

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 10/01/2025			9,683.11
10/01/2025	JavierDeJesus Lopez	eCheck receipt	AD10-B400	Suite 19 - Rent - October 2025	50.00		9,733.11
10/01/2025	Debra J. Anderson	eCheck receipt	1453-78E0	Suite 2 - Rent - October 2025 - Rent	900.00		10,633.11
10/01/2025	BAC Community Bank	Check	183019	Mortgage-1 - Loan ending in 3030 - October 2025 - La Estrella Enterprises		8,069.48	2,563.63
10/01/2025	The Hanover Insurance Group	Check	183024	Suite 6- Fountains-Mgmt onsite - Insurance - 1528639046-001-000 - October 2025		585.19	1,978.44
10/01/2025	Patrick Guerrero DBA	eCheck	852B-E700	Pest Exterminations - Monthly Pest Services - October 2025		70.00	1,908.44
10/01/2025	Kelly Turner	eCheck receipt	2576-5B90	Suite 10 - Rent - October 2025	605.00		2,513.44
10/02/2025	LGBTQ Collaborative	CC receipt	AD81-2EF0	Suite 5 - Rent - October 2025	1,475.00		3,988.44
10/02/2025	LGBTQ COLLABORATIVE	CC receipt	CA9D-31B0	Suite 18 - Rent - October 2025	1,775.00		5,763.44
10/03/2025	Dinorha Flores	eCheck receipt	5E3A-FC50	Suite 16 - Rent - October 2025	1,190.00		6,953.44
10/04/2025	IPFS Insurance	Check	183039	Suite 6- Fountains-Mgmt onsite - Insurance - D51215 / La Estrella Enterprises - October 2025 - D51215		647.56	6,305.88
10/06/2025	Javier DeJesus Lopez	eCheck	51A7-1690	Maintenance - Janitorial Service		725.00	5,580.88
10/06/2025	Javier DeJesus Lopez	eCheck	51A7-1690	Maintenance - Building Maintenance		700.00	4,880.88
10/09/2025	Javier DeJesus Lopez	eCheck	10C2-47E0	Maintenance - Outside Building/Lawn Maintenance		525.00	4,355.88
10/09/2025	Maria Ornelas	eCheck	10C0-D0C0	Misc. Expenses - Onsite Service		600.00	3,755.88
10/10/2025		Transfer		Transfer to 2137 & 2147 O Street		50.00	3,705.88
10/14/2025	Javier DeJesus Lopez	eCheck	ED1C-C120	Maintenance - 710 W. 18th St Merced - Replaced ballast & bulbs-710 W. 18th St Merced		265.00	3,440.88
10/20/2025		Transfer		Transfer from Center Plaza/side	6,500.00		9,940.88
10/20/2025	Merced County Tax Collector	Check	183077	Taxes & Licences - 1st Installment - 1727 N St Property Tax-1st Installment		9,757.02	183.86
10/20/2025		Transfer		Transfer from Center Plaza/side	1,200.00		1,383.86

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
10/20/2025	Matel Property Management, Inc.	Check	183094	Management Fee - Management Fee for 10/2025		1,341.00	42.86
10/22/2025		Transfer		Transfer from Twa226	500.00		542.86
10/22/2025	Javier DeJesus Lopez	eCheck	2082-F260	Maintenance - Outside Building Maintenance		230.00	312.86
10/22/2025	Javier DeJesus Lopez	eCheck	2082-F260	Maintenance - Building Maintenance/Cleaned rooftop debris		265.00	47.86
10/25/2025	Lifestyle Management Inc	eCheck receipt	51EE-41D0	Suite 14 & 17 - Prepaid Rent - Online Payment	4,455.00		4,502.86
10/29/2025	Francisco Larios	CC receipt	C8AE-0FE0	Suite 11 - Prepaid Rent - Online Payment	745.00		5,247.86
10/30/2025	Debra J. Anderson	eCheck receipt	F0AB-4A10	Suite 2 - Prepaid Rent - Online Payment	900.00		6,147.86
10/31/2025	Resources of Independence Central Valley	eCheck receipt	2F80-5480	Suite 12 - Prepaid Rent - Online Payment	2,175.00		8,322.86
10/31/2025	LGBTQ Collaborative	CC receipt	A8BE-CFF0	Suite 5 - Prepaid Rent - Online Payment	1,475.00		9,797.86
10/31/2025	LGBTQ COLLABORATIVE	CC receipt	B283-D790	Suite 18 - Prepaid Rent - Online Payment	1,775.00		11,572.86
				Ending Cash Balance			11,572.86
Total					25,720.00	23,830.25	

Property Cash Summary

Required Reserves	15,000.00
Prepayments	11,525.00
Work Order Estimates	0.00

Please Remit Balance Due

3,427.14