



2508 Verne Roberts Cir.  
Antioch Ca 94509

AAA Credit Rated Tenant



**OFFERING PRICE**  
**\$2,500,000**

100% Occupied 12yrs Single Tenant



SOCIAL SECURITY ADMINISTRATION

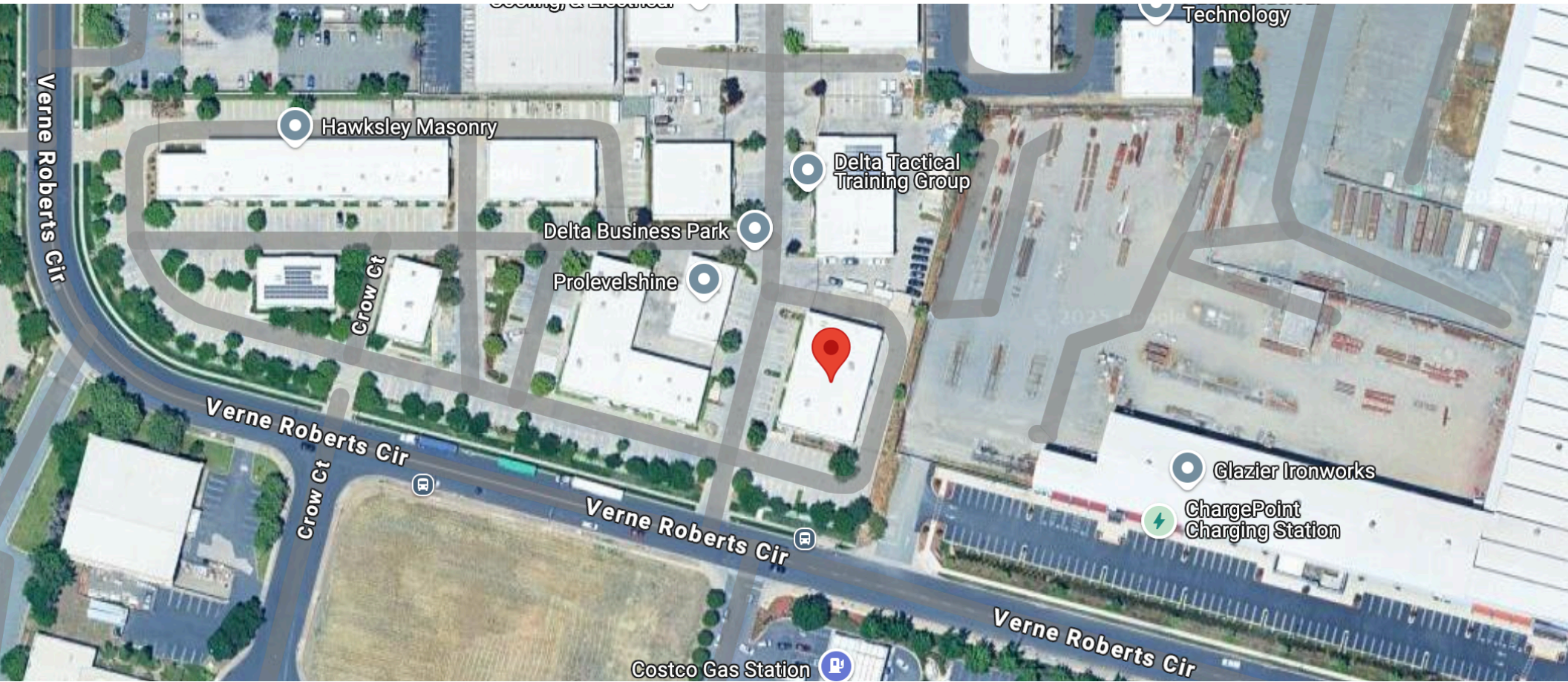
2503

Handicap parking sign

Private Parking sign (top section)

Private Parking sign (bottom section)

Handwritten text on the curb: "MULTIPLE PARKING"



Verne Roberts Cir

Crow Ct

Verne Roberts Cir

Crow Ct

Verne Roberts Cir

Verne Roberts Cir

Hawksley Masonry

Delta Tactical Training Group

Delta Business Park

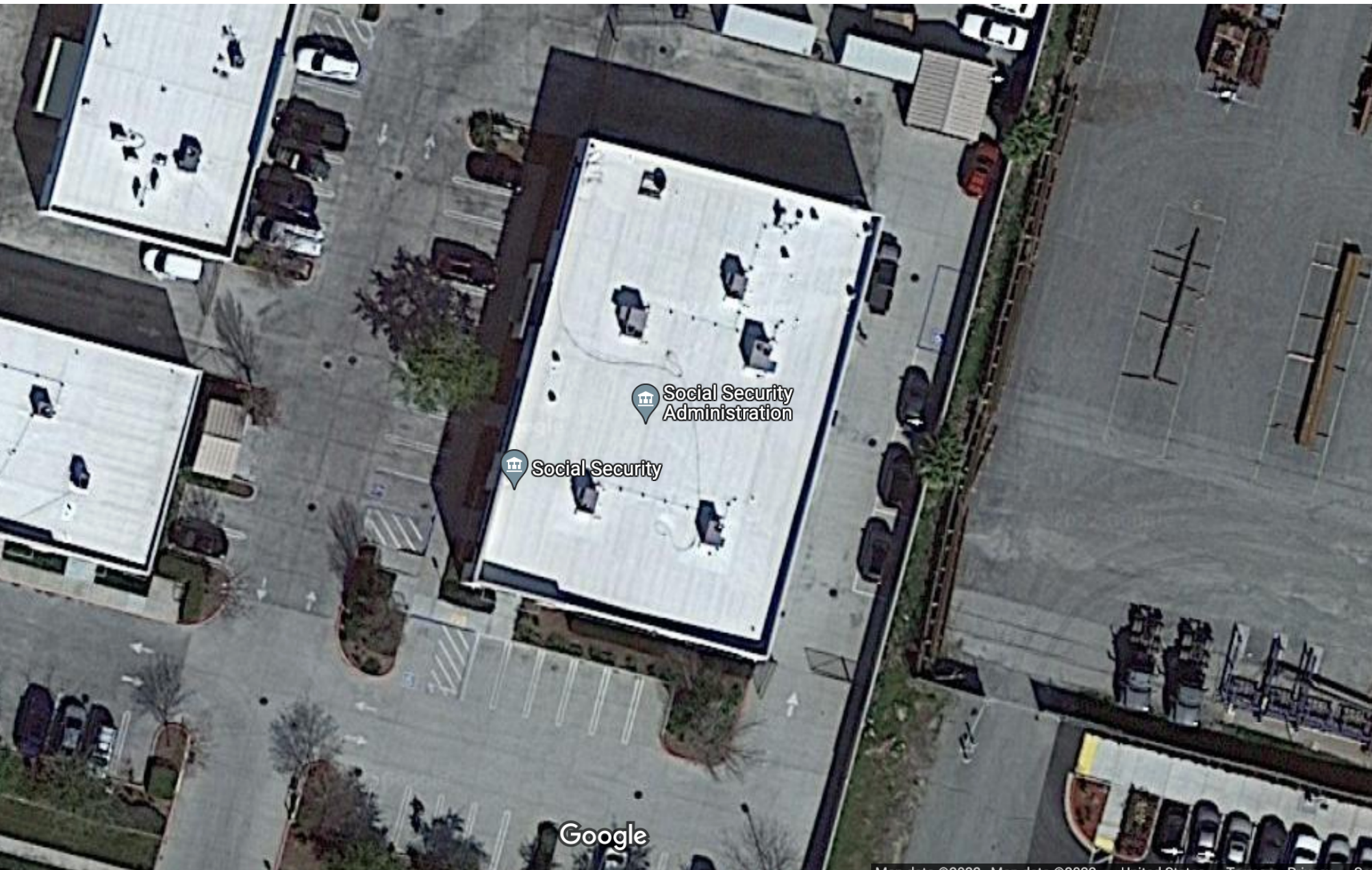
Prolevelshine

Glazier Ironworks


ChargePoint Charging Station

Costco Gas Station

Technology



 Social Security Administration

 Social Security

Google

MARGARITA BOCCI (bocci)

**Balance Sheet****Period = Dec 2024**

Book = Cash

		<b>Current Balance</b>
<b>1000</b>	<b>ASSETS</b>	
1100	CURRENT ASSETS	
1110	CHECKING - COMMUNITY BANK	5,595.97
1425	TOTAL CURRENT ASSETS	5,595.97
1600	PROPERTY & EQUIPMENT	
1608	UNALLOCATED BLDG. & LAND / PURCHASE P	3,250,000.00
1740	IMPROVEMENTS	79,760.00
1890	TOTAL PROPERTY	3,329,760.00
1895	OTHER ASSETS	
1897	ACQUISITION COSTS & CLOSING FEES	17,675.20
1960	TOTAL OTHER ASSETS	17,675.20
<b>1990</b>	<b>TOTAL ASSETS</b>	<b>3,353,031.17</b>
<b>2000</b>	<b>LIABILITIES &amp; CAPITAL</b>	
3000	CAPITAL	
3003	DRAWINGS	-828,000.00
3005	OWNERS CAPITAL	3,304,472.32
3007	RETAINED EARNINGS	786,533.32
3800	CURRENT YEAR PROFIT / LOSS	90,025.53
3890	TOTAL CAPITAL	3,353,031.17
<b>3990</b>	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>3,353,031.17</b>

MARGARITA BOCCI (bocci)

**Income Statement**

Period = Dec 2024

Book = Cash

		Year to Date	%
<b>4000</b>	<b>INCOME</b>		
4100	RENT INCOME		
4500	BASE RENT	223,888.29	71.72
4990	NET RENT INCOME	223,888.29	71.72
5100	EXPENSE REIMBURSEMENT		
5470	ESTIMATED CAM/OP. EXP.	63,106.56	20.22
5475	CAM RECONCILIATION	25,180.05	8.07
5490	TOTAL REIMBURSEMENT	88,286.61	28.28
<b>5990</b>	<b>TOTAL INCOME</b>	<b>312,174.90</b>	<b>100.00</b>
<b>6000</b>	<b>EXPENSES</b>		
6100	DIRECT EXPENSES		
6199	DEBRIS CLEAN-UP / PORTER	153.00	0.05
6200	REPAIR & MAINTENANCE RECOVERABLE	25,963.54	8.32
6206	EQUIPMENT USE	820.00	0.26
6220	JANITORIAL	27,672.00	8.86
6221	JANITORIAL SUPPLIES	2,800.84	0.90
6240	HVAC RECOVERABLE	16,977.89	5.44
6266	PEST CONTROL & WEED ABATEMENT	1,043.00	0.33
6290	ASSOCIATION DUES - MAINT.	10,149.10	3.25
6300	MANAGEMENT FEE	12,000.00	3.84
6311	FIRE/SECURITY ALARM SERVICE	16,328.53	5.23
6320	INSURANCE EXPENSE	2,999.00	0.96
6350	PROPERTY TAX	40,318.59	12.92
6410	ELECTRICITY & GAS	54,825.53	17.56
6430	DOMESTIC WATER & SEWER	913.16	0.29

MARGARITA BOCCI (bocci)

**Income Statement****Period = Dec 2024**

Book = Cash

		<b>Year to Date</b>	<b>%</b>
6450	TRASH DISPOSAL	8,776.02	2.81
6990	TOTAL DIRECT EXPENSES	221,740.20	71.03
7000	NON PASS-THRU & DIRECT CHARGE EXP.		
7115	TURNOVER EXPENSE	88.92	0.03
7450	TOT. NON PASSTHRU & DIR. CHR. I	88.92	0.03
7500	GENERAL & ADMINISTRATIVE		
7620	TAXES & LICENSE/PERMITS	320.25	0.10
7990	TOTAL G & A EXPENSE	320.25	0.10
<b>8990</b>	<b>TOTAL EXPENSES</b>	<b>222,149.37</b>	<b>71.16</b>
<b>9090</b>	<b>NET INCOME</b>	<b>90,025.53</b>	<b>28.84</b>

MARGARITA BOCCI (bocci)  
**General Ledger**  
**Period = Jan 2024-Dec 2024**  
 Book = Cash  
 Sort On =

