuc.ca.gov/smallbusinessclimatecredit

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7
Statement Date: 10/13/2022
Due Date: 10/31/2022

Details of CleanPowerSF Electric Generation Charges

09/09/2022 - 10/07/2022 (29 billing days)

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

09/09/2022 – 10/07/2022

Rate Schedule: A-15			
Generation - Total - Summer	62.000000 kWh @ \$0.11897		\$7.38
	Net Charges	7.38	
Local Utility Users Tax			0.55
Energy Commission Surcharge			0.02
CleanPowerSF is committed to protecting customer privacy. Learn more at cleanpowersf.org/privacy .			

Total CleanPowerSF Electric Generation Charges **\$7.95**

For questions regarding charges on this page, please contact:

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

Additional Messages

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

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

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0380773342-7
Statement Date: 10/13/2022
Due Date: 10/31/2022

Your Electric Charges Breakdown (from page 2)

Transmission	\$2.23
Distribution	40.71
Electric Public Purpose Programs	1.24
Nuclear Decommissioning	-0.01
Wildfire Fund Charge	0.29
Recovery Bond Charge	0.69
Recovery Bond Credit	-0.69
Wildfire Hardening Charge	0.09
Competition Transition Charges (CTC)	0.01
Energy Cost Recovery Amount	-0.26
PCIA	1.16
Taxes and Other	3.91
Total Electric Charges	\$49.37



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2
Statement Date: 10/13/2022
Due Date: 11/03/2022

Service For:

FRANCHESCA 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

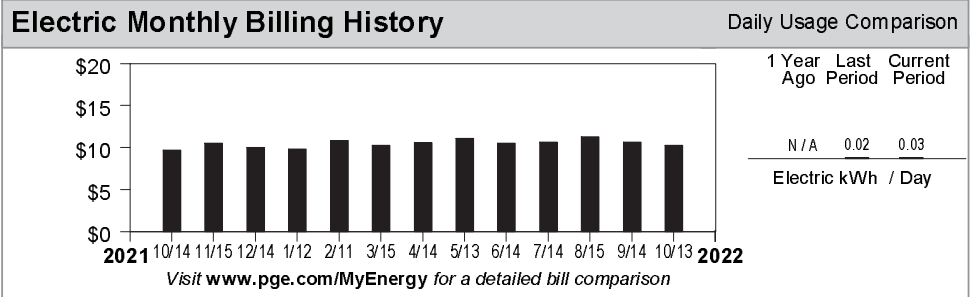
Your Account Summary

Amount Due on Previous Statement	\$10.67
Payment(s) Received Since Last Statement	-10.67
Previous Unpaid Balance	\$0.00
Current PG&E Electric Delivery Charges	\$10.22
Electric Adjustments	-39.30
CleanPowerSF Electric Generation Charges	0.09

CREDIT BALANCE - NO PAYMENT DUE **-\$28.99**



Current charges include a discount of \$39.30 for CA Climate Credit.



Important Messages

California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at cpuc.ca.gov/climatecredit.

Winter electric baseline season: The winter electric baseline season began on Oct 1. The total electric baseline quantities shown in your energy statement were calculated using daily winter baseline quantities. Any billing days in the billing period prior to Oct 1 were calculated with summer baseline quantities.

Continued on last page

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

9990991199665720000001031000000000



Account Number:
9911996657-2

Total Amount Due:
No Payment Due

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

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2
Statement Date: 10/13/2022
Due Date: 11/03/2022

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

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

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

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

Rules and rates

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

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

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

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

Important definitions

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

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

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

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

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

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

Recovery Bond Charge/Credit: Your bill for electric service includes a charge that has been approved by the CPUC to repay bonds issued for certain costs related to catastrophic wildfires. Separately, a PG&E trust provides a customer credit equal to the charge for customers. Visit www.pge.com/billexplanation for additional details on charge item.

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

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

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

"PG&E" refers to Pacific Gas and Electric Company, a subsidiary of PG&E Corporation. © 2022 Pacific Gas and Electric Company. All rights reserved.

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

Update My Information (English Only)

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

Account Number: 9911996657-2

Change my mailing address to: _____

City _____ State _____ ZIP code _____

Primary Phone _____ Primary Email _____

Ways To Pay

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2
Statement Date: 10/13/2022
Due Date: 11/03/2022

Details of PG&E Electric Delivery Charges

09/08/2022 - 10/06/2022 (29 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)

09/08/2022 – 09/30/2022

Minimum Delivery Charge ¹	23 days @ \$0.34810	\$8.01
Power Charge Indifference Adjustment		0.02
SF Prop C Tax Surcharge		0.08

10/01/2022 – 10/06/2022

Minimum Delivery Charge ¹	6 days @ \$0.34810	\$2.09
SF Prop C Tax Surcharge		0.02

Total PG&E Electric Delivery Charges \$10.22

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

Adjustments

California Climate Credit - \$39.30

Total Adjustments -\$39.30

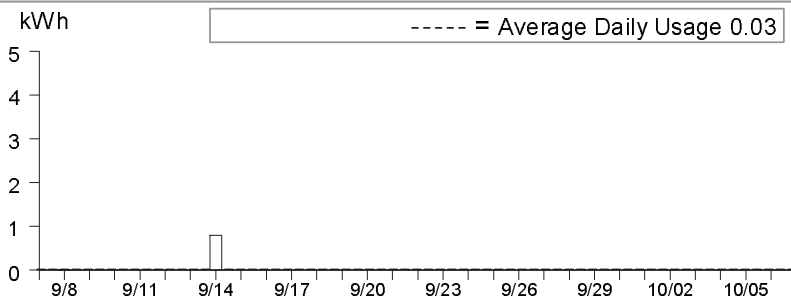
Service Information

Meter #	1009947512
Total Usage	0.800000 kWh
Baseline Territory	T
Heat Source	B - Not Electric
Serial	N
Rotating Outage Block	50

Additional Messages

You received a **California Climate Credit** on your electric bill. Learn how you can use these savings to further reduce your energy costs and help fight climate change at cpuc.ca.gov/climatecredit.

Electric Usage This Period: 0.800000 kWh, 29 billing days



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

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2
Statement Date: 10/13/2022
Due Date: 11/03/2022

Details of CleanPowerSF Electric Generation Charges

09/08/2022 - 10/06/2022 (29 billing days)

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

09/08/2022 – 10/06/2022

Rate Schedule: E-TOU-C3

Generation - Off Peak - Winter	0.000000 kWh @ \$0.10788	\$0.00
Generation - Off Peak - Summer	0.800000 kWh @ \$0.11747	0.09
Generation - On Peak - Winter	0.000000 kWh @ \$0.12180	0.00
Generation - On Peak - Summer	0.000000 kWh @ \$0.16699	0.00
	Net Charges 0.09	

Energy Commission Surcharge 0.00
CleanPowerSF is committed to protecting customer privacy.
Learn more at cleanpowersf.org/privacy.

Total CleanPowerSF Electric Generation Charges \$0.09

Service Information

Total Usage 0.800000 kWh

For questions regarding charges on this page, please contact:

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

Additional Messages

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

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

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 9911996657-2
Statement Date: 10/13/2022
Due Date: 11/03/2022

Important Messages (continued from page 1)

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

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

Electric power line safety PG&E cares about your safety. Be aware of your surroundings and keep yourself, tools, equipment and antennas at least 10 feet away from overhead power lines. If you see an electric power line fall to the ground, keep yourself and others away. Call **9-1-1**.

