Matel Property Management, Inc.

Period: 01 Sep 2025-30 Sep 2025

806 14th Street
Modesto, CA 95354

Owner Statement

Gary R Farrar Trustee for the Bankruptcy Estate of John Pierre Mendoza
P.O. Box 576097
Modesto, CA 95357-6097

Properties
Civic Center - EIG710 - 710 W. 18th Street
Merced, CA 95340

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 09/01/2025			7,488.59
09/01/2025	Dinorha Flores	eCheck receipt	57C9-9450	Suite 16 - Rent - September 2025	1,190.00		8,678.59
09/02/2025	Debra J. Anderson	eCheck receipt	4A41-3C50	Suite 2 - Rent - September 2025 - Rent	900.00		9,578.59
09/03/2025	JavierDeJesus Lopez	eCheck receipt	9AD7-4540	Suite 19 - Rent - September 2025	50.00		9,628.59
09/03/2025	BAC Community Bank	Check	182904	Mortgage-1 - Loan ending in 3030 - September 2025 - La Estrella Enterprises		8,069.48	1,559.11
09/03/2025	The Hanover Insurance Group	Check	182913	Suite 6- Fountains-Mgmt onsite - Insurance - 1528639046-001-000 - September 2025		585.19	973.92
09/03/2025	IPFS Insurance	Check	182914	Suite 6- Fountains-Mgmt onsite - Insurance - D51215 / La Estrella Enterprises - September 2025		647.56	326.36
09/03/2025	Matel Property Management, Inc.	Check	182916	Management Fee - Management Fee for 08/2025		223.50	102.86
09/03/2025	Patrick Guerrero DBA	eCheck	CD87-7600	Pest Exterminatiors - Monthly Pest Service		70.00	32.86
09/03/2025	Patrick Guerrero DBA	eCheck	CD87-7600	Pest Exterminatiors - Monthly Pest Services - September 2025		70.00	-37.14
09/04/2025	Resources of Independence Central Valley	eCheck receipt	415E-3610	Suite 12 - Rent - September 2025	2,175.00		2,137.86
09/04/2025	Kelly Turner	eCheck receipt	FABD-0070	Suite 10 - Rent - September 2025	605.00		2,742.86
09/04/2025	Kelly Turner	eCheck receipt	FABD-0070	Suite 10 - Prepaid Rent - Prepaid Any	20.00		2,762.86
09/08/2025		Transfer		Transfer to EIG1018		75.00	2,687.86
09/08/2025		Transfer		Transfer to EIG1022		625.00	2,062.86
09/09/2025	LGBTQ Collaborative	CC receipt	8F2A-0310	Suite 5 - Rent - September 2025	1,450.00		3,512.86
09/09/2025	LGBTQ COLLABORATIVE	CC receipt	A311-D670	Suite 18 - Rent - September 2025	1,775.00		5,287.86
09/09/2025	City of Merced	Check	182943	Water & Sewer		585.75	4,702.11
09/09/2025	Maria Ornelas	eCheck	DF4D-0F30	Misc. Expenses - Onsite Services August - Onsite service- August		700.00	4,002.11
09/12/2025	Maria Ornelas	eCheck	A393-59E0	Misc. Expenses - August/September Services		125.00	3,877.11
09/19/2025	Javier DeJesus Lopez	eCheck	5452-6AF0	Maintenance - Outside Building Maintenance		230.00	3,647.11

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
09/19/2025	Matel Property Management, Inc.	Check	182983	Management Fee - Management Fee for 09/2025		1,339.00	2,308.11
09/27/2025	Lifestyle Management Inc	eCheck receipt	6545-0CA0	Suite 14 & 17 - Prepaid Rent - Online Payment	4,455.00		6,763.11
09/29/2025	Resources of Independence Central Valley	eCheck receipt	7CDE-B8B0	Suite 12 - Prepaid Rent - Online Payment	2,175.00		8,938.11
09/29/2025	Francisco Larios	CC receipt	96EE-7990	Suite 11 - Prepaid Rent - Online Payment	745.00		9,683.11
				Ending Cash Balance			9,683.11
Total					**15,540.00**	**13,345.48**	

Property Cash Summary

Required Reserves	15,000.00
Prepayments	7,415.00
Work Order Estimates	0.00

Please Remit Balance Due **5,316.89**