Property	Date	Period	Person/Description	Reference	Debit	Credit	Balance	Remarks
<b>1110</b>			<b>CHECKING - COMMUNITY BANK</b>				<b>2,570.44</b>	<b>= Beginning Balance =</b>
bocci	1/2/2024	01-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	15,903.66	0.00	18,474.10	
bocci	1/2/2024	01-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	2,464.33	0.00	20,938.43	
bocci	1/2/2024	01-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	5,258.88	0.00	26,197.31	
bocci	1/17/2024	01-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1006	0.00	1,121.00	25,076.31	REPLACE LIGHT BULBS, REMOVE NAIL POLISH ON INTERIOR CARPET, CHECK CEILING TILES FOR WATER SPOT, PAINT RED CURBS
bocci	1/19/2024	01-2024	CARDOZA PROPERTIES, INC. (cardoza)	1007	0.00	1,000.00	24,076.31	MANAGEMENT FEE (01/01/24 - 01/12/24)
bocci	1/19/2024	01-2024	AT&T (att)	1008	0.00	109.18	23,967.13	SERVICE: 12/25/23 - 01/24/24
bocci	1/19/2024	01-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1009	0.00	1,188.00	22,779.13	FIRE SPRINKLER ANNUAL INSPECTION
bocci	1/19/2024	01-2024	PHILCO AIR CONTROL, INC. (philcoair)	1010	0.00	756.00	22,023.13	UNIT 5 - REPLACED FAULTY ECONOMIZER ACTUATOR. CALIBRATED AND TESTED.
bocci	1/19/2024	01-2024	PHILCO AIR CONTROL, INC. (philcoair)	1010	0.00	252.00	21,771.13	UNIT 4 - REPLACED/TESTED FAULTY CONTROL BOARD.
bocci	1/26/2024	01-2024	PG&E (pgande)	1011	0.00	3,751.82	18,019.31	SERVICE: 11/30/2023 - 12/28/2023
bocci	1/26/2024	01-2024	CITY OF ANTIOCH (.antioch)	1012	0.00	81.19	17,938.12	SERVICE: 12/01/23 - 01/01/24
bocci	1/26/2024	01-2024	REPUBLIC SERVICES #210 (republic)	1013	0.00	713.50	17,224.62	SERVICE: 01/2023
bocci	1/26/2024	01-2024	CME LIGHTING SUPPLY CO. (cme)	1014	0.00	111.33	17,113.29	RESTOCK LIGHT BULB SUPPLY
bocci	1/26/2024	01-2024	PHILCO AIR CONTROL, INC. (philcoair)	1015	0.00	246.82	16,866.47	CC REIMB UNIT 4 REPAIRS
bocci	1/26/2024	01-2024	PHILCO AIR CONTROL, INC. (philcoair)	1015	0.00	194.48	16,671.99	CC REIMB UNIT 4 REPAIRS
bocci	2/1/2024	02-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	15,903.67	0.00	32,575.66	
bocci	2/1/2024	02-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	2,464.32	0.00	35,039.98	
bocci	2/1/2024	02-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	5,258.88	0.00	40,298.86	
bocci	2/6/2024	02-2024	HOME DEPOT (home)	1016	0.00	44.58	40,254.28	RESTROOM MAINTENANCE
bocci	2/9/2024	02-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1017	0.00	2,306.00	37,948.28	JANUARY JANITORIAL SERVICE
bocci	2/9/2024	02-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1017	0.00	530.16	37,418.12	JANITORIAL SUPPLIES
bocci	2/9/2024	02-2024	PYRO-COMM SYSTEMS, INC (pyrocomm)	1018	0.00	640.00	36,778.12	SEMI ANNUAL FIRE ALARM TESTING
bocci	2/9/2024	02-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1019	0.00	2,306.00	34,472.12	DECEMBER JANITORIAL SERVICE
bocci	2/9/2024	02-2024	CLARK PEST CONTROL (clark)	1020	0.00	91.00	34,381.12	1/11/24 PEST CONTROL SERVICE
bocci	2/9/2024	02-2024	CLARK PEST CONTROL (clark)	1021	0.00	91.00	34,290.12	12/12/23 PEST CONTROL SERVICE
bocci	2/16/2024	02-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1022	0.00	158.00	34,132.12	TROUBLE SHOOT ELECTRICAL ROOM VENT FAN-BAD MOTOR ON THE ROOF TOP
bocci	2/16/2024	02-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1022	0.00	914.50	33,217.62	INSPECT COMMON AREA RESTROOMS/LIGHT BALLAST NEED TO BE REPAIR, CAULK BASE BOARD IN LOBBY AREA, CHECK INTERIOR LIGHTS/REPLACE LIGHT BULBS
bocci	2/16/2024	02-2024	CARDOZA PROPERTIES, INC. (cardoza)	1023	0.00	1,000.00	32,217.62	MANAGEMENT FEE (2/1/24 - 2/15/24)
bocci	2/16/2024	02-2024	PHILCO AIR CONTROL, INC. (philcoair)	1024	0.00	1,008.00	31,209.62	UNITS# 1,2,3,4 -1ST QTR ANNUAL MAINTENANCE AUDIT, UNIT# 5 SERVER SPLIT
bocci	2/16/2024	02-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1025	0.00	198.00	31,011.62	FIRE SPRINKLER ANNUAL INSPECTI
bocci	2/20/2024	02-2024	AT&T (att)	1026	0.00	383.65	30,627.97	SERVICE: 01/23/24 - 02/22/24
bocci	2/20/2024	02-2024	AT&T (att)	1027	0.00	381.96	30,246.01	SERVICE: 01/23/23 - 01/22/24
bocci	2/20/2024	02-2024	BAY ALARM COMPANY, INC. (bayalarm)	1028	0.00	725.76	29,520.25	CAMERA SYSTEM: 02/01/24 - 4/30/24
bocci	2/20/2024	02-2024	PG&E (pgande)	1029	0.00	4,719.73	24,800.52	SERVICE: 12/29/203 - 01/29/2024
bocci	2/20/2024	02-2024	CITY OF ANTIOCH (.antioch)	1030	0.00	81.19	24,719.33	SERVICE: 01/01/2024 - 02/01/2024
bocci	2/20/2024	02-2024	REPUBLIC SERVICES #210 (republic)	1031	0.00	713.50	24,005.83	SERVICE: 02/2024
bocci	2/20/2024	02-2024	AT&T (att)	1032	0.00	74.19	23,931.64	SERVICE: 01/25/24 - 02/24/24
bocci	2/29/2024	02-2024	BOCCI BYPASS TRUST (bypass)	1033	0.00	7,500.00	16,431.64	FEBRUARY DISTRIBUTION
bocci	2/29/2024	02-2024	EDWARD H. BOCCI FAMILY TRUST (edward)	1034	0.00	7,500.00	8,931.64	FEBRUARY DISTRIBUTION
bocci	3/1/2024	03-2024	DELTA EAST OWNERS ASSOCIATON, INC. (delta.)	1035	0.00	1,014.91	7,916.73	53361 PAYMENT 3 ASSOCIATION DUES
bocci	3/1/2024	03-2024	DELTA EAST OWNERS ASSOCIATON, INC. (delta.)	1035	0.00	1,014.91	6,901.82	53361-4 ASSOCIATION DUES
bocci	3/1/2024	03-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	15,903.68	0.00	22,805.50	
bocci	3/1/2024	03-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	2,464.31	0.00	25,269.81	
bocci	3/1/2024	03-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	5,258.88	0.00	30,528.69	
bocci	3/21/2024	03-2024	CARDOZA PROPERTIES, INC. (cardoza)	1036	0.00	1,000.00	29,528.69	MANAGEMENT FEE (03/1-15)

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bocci	3/21/2024	03-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1037	0.00	796.50	28,732.19	CHECK INTERIOR LIGHTS/REPLACE BULBS, LUBRICATE DOOR LOCK IN BATHROOM LOBBY, TROUBLE SHOOT FRONT ENTRY DOOR IN LOBBY AREA
bocci	3/21/2024	03-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1037	0.00	158.00	28,574.19	CAMERA SEWER LINE/DRAIN LINE
bocci	3/21/2024	03-2024	HOME DEPOT (home)	1038	0.00	88.92	28,485.27	REPLACE BALLAST & INTERIOR LIGHTS
bocci	3/21/2024	03-2024	PG&E (pgande)	1039	0.00	4,507.60	23,977.67	SERVICE: 01/30/2024 - 02/28/2024
bocci	3/21/2024	03-2024	REPUBLIC SERVICES #210 (republic)	1040	0.00	713.50	23,264.17	SERVICE: 03/2024
bocci	3/21/2024	03-2024	CITY OF ANTIOCH (.antioch)	1041	0.00	77.32	23,186.85	SERVICE: 02/01/24 - 03/01/24
bocci	3/22/2024	03-2024	PHILCO AIR CONTROL, INC. (philcoair)	1042	0.00	504.00	22,682.85	REPLACED FAULTY PELICAN GATEWAY
bocci	3/22/2024	03-2024	PHILCO AIR CONTROL, INC. (philcoair)	1042	0.00	504.00	22,178.85	#UNIT 1&5 - RECALIBRATE ECONOMIZER ACTUATORS
bocci	3/25/2024	03-2024	PHILCO AIR CONTROL, INC. (philcoair)	1043	0.00	860.00	21,318.85	1ST QUARTER HVAC MAINTENANCE
bocci	3/28/2024	03-2024	CONTRA COSTA COUNTY TAX COLLECTOR (ccctc)	1044	0.00	19,853.09	1,465.76	2ND INSTALLMENT PROP. TAX 074-470-015-4
bocci	4/1/2024	04-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 04.01.24	15,903.69	0.00	17,369.45	
bocci	4/1/2024	04-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 04.01.24	2,464.30	0.00	19,833.75	
bocci	4/1/2024	04-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 04.01.24	5,258.88	0.00	25,092.63	
bocci	4/2/2024	04-2024	AT&T (att)	1045	0.00	383.61	24,709.02	SERVICE: 02/23/24 - 03/22/24
bocci	4/2/2024	04-2024	AT&T (att)	1046	0.00	74.19	24,634.83	SERVICE: 02/25/24 - 03/24/24
bocci	4/3/2024	04-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1047	0.00	28.00	24,606.83	CC REIMB COMPLIANCE ENGINE SUBMITTAL
bocci	4/10/2024	04-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1048	0.00	554.76	24,052.07	JANITORIAL SUPPLIES
bocci	4/10/2024	04-2024	SLIM JIMS, INC. (slim)	1049	0.00	175.88	23,876.19	ADJUSTMENT DOOR & BATTERY REPLACEMENT
bocci	4/10/2024	04-2024	SLIM JIMS, INC. (slim)	1049	0.00	190.00	23,686.19	TROUBLESHOOT ADA DOOR
bocci	4/10/2024	04-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1050	0.00	2,306.00	21,380.19	FEBRUARY JANITORIAL SERVICE
bocci	4/10/2024	04-2024	PYRO-COMM SYSTEMS, INC (pyrocomm)	1051	0.00	120.00	21,260.19	FIRE ALARM MONITORING 2/24-4/24
bocci	4/10/2024	04-2024	CME LIGHTING SUPPLY CO. (cme)	1052	0.00	216.27	21,043.92	RESTOCK LIGH BULBS SUPPLY
bocci	4/10/2024	04-2024	JOHNSTONE SUPPLY (johnston)	1053	0.00	188.18	20,855.74	1ST QTR PM MATERIALS
bocci	4/10/2024	04-2024	PG&E (pgande)	1054	0.00	4,119.84	16,735.90	SERVICE: 02/29/24 - 03/28/24
bocci	4/10/2024	04-2024	AT&T (att)	1055	0.00	74.19	16,661.71	SERVICE: 03/25/24 - 04/24/24
bocci	4/11/2024	04-2024	REPUBLIC SERVICES #210 (republic)	1056	0.00	713.50	15,948.21	SERVICE: 04/2024
bocci	4/11/2024	04-2024	CLARK PEST CONTROL (clark)	1057	0.00	91.00	15,857.21	3/5/24 PEST CONTROL SERVICE
bocci	4/11/2024	04-2024	SLIM JIMS, INC. (slim)	1058	0.00	2,777.68	13,079.53	ADA OPERATOR MOTOR & MOTOR KILL HARNESS
bocci	4/11/2024	04-2024	CLARK PEST CONTROL (clark)	1059	0.00	91.00	12,988.53	2/6/24 PEST CONTROL SERVICE
bocci	4/22/2024	04-2024	CARDOZA PROPERTIES, INC. (cardoza)	1060	0.00	1,000.00	11,988.53	MANAGEMENT FEE (04/1/24 - 4/18/2024)
bocci	4/22/2024	04-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1061	0.00	237.00	11,751.53	LIGHTING INSPECTION, REPLACE ANY LIGHTS THAT ARE NOT WORKING, CLEAN DEBRIS ON LENSES AND FIXTURES WHERE NEEDED
bocci	4/22/2024	04-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1061	0.00	973.50	10,778.03	ADJUST FRONT ENTRY DOOR/OFFICE LADIES BATHROOM DOOR STRIKE, CHECK ALL INTERIOR LIGHTS/ALL GOOD, CHECK INTERIOR LIGHTS/REPLACE LIGHTS, TIGHTEN SCREW HOLDING HANDICAP SIGN ON HOLLOW TILE WALL
bocci	4/22/2024	04-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1061	0.00	68.00	10,710.03	REMOVE GRAFITTI THAT WAS ON THE MIRROR/ON THE WALLS
bocci	4/23/2024	04-2024	PHILCO AIR CONTROL, INC. (philcoair)	1062	0.00	756.00	9,954.03	Replaced faulty economizer actuator for unit 5 (stuck open/bad gears). commissioned controls, calibrated, and tested. now operating correctly.
bocci	4/23/2024	04-2024	PHILCO AIR CONTROL, INC. (philcoair)	1062	0.00	420.00	9,534.03	Replacing condensing fan motor and capacitor for unit 1
bocci	4/23/2024	04-2024	PHILCO AIR CONTROL, INC. (philcoair)	1062	0.00	420.00	9,114.03	Replacing condensing fan motor for unit 3
bocci	4/23/2024	04-2024	PHILCO AIR CONTROL, INC. (philcoair)	1062	0.00	504.00	8,610.03	Replacing condensing fan motor for unit 4
bocci	4/23/2024	04-2024	PHILCO AIR CONTROL, INC. (philcoair)	1062	0.00	336.00	8,274.03	Troubleshoot air pressure issues for front door (blowing open). found stuck economizer actuator for unit 5. will order and replace once it arrives.
bocci	4/24/2024	04-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1063	0.00	396.00	7,878.03	FIRE SPRINKLER QUARTERLY INSPECTION

