

# William S. Bockoven

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[REDACTED], Louisville, Kentucky 40241 | [REDACTED]

## Education

Bachelor of Arts- Political Science | University of Louisville

post graduate- accounting | university of louisville

High School Diploma | Saint xavier high school

## Professional Licensure & Education

Kentucky Real Estate Licensure- Sales Associate [REDACTED]

FINRA Series 7, General Securities Representative (inactive)

FINRA Series 66, Uniformed Combined State Law (inactive)

National Futures Association Series 31, Managed Futures (inactive)

Canon Financial Institute- Memphis, TN

Certified Financial Planner (CFP) course work

## Relevant Experience

### Facility management | Riverside Parking Pnc | 2007 to Present

- Responsible for all aspects of facility operations, specifically third-party management for 6 major parking structures with multiple clients located within the central business district. Clients include The Al J. Schneider Corporation, Jeff Ruby's Steakhouse, Humana, National City Tower (Cushman & Wakefield), US Bank, BB&T, The Rivue, The Galt House Hotel & Suites parking and valet, and The Waterfront Apartments (Galt House)
- Manage 17 employees - maintenance workers, booth attendants and valet parking attendants. Payroll budgeting, scheduling, hiring and termination practices, employee issues, with 24/7/365 facility staffing. Manage in house maintenance worker tasks and schedules, snow and ice removal, vendor management performing multiple levels of work ranging from major construction to preventive maintenance
- Accounting Functions- daily, weekly, monthly reports, payroll, accounts receivable, accounts payable, invoicing, job bid process and all aspects of finances reporting, banking relationships, bookkeeping functions and regulatory compliance.
- Responsible for designing and implementation of safety and training program
- Emergency response 24/7/365
- Manage special parking events- Yum Center, Speed Art Museum, and all special event parking for Thunder Over Louisville and Derby Galas located at the Galt House

## **REAL ESTATE | REAL ESTATE UNLIMITED PC | 2018 To PRESENT**

- Commercial real estate agent representing buyers and sellers of commercial property
- Active real estate licensee in Kentucky

## **Director & Vice president | Cenco Industries inc. | 2006 to present**

- Family's holding company related to Burgess Properties LLC
- Commercial properties primarily industrial, zoned M-1 with single tenant net leases (STNL/NNN) located on Poplar Level Road and residential property, zoned R-1 in Butchertown/ Nulu area
- Since 1998 experienced all aspects of multiple commercial property transactions and management- property search, appraisal issues, 1031 exchange, closing, site development, leasing, tenant improvements, tenant negotiation, rent collection, bookkeeping and reporting, tax issues, insurance, EPA issues, lease administration, client communication and releasing

## **ACCOUNTANT | WCM Development/ Wayside Christian Mission | 2008 to 2010**

- Performed all corporate accounting reporting requirements for company and its affiliates- Hotel Louisville and WCM Development. Payroll, monthly cash receipts, ledger balance, financial statement preparation, insurance management, financial compliance, performed all AR/AP, bank reconciliations, and credit cards statements monthly, and closing entries for monthly and annual financial close
- Prepared and transacted direct deposited bank accounts and investment accounts
- Completed audit and regulatory compliance procedure with CPA firm

## **Financial Consultant | PNC Investments | 2005 to 2006**

- Managed \$17 million of client investment assets- stocks, bonds, mutual funds, CDs, insurance policies
- Developed and implemented investment plans for individual clients.
- Collaborated with tax advisors, attorneys and trust officers regarding client estates.

## **Mortgage Banker | First Omni Mortgage Lending | 2004 to 2005**

- Loan officer tasked with originating residential mortgage loans
- Coordinated loan process with clients- appraiser, realtor, and title company
- Primarily phone sales with internet leads using financial software

## **Financial Advisor | Morgan Stanley/ Morgan Keegan | 2003 to 2004**

- Junior partner within financial advisor team
- Coordinated and developed a client base for advisors using investment seminars
- Developed professional referral program using state approved continuing education workshops, attorney CLE and CPA CE

## **Associate Financial Advisor| Merrill Lynch | 1998 to 2000**

- Marketing director for financial advisor team that managed \$300 million in client assets
- Planned and coordinated 50 investment seminars per year, corporate events, private events and speaking engagements.

- Designed and implemented client acquisition process for HNW individuals in Houston, TX

### **Medical Specialist (medic) | United States Army (Reserve) | 1995 to 2003**

- Fulfilled 8-year enlisted contract with Honorable Discharge
- 91B10 Medical Specialist (Infantry Medic)
- Trained within M.A.S.H and infantry units
- Nationally Certified- EMT (inactive)
- Veteran