

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 08/01/2025			9,020.00
08/01/2025	The Hanover Insurance Group	Check	182784	Suite 6- Fountains-Mgmt onsite - Insurance - 1528639046-001-000 - August 2025		585.19	8,434.81
08/01/2025	IPFS Insurance	Check	182785	Suite 6- Fountains-Mgmt onsite - Insurance - D51215 / La Estrella Enterprises - August 2025		647.56	7,787.25
08/01/2025	Landlords Eviction & Process Service LLC	eCheck	CAB6-9B00	Suite 11 - Legal - 3 Day Notice - 3 day notice		75.00	7,712.25
08/01/2025	Patrick Guerrero DBA	eCheck	CAC4-6280	Pest Exterminations - Monthly Pest Services - August 2025		70.00	7,642.25
08/01/2025	Dinorha Flores	eCheck receipt	0E6D-D070	Suite 16 - Rent - August 2025	1,190.00		8,832.25
08/01/2025	Debra J. Anderson	eCheck receipt	9A93-4B60	Suite 2 - Rent - August 2025 - Rent	900.00		9,732.25
08/04/2025	Kelly Turner	eCheck receipt	8172-F4D0	Suite 10 - Rent - August 2025	625.00		10,357.25
08/08/2025	BAC Community Bank	Check	182808	Mortgage-1 - Loan ending in 3030 - August 2025 - La Estrella Enterprises		8,069.48	2,287.77
08/08/2025	Maria Ornelas	eCheck	4DB1-9D10	Misc. Expenses - Onsite assistance		700.00	1,587.77
08/11/2025		Transfer		Transfer from Center Plaza/side	6,400.00		7,987.77
08/11/2025	California Mutal Insurance Company	Check	182816	Insurance - Annual Premium - Acct. BOP611897		7,724.00	263.77
08/11/2025	LGBTQ COLLABORATIVE	CC receipt	0AED-FEC0	Suite 18 - Rent - August 2025	1,775.00		2,038.77
08/13/2025		Transfer		Transfer to STA204		845.68	1,193.09
08/15/2025	Landlords Eviction & Process Service LLC	eCheck	BCB4-D6F0	Suite 11 - Legal - 3 day notice to covenant/pay rent		75.00	1,118.09
08/20/2025		Transfer		Transfer from Center Plaza/side	200.00		1,318.09
08/20/2025	Matel Property Management, Inc.	Check	182854	Management Fee - Management Fee for 08/2025		1,264.50	53.59
08/27/2025	Francisco Larios	CC receipt	8326-B7A0	Suite 11 - Rent - July 2025	745.00		798.59
08/27/2025	Francisco Larios	CC receipt	8326-B7A0	Suite 11 - Rent - June	745.00		1,543.59
08/27/2025	Francisco Larios	CC receipt	8326-B7A0	Suite 11 - Prepaid Rent - Online Payment	745.00		2,288.59
08/27/2025	Francisco Larios	CC	8326-B7A0	Suite 11 - Rent - August 2025	745.00		3,033.59

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
receipt							
08/29/2025	Lifestyle Management Inc	eCheck receipt	C615-FEF0	Suite 14 & 17 - Prepaid Rent - Online Payment	4,455.00		7,488.59
Ending Cash Balance							7,488.59
Total					18,525.00	20,056.41	

Bills Due

Due Date	Payee	Description	Unpaid
08/27/2025	Guerrero DBA, Patrick	Monthly Pest Service	70.00
08/28/2025	Matel Property Management, Inc.	Management Fee for 08/2025	223.50
Total			293.50

Property Cash Summary

Required Reserves	15,000.00
Prepayments	5,265.00
Work Order Estimates	0.00

Please Remit Balance Due **7,804.91**