Your Electric Charges Breakdown (from page 2)

Transmission	\$0.04
Distribution	10.04
Electric Public Purpose Programs	0.02
Recovery Bond Charge	0.01
Recovery Bond Credit	-0.01
PCIA	0.02
Taxes and Other	0.10
Total Electric Charges	\$10.22



FRANCESCA ASSOCIATION
850 POWELL ST.
SAN FRANCISCO CA 94108

Account Number: 010214692
Bill Date: 09/30/2022

Days of Service:

Billing Questions Call: 415-330-1300

Account Summary

Billing Number: 62757315
Service From: 09/01/2022
Service To: 09/30/2022
Current Charges: 2122.31
Balance Due: 2122.31

Announcements

Monthly Rate: 2123.31

Bill Detail

Date	Description of Billing Charges	Amount
	PREVIOUS BALANCE	2122.31
09/13/2022	E-BILL PAY 002208302385534	-2122.31
	DWELLING UNIT SEP	214.40
	ELEVATION CHARGE SEP	459.96
09/30/2022	1-96 GAL TRASH-4dys/wk SEP	367.97
09/30/2022	INSIDE CUSTOMER KEY ACCESS SEP	86.88
09/30/2022	APT DISTANCE 50'-99' SEP	46.00
09/30/2022	4-96 GAL RECYCLE-4dys/wk SEP	1471.88
09/30/2022	INSIDE CUSTOMER KEY ACCESS SEP	115.84
09/30/2022	APT DISTANCE 100'-149' SEP	367.97
09/30/2022	1-64 GAL COMPOST-1dy/wk SEP	51.64
09/27/2022	CREDIT FOR E-PAYMENT 9/13/22	-1.00
	DIVERSION DISCOUNT SEP 56%	-1059.23
	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: 09/30/2022

Bill Detail

Date	Description of Billing Charges	Amount
	PAY BY: 10/15/2022	
	Balance Due	2122.31

Messages

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

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



INVOICE

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

Invoice Date
Sep 29, 2022

Invoice Number
INV-5618

Reference
09/23-09/29

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

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

Due Date: Sep 29, 2022

PLEASE NOTE NEW ADDRESS AS OF 04/13/2022

Payments are due upon receipt

To remit payment via ACH/Wire:

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

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

Please reference your invoice number with your payment.



INVOICE

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

Invoice Date
Oct 2, 2022

Invoice Number
INV-5670

Reference
09/30-10/02

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

Description	Quantity	Unit Price	Tax	Amount USD
Lead Officer	8.00	36.00	Tax on Sales	288.00
Security Officer	40.00	36.00	Tax on Sales	1,440.00
TOTAL HOURS: 48				
			Subtotal	1,728.00
			TOTAL USD	1,728.00

Due Date: Oct 2, 2022

PLEASE NOTE NEW ADDRESS AS OF 04/13/2022

Payments are due upon receipt

To remit payment via ACH/Wire:

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

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

Please reference your invoice number with your payment.



Infinite Tech services
4159374800

LIC#1091366
Daly City, California
94014
United States

Billed To
Matias Garcia
850 Powell st
San Francisco, CA

Date of Issue
09/09/2022

Due Date
10/09/2022

Invoice Number
0000288

Amount Due (USD)
\$265.00

Description	Rate	Qty	Line Total
COAXIAL LINE FIX	\$250.00	1	\$250.00
Fittings & Couplers	\$15.00	1	\$15.00
Subtotal			265.00
Tax			0.00
Total			265.00
Amount Paid			0.00
Amount Due (USD)			\$265.00

Terms

Terms and Conditions Payment Information *Make Checks payable to: Infinite Tech Services LLC *Remit payments: 2721 Carmel Dr San Bruno CA 94066 Terms All payments should be paid upon completion or authorized payments terms. Late payments are subject to 1½ % daily

I, _____, authorize Infinite Tech Services, to use this quotation and its conditions of sale as an Invoice / Purchase Order upon my signature. I also agree to terms and conditions below.

CUSTOMER SIGNATURE:

DATE: _____

Warranty Infinite Tech Services will provide a 1-year warranty on installation and performance warranty on all new surveillance camera(s). This warranty extends to the original purchaser from 1 year from the date of purchase provided the purchaser has invoice documentation or proof of purchase. This product must receive normal, proper use, and due care in handling. Normal wear and tear, deterioration due to aging or damage caused by environmental conditions, electromagnetic interference shall not constitute a defect or failure under this warranty. These warranties do not cover defects resulting from non-documented adds, moves, and

changes, accidents, alteration, unauthorized repair, misuse, fire, or flood. All installation records must be updated to reflect any maintenance, movements, additions or changes and such records shall be made available to Infinite Tech Services upon request. TERMS & CONDITIONS THESE TERMS AND CONDITIONS ("AGREEMENT") APPLY TO THE ORDER AND PURCHASES OF SERVICES PERFORMED BY (INFORMATION OWNER INFINITE TECH SERVICES (INTERESTED PARTY). INTERESTED PARTY AGREES THAT ANY FACTS, INFORMATION, KNOW-HOW, PROCESSES, TRADE SECRETS, CUSTOMER LISTS, OR SIMILAR CONFIDENTIAL MATTERS WITH RESPECT TO THE BUSINESS OF INFINITE TECH SERVICES. SHALL NOT BE DIVULGED BY INTERESTED PARTY TO ANY THIRD PERSON (OTHER THAN MAY BE REQUIRED BY LAW) OR USED IN ANY MANNER FOR THE PROFIT OR TO THE BENEFIT OF INTERESTED PARTY UNLESS AND UNTIL IT HAS BECOME PUBLIC KNOWLEDGE OTHERWISE THAN BY DISCLOSURE BY ANY INTERESTED PARTY. INTERESTED PARTY FURTHER AGREES TO EXERT ITS BEST EFFORTS TO SEE THAT ANY OF ITS PERSONNEL SHALL DIVULGE ANY SUCH CONFIDENTIAL INFORMATION TO A THIRD PARTY UNLESS INFINITE TECH SERVICES INC HAS BEEN NOTIFIED BEFOREHAND. IN THE EVENT THAT THE BUSINESS IS NOT CONSUMMATED, INTERESTED PARTY WILL RETURN TO INFINITE TECH SERVICES INC. ANY RELATED DOCUMENTS DELIVERED TO INTERESTED PARTY. "NOTICE TO OWNER" (Section 7019Contractor's License Law) Under the Mechanic's Lien Law, any contractor, subcontractor, laborer, material man or who helps improve your property and is not paid for his labor, services or material, has a right to enforce his claim against your property. Under the law, you may protect yourself against such claims by filing, before commencing such work of improvement or a modification thereof, in the office of the county recorder of the county where the property is situated and requiring that a contractor's payment bond is recorded in such office. Said bond shall be in a amount not less than fifty percent (50%) of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for payment in full of the claims of all persons furnishing labor, services, equipment, or materials for the work described in said contract.

The terms and conditions set forth on the attached sheet hereof together with the above terms, conditions constitute the entire offer of Infinite Tech Services and any additional terms proposed by CUSTOMER are rejected unless expressly assented to in writing. ACCEPTANCE of the OFFER shall constitute a Contraction the terms and conditions set forth herein. Acceptance of the offer shall be communicated to ITS by returning the offer DATED and SIGNED by an AUTHORIZED agent or representative of CUSTOMER. Infinite Tech Services.



Infinite Tech services
4159374800

LIC#1091366
Daly City, California
94014
United States

Billed To
Matias Garcia
850 Powell st
San Francisco, CA

Date of Issue
08/19/2022

Due Date
09/18/2022

Invoice Number
0000285

Amount Due (USD)
\$150.00

Description	Rate	Qty	Line Total
Service call Trouble shoot Internet line down	\$150.00	1	\$150.00
Subtotal			150.00
Tax			0.00
Total			150.00
Amount Paid			0.00
Amount Due (USD)			\$150.00

Terms

Terms and Conditions Payment Information *Make Checks payable to: Infinite Tech Services LLC *Remit payments: 2721 Carmel Dr San Bruno CA 94066 Terms All payments should be paid upon completion or authorized payments terms. Late payments are subject to 1½ % daily

I, _____, authorize Infinite Tech Services, to use this quotation and its conditions of sale as an Invoice / Purchase Order upon my signature. I also agree to terms and conditions below.