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Property	Date	Period	Person/Description	Reference	Debit	Credit	Balance	Remarks
bocci	4/24/2024	04-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1063	0.00	594.00	7,284.03	INSPECTION CORRECTIONS. REPAIR LEAKING OS&Y VALVE.
bocci	4/30/2024	04-2024	DELTA EAST OWNERS ASSOCIATON, INC. (delta.)	1064	0.00	1,014.91	6,269.12	53361 #6 ASSOCIATION DUES
bocci	4/30/2024	04-2024	DELTA EAST OWNERS ASSOCIATON, INC. (delta.)	1064	0.00	1,014.91	5,254.21	53361 #5 ASSOCIATION DUES
bocci	4/30/2024	04-2024	JOHNSTONE SUPPLY (johnston)	1065	0.00	5.00	5,249.21	1ST QTR PM MATERIALS
bocci	4/30/2024	04-2024	JOHNSTONE SUPPLY (johnston)	1065	0.00	387.27	4,861.94	1ST QTR PM MATERIALS
bocci	5/1/2024	05-2024	CITY OF ANTIOCH (.antioch)	1066	0.00	77.32	4,784.62	SERVICE: 03/01/24 - 04/01/24
bocci	5/1/2024	05-2024	BAY ALARM COMPANY, INC. (bayalarm)	1067	0.00	725.76	4,058.86	CAMERA SYSTEM 05/01/24 - 07/31/24
bocci	5/1/2024	05-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	15,903.70	0.00	19,962.56	
bocci	5/1/2024	05-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	2,464.29	0.00	22,426.85	
bocci	5/1/2024	05-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	5,258.88	0.00	27,685.73	
bocci	5/20/2024	05-2024	CARDOZA PROPERTIES, INC. (cardoza)	1068	0.00	1,000.00	26,685.73	MANAGEMENT FEE (05/1/2024 - 05/15/2024)
bocci	5/20/2024	05-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1069	0.00	158.00	26,527.73	LIGHTING INSPECTION
bocci	5/20/2024	05-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1069	0.00	100.00	26,427.73	BUCKET TRUCK F550 (LIGHTING SERVICE RATE)
bocci	5/20/2024	05-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1069	0.00	885.00	25,542.73	INSPECT INTERIOR LIGHTS, REPLACE LIGHT BULBS, CHECK WATER HEATERS-GOOD, REMOVE WEED AT CONCRETE CRACKS
bocci	5/20/2024	05-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1069	0.00	85.00	25,457.73	PICK UP E-WASTE, ORGANIZE AT WAREHOUSE E-WASTE STORAGE ROOM, CLEAN DESK AND DISINFECT
bocci	5/22/2024	05-2024	PHILCO AIR CONTROL, INC. (philcoair)	1070	0.00	588.00	24,869.73	ECONOMIZER UNIT 1 STUCK OPEN, REPLACE FAULTY ACTUATOR & CLEAN GEARS
bocci	5/23/2024	05-2024	PG&E (pgande)	1071	0.00	4,220.77	20,648.96	SERVICE: 03/29/24 - 04/29/24
bocci	5/28/2024	05-2024	CITY OF ANTIOCH (.antioch)	1072	0.00	75.33	20,573.63	SERVICE: 04/01/24 05/01/24
bocci	5/28/2024	05-2024	REPUBLIC SERVICES #210 (republic)	1073	0.00	713.50	19,860.13	SERVICE: 05/2024
bocci	5/28/2024	05-2024	AT&T (att)	1074	0.00	109.19	19,750.94	SERVICE: 04/25/24 - 05/24/24
bocci	5/28/2024	05-2024	AT&T (att)	1075	0.00	382.34	19,368.60	SERVICE: APR 23 THRU MAY 22
bocci	5/28/2024	05-2024	AT&T (att)	1076	0.00	383.61	18,984.99	SERVICE: MAR 23 THRU APR 22
bocci	5/28/2024	05-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1077	0.00	2,306.00	16,678.99	APRIL JANITORIAL SERVICE
bocci	5/28/2024	05-2024	CLARK PEST CONTROL (clark)	1078	0.00	97.00	16,581.99	4/17/24 PEST CONTROL SERVICE
bocci	5/30/2024	05-2024	BOCCI BYPASS TRUST (bypass)	1079	0.00	6,000.00	10,581.99	MAY DISTRIBUTION
bocci	5/30/2024	05-2024	EDWARD H. BOCCI FAMILY TRUST (edward)	1080	0.00	6,000.00	4,581.99	MAY DISTRIBUTION
bocci	6/3/2024	06-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	15,903.71	0.00	20,485.70	
bocci	6/3/2024	06-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	2,464.28	0.00	22,949.98	
bocci	6/3/2024	06-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	5,258.88	0.00	28,208.86	
bocci	6/4/2024	06-2024	DELTA EAST OWNERS ASSOCIATON, INC. (delta.)	1081	0.00	1,014.91	27,193.95	53361 #7-2024 ASSOCIATION DUES
bocci	6/4/2024	06-2024	DELTA EAST OWNERS ASSOCIATON, INC. (delta.)	1081	0.00	1,014.91	26,179.04	53361-8-2024 ASSOCIATION DUES
bocci	6/17/2024	06-2024	AT&T (att)	1082	0.00	74.19	26,104.85	SERVICE: 05/25/24 - 06/24/24
bocci	6/17/2024	06-2024	CITY OF ANTIOCH (.antioch)	1083	0.00	92.62	26,012.23	SERVICE: 05/01/24 - 06/01/24
bocci	6/17/2024	06-2024	REPUBLIC SERVICES #210 (republic)	1084	0.00	713.50	25,298.73	SERVICE: 06/2024
bocci	6/18/2024	06-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1085	0.00	397.16	24,901.57	JANITORIAL SUPPLIES
bocci	6/18/2024	06-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1085	0.00	2,306.00	22,595.57	MAY JANITORIAL SERVICE
bocci	6/18/2024	06-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1085	0.00	58.43	22,537.14	JANITORIAL SUPPLIES
bocci	6/18/2024	06-2024	PYRO-COMM SYSTEMS, INC (pyrocomm)	1086	0.00	120.00	22,417.14	5/24-7/24 FIRE ALARM MONITORING
bocci	6/18/2024	06-2024	SLIM JIMS, INC. (slim)	1087	0.00	165.00	22,252.14	2508 LOCKSMITH SERVICE
bocci	6/18/2024	06-2024	PG&E (pgande)	1088	0.00	4,186.45	18,065.69	SERVICE: 04/30/24 - 05/29/24
bocci	6/19/2024	06-2024	CARDOZA PROPERTIES, INC. (cardoza)	1089	0.00	1,000.00	17,065.69	MANAGEMENT FEE (6/1/24 - 6/14/24)
bocci	6/19/2024	06-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1090	0.00	869.00	16,196.69	REPLACE EXIT SIGNS INSIDE, REPLACE DAMAGED FAN MOTOR AND RUN TROUBLE SHOOT ON CIRCUIT REMOVE SMUDGE MARKS ON WALL/DOORS/TRIM THROUGH OUT BUILDING AREAS, REMOVE
bocci	6/19/2024	06-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1090	0.00	1,239.00	14,957.69	LEAVES/DEBRIS AROUND ROOF DRAINS, APPLY TAPE TO HVAC UNITS THAT MIGHT BE AIR/WATER LEAK, CHECK ALL INTERIOR LIGHTS
bocci	6/19/2024	06-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1090	0.00	474.00	14,483.69	INSTALL FLUSH VALVE
bocci	6/19/2024	06-2024	PHILCO AIR CONTROL, INC. (philcoair)	1091	0.00	860.00	13,623.69	2ND QUARTER HVAC MAINTENANCE

MARGARITA BOCCI (bocci)  
**General Ledger**  
**Period = Jan 2024-Dec 2024**  
 Book = Cash  
 Sort On =

Property	Date	Period	Person/Description	Reference	Debit	Credit	Balance	Remarks
bocci	7/1/2024	07-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	15,903.72	0.00	29,527.41	
bocci	7/1/2024	07-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	2,464.27	0.00	31,991.68	
bocci	7/1/2024	07-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	5,258.88	0.00	37,250.56	
bocci	7/18/2024	07-2024	CARDOZA PROPERTIES, INC. (cardoza)	1092	0.00	1,000.00	36,250.56	MANAGEMENT FEE (07/1/2024 - 07/15/2024)
bocci	7/18/2024	07-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1093	0.00	158.00	36,092.56	LIGHTING INSPECTION
bocci	7/18/2024	07-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1093	0.00	100.00	35,992.56	BUCKET TRUCK F550 (LIGHTING SERVICE RATE)
								TROUBLESHOOT MEN'S URINAL, REPLACE DIAPHRAGM
bocci	7/18/2024	07-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1093	0.00	1,062.00	34,930.56	IN MENS URINAL, INSPECT C-A RESTROOMS, REMOVE BIRD DROPPING AT FRONT ENTRY DOORS/BOTTOM OF ROOF LADDER, ORGANIZE ELECTRICAL ROOM
bocci	7/19/2024	07-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1094	0.00	396.00	34,534.56	QUARTERLY FIRE SPRINKLER INSPECTIONS
bocci	7/23/2024	07-2024	CME LIGHTING SUPPLY CO. (cme)	1095	0.00	44.71	34,489.85	RESTOCK LIGHT BULB SUPPLIES
bocci	7/23/2024	07-2024	JOHNSTONE SUPPLY (johnston)	1096	0.00	374.54	34,115.31	ROOF TOP FAN MOTOR REPLACEMENT
bocci	7/23/2024	07-2024	GENERAL PLUMBING SUPPLY (general)	1097	0.00	181.66	33,933.65	FLUSHOMETER REPAIR/REPLACED
bocci	7/23/2024	07-2024	GENERAL PLUMBING SUPPLY (general)	1098	0.00	39.27	33,894.38	UNIRAL DIAPHRAGM KIT
bocci	7/23/2024	07-2024	GENERAL PLUMBING SUPPLY (general)	1099	0.00	89.12	33,805.26	UNIRAL TOILET DIAPHRAGM KIT
bocci	7/23/2024	07-2024	JOHNSTONE SUPPLY (johnston)	1100	0.00	48.99	33,756.27	MAINTENANCE MATERIALS
bocci	7/23/2024	07-2024	AT&T (att)	1101	0.00	382.85	33,373.42	SERVICE: 05/23/24 - 06/22/24
bocci	7/23/2024	07-2024	PG&E (pgande)	1102	0.00	5,135.57	28,237.85	SERVICE: 05/30/24 - 06/27/24
bocci	7/23/2024	07-2024	CITY OF ANTIOCH (.antioch)	1103	0.00	66.50	28,171.35	SERVICE: 06/01/24 - 07/01/24
bocci	7/24/2024	07-2024	BAY ALARM COMPANY, INC. (bayalarm)	1104	0.00	778.02	27,393.33	2508 - CAMERA SYSTEM 08/01/24 - 10/31/24
bocci	7/24/2024	07-2024	AT&T (att)	1105	0.00	109.19	27,284.14	SERVICE: 06/25/24 - 07/24/24
bocci	7/24/2024	07-2024	REPUBLIC SERVICES #210 (republic)	1106	0.00	749.17	26,534.97	SERVICE: JULY 2024
bocci	7/24/2024	07-2024	CLARK PEST CONTROL (clark)	1107	0.00	97.00	26,437.97	5/9/24 PEST CONTROL SERVICE
bocci	7/24/2024	07-2024	HOME DEPOT (home)	1108	0.00	20.48	26,417.49	EXTERIOR WALL CRACK REPAIRS
bocci	7/24/2024	07-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1109	0.00	122.84	26,294.65	JANITORIAL SUPPLIES
bocci	7/24/2024	07-2024	CLARK PEST CONTROL (clark)	1110	0.00	97.00	26,197.65	6/11/24 PEST CONTROL SERVICE
bocci	7/30/2024	07-2024	AT&T (att)	1111	0.00	1,178.89	25,018.76	SERVICE: 06/23/24 - 07/22/24
bocci	8/1/2024	08-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 08.01.24	15,903.73	0.00	40,922.49	
bocci	8/1/2024	08-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 08.01.24	2,464.26	0.00	43,386.75	
bocci	8/1/2024	08-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 08.01.24	5,258.88	0.00	48,645.63	
bocci	8/12/2024	08-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 8.12.24	34.35	0.00	48,679.98	
								REPLACE FLUORESCENT LIGHT BULBS, ORGANIZE
bocci	8/16/2024	08-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1112	0.00	708.00	47,971.98	ELECTRICAL ROOM, , REMOVE LEAVES/DEBRIS AT REAR OF BUILDING, PAINT RED CURBS
bocci	8/16/2024	08-2024	CARDOZA PROPERTIES, INC. (cardoza)	1113	0.00	1,000.00	46,971.98	MANAGEMENT FEE (08/1/2024 - 08/15/2024)
bocci	8/19/2024	08-2024	PHILCO AIR CONTROL, INC. (philcoair)	1114	0.00	336.00	46,635.98	RECALIBRATE ECONOMIZER ACTUATORS FOR UNITS 2/3/4 (DAMPER POSITION FAILURES)
bocci	8/21/2024	08-2024	PG&E (pgande)	1115	0.00	6,005.35	40,630.63	SERVICE: 06/28/24 - 07/28/24
bocci	8/21/2024	08-2024	AT&T (att)	1116	0.00	1,181.99	39,448.64	SERVICE: 07/23/24 - 08/22/24
bocci	8/21/2024	08-2024	CITY OF ANTIOCH (.antioch)	1117	0.00	69.83	39,378.81	SERVICE: 07/01/24 - 08/01/24
bocci	8/21/2024	08-2024	REPUBLIC SERVICES #210 (republic)	1118	0.00	749.17	38,629.64	SERVICE: 08/2024
bocci	8/21/2024	08-2024	AT&T (att)	1119	0.00	74.19	38,555.45	SERVICE: 07/25/24 - 08/24/24
bocci	8/28/2024	08-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1120	0.00	2,306.00	36,249.45	JULY JANITORIAL SERVICE
bocci	8/28/2024	08-2024	DELTA EAST OWNERS ASSOCIATION, INC. (delta.)	1121	0.00	1,014.91	35,234.54	53361 PAYMENT #9 ASSOCIATION DUES
bocci	9/3/2024	09-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	15,869.39	0.00	51,103.93	
bocci	9/3/2024	09-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	2,650.72	0.00	53,754.65	
bocci	9/3/2024	09-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	5,258.88	0.00	59,013.53	
bocci	9/11/2024	09-2024	BEST EQUIPMENT CO. (.best)	1122	0.00	113.70	58,899.83	FIRE EXTINGUISHER SERVICE
bocci	9/11/2024	09-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1123	0.00	544.85	58,354.98	JANITORIAL SUPPLIES
bocci	9/11/2024	09-2024	DELTA EAST OWNERS ASSOCIATION, INC. (delta.)	1124	0.00	1,014.91	57,340.07	53361-10 ASSOCIATION DUES
bocci	9/11/2024	09-2024	PYRO-COMM SYSTEMS, INC (pyrocomm)	1125	0.00	120.00	57,220.07	FIRE ALARM MONITORING 8/24-10/24
bocci	9/12/2024	09-2024	CLARK PEST CONTROL (clark)	1126	0.00	97.00	57,123.07	7/18/24 PEST CONTROL SERVICE
bocci	9/18/2024	09-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1127	0.00	79.00	57,044.07	LIGHTING INSPECTION

MARGARITA BOCCI (bocci)  
**General Ledger**  
**Period = Jan 2024-Dec 2024**  
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 Sort On =