CUSTOMER SIGNATURE:

DATE: _____

Warranty Infinite Tech Services will provide a 1-year warranty on installation and performance warranty on all new surveillance camera(s). This warranty extends to the original purchaser from 1 year from the date of purchase provided the purchaser has invoice documentation or proof of purchase. This product must receive normal, proper use, and due care in handling. Normal wear and tear, deterioration due to aging or damage caused by environmental conditions, electromagnetic interference shall not constitute a defect or failure under this warranty. These warranties do not cover defects resulting from non-documented adds, moves, and changes, accidents, alteration, unauthorized repair, misuse, fire, or flood. All installation records must be

updated to reflect any maintenance, movements, additions or changes and such records shall be made available to Infinite Tech Services upon request. TERMS & CONDITIONS THESE TERMS AND CONDITIONS ("AGREEMENT") APPLY TO THE ORDER AND PURCHASES OF SERVICES PERFORMED BY (INFORMATION OWNER INFINITE TECH SERVICES (INTERESTED PARTY). INTERESTED PARTY AGREES THAT ANY FACTS, INFORMATION, KNOW-HOW, PROCESSES, TRADE SECRETS, CUSTOMER LISTS, OR SIMILAR CONFIDENTIAL MATTERS WITH RESPECT TO THE BUSINESS OF INFINITE TECH SERVICES. SHALL NOT BE DIVULGED BY INTERESTED PARTY TO ANY THIRD PERSON (OTHER THAN MAY BE REQUIRED BY LAW) OR USED IN ANY MANNER FOR THE PROFIT OR TO THE BENEFIT OF INTERESTED PARTY UNLESS AND UNTIL IT HAS BECOME PUBLIC KNOWLEDGE OTHERWISE THAN BY DISCLOSURE BY ANY INTERESTED PARTY. INTERESTED PARTY FURTHER AGREES TO EXERT ITS BEST EFFORTS TO SEE THAT ANY OF ITS PERSONNEL SHALL DIVULGE ANY SUCH CONFIDENTIAL INFORMATION TO A THIRD PARTY UNLESS INFINITE TECH SERVICES INC HAS BEEN NOTIFIED BEFOREHAND. IN THE EVENT THAT THE BUSINESS IS NOT CONSUMMATED, INTERESTED PARTY WILL RETURN TO INFINITE TECH SERVICES INC. ANY RELATED DOCUMENTS DELIVERED TO INTERESTED PARTY. "NOTICE TO OWNER" (Section 7019Contractor's License Law) Under the Mechanic's Lien Law, any contractor, subcontractor, laborer, material man or who helps improve your property and is not paid for his labor, services or material, has a right to enforce his claim against your property. Under the law, you may protect yourself against such claims by filing, before commencing such work of improvement or a modification thereof, in the office of the county recorder of the county where the property is situated and requiring that a contractor's payment bond is recorded in such office. Said bond shall be in a amount not less than fifty percent (50%) of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for payment in full of the claims of all persons furnishing labor, services, equipment, or materials for the work described in said contract.

The terms and conditions set forth on the attached sheet hereof together with the above terms, conditions constitute the entire offer of Infinite Tech Services and any additional terms proposed by CUSTOMER are rejected unless expressly assented to in writing. ACCEPTANCE of the OFFER shall constitute a Contract the terms and conditions set forth herein. Acceptance of the offer shall be communicated to ITS by returning the offer DATED and SIGNED by an AUTHORIZED agent or representative of CUSTOMER. Infinite Tech Services.

DATE	A.M.	P.M.	CHARGE	C.O.D.	
9.30.22					14413

Send to 830 Powell

Description	Phone	
lobby orchids		285
	del	-
	tax	24.58
	total	309.58

Card

Charge to Francisca

WIRE
 IN OUT

Phone

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

Printed in USA
 Rev. 1/02



INVOICE

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

Invoice Date
Aug 25, 2022

Invoice Number
INV-5416

Reference
08/19-08/25

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

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

Due Date: Aug 25, 2022

PLEASE NOTE NEW ADDRESS AS OF 04/13/2022

Payments are due upon receipt

To remit payment via ACH/Wire:

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

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

Please reference your invoice number with your payment.



INVOICE

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

Invoice Date
Sep 15, 2022

Invoice Number
INV-5540

Reference
09/09-09/15

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

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

Due Date: Sep 15, 2022

PLEASE NOTE NEW ADDRESS AS OF 04/13/2022

Payments are due upon receipt

To remit payment via ACH/Wire:

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

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

Please reference your invoice number with your payment.



INVOICE

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

Invoice Date
Sep 22, 2022

Invoice Number
INV-5579

Reference
09/16-09/22

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

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

Due Date: Sep 22, 2022

PLEASE NOTE NEW ADDRESS AS OF 04/13/2022

Payments are due upon receipt

To remit payment via ACH/Wire:

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

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

Please reference your invoice number with your payment.

Fw: Reimbursement Request for Weebly Website Renewal Fee

invoice <invoice@hill-co.com>

Mon 10/17/2022 6:47 PM

To: Lorevie Mariano <lmariano@hill-co.com>

Thanks

Best,

AP Team

Phone: 415-321-4203



832 Sansome Street, 3rd Floor
San Francisco CA 94111

General Inquiries - Admin@hill-co.com (415) 292-1777

Emergency After-hours - (415) 292-1875

From: Harper Matheson <harper.matheson@gmail.com>

Sent: Sunday, October 16, 2022 2:53 PM

To: Shannon DeLawder <sdelawder@hill-co.com>; invoice <invoice@hill-co.com>

Cc: Amanda Cox <acox@hill-co.com>; dave@yebu.com <dave@yebu.com>; Adrian Rodriguez <arodz63@live.com>

Subject: Fwd: Reimbursement Request for Weebly Website Renewal Fee

Hi guys,

Would you please send Adrian Rodriguez a check to reimburse him for the website fee he paid (detailed below).

Please let me know if you have any questions.

Best,
Harper

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

From: **Rodriguez Adrian** <arodz63@live.com>

Date: Wed, Sep 28, 2022 at 11:20 AM

Subject: Reimbursement Request for Weebly Website Renewal Fee

To: Harper Matheson <harper.matheson@gmail.com>, Dave Yeske, CFP <Dave@yebu.com>

Cc: Amanda Cox <acox@hill-co.com>

Harper and Dave,

Following up on my earlier email message notifying you that the renewal for our website platform was about to hit. As you can see from the receipt below, I was just charged \$216.00 for another two-year subscription to the Weebly platform.

Please let me know if you need anything else from me to have this charge reimbursed.

Thanks,
Adrian

From: Weebly <support@weebly.com>
Sent: Wednesday, September 28, 2022 11:09 AM
To: arodz63@live.com
Subject: Your Renewal Receipt



Hi Adrian,

This is to confirm the renewal of your 2 years Pro Site.

Here is a summary of your order:

Order Date: Sep 28, 2022

Order Number: 536925599668388042

Account ID: 89087182

Account Name: Adrian Rodriguez

Paid by:

Andy Rodriguez

850 Powell St., Apt. 602

San Francisco|CA, CA 94108

Item	Term	Quantity	Price
Pro Site Plan	2 years	1	\$216.00
For your site The Francesca - www.850powell.com			
Expires on Sep 28, 2024			

Subtotal: \$216.00

CA State Tax: \$0.00

Total: \$216.00

Giuliani Construction & Restoration, Inc
 424 Lano St
 San Jose, CA 95125

INVOICE



Phone: (833) 337-9688
 Fax: (408) 452-5572

Invoice: 22080531
 Invoice Date: 9/1/2022

Bill To:	Project Details:
Hill & Company 832 Sansome St. Floor 3 San Francisco, CA 94111	Francesca Association (ESSFJMW) c/o Hill & Company 850 Powell St. Unit 503 & 603 San Francisco, CA 94108

Payment Terms	DOL	Invoice Due Date
Due on Receipt	8/18/2022	9/1/2022

Description

Emergency water mitigation services

Description	Invoice Amount	Retainage	Current Due
Emergency Services	1,909.06	0.00	1,909.06
Subtotal Amount	1,909.06	0.00	1,909.06
			0.00
Total Invoice Amount Due			1,909.06

Please remit payment at your earliest convenience to avoid a 1.5% interest charge per month and up to 18% per year.
 We accept payment via check, credit card (3.7% fee), ACH and wire. Transfer fees may apply.
 Return payment will be subject to a \$35.00 fee.
 Thank you for your business!



Giuliani Construction & Restoration, Inc.

Corporate Office:
424 Lano St San Jose, CA 95125
Peninsula Office:
436 N. Canal St. South San Francisco, CA 94080
(833) 337-9688 - Main/24-Hr Emergency
(408) 452-5572 - Fax
www.giulianiconstruction.com

Client: Francesca Association c/o Hill & Company
Property: 850 Powell St. Unit 503 & 603
San Francisco, CA 94108

Home: (678) 770-0800

Operator: ASHLEY

Estimator: Jonathan Merino
Position: Project Manager
Company: Giuliani Construction & Restoration, Inc.
Business: 436 N. Canal St #16
South San Francisco, CA 94080

Business: (408) 930-4462
E-mail: jmerino-
valencia@giulianiconstruction
.com

Type of Estimate: Water Damage
Date Entered: 8/18/2022 Date Assigned:

Price List: CAPE8X_AUG22
Labor Efficiency: Restoration/Service/Remodel
Estimate: 2022-08-31-1123-WTR

The following billing is for emergency water mitigation services at the property listed above due to a water leak.

*This billing does not include any repair services.

Should you have any questions, please feel free to contact us.

Thank you for your business, we appreciate it very much.

Jonathan Merino

Emergency Services Project Manager
(408) 930-4462 (Cell)
(833) 337-9688 (Office)
(408) 452-5572 (Fax)
jmerino-valencia@giulianiconstruction.com
www.giulianiconstruction.com



Giuliani Construction & Restoration, Inc.

Corporate Office:
 424 Lano St San Jose, CA 95125
 Peninsula Office:
 436 N. Canal St. South San Francisco, CA 94080
 (833) 337-9688 - Main/24-Hr Emergency
 (408) 452-5572 - Fax
 www.giulianiconstruction.com

2022-08-31-1123-WTR

Unit 503

Bathroom

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Ducting - lay-flat	10.00 LF @	0.35 =	3.50
2. Dehumidifier (per 24 hour period) - Large - No monitoring One dehumidifier for six days.	6.00 EA @	82.71 =	496.26
3. Air mover (per 24 hour period) - No monitoring Two air movers for six days.	12.00 EA @	38.00 =	456.00

Labor

DESCRIPTION	QTY	UNIT PRICE	TOTAL
8/18/22			
4. Equipment setup, take down, and monitoring (hourly charge) Labor for two tech's to inspect loss, moisture map affected areas, install equipment, monitor equipment, and take readings.	5.00 HR @	83.20 =	416.00
8/19/22			
5. Equipment setup, take down, and monitoring (hourly charge) Labor for two tech's to monitor equipment, reposition equipment as necessary, and take readings.	2.00 HR @	83.20 =	166.40
8/24/22			
6. Equipment setup, take down, and monitoring (hourly charge) Labor for two tech's to monitor equipment, reposition equipment as necessary, take readings, and remove equipment once dry.	3.00 HR @	83.20 =	249.60

Miscellaneous

DESCRIPTION	QTY	UNIT PRICE	TOTAL
7. Personal protective mask (N-95)	6.00 EA @	3.23 =	19.38
8. Personal protective gloves - Disposable (per pair)	6.00 EA @	0.32 =	1.92
9. Fuel surcharge	1.00 EA @	100.00 =	100.00

** Recent fuel price increases have significantly impacted the cost of providing emergency services to your location. Giuliani Construction & Restoration, Inc has been absorbing all such costs. However, we are no longer able to do so and must pass along a portion of the increased costs. This surcharge is temporary and will be adjusted in accordance with market fuel prices. Thank you for your understanding during this turbulent transportation era.*



Giuliani Construction & Restoration, Inc.

Corporate Office:
424 Lano St San Jose, CA 95125
Peninsula Office:
436 N. Canal St. South San Francisco, CA 94080
(833) 337-9688 - Main/24-Hr Emergency
(408) 452-5572 - Fax
www.giulianiconstruction.com

Summary

Line Item Total	1,909.06
Replacement Cost Value	\$1,909.06
Net Claim	\$1,909.06

Jonathan Merino
Project Manager

Corporate Office:
424 Lano St San Jose, CA 95125
Peninsula Office:
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1 1-IMG_8054

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2 2-IMG_8055

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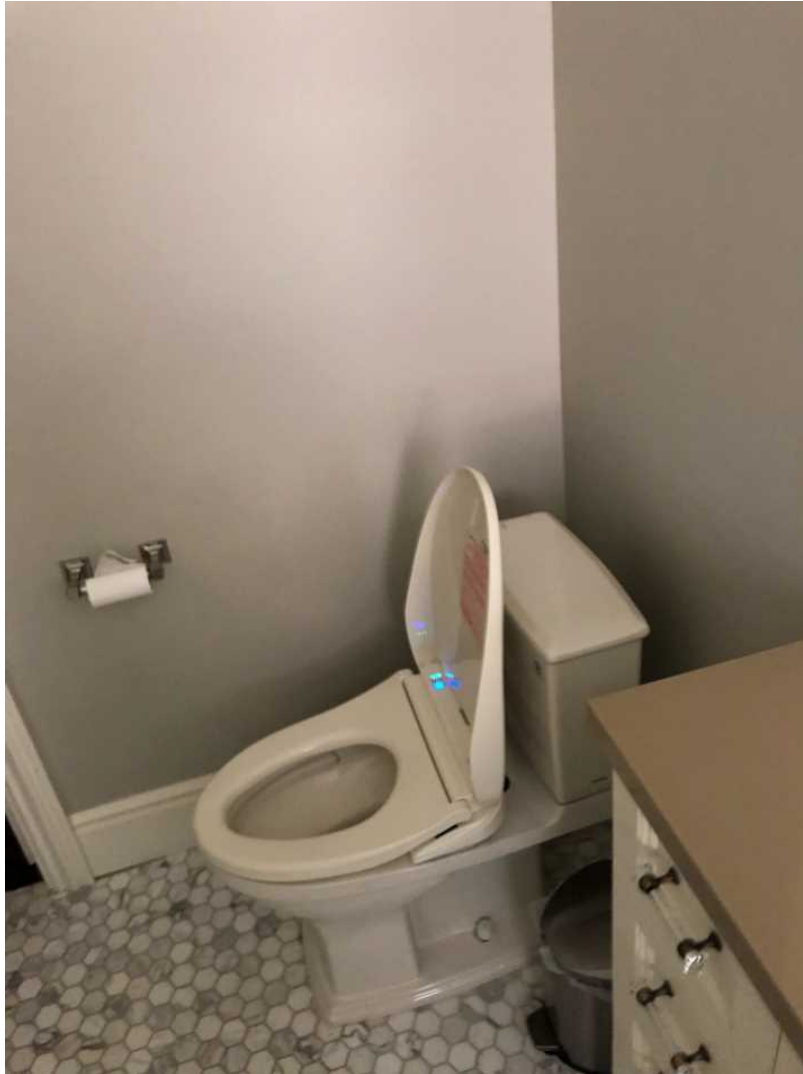
3 3-IMG_9938

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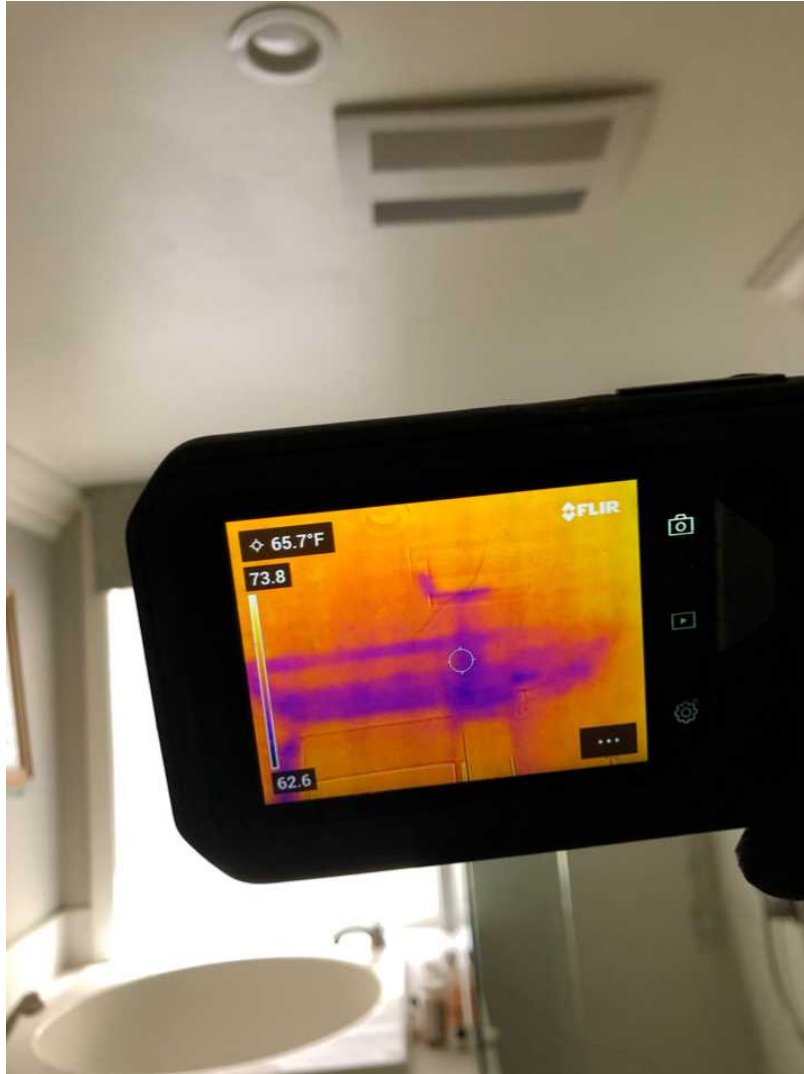
4 4-IMG_9945