Property	Date	Period	Person/Description	Reference	Debit	Credit	Balance	Remarks
bocci	9/18/2024	09-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1127	0.00	520.00	56,524.07	DRAIN CLEARING SNAKE-LARGE, SEWER CAMERA/GENEYE, PIPE LOCATOR/TRACER
bocci	9/18/2024	09-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1127	0.00	1,622.50	54,901.57	CHECK ALL INTERIOR LIGHTS/GOOD, REINSTALL LOOSE BASEBOARD TILE NEAR BATHROOM HALLWAY, REPLACE FLUORESCENT LIGHT BULBS, SECURE SCREW ON LADIES BATHROOM DOOR LATCH
bocci	9/18/2024	09-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1127	0.00	1,896.00	53,005.57	UNCLOG SEWER LING PLUG, INSTALL A CLEAN OUT COVER, CAMERA SEWER LINE
bocci	9/18/2024	09-2024	CARDOZA PROPERTIES, INC. (cardoza)	1128	0.00	1,000.00	52,005.57	MANAGEMENT FEE (09/01/24 - 09/16/24)
bocci	9/18/2024	09-2024	JOHNSTONE SUPPLY (johnston)	1129	0.00	35.16	51,970.41	3RD QTR MAINTENANCE MATERIALS
bocci	9/18/2024	09-2024	PG&E (pgande)	1130	0.00	4,898.23	47,072.18	SERVICE: 07/29/24 - 08/27/24
bocci	9/18/2024	09-2024	REPUBLIC SERVICES #210 (republic)	1131	0.00	749.17	46,323.01	SERVICE: 09/2024
bocci	9/19/2024	09-2024	AT&T (att)	1132	0.00	109.19	46,213.82	SERVICE: 08/25/24 - 09/24/24
bocci	9/19/2024	09-2024	CITY OF ANTIOCH (.antioch)	1133	0.00	69.83	46,143.99	SERVICE: 08/01/24 - 09/01/24
bocci	9/19/2024	09-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1134	0.00	320.25	45,823.74	CC REIMB BUS LIC RENEWAL
bocci	9/20/2024	09-2024	PHILCO AIR CONTROL, INC. (philcoair)	1135	0.00	336.00	45,487.74	RECALIBRATED ECONOMIZER ACTUATORS FOR UNITS 2 AND 4 (EXCESSIVE OUTDOOR AIR)
bocci	9/27/2024	09-2024	TRAVELERS (traveler)	1136	0.00	2,999.00	42,488.74	1X82902A CUP & 1X828488 680 INS RENEWAL
bocci	9/30/2024	09-2024	BOCCI BYPASS TRUST (bypass)	1137	0.00	17,500.00	24,988.74	SEPTEMBER DISTRIBUTION
bocci	9/30/2024	09-2024	EDWARD H. BOCCI FAMILY TRUST (edward)	1138	0.00	17,500.00	7,488.74	SEPTEMBER DISTRIBUTION
bocci	9/30/2024	09-2024	PHILCO AIR CONTROL, INC. (philcoair)	1139	0.00	2,660.00	4,828.74	3rd QUARTER HVAC MAINTENANCE
bocci	10/3/2024	10-2024	TITAN ENVIRONMENTAL SOLUTIONS, INC. (titanen)	1140	0.00	2,829.58	1,999.16	DRINKING WATER ASSESSMENT
bocci	10/3/2024	10-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1141	0.00	2,306.00	-306.84	AUGUST JANITORIAL SERVICE
bocci	10/3/2024	10-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1141	0.00	2,306.00	-2,612.84	SEPTEMBER JANITORIAL SERVICE
bocci	10/3/2024	10-2024	PYRO-COMM SYSTEMS, INC (pyrocomm)	1142	0.00	640.00	-3,252.84	SIMI ANNUAL TESTING
bocci	10/3/2024	10-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	15,717.28	0.00	12,464.44	
bocci	10/3/2024	10-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	2,802.83	0.00	15,267.27	
bocci	10/3/2024	10-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	5,258.88	0.00	20,526.15	
bocci	10/15/2024	10-2024	PG&E (pgande)	1143	0.00	4,930.38	15,595.77	SERVICE: 08/28/24 - 09/26/24
bocci	10/18/2024	10-2024	HOME DEPOT (home)	1144	0.00	56.57	15,539.20	SHARED RESTROOM REPAIRS
bocci	10/18/2024	10-2024	DELTA EAST OWNERS ASSOCIATION, INC. (delta.)	1145	0.00	1,014.91	14,524.29	53361-11-24 ASSOCIATION DUES
bocci	10/18/2024	10-2024	DELTA EAST OWNERS ASSOCIATION, INC. (delta.)	1145	0.00	1,014.91	13,509.38	53361-12-24 ASSOCIATION DUES
bocci	10/18/2024	10-2024	CLARK PEST CONTROL (clark)	1146	0.00	97.00	13,412.38	9/23/24 PEST CONTROL SERVICE
bocci	10/18/2024	10-2024	CLARK PEST CONTROL (clark)	1146	0.00	97.00	13,315.38	8/14/24 PEST CONTROL SERVICE
bocci	10/18/2024	10-2024	CME LIGHTING SUPPLY CO. (cme)	1147	0.00	81.00	13,234.38	LED LIGHT SUPPLIES
bocci	10/21/2024	10-2024	CARDOZA PROPERTIES, INC. (cardoza)	1148	0.00	1,000.00	12,234.38	MANAGEMENT FEE (10/1/2024 - 10/15/2024)
bocci	10/22/2024	10-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1149	0.00	796.50	11,437.88	INSPECT C-A RESTROOMS/FLUSH FLOOR DRAINS WITH WATER, CHECK C-A INTERIOR LIGHTS/REPLACE LIGHT BULB, RE-CAULK BUILDING CRACKS
bocci	10/22/2024	10-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1150	0.00	396.00	11,041.88	FIRE SPRINKLER QUARTERLY INSPECTION
bocci	10/22/2024	10-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1150	0.00	792.00	10,249.88	REPAIR LEAKING DAMAGED/LEAKING GAUGE ON RISER.
bocci	10/22/2024	10-2024	REPUBLIC SERVICES #210 (republic)	1151	0.00	749.17	9,500.71	SERVICE: 10/2024
bocci	10/22/2024	10-2024	AT&T (att)	1152	0.00	109.19	9,391.52	SERVICE: 09/25/24 - 10/24/24
bocci	10/22/2024	10-2024	CITY OF ANTIOCH (.antioch)	1153	0.00	75.80	9,315.72	SERVICE: 09/01/24 -10/01/24
bocci	10/22/2024	10-2024	BAY ALARM COMPANY, INC. (bayalarm)	1154	0.00	778.02	8,537.70	CAMERA SYSTEM 11/01/24 - 01/31/25
bocci	10/22/2024	10-2024	AT&T (att)	1155	0.00	419.05	8,118.65	SERVICE: 10/7/24 - 11/6/24
bocci	10/22/2024	10-2024	AT&T (att)	1156	0.00	676.59	7,442.06	SERVICE: 09/07/24 - 10/6/24
bocci	11/1/2024	11-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 11.01.24	12,735.59	0.00	20,177.65	
bocci	11/1/2024	11-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 11.01.24	5,784.52	0.00	25,962.17	
bocci	11/1/2024	11-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 11.01.24	5,258.88	0.00	31,221.05	
bocci	11/5/2024	11-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 11.05.24	2,829.58	0.00	34,050.63	
bocci	11/7/2024	11-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1157	0.00	46.54	34,004.09	CC REIMB INSPECTION CORRECTIONS

MARGARITA BOCCI (bocci)  
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 Book = Cash  
 Sort On =

Property	Date	Period	Person/Description	Reference	Debit	Credit	Balance	Remarks
bocci	11/18/2024	11-2024	CARDOZA PROPERTIES, INC.	8961	25,180.05	0.00	59,184.14	REIMB. 2023-2024 PROPERTY TAXES THAT CARDOZA PROPERTIES DID NOT COLLECT FROM TENANT
bocci	11/19/2024	11-2024	PG&E (pgande)	1158	0.00	4,591.20	54,592.94	SERVICE: 09/27/24 - 10/27/24
bocci	11/19/2024	11-2024	REPUBLIC SERVICES #210 (republic)	1159	0.00	749.17	53,843.77	SERVICE: 11/2024
bocci	11/19/2024	11-2024	AT&T (att)	1160	0.00	74.19	53,769.58	SERVICE: 10/25/24 - 11/24/24
bocci	11/19/2024	11-2024	AT&T (att)	1161	0.00	419.05	53,350.53	SERVICE: 11/7/24 - 12/6/24
bocci	11/19/2024	11-2024	CITY OF ANTIOCH (.antioch)	1162	0.00	76.10	53,274.43	SERVICE: 10/01/24 - 11/01/24
bocci	11/19/2024	11-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1163	0.00	39.66	53,234.77	JANITORIAL SUPPLIES
bocci	11/19/2024	11-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1163	0.00	2,306.00	50,928.77	OCTOBER JANITORIAL SERVICE
bocci	11/19/2024	11-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1163	0.00	552.98	50,375.79	JANITORIAL SUPPLIES
bocci	11/19/2024	11-2024	HOME DEPOT (home)	1164	0.00	7.08	50,368.71	PAINTING MATERIALS
bocci	11/20/2024	11-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1165	0.00	100.00	50,268.71	BUCKET TRUCK F550 (LIGHTING SERVICE RATE)
bocci	11/20/2024	11-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1165	0.00	1,740.50	48,528.21	SANDBLASTER CURB, INSPECT C-A RESTROOMS, CLEAN LEAVES/DEBRIS AROUND ROOF DRAINS, CHECK AC UNITS FOR HOLES/AIR LEAKS/ALL GOOD
bocci	11/20/2024	11-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1165	0.00	790.00	47,738.21	TOILET REPAIR IN C-A BATHROOM
bocci	11/22/2024	11-2024	CARDOZA PROPERTIES, INC. (cardoza)	1166	0.00	1,000.00	46,738.21	MANAGEMENT FEE (11/1/24 - 11/15/24)
bocci	12/2/2024	12-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	12,583.48	0.00	59,321.69	
bocci	12/2/2024	12-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	5,936.63	0.00	65,258.32	
bocci	12/2/2024	12-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	5,258.88	0.00	70,517.20	
bocci	12/6/2024	12-2024	CONTRA COSTA COUNTY TAX COLLECTOR (ccctc)	1167	0.00	20,465.50	50,051.70	1ST INSTALLMENT PROP. TAX 074-470-015-4
bocci	12/11/2024	12-2024	PG&E (pgande)	1168	0.00	3,758.59	46,293.11	SERVICE: 10/28/24 - 11/25/24
bocci	12/19/2024	12-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1169	0.00	1,003.00	45,290.11	ANNUAL BUILDING INSPECTION WITH GSA/PROPERTY MANAGER, SEAL EXTERIOR WALL CRACKS, REMOVE LEAVES/DEBRIS AROUND ROOF DRAINS, FLUSH ROOF DRAINS
bocci	12/19/2024	12-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1169	0.00	395.00	44,895.11	DRAIN LINE UNCLOG IN BATHROOM
bocci	12/19/2024	12-2024	GENERAL PLUMBING SUPPLY (general)	1170	0.00	31.39	44,863.72	COMMON INTERIOR BATHROOM TOILET REPAIR
bocci	12/19/2024	12-2024	CME LIGHTING SUPPLY CO. (cme)	1171	0.00	226.46	44,637.26	RESTOCK LIGHT BULBS SUPPLY
bocci	12/19/2024	12-2024	AT&T (att)	1172	0.00	74.19	44,563.07	SERVICE: 11/25/24 - 12/24/24
bocci	12/19/2024	12-2024	REPUBLIC SERVICES #210 (republic)	1173	0.00	749.17	43,813.90	SERVICE: 12/01/24 - 12/31/24
bocci	12/19/2024	12-2024	JOHNSTONE SUPPLY (johnston)	1174	0.00	234.16	43,579.74	4TH QTR MAINTENANCE MATERIAL
bocci	12/19/2024	12-2024	BRADYIFS (bradyifs)	1175	0.00	66.94	43,512.80	REPLACE RUSTED SOAP DISPENSER
bocci	12/19/2024	12-2024	CITY OF ANTIOCH (.antioch)	1176	0.00	70.13	43,442.67	SERVICE: 11/01/24 - 12/01/24
bocci	12/20/2024	12-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1177	0.00	2,306.00	41,136.67	MARCH JANITORIAL SERVICE
bocci	12/20/2024	12-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1177	0.00	2,306.00	38,830.67	JUNE JANITORIAL SERVICE
bocci	12/20/2024	12-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1177	0.00	2,306.00	36,524.67	NOVEMBER JANITORIAL SERVICE
bocci	12/20/2024	12-2024	PYRO-COMM SYSTEMS, INC (pyrocomm)	1178	0.00	120.00	36,404.67	11/1/24-1/31/25 SERVICE
bocci	12/20/2024	12-2024	CLARK PEST CONTROL (clark)	1179	0.00	97.00	36,307.67	10/15/24 PEST CONTROL SERVICE
bocci	12/23/2024	12-2024	PHILCO AIR CONTROL, INC. (philcoair)	1180	0.00	2,660.00	33,647.67	4th QUARTER HVAC MAINTENANCE
bocci	12/23/2024	12-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1181	0.00	1,584.00	32,063.67	FIRE SPRINKLER ANNUAL INSPECTION
bocci	12/23/2024	12-2024	PHILCO AIR CONTROL, INC. (philcoair)	1182	0.00	336.00	31,727.67	TROUBLESHOOT UNIT 2 ECONOMIZER W/PELICAN CONTROLS (NOT MODULATING). SITE VISIT IS NEEDED TO REPAIR.
bocci	12/23/2024	12-2024	CARDOZA PROPERTIES, INC. (cardoza)	1183	0.00	1,000.00	30,727.67	MANAGEMENT FEE (12/1/2024 - 12/16/2024)
bocci	12/27/2024	12-2024	PHILCO AIR CONTROL, INC. (philcoair)	1184	0.00	131.70	30,595.97	CC REIMB ANNUAL CONTROLS & LIGHTING CHARGES
bocci	12/31/2024	12-2024	BOCCI BYPASS TRUST (bypass)	1185	0.00	12,500.00	18,095.97	DECEMBER DISTRIBUTION
bocci	12/31/2024	12-2024	EDWARD H. BOCCI FAMILY TRUST (edward)	1186	0.00	12,500.00	5,595.97	DECEMBER DISTRIBUTION
<b>Net Change=3,025.53</b>					<b>312,174.90</b>	<b>309,149.37</b>	<b>5,595.97</b>	<b>= Ending Balance =</b>
<b>1608</b>	<b>UNALLOCATED BLDG. &amp; LAND / PURCHASE PRICE</b>						<b>3,250,000.00</b>	<b>= Beginning Balance =</b>
	<b>Net Change=0.00</b>				<b>0.00</b>	<b>0.00</b>	<b>3,250,000.00</b>	<b>= Ending Balance =</b>
<b>1740</b>	<b>IMPROVEMENTS</b>						<b>79,760.00</b>	<b>= Beginning Balance =</b>

MARGARITA BOCCI (bocci)  
**General Ledger**  
**Period = Jan 2024-Dec 2024**  
 Book = Cash  
 Sort On =