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5 5-IMG_9948

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6 6-IMG_9950

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7 7-IMG_9951

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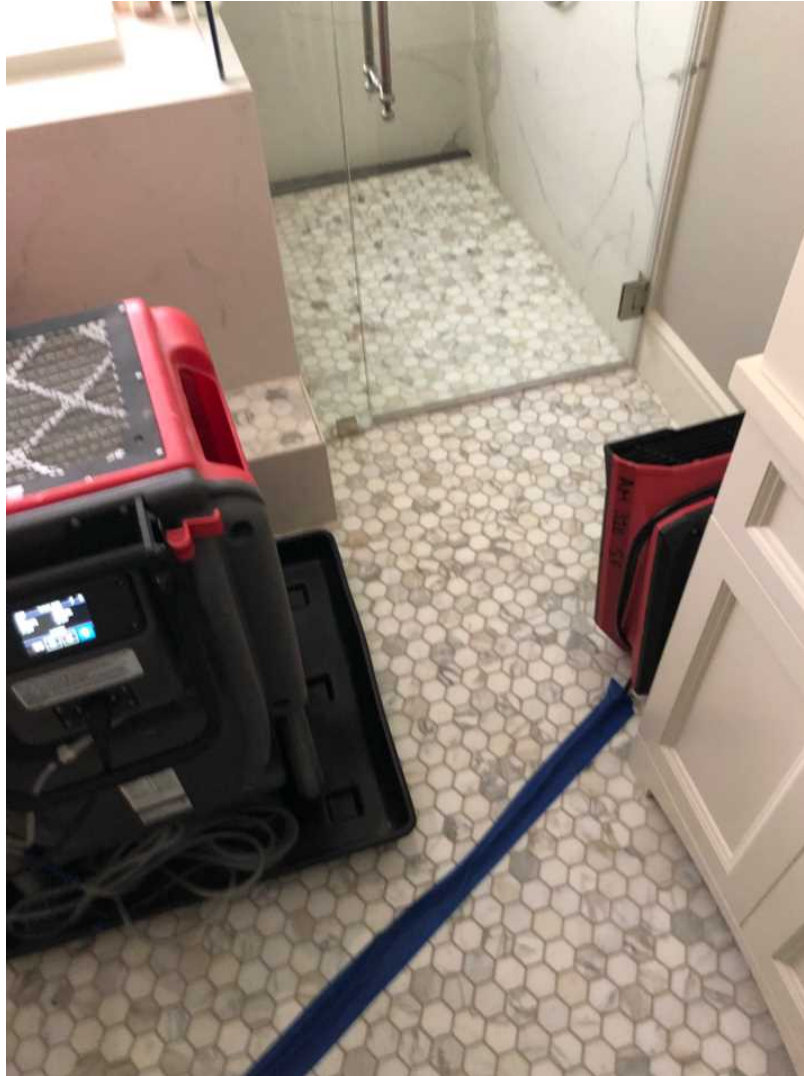
8 8-IMG_9952

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(833) 337-9688 - Main/24-Hr Emergency
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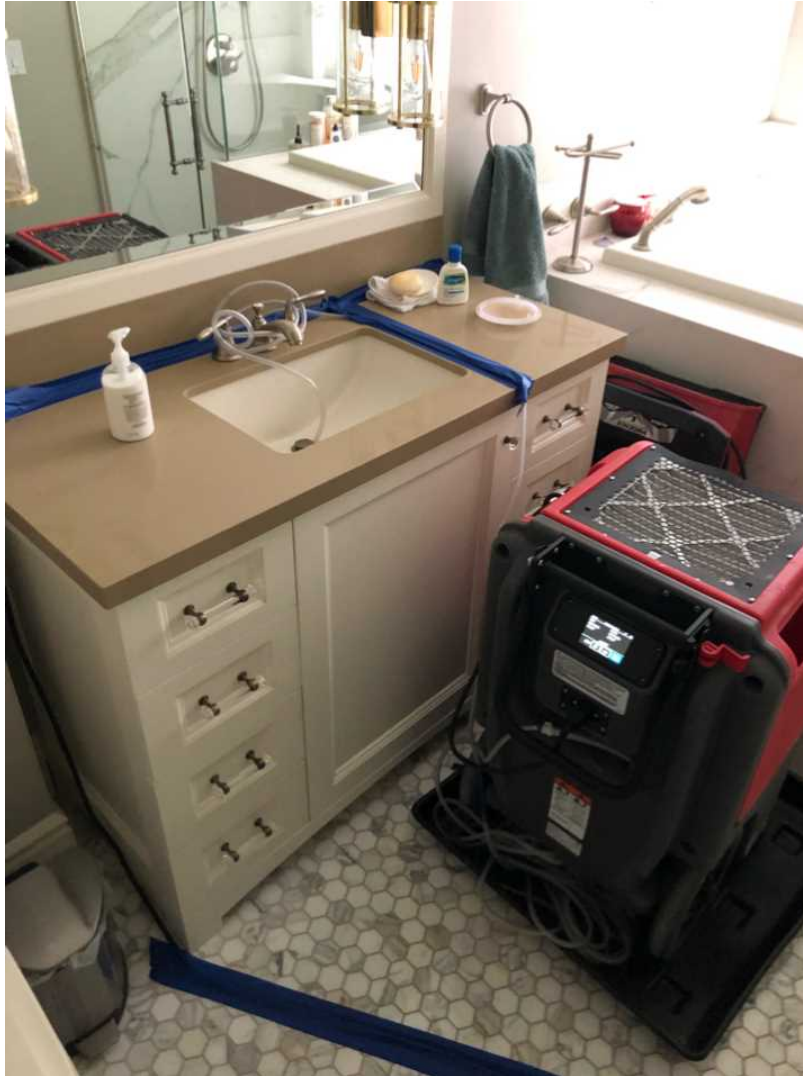
9 9-IMG_9969

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(408) 452-5572 - Fax
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10 10-IMG_9970

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436 N. Canal St. South San Francisco, CA 94080
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11 11-IMG_9972

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436 N. Canal St. South San Francisco, CA 94080
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12 12-IMG_0068

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436 N. Canal St. South San Francisco, CA 94080
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13 13-IMG_8057

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14 14-IMG_8058

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15 15-IMG_8062

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436 N. Canal St. South San Francisco, CA 94080
(833) 337-9688 - Main/24-Hr Emergency
(408) 452-5572 - Fax
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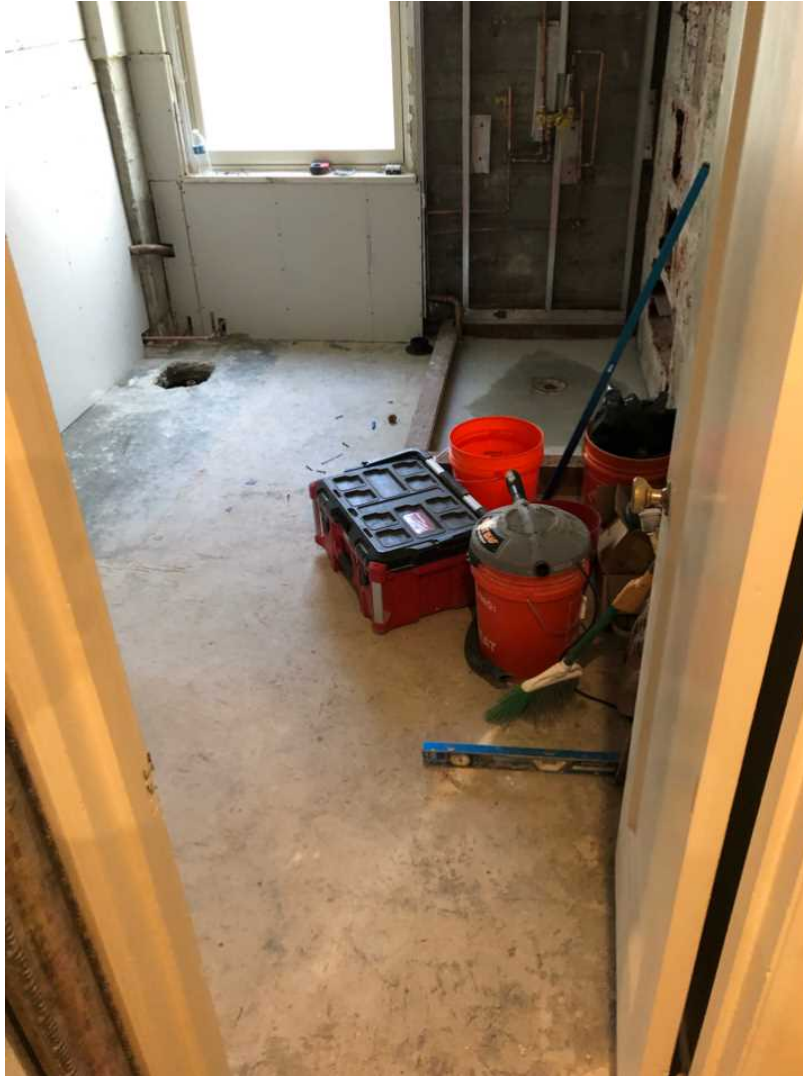
16 16-IMG_8066

Corporate Office:
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Peninsula Office:
436 N. Canal St. South San Francisco, CA 94080
(833) 337-9688 - Main/24-Hr Emergency
(408) 452-5572 - Fax
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17 17-IMG_9892

Corporate Office:
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18 18-IMG_9893

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19 19-IMG_9894

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20 20-IMG_9898

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21 21-IMG_9904

Corporate Office:
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436 N. Canal St. South San Francisco, CA 94080
(833) 337-9688 - Main/24-Hr Emergency
(408) 452-5572 - Fax
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22 22-IMG_9910

Corporate Office:
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23 23-IMG_9931

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(408) 452-5572 - Fax
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24 24-IMG_9934

**Malcolm Plumbing
& Mechanical**

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

Invoice 18636887
Invoice Date 4/12/2022
Completed Date 4/12/2022
Customer PO

Billing Address
Cohn , Bob
840 Powell Street #502
San Francisco, CA 94108 USA

Job Address
Cohn, Bob
850 Powell Street #902
San Francisco, CA 94108 USA

Description of Work


- 1.) come to change angle stop
- 2.) had to do water shut down
- 3.) Was able to change the angle stop
- 4.) the angle stop is for the toilet bidet
- 5.) check for leaks there's no leaks
- 6.) Die test the toilet there's no leaks

Task #	Description	Quantity	Your Price	Your Total
Service:Labor Heating	Service:Labor:Heating Per Hour	1.50	\$250.00	\$375.00
Service:Materials	Service:Materials	1.00	\$90.00	\$90.00
	Angle stop			
	Water supply for toilet			
Service:Labor Heating	Service:Labor:Heating Per Hour	-0.50	\$250.00	\$-125.00
	Adjustment per Matt			

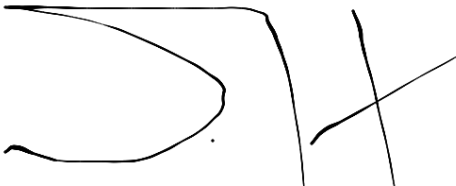
Potential Savings \$0.00
Sub-Total \$340.00
Tax \$0.00
Total Due \$340.00
Balance Due \$340.00

THANK YOU FOR CHOOSING MALCOLM PLUMBING, WE APPRECIATE YOUR BUSINESS

Terms and Conditions
JuanHernandez



4/12/2022



4/12/2022



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

Invoice 111510
 Invoice Date 10/3/2022
 Completed Date 10/7/2022
 Customer PO
 Payment Term Net 30
 Due Date 11/2/2022
 Job Address
 Rebecca (tenant)
 850 Powell St #201
 san francisco , CA 94108 USA

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

Description of Work

10/3/22

The tech arrived at the workplace at unit #201, tech found that the unit did not have hot water and apparently others units had the same problem. He tested the kitchen for 10 minutes until it got hot and then minutes later it got cold. Same issues where happening in the shower. Another tech arrived to assist the situation and they both found out that there is no hot water return lines in the building. They have a heating element in the system and that's why the water takes time to get hot.

Task #	Description	Quantity	Your Price	Your Total
0 - RENE MEJIA DE PAZ	PLUMBER HOURLY RATE - OT	2.00	\$283.50	\$567.00
0 - PHILIP HUANG	PLUMBER HOURLY RATE - OT	2.00	\$223.50	\$447.00
HazMatPPE -	Hazmat- PPE (Personal Protective Equipment)	2.00	\$12.00	\$24.00
TRK-415	Truck Charge	1.00	\$32.00	\$32.00

Sub-Total \$1,070.00
Tax \$0.00
Total Due \$1,070.00

Balance Due \$1,070.00

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

Thank you for choosing R&L Plumbing Inc.

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

See Terms and Conditions Attached

10/3/2022
 PAYMENT IS DUE UPON RECEIPT

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

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

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

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

Choose a plan number:
 2613- No Interest if Paid in Full in 12 months. Standard Interest Rates 17.99%-26.99% | Estimated Payment Factor 2.10% | Term (Total Payments) 84 months. Note: Subject to credit approval. Minimum monthly payments required. Interest is billed during the promotional period but all interest is waived if the purchase amount is paid in full within 12 months. Making minimum monthly payments will not pay off the entire purchase balance before the end of the promotional period.



LICENSE #1073041

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

Exclusions, unless included in scope of work.

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

Terms and Conditions:

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

Price and Payment:

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



REMIT TO
Admiral Security Services, Inc.
 2151 Salvio Street, Suite 260
 Concord, CA 94520
 888-471-1128
 www.AdmiralSecurityServices.com

INVOICE

INVOICE NUMBER: 10049134
 INVOICE DATE: 10/17/2022
 DUE DATE: 11/16/2022
 TERMS: Net 30
 CUSTOMER ID: 33292120

BILL TO

Hill & Co
 832 Sansome St
 San Francisco, CA 94111

AMOUNT DUE: \$4,320.00

Period	Description	QTY	Unit Price	Total
10/10 - 10/16	Security Staff Services: Lead Officer (Columbus Day) Service Location: Francesca Condominiums 832 Sansom St San Francisco CA 94111	8	\$54.00	\$432.00
10/10 - 10/16	Security Staff Services: Lead Officer (4 items)	32	\$36.00	\$1,152.00
10/10 - 10/16	Security Staff Services: Security Officer (Columbus Day)	8	\$54.00	\$432.00
10/10 - 10/16	Security Staff Services: Security Officer (8 items)	64	\$36.00	\$2,304.00

SUBTOTAL	Tax	Credit	Total
\$4,320.00	\$0.00	\$0.00	\$4,320.00

SUBTOTAL \$4,320.00
 No Tax (0%) \$0.00

Total \$4,320.00

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/>

**Malcolm Plumbing
& Mechanical**

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

Project 19413082
Invoice Date 5/27/2022
Completed Date 5/27/2022
Customer PO

Billing Address
Cohn , Bob
840 Powell Street #502
San Francisco, CA 94108 USA

Job Address
Cohn, Bob
850 Powell Street #902
San Francisco, CA 94108 USA

Description of Work

Investigation of leak into #802.
Removal of the wall hung toilet flush actuator.
I cut a small hole into the existing plastic toilet tank (above the water line) to help with getting the camera in the wall space above the open copper tee. I was able to position the camera so that it was looking down on the open tee ion the wall. Larissa held the camera in place while I ran water.
We found that the existing shower and the clothes washer ran into this pipe. We took vide of this. I believe what was happening is that the 2" line that serves the shower and laundry was partially stopped up. This line goes approx. 2 feet horizontally before it ties into the 4" vertical stack on the outside of the building. When one or both fixtures were being used a very small amount of water was splashing up and out of the open tee. When we were running our tests the stoppage was pushed into the stack. After that the line has not leaked into the downstairs unit. The existing toilet and the piece of marble behind it will need to be removed prior to the repair being completed.