Property	Date	Period	Person/Description	Reference	Debit	Credit	Balance	Remarks
<b>Net Change=0.00</b>					<b>0.00</b>	<b>0.00</b>	<b>79,760.00</b>	<b>= Ending Balance =</b>
<b>1897</b>	<b>ACQUISITION COSTS &amp; CLOSING FEES</b>						<b>17,675.20</b>	<b>= Beginning Balance =</b>
<b>Net Change=0.00</b>					<b>0.00</b>	<b>0.00</b>	<b>17,675.20</b>	<b>= Ending Balance =</b>
<b>3003</b>	<b>DRAWINGS</b>						<b>741,000.00</b>	<b>= Beginning Balance =</b>
bocci	2/29/2024	02-2024	BOCCI BYPASS TRUST (bypass)	1033	7,500.00	0.00	748,500.00	FEBRUARY DISTRIBUTION
bocci	2/29/2024	02-2024	EDWARD H. BOCCI FAMILY TRUST (edward)	1034	7,500.00	0.00	756,000.00	FEBRUARY DISTRIBUTION
bocci	5/30/2024	05-2024	BOCCI BYPASS TRUST (bypass)	1079	6,000.00	0.00	762,000.00	MAY DISTRIBUTION
bocci	5/30/2024	05-2024	EDWARD H. BOCCI FAMILY TRUST (edward)	1080	6,000.00	0.00	768,000.00	MAY DISTRIBUTION
bocci	9/30/2024	09-2024	BOCCI BYPASS TRUST (bypass)	1137	17,500.00	0.00	785,500.00	SEPTEMBER DISTRIBUTION
bocci	9/30/2024	09-2024	EDWARD H. BOCCI FAMILY TRUST (edward)	1138	17,500.00	0.00	803,000.00	SEPTEMBER DISTRIBUTION
bocci	12/31/2024	12-2024	BOCCI BYPASS TRUST (bypass)	1185	12,500.00	0.00	815,500.00	DECEMBER DISTRIBUTION
bocci	12/31/2024	12-2024	EDWARD H. BOCCI FAMILY TRUST (edward)	1186	12,500.00	0.00	828,000.00	DECEMBER DISTRIBUTION
<b>Net Change=87,000.00</b>					<b>87,000.00</b>	<b>0.00</b>	<b>828,000.00</b>	<b>= Ending Balance =</b>
<b>3005</b>	<b>OWNERS CAPITAL</b>						<b>-3,304,472.32</b>	<b>= Beginning Balance =</b>
<b>Net Change=0.00</b>					<b>0.00</b>	<b>0.00</b>	<b>-3,304,472.32</b>	<b>= Ending Balance =</b>
<b>3007</b>	<b>RETAINED EARNINGS</b>						<b>-642,280.40</b>	<b>= Beginning Balance =</b>
bocci	1/1/2024	01-2024	TO MOVE CURRENT YR P/L TO RET. EARNINGS	TO MOVE CURRENT YR P/L TO RET. EARNINGS	0.00	144,252.92	-786,533.32	TO MOVE CURRENT YR P/L TO RET. EARNINGS
<b>Net Change=-144,252.92</b>					<b>0.00</b>	<b>144,252.92</b>	<b>-786,533.32</b>	<b>= Ending Balance =</b>
<b>3800</b>	<b>CURRENT YEAR PROFIT / LOSS</b>						<b>-144,252.92</b>	<b>= Beginning Balance =</b>
bocci	1/1/2024	01-2024	TO MOVE CURRENT YR P/L TO RET. EARNINGS	TO MOVE CURRENT YR P/L TO RET. EARNINGS	144,252.92	0.00	0.00	TO MOVE CURRENT YR P/L TO RET. EARNINGS
<b>Net Change=144,252.92</b>					<b>144,252.92</b>	<b>0.00</b>	<b>0.00</b>	<b>= Ending Balance =</b>
<b>4500</b>	<b>BASE RENT</b>						<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	1/2/2024	01-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	15,903.66	-15,903.66	
bocci	1/2/2024	01-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	2,464.33	-18,367.99	
bocci	2/1/2024	02-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	15,903.67	-34,271.66	
bocci	2/1/2024	02-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	2,464.32	-36,735.98	
bocci	3/1/2024	03-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	15,903.68	-52,639.66	
bocci	3/1/2024	03-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	2,464.31	-55,103.97	
bocci	4/1/2024	04-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 04.01.24	0.00	15,903.69	-71,007.66	
bocci	4/1/2024	04-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 04.01.24	0.00	2,464.30	-73,471.96	
bocci	5/1/2024	05-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	15,903.70	-89,375.66	
bocci	5/1/2024	05-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	2,464.29	-91,839.95	
bocci	6/3/2024	06-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	15,903.71	-107,743.66	
bocci	6/3/2024	06-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	2,464.28	-110,207.94	
bocci	7/1/2024	07-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	15,903.72	-126,111.66	
bocci	7/1/2024	07-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	2,464.27	-128,575.93	
bocci	8/1/2024	08-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 08.01.24	0.00	15,903.73	-144,479.66	
bocci	8/1/2024	08-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 08.01.24	0.00	2,464.26	-146,943.92	
bocci	8/12/2024	08-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 8.12.24	0.00	34.35	-146,978.27	
bocci	9/3/2024	09-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	15,869.39	-162,847.66	
bocci	9/3/2024	09-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	2,650.72	-165,498.38	
bocci	10/3/2024	10-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	15,717.28	-181,215.66	
bocci	10/3/2024	10-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	2,802.83	-184,018.49	
bocci	11/1/2024	11-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 11.01.24	0.00	12,735.59	-196,754.08	
bocci	11/1/2024	11-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 11.01.24	0.00	5,784.52	-202,538.60	
bocci	11/5/2024	11-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 11.05.24	0.00	2,829.58	-205,368.18	
bocci	12/2/2024	12-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	12,583.48	-217,951.66	
bocci	12/2/2024	12-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	5,936.63	-223,888.29	

MARGARITA BOCCI (bocci)  
**General Ledger**  
**Period = Jan 2024-Dec 2024**  
 Book = Cash  
 Sort On =

Property	Date	Period	Person/Description	Reference	Debit	Credit	Balance	Remarks
<b>Net Change=-223,888.29</b>					<b>0.00</b>	<b>223,888.29</b>	<b>-223,888.29</b>	<b>= Ending Balance =</b>
<b>5470</b>	<b>ESTIMATED CAM/OP. EXP.</b>						<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	1/2/2024	01-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	5,258.88	-5,258.88	
bocci	2/1/2024	02-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	5,258.88	-10,517.76	
bocci	3/1/2024	03-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	5,258.88	-15,776.64	
bocci	4/1/2024	04-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 04.01.24	0.00	5,258.88	-21,035.52	
bocci	5/1/2024	05-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	5,258.88	-26,294.40	
bocci	6/3/2024	06-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	5,258.88	-31,553.28	
bocci	7/1/2024	07-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	5,258.88	-36,812.16	
bocci	8/1/2024	08-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 08.01.24	0.00	5,258.88	-42,071.04	
bocci	9/3/2024	09-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	5,258.88	-47,329.92	
bocci	10/3/2024	10-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	5,258.88	-52,588.80	
bocci	11/1/2024	11-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH 11.01.24	0.00	5,258.88	-57,847.68	
bocci	12/2/2024	12-2024	GENERAL SERVICES ADMINISTRATION (gsa)	ACH	0.00	5,258.88	-63,106.56	
<b>Net Change=-63,106.56</b>					<b>0.00</b>	<b>63,106.56</b>	<b>-63,106.56</b>	<b>= Ending Balance =</b>
<b>5475</b>	<b>CAM RECONCILIATION</b>						<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	11/18/2024	11-2024	CARDOZA PROPERTIES, INC.	8961	0.00	25,180.05	-25,180.05	REIMB. 2023-2024 PROPERTY TAXES THAT CARDOZA PROPERTIES DID NOT COLLECT FROM TENANT
<b>Net Change=-25,180.05</b>					<b>0.00</b>	<b>25,180.05</b>	<b>-25,180.05</b>	<b>= Ending Balance =</b>
<b>6199</b>	<b>DEBRIS CLEAN-UP / PORTER</b>						<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	4/22/2024	04-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1061	68.00	0.00	68.00	REMOVE GRAFITTI THAT WAS ON THE MIRROR/ON THE WALLS
bocci	5/20/2024	05-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1069	85.00	0.00	153.00	PICK UP E-WASTE, ORGANIZE AT WAREHOUSE E-WASTE STORAGE ROOM, CLEAN DESK AND DISINFECT
<b>Net Change=153.00</b>					<b>153.00</b>	<b>0.00</b>	<b>153.00</b>	<b>= Ending Balance =</b>
<b>6200</b>	<b>REPAIR &amp; MAINTENANCE RECOVERABLE</b>						<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	1/17/2024	01-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1006	1,121.00	0.00	1,121.00	REPLACE LIGHT BULBS, REMOVE NAIL POLISH ON INTERIOR CARPET, CHECK CEILING TILES FOR WATER SPOT, PAINT RED CURBS
bocci	1/26/2024	01-2024	CME LIGHTING SUPPLY CO. (cme)	1014	111.33	0.00	1,232.33	RESTOCK LIGHT BULB SUPPLY
bocci	2/6/2024	02-2024	HOME DEPOT (home)	1016	44.58	0.00	1,276.91	RESTROOM MAINTENANCE
bocci	2/16/2024	02-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1022	158.00	0.00	1,434.91	TROUBLE SHOOT ELECTRICAL ROOM VENT FAN-BAD MOTOR ON THE ROOF TOP
bocci	2/16/2024	02-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1022	914.50	0.00	2,349.41	INSPECT COMMON AREA RESTROOMS/LIGHT BALLAST NEED TO BE REPAIR, CAULK BASE BOARD IN LOBBY AREA, CHECK INTERIOR LIGHTS/REPLACE LIGHT BULBS
bocci	3/21/2024	03-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1037	796.50	0.00	3,145.91	CHECK INTERIOR LIGHTS/REPLACE BULBS, LUBRICATE DOOR LOCK IN BATHROOM LOBBY, TROUBLE SHOOT FRONT ENTRY DOOR IN LOBBY AREA
bocci	3/21/2024	03-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1037	158.00	0.00	3,303.91	CAMERA SEWER LINE/DRAIN LINE
bocci	4/10/2024	04-2024	SLIM JIMS, INC. (slim)	1049	175.88	0.00	3,479.79	ADJUSTMENT DOOR & BATTERY REPLACEMENT
bocci	4/10/2024	04-2024	SLIM JIMS, INC. (slim)	1049	190.00	0.00	3,669.79	TROUBLESHOOT ADA DOOR
bocci	4/10/2024	04-2024	CME LIGHTING SUPPLY CO. (cme)	1052	216.27	0.00	3,886.06	RESTOCK LIGH BULBS SUPPLY
bocci	4/11/2024	04-2024	SLIM JIMS, INC. (slim)	1058	2,777.68	0.00	6,663.74	ADA OPERATOR MOTOR & MOTOR KILL HARNESS LIGHTING INSPECTION, REPLACE ANY LIGHTS THAT ARE NOT WORKING, CLEAN DEBRIS ON LENSES AND FIXTURES WHERE NEEDED
bocci	4/22/2024	04-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1061	237.00	0.00	6,900.74	

MARGARITA BOCCI (bocci)  
**General Ledger**  
**Period = Jan 2024-Dec 2024**  
 Book = Cash  
 Sort On =

Property	Date	Period	Person/Description	Reference	Debit	Credit	Balance	Remarks
bocci	4/22/2024	04-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1061	973.50	0.00	7,874.24	ADJUST FRONT ENTRY DOOR/OFFICE LADIES BATHROOM DOOR STRIKE, CHECK ALL INTERIOR LIGHTS/ALL GOOD, CHECK INTERIOR LIGHTS/REPLACE LIGHTS, TIGHTEN SCREW HOLDING HANDICAP SIGN ON HOLLOW TILE WALL
bocci	5/20/2024	05-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1069	158.00	0.00	8,032.24	LIGHTING INSPECTION
bocci	5/20/2024	05-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1069	885.00	0.00	8,917.24	INSPECT INTERIOR LIGHTS, REPLACE LIGHT BULBS, CHECK WATER HEATERS-GOOD, REMOVE WEED AT CONCRETE CRACKS
bocci	6/18/2024	06-2024	SLIM JIMS, INC. (slim)	1087	165.00	0.00	9,082.24	2508 LOCKSMITH SERVICE
bocci	6/19/2024	06-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1090	869.00	0.00	9,951.24	REPLACE EXIT SIGNS INSIDE, REPLACE DAMAGED FAN MOTOR AND RUN TROUBLE SHOOT ON CIRCUIT REMOVE SMUDGE MARKS ON WALL/DOORS/TRIM THROUGH OUT BUILDING AREAS, REMOVE LEAVES/DEBRIS AROUND ROOF DRAINS, APPLY TAPE TO HVAC UNITS THAT MIGHT BE AIR/WATER LEAK, CHECK ALL INTERIOR LIGHTS
bocci	6/19/2024	06-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1090	1,239.00	0.00	11,190.24	INSTALL FLUSH VALVE
bocci	6/19/2024	06-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1090	474.00	0.00	11,664.24	LIGHTING INSPECTION
bocci	7/18/2024	07-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1093	158.00	0.00	11,822.24	TROUBLESHOOT MEN'S URINAL, REPLACE DIAPHRAGM IN MENS URINAL, INSPECT C-A RESTROOMS, REMOVE BIRD DROPPING AT FRONT ENTRY DOORS/BOTTOM OF ROOF LADDER, ORGANIZE ELECTRICAL ROOM
bocci	7/18/2024	07-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1093	1,062.00	0.00	12,884.24	RESTOCK LIGHT BULB SUPPLIES
bocci	7/23/2024	07-2024	CME LIGHTING SUPPLY CO. (cme)	1095	44.71	0.00	12,928.95	ROOF TOP FAN MOTOR REPLACEMENT
bocci	7/23/2024	07-2024	JOHNSTONE SUPPLY (johnston)	1096	374.54	0.00	13,303.49	FLUSHOMETER REPAIR/REPLACED
bocci	7/23/2024	07-2024	GENERAL PLUMBING SUPPLY (general)	1097	181.66	0.00	13,485.15	UNIRAL DIAPHRAGM KIT
bocci	7/23/2024	07-2024	GENERAL PLUMBING SUPPLY (general)	1098	39.27	0.00	13,524.42	UNIRAL TOILET DIAPHRAGM KIT
bocci	7/23/2024	07-2024	GENERAL PLUMBING SUPPLY (general)	1099	89.12	0.00	13,613.54	EXTERIOR WALL CRACK REPAIRS
bocci	7/24/2024	07-2024	HOME DEPOT (home)	1108	20.48	0.00	13,634.02	REPLACE FLUORESCENT LIGHT BULBS, ORGANIZE ELECTRICAL ROOM, REMOVE LEAVES/DEBRIS AT REAR OF BUILDING, PAINT RED CURBS
bocci	8/16/2024	08-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1112	708.00	0.00	14,342.02	LIGHTING INSPECTION
bocci	9/18/2024	09-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1127	79.00	0.00	14,421.02	CHECK ALL INTERIOR LIGHTS/GOOD, REINSTALL LOOSE BASEBOARD TILE NEAR BATHROOM HALLWAY, REPLACE FLUORESCENT LIGHT BULBS, SECURE SCREW ON LADIES BATHROOM DOOR LATCH
bocci	9/18/2024	09-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1127	1,622.50	0.00	16,043.52	UNCLOG SEWER LING PLUG, INSTALL A CLEAN OUT COVER, CAMERA SEWER LINE
bocci	9/18/2024	09-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1127	1,896.00	0.00	17,939.52	DRINKING WATER ASSESSMENT
bocci	10/3/2024	10-2024	TITAN ENVIRONMENTAL SOLUTIONS, INC. (titanen)	1140	2,829.58	0.00	20,769.10	SHARED RESTROOM REPAIRS
bocci	10/18/2024	10-2024	HOME DEPOT (home)	1144	56.57	0.00	20,825.67	LED LIGHT SUPPLIES
bocci	10/18/2024	10-2024	CME LIGHTING SUPPLY CO. (cme)	1147	81.00	0.00	20,906.67	INSPECT C-A RESTROOMS/FLUSH FLOOR DRAINS WITH WATER, CHECK C-A INTERIOR LIGHTS/REPLACE LIGHT BULB, RE-CAULK BUILDING CRACKS
bocci	10/22/2024	10-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1149	796.50	0.00	21,703.17	PAINTING MATERIALS
bocci	11/19/2024	11-2024	HOME DEPOT (home)	1164	7.08	0.00	21,710.25	SANDBLASTER CURB, INSPECT C-A RESTROOMS, CLEAN LEAVES/DEBRIS AROUND ROOF DRAINS, CHECK AC UNITS FOR HOLES/AIR LEAKS/ALL GOOD
bocci	11/20/2024	11-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1165	1,740.50	0.00	23,450.75	TOILET REPAIR IN C-A BATHROOM
bocci	11/20/2024	11-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1165	790.00	0.00	24,240.75	