Removed and replaced radiator valve.

Task #	Description	Quantity	Your Price	Your Total
Service:Labor	Service:Labor Per hour	2.00	\$250.00	\$500.00
Service:Labor	Service:Labor Per hour rate 1	3.00	\$250.00	\$750.00
Service:Labor	Service:Labor Per hour rate 2	3.00	\$170.00	\$510.00
Service:Labor	Service:Labor Per hour	2.00	\$250.00	\$500.00
Service:Labor	Service:Labor Per hour	2.00	\$250.00	\$500.00
Service:Labor	Service:Labor Per hour	8.00	\$250.00	\$2,000.00
Service	Service: leak investigation final.	3.00	\$250.00	\$750.00
Service	Service: radiator valve replacement parts and labor	1.00	\$625.00	\$625.00
Service:Other Costs	Service: Other Costs camera cost	1.00	\$250.00	\$250.00

Potential Savings \$0.00
Sub-Total \$6,385.00
Tax \$0.00
Total Due \$6,385.00
Balance Due \$6,385.00

THANK YOU FOR CHOOSING MALCOLM PLUMBING, WE APPRECIATE YOUR BUSINESS

Terms and Conditions
Matthew Cahill

less: Radiator Valve \$ 625

Total Reimbursement \$ 5,760



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3536958474-9
Statement Date: 10/09/2022
Due Date: 10/31/2022

Service For:

FRANCESCA ASSOCIATION
850 POWELL ST
SAN FRANCISCO, CA 94108

Your Account Summary

Amount Due on Previous Statement	\$4,641.01
Payment(s) Received Since Last Statement	-4,641.01
Previous Unpaid Balance	\$0.00
Current Gas Charges	\$4,782.28

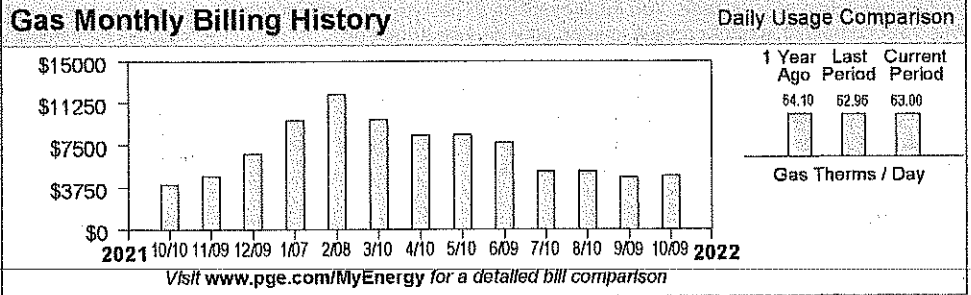
Total Amount Due by 10/31/2022 \$4,782.28

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

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

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

99903536958474900004782280000478228



Account Number: **3536958474-9**
Due Date: **10/31/2022**

Total Amount Due: **\$4,782.28**

Amount Enclosed:
\$

948680045261 01 AB 0.49 292 1934 7
FRANCESCA ASSOCIATION
C/O HILL & CO PROPERTY MANAGEMENT
832 SANSOME ST FL 3
SAN FRANCISCO CA 94111-1558

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3536958474-9

Statement Date: 10/09/2022

Due Date: 10/31/2022

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

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

TTY 7-1-1

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

華語客戶服務 (Chinese) 1-800-893-9555

Dịch vụ khách tiếng Việt (Vietnamese)

1-800-298-8438

Business Customer Service

1-800-468-4743

Rules and rates

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

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

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

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

Important definitions

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

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

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

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

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

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

Recovery Bond Charge/Credit: Your bill for electric service includes a charge that has been approved by the CPUC to repay bonds issued for certain costs related to catastrophic wildfires. Separately, a PG&E trust provides a customer credit equal to the charge for customers. Visit www.pge.com/billexplanation for additional details on charge item.

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

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

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

Update My Information (English Only)

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

Account Number: 3536958474-9

Change my mailing address to: _____

City _____ State _____ ZIP code _____

Primary Phone _____ Primary Email _____

Ways To Pay

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3536958474-9
Statement Date: 10/09/2022
Due Date: 10/31/2022

Details of Gas Charges

09/09/2022 - 10/07/2022 (29 billing days)

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

09/09/2022 - 09/30/2022

Tier 1 Allowance	492.80000 Therms	
Tier 1 Usage	492.800000 Therms @ \$2.16475	\$1,066.79
Tier 2 Usage	893.200000 Therms @ \$2.63274	2,351.56
Gas PPP Surcharge (\$0.10346 /Therm)		143.40
SF Prop C Tax Surcharge		33.70

10/01/2022 - 10/07/2022

Tier 1 Allowance	156.80000 Therms	
Tier 1 Usage	156.800000 Therms @ \$2.26091	\$354.51
Tier 2 Usage	284.200000 Therms @ \$2.72890	775.55
Gas PPP Surcharge (\$0.10346 /Therm)		45.63
SF Prop C Tax Surcharge		11.14

\$4,782.28

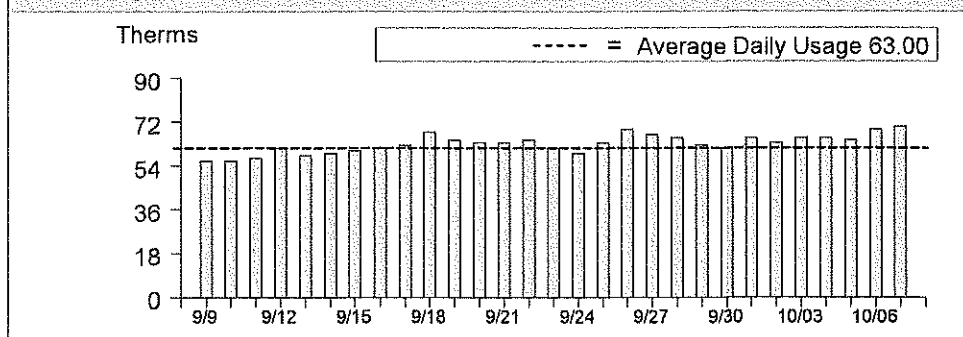
Service Information

Meter #	60586652
Current Meter Reading	17,741
Prior Meter Reading	16,013
Difference	1,728
Multiplier	1.057546
Total Usage	1,827.000000 Therms
Baseline Territory	T
Serial	N

Gas Procurement Costs (\$/Therm)

09/09/2022 - 09/30/2022	\$0.80392
10/01/2022 - 10/07/2022	\$0.90008

Gas Usage This Period: 1,827.000000 Therms, 29 billing days



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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3

Statement Date: 10/13/2022

Due Date: 10/31/2022

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

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

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

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

Rules and rates

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

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

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

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

Important definitions

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

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

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

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

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

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

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

Update My Information (English Only)

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

Account Number: 1005773302-3

Change my mailing address to: _____

City _____ State _____ ZIP code _____

Primary Phone _____ Primary Email _____

Ways To Pay

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3
Statement Date: 10/13/2022
Due Date: 10/31/2022

Details of PG&E Electric Delivery Charges

09/08/2022 - 10/06/2022 (29 billing days)

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

09/08/2022 – 09/30/2022

Customer Charge	23 days @ \$6.42016	\$147.66
Demand Charge ¹		
Max Peak	15.048000 kW @ \$32.90000	392.65
Max Part Peak	14.960000 kW @ \$6.81000	80.80
Max Demand	15.772000 kW @ \$26.07000	326.11
Energy Charges		
Peak	1,389.933000 kWh @ \$0.19598	272.40
Part Peak	1,078.561000 kWh @ \$0.15878	171.25
Off Peak	3,821.296000 kWh @ \$0.13246	506.17
Generation Credit		-1,063.00
Power Charge Indifference Adjustment		117.62
Franchise Fee Surcharge		5.72
San Francisco Utility Users' Tax (7.500%)		71.37
SF Prop C Tax Surcharge		9.38