MARGARITA BOCCI (bocci)  
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Property	Date	Period	Person/Description	Reference	Debit	Credit	Balance	Remarks
bocci	12/19/2024	12-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1169	1,003.00	0.00	25,243.75	ANNUAL BUILDING INSPECTION WITH GSA/PROPERTY MANAGER, SEAL EXTERIOR WALL CRACKS, REMOVE LEAVES/DEBRIS AROUND ROOF DRAINS, FLUSH ROOF DRAINS
bocci	12/19/2024	12-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1169	395.00	0.00	25,638.75	DRAIN LINE UNCLOG IN BATHROOM
bocci	12/19/2024	12-2024	GENERAL PLUMBING SUPPLY (general)	1170	31.39	0.00	25,670.14	COMMON INTERIOR BATHROOM TOILET REPAIR
bocci	12/19/2024	12-2024	CME LIGHTING SUPPLY CO. (cme)	1171	226.46	0.00	25,896.60	RESTOCK LIGHT BULBS SUPPLY
bocci	12/19/2024	12-2024	BRADYIFS (bradyifs)	1175	66.94	0.00	25,963.54	REPLACE RUSTED SOAP DISPENSER
<b>Net Change=25,963.54</b>					<b>25,963.54</b>	<b>0.00</b>	<b>25,963.54</b>	<b>= Ending Balance =</b>
<b>6206</b>	<b>EQUIPMENT USE</b>						<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	5/20/2024	05-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1069	100.00	0.00	100.00	BUCKET TRUCK F550 (LIGHTING SERVICE RATE)
bocci	7/18/2024	07-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1093	100.00	0.00	200.00	BUCKET TRUCK F550 (LIGHTING SERVICE RATE)
bocci	9/18/2024	09-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1127	520.00	0.00	720.00	DRAIN CLEARING SNAKE-LARGE, SEWER CAMERA/GENEYE, PIPE LOCATOR/TRACER
bocci	11/20/2024	11-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1165	100.00	0.00	820.00	BUCKET TRUCK F550 (LIGHTING SERVICE RATE)
<b>Net Change=820.00</b>					<b>820.00</b>	<b>0.00</b>	<b>820.00</b>	<b>= Ending Balance =</b>
<b>6220</b>	<b>JANITORIAL</b>						<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	2/9/2024	02-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1017	2,306.00	0.00	2,306.00	JANUARY JANITORIAL SERVICE
bocci	2/9/2024	02-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1019	2,306.00	0.00	4,612.00	DECEMBER JANITORIAL SERVICE
bocci	4/10/2024	04-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1050	2,306.00	0.00	6,918.00	FEBRUARY JANITORIAL SERVICE
bocci	5/28/2024	05-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1077	2,306.00	0.00	9,224.00	APRIL JANITORIAL SERVICE
bocci	6/18/2024	06-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1085	2,306.00	0.00	11,530.00	MAY JANITORIAL SERVICE
bocci	8/28/2024	08-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1120	2,306.00	0.00	13,836.00	JULY JANITORIAL SERVICE
bocci	10/3/2024	10-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1141	2,306.00	0.00	16,142.00	AUGUST JANITORIAL SERVICE
bocci	10/3/2024	10-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1141	2,306.00	0.00	18,448.00	SEPTEMBER JANITORIAL SERVICE
bocci	11/19/2024	11-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1163	2,306.00	0.00	20,754.00	OCTOBER JANITORIAL SERVICE
bocci	12/20/2024	12-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1177	2,306.00	0.00	23,060.00	MARCH JANITORIAL SERVICE
bocci	12/20/2024	12-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1177	2,306.00	0.00	25,366.00	JUNE JANITORIAL SERVICE
bocci	12/20/2024	12-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1177	2,306.00	0.00	27,672.00	NOVEMBER JANITORIAL SERVICE
<b>Net Change=27,672.00</b>					<b>27,672.00</b>	<b>0.00</b>	<b>27,672.00</b>	<b>= Ending Balance =</b>
<b>6221</b>	<b>JANITORIAL SUPPLIES</b>						<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	2/9/2024	02-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1017	530.16	0.00	530.16	JANITORIAL SUPPLIES
bocci	4/10/2024	04-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1048	554.76	0.00	1,084.92	JANITORIAL SUPPLIES
bocci	6/18/2024	06-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1085	397.16	0.00	1,482.08	JANITORIAL SUPPLIES
bocci	6/18/2024	06-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1085	58.43	0.00	1,540.51	JANITORIAL SUPPLIES
bocci	7/24/2024	07-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1109	122.84	0.00	1,663.35	JANITORIAL SUPPLIES
bocci	9/11/2024	09-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1123	544.85	0.00	2,208.20	JANITORIAL SUPPLIES
bocci	11/19/2024	11-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1163	39.66	0.00	2,247.86	JANITORIAL SUPPLIES
bocci	11/19/2024	11-2024	.SUMMIT BUILDING SERVICES, INC. (.summit)	1163	552.98	0.00	2,800.84	JANITORIAL SUPPLIES
<b>Net Change=2,800.84</b>					<b>2,800.84</b>	<b>0.00</b>	<b>2,800.84</b>	<b>= Ending Balance =</b>
<b>6240</b>	<b>HVAC RECOVERABLE</b>						<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	1/19/2024	01-2024	AT&T (att)	1008	109.18	0.00	109.18	SERVICE: 12/25/23 - 01/24/24
bocci	1/19/2024	01-2024	PHILCO AIR CONTROL, INC. (philcoair)	1010	756.00	0.00	865.18	UNIT 5 - REPLACED FAULTY ECONOMIZER ACTUATOR. CALIBRATED AND TESTED.
bocci	1/19/2024	01-2024	PHILCO AIR CONTROL, INC. (philcoair)	1010	252.00	0.00	1,117.18	UNIT 4 - REPLACED/TESTED FAULTY CONTROL BOARD.
bocci	1/26/2024	01-2024	PHILCO AIR CONTROL, INC. (philcoair)	1015	246.82	0.00	1,364.00	CC REIMB UNIT 4 REPAIRS
bocci	1/26/2024	01-2024	PHILCO AIR CONTROL, INC. (philcoair)	1015	194.48	0.00	1,558.48	CC REIMB UNIT 4 REPAIRS
bocci	2/16/2024	02-2024	PHILCO AIR CONTROL, INC. (philcoair)	1024	1,008.00	0.00	2,566.48	UNITS# 1,2,3,4 -1ST QTR ANNUAL MAINTENANCE
bocci	3/22/2024	03-2024	PHILCO AIR CONTROL, INC. (philcoair)	1042	504.00	0.00	3,070.48	AUDIT, UNIT# 5 SERVER SPLIT REPLACED FAULTY PELICAN GATEWAY

MARGARITA BOCCI (bocci)  
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bocci	3/22/2024	03-2024	PHILCO AIR CONTROL, INC. (philcoair)	1042	504.00	0.00	3,574.48	#UNIT 1&5 - RECALIBRATE ECONOMIZER ACTUATORS
bocci	3/25/2024	03-2024	PHILCO AIR CONTROL, INC. (philcoair)	1043	860.00	0.00	4,434.48	1ST QUARTER HVAC MAINTENANCE
bocci	4/2/2024	04-2024	AT&T (att)	1046	74.19	0.00	4,508.67	SERVICE: 02/25/24 - 03/24/24
bocci	4/10/2024	04-2024	JOHNSTONE SUPPLY (johnston)	1053	188.18	0.00	4,696.85	1ST QTR PM MATERIALS
bocci	4/10/2024	04-2024	AT&T (att)	1055	74.19	0.00	4,771.04	SERVICE: 03/25/24 - 04/24/24
bocci	4/23/2024	04-2024	PHILCO AIR CONTROL, INC. (philcoair)	1062	756.00	0.00	5,527.04	Replaced faulty economizer actuator for unit 5 (stuck open/bad gears). commissioned controls, calibrated, and tested. now operating correctly.
bocci	4/23/2024	04-2024	PHILCO AIR CONTROL, INC. (philcoair)	1062	420.00	0.00	5,947.04	Replacing condensing fan motor and capacitor for unit 1
bocci	4/23/2024	04-2024	PHILCO AIR CONTROL, INC. (philcoair)	1062	420.00	0.00	6,367.04	Replacing condensing fan motor for unit 3
bocci	4/23/2024	04-2024	PHILCO AIR CONTROL, INC. (philcoair)	1062	504.00	0.00	6,871.04	Replacing condensing fan motor for unit 4
bocci	4/23/2024	04-2024	PHILCO AIR CONTROL, INC. (philcoair)	1062	336.00	0.00	7,207.04	Troubleshoot air pressure issues for front door (blowing open). found stuck economizer actuator for unit 5. will order and replace once it arrives.
bocci	4/30/2024	04-2024	JOHNSTONE SUPPLY (johnston)	1065	5.00	0.00	7,212.04	1ST QTR PM MATERIALS
bocci	4/30/2024	04-2024	JOHNSTONE SUPPLY (johnston)	1065	387.27	0.00	7,599.31	1ST QTR PM MATERIALS
bocci	5/22/2024	05-2024	PHILCO AIR CONTROL, INC. (philcoair)	1070	588.00	0.00	8,187.31	ECONOMIZER UNIT 1 STUCK OPEN, REPLACE FAULTY ACTUATOR & CLEAN GEARS
bocci	5/28/2024	05-2024	AT&T (att)	1074	109.19	0.00	8,296.50	SERVICE: 04/25/24 - 05/24/24
bocci	6/17/2024	06-2024	AT&T (att)	1082	74.19	0.00	8,370.69	SERVICE: 05/25/24 - 06/24/24
bocci	6/19/2024	06-2024	PHILCO AIR CONTROL, INC. (philcoair)	1091	860.00	0.00	9,230.69	2ND QUARTER HVAC MAINTENANCE
bocci	7/23/2024	07-2024	JOHNSTONE SUPPLY (johnston)	1100	48.99	0.00	9,279.68	MAINTENANCE MATERIALS
bocci	7/24/2024	07-2024	AT&T (att)	1105	109.19	0.00	9,388.87	SERVICE: 06/25/24 - 07/24/24
bocci	8/19/2024	08-2024	PHILCO AIR CONTROL, INC. (philcoair)	1114	336.00	0.00	9,724.87	RECALIBRATE ECONOMIZER ACTUATORS FOR UNITS 2/3/4 (DAMPER POSITION FAILURES)
bocci	8/21/2024	08-2024	AT&T (att)	1119	74.19	0.00	9,799.06	SERVICE: 07/25/24 - 08/24/24
bocci	9/18/2024	09-2024	JOHNSTONE SUPPLY (johnston)	1129	35.16	0.00	9,834.22	3RD QTR MAINTENANCE MATERIALS
bocci	9/19/2024	09-2024	AT&T (att)	1132	109.19	0.00	9,943.41	SERVICE: 08/25/24 - 09/24/24
bocci	9/20/2024	09-2024	PHILCO AIR CONTROL, INC. (philcoair)	1135	336.00	0.00	10,279.41	RECALIBRATED ECONOMIZER ACTUATORS FOR UNITS 2 AND 4 (EXCESSIVE OUTDOOR AIR)
bocci	9/30/2024	09-2024	PHILCO AIR CONTROL, INC. (philcoair)	1139	2,660.00	0.00	12,939.41	3rd QUARTER HVAC MAINTENANCE
bocci	10/22/2024	10-2024	AT&T (att)	1152	109.19	0.00	13,048.60	SERVICE: 09/25/24 - 10/24/24
bocci	11/19/2024	11-2024	AT&T (att)	1160	74.19	0.00	13,122.79	SERVICE: 10/25/24 - 11/24/24
bocci	11/19/2024	11-2024	AT&T (att)	1161	419.05	0.00	13,541.84	SERVICE: 11/7/24 - 12/6/24
bocci	12/19/2024	12-2024	AT&T (att)	1172	74.19	0.00	13,616.03	SERVICE: 11/25/24 - 12/24/24
bocci	12/19/2024	12-2024	JOHNSTONE SUPPLY (johnston)	1174	234.16	0.00	13,850.19	4TH QTR MAINTENANCE MATERIAL
bocci	12/23/2024	12-2024	PHILCO AIR CONTROL, INC. (philcoair)	1180	2,660.00	0.00	16,510.19	4th QUARTER HVAC MAINTENANCE TROUBLESHOOT UNIT 2 ECONOMIZER W/PELICAN
bocci	12/23/2024	12-2024	PHILCO AIR CONTROL, INC. (philcoair)	1182	336.00	0.00	16,846.19	CONTROLS (NOT MODULATING). SITE VISIT IS NEEDED TO REPAIR.
bocci	12/27/2024	12-2024	PHILCO AIR CONTROL, INC. (philcoair)	1184	131.70	0.00	16,977.89	CC REIMB ANNUAL CONTROLS & LIGHTING CHARGES
<b>Net Change=16,977.89</b>					<b>16,977.89</b>	<b>0.00</b>	<b>16,977.89</b>	<b>= Ending Balance =</b>
<b>6266</b>	<b>PEST CONTROL &amp; WEED ABATEMENT</b>						<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	2/9/2024	02-2024	CLARK PEST CONTROL (clark)	1020	91.00	0.00	91.00	1/11/24 PEST CONTROL SERVICE
bocci	2/9/2024	02-2024	CLARK PEST CONTROL (clark)	1021	91.00	0.00	182.00	12/12/23 PEST CONTROL SERVICE
bocci	4/11/2024	04-2024	CLARK PEST CONTROL (clark)	1057	91.00	0.00	273.00	3/5/24 PEST CONTROL SERVICE
bocci	4/11/2024	04-2024	CLARK PEST CONTROL (clark)	1059	91.00	0.00	364.00	2/6/24 PEST CONTROL SERVICE
bocci	5/28/2024	05-2024	CLARK PEST CONTROL (clark)	1078	97.00	0.00	461.00	4/17/24 PEST CONTROL SERVICE
bocci	7/24/2024	07-2024	CLARK PEST CONTROL (clark)	1107	97.00	0.00	558.00	5/9/24 PEST CONTROL SERVICE
bocci	7/24/2024	07-2024	CLARK PEST CONTROL (clark)	1110	97.00	0.00	655.00	6/11/24 PEST CONTROL SERVICE
bocci	9/12/2024	09-2024	CLARK PEST CONTROL (clark)	1126	97.00	0.00	752.00	7/18/24 PEST CONTROL SERVICE
bocci	10/18/2024	10-2024	CLARK PEST CONTROL (clark)	1146	97.00	0.00	849.00	9/23/24 PEST CONTROL SERVICE
bocci	10/18/2024	10-2024	CLARK PEST CONTROL (clark)	1146	97.00	0.00	946.00	8/14/24 PEST CONTROL SERVICE

MARGARITA BOCCI (bocci)  
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bocci	12/20/2024	12-2024	CLARK PEST CONTROL (clark)	1179	97.00	0.00	1,043.00	10/15/24 PEST CONTROL SERVICE
<b>Net Change=1,043.00</b>					<b>1,043.00</b>	<b>0.00</b>	<b>1,043.00</b>	<b>= Ending Balance =</b>
<b>6290 ASSOCIATION DUES - MAINT.</b>							<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	3/1/2024	03-2024	DELTA EAST OWNERS ASSOCIATON, INC. (delta.)	1035	1,014.91	0.00	1,014.91	53361 PAYMENT 3 ASSOCIATION DUES
bocci	3/1/2024	03-2024	DELTA EAST OWNERS ASSOCIATON, INC. (delta.)	1035	1,014.91	0.00	2,029.82	53361-4 ASSOCIATION DUES
bocci	4/30/2024	04-2024	DELTA EAST OWNERS ASSOCIATON, INC. (delta.)	1064	1,014.91	0.00	3,044.73	53361 #6 ASSOCIATION DUES
bocci	4/30/2024	04-2024	DELTA EAST OWNERS ASSOCIATON, INC. (delta.)	1064	1,014.91	0.00	4,059.64	53361 #5 ASSOCIATION DUES
bocci	6/4/2024	06-2024	DELTA EAST OWNERS ASSOCIATON, INC. (delta.)	1081	1,014.91	0.00	5,074.55	53361 #7-2024 ASSOCIATION DUES
bocci	6/4/2024	06-2024	DELTA EAST OWNERS ASSOCIATON, INC. (delta.)	1081	1,014.91	0.00	6,089.46	53361-8-2024 ASSOCIATION DUES
bocci	8/28/2024	08-2024	DELTA EAST OWNERS ASSOCIATON, INC. (delta.)	1121	1,014.91	0.00	7,104.37	53361 PAYMENT #9 ASSOCIATION DUES
bocci	9/11/2024	09-2024	DELTA EAST OWNERS ASSOCIATON, INC. (delta.)	1124	1,014.91	0.00	8,119.28	53361-10 ASSOCIATION DUES
bocci	10/18/2024	10-2024	DELTA EAST OWNERS ASSOCIATON, INC. (delta.)	1145	1,014.91	0.00	9,134.19	53361-11-24 ASSOCIATION DUES
bocci	10/18/2024	10-2024	DELTA EAST OWNERS ASSOCIATON, INC. (delta.)	1145	1,014.91	0.00	10,149.10	53361-12-24 ASSOCIATION DUES
<b>Net Change=10,149.10</b>					<b>10,149.10</b>	<b>0.00</b>	<b>10,149.10</b>	<b>= Ending Balance =</b>
<b>6300 MANAGEMENT FEE</b>							<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	1/19/2024	01-2024	CARDOZA PROPERTIES, INC. (cardoza)	1007	1,000.00	0.00	1,000.00	MANAGEMENT FEE (01/01/24 - 01/12/24)
bocci	2/16/2024	02-2024	CARDOZA PROPERTIES, INC. (cardoza)	1023	1,000.00	0.00	2,000.00	MANAGEMENT FEE (2/1/24 - 2/15/24)
bocci	3/21/2024	03-2024	CARDOZA PROPERTIES, INC. (cardoza)	1036	1,000.00	0.00	3,000.00	MANAGEMENT FEE (03/1-15)
bocci	4/22/2024	04-2024	CARDOZA PROPERTIES, INC. (cardoza)	1060	1,000.00	0.00	4,000.00	MANAGEMENT FEE (04/1/24 - 4/18/2024)
bocci	5/20/2024	05-2024	CARDOZA PROPERTIES, INC. (cardoza)	1068	1,000.00	0.00	5,000.00	MANAGEMENT FEE (05/1/2024 - 05/15/2024)
bocci	6/19/2024	06-2024	CARDOZA PROPERTIES, INC. (cardoza)	1089	1,000.00	0.00	6,000.00	MANAGEMENT FEE (6/1/24 - 6/14/24)
bocci	7/18/2024	07-2024	CARDOZA PROPERTIES, INC. (cardoza)	1092	1,000.00	0.00	7,000.00	MANAGEMENT FEE (07/1/2024 - 07/15/2024)
bocci	8/16/2024	08-2024	CARDOZA PROPERTIES, INC. (cardoza)	1113	1,000.00	0.00	8,000.00	MANAGEMENT FEE (08/1/2024 - 08/15/2024)
bocci	9/18/2024	09-2024	CARDOZA PROPERTIES, INC. (cardoza)	1128	1,000.00	0.00	9,000.00	MANAGEMENT FEE (09/01/24 - 09/16/24)
bocci	10/21/2024	10-2024	CARDOZA PROPERTIES, INC. (cardoza)	1148	1,000.00	0.00	10,000.00	MANAGEMENT FEE (10/1/2024 - 10/15/2024)
bocci	11/22/2024	11-2024	CARDOZA PROPERTIES, INC. (cardoza)	1166	1,000.00	0.00	11,000.00	MANAGEMENT FEE (11/1/24 - 11/15/24)
bocci	12/23/2024	12-2024	CARDOZA PROPERTIES, INC. (cardoza)	1183	1,000.00	0.00	12,000.00	MANAGEMENT FEE (12/1/2024 - 12/16/2024)
<b>Net Change=12,000.00</b>					<b>12,000.00</b>	<b>0.00</b>	<b>12,000.00</b>	<b>= Ending Balance =</b>
<b>6311 FIRE/SECURITY ALARM SERVICE</b>							<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	1/19/2024	01-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1009	1,188.00	0.00	1,188.00	FIRE SPRINKLER ANNUAL INSPECTION
bocci	2/9/2024	02-2024	PYRO-COMM SYSTEMS, INC (pyrocomm)	1018	640.00	0.00	1,828.00	SEMI ANNUAL FIRE ALARM TESTING
bocci	2/16/2024	02-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1025	198.00	0.00	2,026.00	FIRE SPRINKLER ANNUAL INSPECTI
bocci	2/20/2024	02-2024	AT&T (att)	1026	383.65	0.00	2,409.65	SERVICE: 01/23/24 - 02/22/24
bocci	2/20/2024	02-2024	AT&T (att)	1027	381.96	0.00	2,791.61	SERVICE: 01/23/23 - 01/22/24
bocci	2/20/2024	02-2024	BAY ALARM COMPANY, INC. (bayalarm)	1028	725.76	0.00	3,517.37	CAMERA SYSTEM: 02/01/24 - 4/30/24
bocci	2/20/2024	02-2024	AT&T (att)	1032	74.19	0.00	3,591.56	SERVICE: 01/25/24 - 02/24/24
bocci	4/2/2024	04-2024	AT&T (att)	1045	383.61	0.00	3,975.17	SERVICE: 02/23/24 - 03/22/24
bocci	4/3/2024	04-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1047	28.00	0.00	4,003.17	CC REIMB COMPLIANCE ENGINE SUBMITTAL
bocci	4/10/2024	04-2024	PYRO-COMM SYSTEMS, INC (pyrocomm)	1051	120.00	0.00	4,123.17	FIRE ALARM MONITORING 2/24-4/24
bocci	4/24/2024	04-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1063	396.00	0.00	4,519.17	FIRE SPRINKLER QUARTERLY INSPECTION
bocci	4/24/2024	04-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1063	594.00	0.00	5,113.17	INSPECTION CORRECTIONS. REPAIR LEAKING OS&Y VALVE.
bocci	5/1/2024	05-2024	BAY ALARM COMPANY, INC. (bayalarm)	1067	725.76	0.00	5,838.93	CAMERA SYSTEM 05/01/24 - 07/31/24
bocci	5/28/2024	05-2024	AT&T (att)	1075	382.34	0.00	6,221.27	SERVICE: APR 23 THRU MAY 22
bocci	5/28/2024	05-2024	AT&T (att)	1076	383.61	0.00	6,604.88	SERVICE: MAR 23 THRU APR 22
bocci	6/18/2024	06-2024	PYRO-COMM SYSTEMS, INC (pyrocomm)	1086	120.00	0.00	6,724.88	5/24-7/24 FIRE ALARM MONITORING
bocci	7/19/2024	07-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1094	396.00	0.00	7,120.88	QUARTERLY FIRE SPRINKLER INSPECTIONS
bocci	7/23/2024	07-2024	AT&T (att)	1101	382.85	0.00	7,503.73	SERVICE: 05/23/24 - 06/22/24
bocci	7/24/2024	07-2024	BAY ALARM COMPANY, INC. (bayalarm)	1104	778.02	0.00	8,281.75	2508 - CAMERA SYSTEM 08/01/24 - 10/31/24
bocci	7/30/2024	07-2024	AT&T (att)	1111	1,178.89	0.00	9,460.64	SERVICE: 06/23/24 - 07/22/24
bocci	8/21/2024	08-2024	AT&T (att)	1116	1,181.99	0.00	10,642.63	SERVICE: 07/23/24 - 08/22/24
bocci	9/11/2024	09-2024	BEST EQUIPMENT CO. (.best)	1122	113.70	0.00	10,756.33	FIRE EXTINGUISHER SERVICE
bocci	9/11/2024	09-2024	PYRO-COMM SYSTEMS, INC (pyrocomm)	1125	120.00	0.00	10,876.33	FIRE ALARM MONITORING 8/24-10/24

MARGARITA BOCCI (bocci)  
**General Ledger**  
**Period = Jan 2024-Dec 2024**  
 Book = Cash  
 Sort On =

Property	Date	Period	Person/Description	Reference	Debit	Credit	Balance	Remarks
bocci	10/3/2024	10-2024	PYRO-COMM SYSTEMS, INC (pyrocomm)	1142	640.00	0.00	11,516.33	SIMI ANNUAL TESTING
bocci	10/22/2024	10-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1150	396.00	0.00	11,912.33	FIRE SPRINKLER QUARTERLY INSPECTION
bocci	10/22/2024	10-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1150	792.00	0.00	12,704.33	REPAIR LEAKING DAMAGED/LEAKING GAUGE ON RISER.
bocci	10/22/2024	10-2024	BAY ALARM COMPANY, INC. (bayalarm)	1154	778.02	0.00	13,482.35	CAMERA SYSTEM 11/01/24 - 01/31/25
bocci	10/22/2024	10-2024	AT&T (att)	1155	419.05	0.00	13,901.40	SERVICE: 10/7/24 - 11/6/24
bocci	10/22/2024	10-2024	AT&T (att)	1156	676.59	0.00	14,577.99	SERVICE: 09/07/24 - 10/6/24
bocci	11/7/2024	11-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1157	46.54	0.00	14,624.53	CC REIMB INSPECTION CORRECTIONS
bocci	12/20/2024	12-2024	PYRO-COMM SYSTEMS, INC (pyrocomm)	1178	120.00	0.00	14,744.53	11/1/24-1/31/25 SERVICE
bocci	12/23/2024	12-2024	C&C FIRE PROTECTION, INC. (ccfpi)	1181	1,584.00	0.00	16,328.53	FIRE SPRINKLER ANNUAL INSPECTION
<b>Net Change=16,328.53</b>					<b>16,328.53</b>	<b>0.00</b>	<b>16,328.53</b>	<b>= Ending Balance =</b>
<b>6320</b>			<b>INSURANCE EXPENSE</b>				<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	9/27/2024	09-2024	TRAVELERS (traveler)	1136	2,999.00	0.00	2,999.00	1X82902A CUP & 1X828488 680 INS RENEWAL
<b>Net Change=2,999.00</b>					<b>2,999.00</b>	<b>0.00</b>	<b>2,999.00</b>	<b>= Ending Balance =</b>
<b>6350</b>			<b>PROPERTY TAX</b>				<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	3/28/2024	03-2024	CONTRA COSTA COUNTY TAX COLLECTOR (ccctc)	1044	19,853.09	0.00	19,853.09	2ND INSTALLMENT PROP. TAX 074-470-015-4
bocci	12/6/2024	12-2024	CONTRA COSTA COUNTY TAX COLLECTOR (ccctc)	1167	20,465.50	0.00	40,318.59	1ST INSTALLMENT PROP. TAX 074-470-015-4
<b>Net Change=40,318.59</b>					<b>40,318.59</b>	<b>0.00</b>	<b>40,318.59</b>	<b>= Ending Balance =</b>
<b>6410</b>			<b>ELECTRICITY &amp; GAS</b>				<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	1/26/2024	01-2024	PG&E (pgande)	1011	3,751.82	0.00	3,751.82	SERVICE: 11/30/2023 - 12/28/2023
bocci	2/20/2024	02-2024	PG&E (pgande)	1029	4,719.73	0.00	8,471.55	SERVICE: 12/29/203 - 01/29/2024
bocci	3/21/2024	03-2024	PG&E (pgande)	1039	4,507.60	0.00	12,979.15	SERVICE: 01/30/2024 - 02/28/2024
bocci	4/10/2024	04-2024	PG&E (pgande)	1054	4,119.84	0.00	17,098.99	SERVICE: 02/29/24 - 03/28/24
bocci	5/23/2024	05-2024	PG&E (pgande)	1071	4,220.77	0.00	21,319.76	SERVICE: 03/29/24 - 04/29/24
bocci	6/18/2024	06-2024	PG&E (pgande)	1088	4,186.45	0.00	25,506.21	SERVICE: 04/30/24 - 05/29/24
bocci	7/23/2024	07-2024	PG&E (pgande)	1102	5,135.57	0.00	30,641.78	SERVICE: 05/30/24 - 06/27/24
bocci	8/21/2024	08-2024	PG&E (pgande)	1115	6,005.35	0.00	36,647.13	SERVICE: 06/28/24 - 07/28/24
bocci	9/18/2024	09-2024	PG&E (pgande)	1130	4,898.23	0.00	41,545.36	SERVICE: 07/29/24 - 08/27/24
bocci	10/15/2024	10-2024	PG&E (pgande)	1143	4,930.38	0.00	46,475.74	SERVICE: 08/28/24 - 09/26/24
bocci	11/19/2024	11-2024	PG&E (pgande)	1158	4,591.20	0.00	51,066.94	SERVICE: 09/27/24 - 10/27/24
bocci	12/11/2024	12-2024	PG&E (pgande)	1168	3,758.59	0.00	54,825.53	SERVICE: 10/28/24 - 11/25/24
<b>Net Change=54,825.53</b>					<b>54,825.53</b>	<b>0.00</b>	<b>54,825.53</b>	<b>= Ending Balance =</b>
<b>6430</b>			<b>DOMESTIC WATER &amp; SEWER</b>				<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	1/26/2024	01-2024	CITY OF ANTIOCH (.antioch)	1012	81.19	0.00	81.19	SERVICE: 12/01/23 - 01/01/24
bocci	2/20/2024	02-2024	CITY OF ANTIOCH (.antioch)	1030	81.19	0.00	162.38	SERVICE: 01/01/2024 - 02/01/2024
bocci	3/21/2024	03-2024	CITY OF ANTIOCH (.antioch)	1041	77.32	0.00	239.70	SERVICE: 02/01/24 - 03/01/24
bocci	5/1/2024	05-2024	CITY OF ANTIOCH (.antioch)	1066	77.32	0.00	317.02	SERVICE: 03/01/24 - 04/01/24
bocci	5/28/2024	05-2024	CITY OF ANTIOCH (.antioch)	1072	75.33	0.00	392.35	SERVICE: 04/01/24 - 05/01/24
bocci	6/17/2024	06-2024	CITY OF ANTIOCH (.antioch)	1083	92.62	0.00	484.97	SERVICE: 05/01/24 - 06/01/24
bocci	7/23/2024	07-2024	CITY OF ANTIOCH (.antioch)	1103	66.50	0.00	551.47	SERVICE: 06/01/24 - 07/01/24
bocci	8/21/2024	08-2024	CITY OF ANTIOCH (.antioch)	1117	69.83	0.00	621.30	SERVICE: 07/01/24 - 08/01/24
bocci	9/19/2024	09-2024	CITY OF ANTIOCH (.antioch)	1133	69.83	0.00	691.13	SERVICE: 08/01/24 - 09/01/24
bocci	10/22/2024	10-2024	CITY OF ANTIOCH (.antioch)	1153	75.80	0.00	766.93	SERVICE: 09/01/24 -10/01/24
bocci	11/19/2024	11-2024	CITY OF ANTIOCH (.antioch)	1162	76.10	0.00	843.03	SERVICE: 10/01/24 - 11/01/24
bocci	12/19/2024	12-2024	CITY OF ANTIOCH (.antioch)	1176	70.13	0.00	913.16	SERVICE: 11/01/24 - 12/01/24
<b>Net Change=913.16</b>					<b>913.16</b>	<b>0.00</b>	<b>913.16</b>	<b>= Ending Balance =</b>
<b>6450</b>			<b>TRASH DISPOSAL</b>				<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	1/26/2024	01-2024	REPUBLIC SERVICES #210 (republic)	1013	713.50	0.00	713.50	SERVICE: 01/2023
bocci	2/20/2024	02-2024	REPUBLIC SERVICES #210 (republic)	1031	713.50	0.00	1,427.00	SERVICE: 02/2024
bocci	3/21/2024	03-2024	REPUBLIC SERVICES #210 (republic)	1040	713.50	0.00	2,140.50	SERVICE: 03/2024
bocci	4/11/2024	04-2024	REPUBLIC SERVICES #210 (republic)	1056	713.50	0.00	2,854.00	SERVICE: 04/2024