10/01/2022 – 10/06/2022

Customer Charge	6 days @ \$6.42016	\$38.52
Demand Charge ¹		
Max Peak	14.600000 kW @ \$2.22000	6.71
Max Demand	14.600000 kW @ \$26.07000	78.75
Energy Charges		
Peak	361.198000 kWh @ \$0.17235	62.25
Off Peak	1,283.983000 kWh @ \$0.13236	169.95
Generation Credit		-201.70
Power Charge Indifference Adjustment		30.76
Franchise Fee Surcharge		1.50
San Francisco Utility Users' Tax (7.500%)		13.89
SF Prop C Tax Surcharge		1.83

Total PG&E Electric Delivery Charges \$1,240.59

Details of charges continue on next page. ➔

Service Information

Meter #	1010087894
Total Usage	7,934.971000 kWh
Serial	N
Rotating Outage Block	50

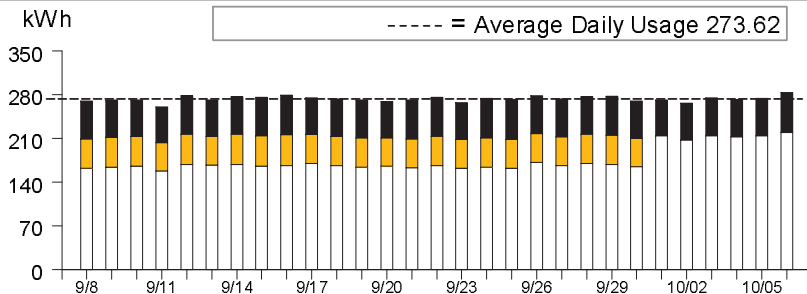
Additional Messages

CA Climate Credit -

You received a Climate Credit on this month's electric bill. For more information about this California Climate Credit, visit www.cpuc.ca.gov/smallbusinessclimatecredit

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

Electric Usage This Period: 7,934.971000 kWh, 29 billing days



	Usage	Energy Charges
■ Peak ¹	22.06%	\$334.65
■ Part Peak ²	13.61%	\$171.25
■ Off Peak ³	64.33%	\$676.12
■ Super Off Peak ⁴	0.00%	\$0.00

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

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

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

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

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3
Statement Date: 10/13/2022
Due Date: 10/31/2022

Details of PG&E Electric Delivery Charges (continued)

Service For: 850 POWELL ST

Service Agreement ID: 1005773077 HSE & ELEVATOR

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

2018 Vintaged Power Charge Indifference Adjustment

Adjustments

CA Climate Credit	-\$39.30
CA Climate Credit	-39.30

Total Adjustments **-\$78.60**



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3
Statement Date: 10/13/2022
Due Date: 10/31/2022

Details of CleanPowerSF Electric Generation Charges

09/08/2022 - 10/06/2022 (29 billing days)

Service For: 850 POWELL ST

Service Agreement ID: 1008705003 ESP Customer Number: 1005773077

09/08/2022 – 10/06/2022

Rate Schedule: B-19-S

Demand - On Peak - Winter	3.020700	kW	@ \$2.52000	\$7.61
Demand - Part Peak - Summer	11.864800	kW	@ \$3.08000	36.54
Demand - On Peak - Summer	11.934600	kW	@ \$21.22000	253.25
Generation - Off Peak - Winter	1,283.983000	kWh	@ \$0.07531	96.70
Generation - Off Peak - Summer	3,821.296000	kWh	@ \$0.07540	288.13
Generation - Part Peak - Summer	1,078.561000	kWh	@ \$0.09738	105.03
Generation - On Peak - Winter	361.198000	kWh	@ \$0.10872	39.27
Generation - On Peak - Summer	1,389.933000	kWh	@ \$0.12847	178.56
		Net Charges	1,005.09	

Local Utility Users Tax 75.38
Energy Commission Surcharge 2.38

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

Total CleanPowerSF Electric Generation Charges

\$1,082.85

For questions regarding charges on this page, please contact:

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

Additional Messages

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

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

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



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1005773302-3
Statement Date: 10/13/2022
Due Date: 10/31/2022

Your Electric Charges Breakdown (from page 2)

Transmission	\$185.01
Distribution	652.04
Electric Public Purpose Programs	140.29
Nuclear Decommissioning	-1.04
Wildfire Fund Charge	36.42
Recovery Bond Charge	88.23
Recovery Bond Credit	-88.23
Wildfire Hardening Charge	8.10
Competition Transition Charges (CTC)	1.74
Energy Cost Recovery Amount	-34.04
PCIA	148.38
Taxes and Other	103.69
Total Electric Charges	\$1,240.59



PLEASE DIRECT ALL INQUIRIES TO

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

INVOICE/ACCOUNT SUMMARY

CLOSING DATE	01-OCT-2022
ACCOUNT TYPE	COM
ACCOUNT NUMBER	1217310
BALANCE DUE	240.00

BILL TO:

128474 1004 1 001520 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-OCT-2022	1	15441097	HILL CO: THE FRANCESCA ASSO. 850 POWELL ST. SAN FRANCISCO, CA 94108	OCTOBER SERVICE	INV	120.00

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

PREVIOUS BALANCE	CURRENT CHARGES	PAYMENTS	ADJUSTMENTS	NEW BALANCE
120.00	120.00	0.00	0.00	240.00

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

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



PLEASE DIRECT ALL INQUIRIES TO

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

INVOICE/ACCOUNT SUMMARY

* PLEASE WRITE AMOUNT REMITTED

CLOSING DATE	01-OCT-2022
ACCOUNT TYPE	COM
ACCOUNT NUMBER	1217310
BALANCE DUE	240.00
* AMOUNT REMITTED	

BILL TO:

166615 1 1004 1520 3047 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



012173100002400020220929027017



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

Invoice 111321
 Invoice Date 9/26/2022
 Completed Date 9/27/2022
 Customer PO 6721 - 1
 Payment Term Net 30
 Due Date 10/26/2022
 Job Address
 Jay Wiener (Tenant)
 850 Powell Street #300
 San Francisco, CA 94108 USA

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

Description of Work

09/26/22
 Unit #300

The tech arrived at the jobsite and called the manager to have access to the building. After that, the tech went to unit #300 together with the receptionist Bob, but did not have access, so it is necessary to come back. The tech cleaned and sanitized the work area. Work Pending.

09/27/22

The tech arrived back at the jobsite, started his job and ran the snake through the tub several times until it got unclogged. The tech tested it and everything started to work well. The tech performed a job site clean up and sanitized. Work completed.

Task #	Description	Quantity	Your Price	Your Total
0 - RENE MEJIA DE PAZ	9/26/22 PLUMBER HOURLY RATE	1.50	\$189.00	\$283.50
0 - MARIO RUIZ MELENDEZ	9/27/22 PLUMBER HOURLY RATE	2.00	\$189.00	\$378.00
HazMatPPE -	Hazmat- PPE (Personal Protective Equipment)	2.00	\$12.00	\$24.00
TRK-415	Truck Charge	1.00	\$32.00	\$32.00

Sub-Total \$717.50
Tax \$0.00
Total Due \$717.50

Balance Due \$717.50

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

Thank you for choosing R&L Plumbing Inc.

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

See Terms and Conditions Attached

9/27/2022
 PAYMENT IS DUE UPON RECEIPT

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

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

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

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

Choose a plan number:

2613- No Interest if Paid in Full in 12 months. Standard Interest Rates 17.99%-26.99% | Estimated Payment Factor 2.10% | Term (Total Payments) 84 months. Note: Subject to credit approval. Minimum monthly payments required. Interest is billed during the promotional period but all interest is waived if the purchase amount is paid in full within 12 months. Making minimum monthly payments will not pay off the entire purchase balance before the end of the promotional period.

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

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

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

See Terms and Conditions Attached

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line and a small vertical stroke at the end.

9/27/2022



LICENSE #1073041

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

Exclusions, unless included in scope of work.

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

Terms and Conditions:

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

Price and Payment:

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



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

INVOICE

DATE	INVOICE #
10/13/2022	d088976-1

BILL TO:	0001551	00001	JOBSITE
-----------------	---------	-------	----------------

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

Doorman
 850 Powell
 San Francisco CA

P.O. NUMBER	TERMS	SALES PERSON
	NET 30	Steven H.

QUAN	DESCRIPTION	PRICE EACH	AMOUNT
1.00	Lube lock on elevator panel		
	Service Call	85.00	85.00
1.00	Lock Labor Minimum	29.00	29.00

TOTAL

\$114.00