MARGARITA BOCCI (bocci)  
**General Ledger**  
**Period = Jan 2024-Dec 2024**  
 Book = Cash  
 Sort On =

Property	Date	Period	Person/Description	Reference	Debit	Credit	Balance	Remarks
bocci	5/28/2024	05-2024	REPUBLIC SERVICES #210 (republic)	1073	713.50	0.00	3,567.50	SERVICE: 05/2024
bocci	6/17/2024	06-2024	REPUBLIC SERVICES #210 (republic)	1084	713.50	0.00	4,281.00	SERVICE: 06/2024
bocci	7/24/2024	07-2024	REPUBLIC SERVICES #210 (republic)	1106	749.17	0.00	5,030.17	SERVICE: JULY 2024
bocci	8/21/2024	08-2024	REPUBLIC SERVICES #210 (republic)	1118	749.17	0.00	5,779.34	SERVICE: 08/2024
bocci	9/18/2024	09-2024	REPUBLIC SERVICES #210 (republic)	1131	749.17	0.00	6,528.51	SERVICE: 09/2024
bocci	10/22/2024	10-2024	REPUBLIC SERVICES #210 (republic)	1151	749.17	0.00	7,277.68	SERVICE: 10/2024
bocci	11/19/2024	11-2024	REPUBLIC SERVICES #210 (republic)	1159	749.17	0.00	8,026.85	SERVICE: 11/2024
bocci	12/19/2024	12-2024	REPUBLIC SERVICES #210 (republic)	1173	749.17	0.00	8,776.02	SERVICE: 12/01/24 - 12/31/24
<b>Net Change=8,776.02</b>					<b>8,776.02</b>	<b>0.00</b>	<b>8,776.02</b>	<b>= Ending Balance =</b>
<b>7115</b>	<b>TURNOVER EXPENSE</b>						<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	3/21/2024	03-2024	HOME DEPOT (home)	1038	88.92	0.00	88.92	REPLACE BALLAST & INTERIOR LIGHTS
<b>Net Change=88.92</b>					<b>88.92</b>	<b>0.00</b>	<b>88.92</b>	<b>= Ending Balance =</b>
<b>7620</b>	<b>TAXES &amp; LICENSE/PERMITS</b>						<b>0.00</b>	<b>= Beginning Balance =</b>
bocci	9/19/2024	09-2024	PHILCO BUILDING MAINTENANCE, INC. (philco)	1134	320.25	0.00	320.25	CC REIMB BUS LIC RENEWAL
<b>Net Change=320.25</b>					<b>320.25</b>	<b>0.00</b>	<b>320.25</b>	<b>= Ending Balance =</b>
					<b>765,577.19</b>	<b>765,577.19</b>		








180 Grand Avenue  
Suite 1550  
Oakland, CA 94612

## Statement Ending 12/31/2024

RETURN SERVICE REQUESTED

MARGARITA BOCCI  
C/O CARDOZA PROPERTIES TRUSTEE  
101 ELLINWOOD DR  
PLEASANT HILL CA 94523-7722

### Managing Your Accounts

	Office Name	Danville
	Office Phone	(925) 838-2902
	Client Services	contactus@bankcbb.com
	Mailing Address	740 Camino Ramon Danville, CA 94526
	Website	www.bankcbb.com

### Annual Privacy Disclosure Notice : [www.bankcbb.com](http://www.bankcbb.com)

**Notice :** Effective March 1, 2025, Automated Teller Machine (ATMs) will no longer be in service in both the Danville and Oakland locations.

For your convenience, you may conduct withdrawals at any ATM as the Bank will reverse up to \$10.00 a month in fees assessed for those transactions.

### Summary of Accounts

Account Type	Account Number	Ending Balance
CBB ANALYZED CKG	XXXXXXXXX9191	\$31,359.48

## CBB ANALYZED CKG - XXXXXXXXX9191

### Account Summary

Date	Description	Amount
11/30/2024	<b>Beginning Balance</b>	<b>\$46,745.29</b>
	1 Credit(s) This Period	\$23,778.99
	14 Debit(s) This Period	\$39,164.80
12/31/2024	<b>Ending Balance</b>	<b>\$31,359.48</b>

### Account Activity

Post Date	Description	Debits	Credits	Balance
11/30/2024	<b>Beginning Balance</b>			<b>\$46,745.29</b>
12/02/2024	MISC PAY GSA TREAS 310 RMR* VV* LCA02922* PI* 23778.99\		\$23,778.99	\$70,524.28
12/02/2024	CHECK # 1164	\$7.08		\$70,517.20
12/10/2024	CHECK # 1167	\$20,465.50		\$50,051.70
12/19/2024	CHECK # 1169	\$1,398.00		\$48,653.70
12/23/2024	CHECK # 1182	\$336.00		\$48,317.70
12/23/2024	CHECK # 1181	\$1,584.00		\$46,733.70
12/23/2024	CHECK # 1180	\$2,660.00		\$44,073.70
12/23/2024	CHECK # 1168	\$3,758.59		\$40,315.11
12/24/2024	CHECK # 1183	\$1,000.00		\$39,315.11
12/26/2024	CHECK # 1173	\$749.17		\$38,565.94
12/27/2024	CHECK # 1177	\$6,918.00		\$31,647.94
12/30/2024	CHECK # 1176	\$70.13		\$31,577.81
12/30/2024	CHECK # 1178	\$120.00		\$31,457.81





180 Grand Avenue  
Suite 1550  
Oakland, CA 94612

**Statement Ending 12/31/2024**

**CBB ANALYZED CKG - XXXXXXXX9191 (continued)**

**Account Activity (continued)**

Post Date	Description	Debits	Credits	Balance
12/31/2024	CHECK # 1170	\$31.39		\$31,426.42
12/31/2024	CHECK # 1175	\$66.94		\$31,359.48
12/31/2024	<b>Ending Balance</b>			<b>\$31,359.48</b>

**Checks Cleared**

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
1164	12/02/2024	\$7.08	1173*	12/26/2024	\$749.17	1180*	12/23/2024	\$2,660.00
1167*	12/10/2024	\$20,465.50	1175*	12/31/2024	\$66.94	1181	12/23/2024	\$1,584.00
1168	12/23/2024	\$3,758.59	1176	12/30/2024	\$70.13	1182	12/23/2024	\$336.00
1169	12/19/2024	\$1,398.00	1177	12/27/2024	\$6,918.00	1183	12/24/2024	\$1,000.00
1170	12/31/2024	\$31.39	1178	12/30/2024	\$120.00			

\* Indicates skipped check number

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
12/02/2024	\$70,517.20	12/23/2024	\$40,315.11	12/27/2024	\$31,647.94
12/10/2024	\$50,051.70	12/24/2024	\$39,315.11	12/30/2024	\$31,457.81
12/19/2024	\$48,653.70	12/26/2024	\$38,565.94	12/31/2024	\$31,359.48

**Overdraft and Returned Item Fees**

	Total for this period	Total year-to-date
<b>Total Overdraft Fees</b>	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$0.00	\$0.00

**MARGARITA BOCCI CHECKING**

1/3/2025

**Bank Reconciliation Report**

**12/31/2024**

**0265009191**

**Posted by: u4 on 1/3/2025**

**Balance Per Bank Statement as of 12/31/2024 31,359.48**

**Outstanding Checks**

Check Date	Check Number	Payee	Amount
12/19/2024	1171	cme - CME LIGHTING SUPPLY CO.	226.46
12/19/2024	1172	att - AT&T	74.19
12/19/2024	1174	johnston - JOHNSTONE SUPPLY	234.16
12/20/2024	1179	clark - CLARK PEST CONTROL	97.00
12/27/2024	1184	philcoair - PHILCO AIR CONTROL, INC.	131.70
12/31/2024	1185	bypass - BOCCI BYPASS TRUST	12,500.00
12/31/2024	1186	edward - EDWARD H. BOCCI FAMILY TRUST	12,500.00
<b>Less:</b>	<b>Outstanding Checks</b>		<b>25,763.51</b>
	<b>Reconciled Bank Balance</b>		<b>5,595.97</b>

**Balance per GL as of 12/31/2024 5,595.97**

**Reconciled Balance Per G/L 5,595.97**

**Difference (Reconciled Bank Balance And Reconciled Balance Per G/L) 0.00**

**Cleared Items:**

**Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
11/19/2024	1164	home - HOME DEPOT	7.08	12/31/2024
12/6/2024	1167	ccctc - CONTRA COSTA COUNTY TAX COLLECTOR	20,465.50	12/31/2024
12/11/2024	1168	pgande - PG&E	3,758.59	12/31/2024
12/19/2024	1169	philco - PHILCO BUILDING MAINTENANCE, INC.	1,398.00	12/31/2024
12/19/2024	1170	general - GENERAL PLUMBING SUPPLY	31.39	12/31/2024
12/19/2024	1173	republic - REPUBLIC SERVICES #210	749.17	12/31/2024
12/19/2024	1175	bradyifs - BRADYIFS	66.94	12/31/2024
12/19/2024	1176	.antioch - CITY OF ANTIOCH	70.13	12/31/2024
12/20/2024	1177	.summit - .SUMMIT BUILDING SERVICES, INC.	6,918.00	12/31/2024
12/20/2024	1178	pyrocomm - PYRO-COMM SYSTEMS, INC	120.00	12/31/2024
12/23/2024	1180	philcoair - PHILCO AIR CONTROL, INC.	2,660.00	12/31/2024
12/23/2024	1181	ccfpi - C&C FIRE PROTECTION, INC.	1,584.00	12/31/2024
12/23/2024	1182	philcoair - PHILCO AIR CONTROL, INC.	336.00	12/31/2024
12/23/2024	1183	cardoza - CARDOZA PROPERTIES, INC.	1,000.00	12/31/2024
<b>Total Cleared Checks</b>			<b>39,164.80</b>	

**Cleared Deposits**

Date	Tran #	Notes	Amount	Date Cleared
12/9/2024	101		23,778.99	12/31/2024
<b>Total Cleared Deposits</b>			<b>23,778.99</b>	

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-09B-02922
ADDRESS OF PREMISES: 2508 Verne Roberts Circle Antioch, CA 94509	PDN Number:

**THIS AMENDMENT** is made and entered into between **PBV I, LLC**

whose address is: 1801 Avenue of the Stars, #150  
Los Angeles, CA 90067

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease to establish beneficial occupancy and memorialize final Tenant Improvement costs of \$482,917.68 amortized over the 10 year firm term of the lease agreement at an interest rate (amortization rate) of 5.75% per year.

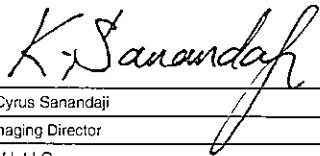
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective July 25, 2013 as follows:

**A.** To Have and To Hold the said Premises with their appurtenances for the term beginning July 25, 2013 and continuing through July 24, 2028.


This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.  
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


**FOR THE LESSOR:**

Signature:   
Name: K. Cyrus Sanandaji  
Title: Managing Director  
Entity Name: PBV I, LLC  
Date: 07/23/2013

**FOR THE GOVERNMENT:**

Signature:   
Name: GABRIEL SUNKO  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 8/29/2013

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: Kamyar Vaghar  
Title: Senior Vice President, Acquisitions  
Date: 07/23/2013

B. Paragraph 1.03 A: "The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	Years 1 - 5		Years 6 - 10	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$185,184.00	\$19.29	\$202,752.00	\$21.12
Tenant Improvements Rental Rate	\$63,611.40	\$6.626188	\$63,611.40	\$6.626188
Operating Costs	\$48,480.00	\$5.05	\$48,480.00	\$5.05
Building Specific Security Costs	N/A	N/A	N/A	N/A
<b>Full Service Rate</b>	<b>\$297,275.40</b>	<b>\$30.966187</b>	<b>\$314,843.40</b>	<b>\$32.796187</b>

	Years 11 - 15	
	Annual Rent	Annual Rate / RSF
"		
Shell Rental Rate	\$220,416.00	\$22.96
Tenant Improvements Rental Rate	\$0.00	\$0.00
Operating Costs	\$48,480.00	\$5.05
Building Specific Security Costs	N/A	N/A
<b>Full Service Rate</b>	<b>\$268,896.00</b>	<b>\$28.01</b>
"		

INITIALS: KCS & PR  
 LESSOR GOVT