

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Red Spruce Tree, LP

Case No. 24-10521

Debtor(s)

Lead Case No. 24-10545

Jointly Administered

Monthly Operating Report

Chapter 11

Reporting Period Ended: 09/30/2024

Petition Date: 09/12/2024

Months Pending: 1

Industry Classification: 5 3 1 3

Reporting Method: Accrual Basis

Cash Basis

Debtor's Full-Time Employees (current):

0

Debtor's Full-Time Employees (as of date of order for relief):

0

Supporting Documentation (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- Statement of cash receipts and disbursements
Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
Statement of operations (profit or loss statement)
Accounts receivable aging
Postpetition liabilities aging
Statement of capital assets
Schedule of payments to professionals
Schedule of payments to insiders
All bank statements and bank reconciliations for the reporting period
Description of the assets sold or transferred and the terms of the sale or transfer

/s/ Thomas B. Rupp

Signature of Responsible Party

10/25/2024

Date

Thomas B. Rupp

Printed Name of Responsible Party

Keller Benvenuti Kim LLP

425 Market Street, 26th Floor

San Francisco, CA 94105

Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore § 1320.4(a)(2) applies.



Case: 24-10545 Doc# 208 Filed: 10/25/24 Entered: 10/25/24 591054524102500000000017

Part 1: Cash Receipts and Disbursements		Current Month	Cumulative
a.	Cash balance beginning of month	\$51,596	
b.	Total receipts (net of transfers between accounts)	\$0	\$0
c.	Total disbursements (net of transfers between accounts)	\$2,261	\$2,261
d.	Cash balance end of month (a+b-c)	\$49,335	
e.	Disbursements made by third party for the benefit of the estate	\$0	\$0
f.	Total disbursements for quarterly fee calculation (c+e)	\$2,261	\$2,261
Part 2: Asset and Liability Status		Current Month	
(Not generally applicable to Individual Debtors. See Instructions.)			
a.	Accounts receivable (total net of allowance)	\$0	
b.	Accounts receivable over 90 days outstanding (net of allowance)	\$0	
c.	Inventory (Book <input type="radio"/> Market <input type="radio"/> Other <input checked="" type="radio"/> (attach explanation))	\$0	
d.	Total current assets	\$49,335	
e.	Total assets	\$9,324,720	
f.	Postpetition payables (excluding taxes)	\$173	
g.	Postpetition payables past due (excluding taxes)	\$0	
h.	Postpetition taxes payable	\$0	
i.	Postpetition taxes past due	\$0	
j.	Total postpetition debt (f+h)	\$173	
k.	Prepetition secured debt	\$2,700,000	
l.	Prepetition priority debt	\$0	
m.	Prepetition unsecured debt	\$519,868	
n.	Total liabilities (debt) (j+k+l+m)	\$3,220,041	
o.	Ending equity/net worth (e-n)	\$6,104,679	
Part 3: Assets Sold or Transferred		Current Month	Cumulative
a.	Total cash sales price for assets sold/transferred outside the ordinary course of business	\$0	\$0
b.	Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$0
c.	Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$0
Part 4: Income Statement (Statement of Operations)		Current Month	Cumulative
(Not generally applicable to Individual Debtors. See Instructions.)			
a.	Gross income/sales (net of returns and allowances)	\$0	
b.	Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c.	Gross profit (a-b)	\$0	
d.	Selling expenses	\$0	
e.	General and administrative expenses	\$2,261	
f.	Other expenses	\$0	
g.	Depreciation and/or amortization (not included in 4b)	\$0	
h.	Interest	\$0	
i.	Taxes (local, state, and federal)	\$0	
j.	Reorganization items	\$0	
k.	Profit (loss)	\$-2,261	\$-2,261

Part 5: Professional Fees and Expenses

			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
a.	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>					
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i	0					
ii						
iii						
iv						
v						
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xcix					
c					
ci					

			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative	
b.	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>						
	<i>Itemized Breakdown by Firm</i>						
		Firm Name	Role				
	i						
	ii						
	iii						
	iv						
	v						
	vi						
	vii						
	viii						
	ix						
	x						
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	xcix					
	c					
c.	All professional fees and expenses (debtor & committees)					

Part 6: Postpetition Taxes	Current Month	Cumulative
a. Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b. Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c. Postpetition employer payroll taxes accrued	\$0	\$0
d. Postpetition employer payroll taxes paid	\$0	\$0
e. Postpetition property taxes paid	\$0	\$0
f. Postpetition other taxes accrued (local, state, and federal)	\$0	\$0
g. Postpetition other taxes paid (local, state, and federal)	\$0	\$0

Part 7: Questionnaire - During this reporting period:

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes No
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes No
- c. Were any payments made to or on behalf of insiders? Yes No
- d. Are you current on postpetition tax return filings? Yes No
- e. Are you current on postpetition estimated tax payments? Yes No
- f. Were all trust fund taxes remitted on a current basis? Yes No
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes No
- h. Were all payments made to or on behalf of professionals approved by the court? Yes No N/A
- i. Do you have:
 - Worker's compensation insurance? Yes No
 - If yes, are your premiums current? Yes No N/A (if no, see Instructions)
 - Casualty/property insurance? Yes No
 - If yes, are your premiums current? Yes No N/A (if no, see Instructions)
 - General liability insurance? Yes No
 - If yes, are your premiums current? Yes No N/A (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes No
- k. Has a disclosure statement been filed with the court? Yes No
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes No

Part 8: Individual Chapter 11 Debtors (Only)

- | | |
|--|---|
| a. Gross income (receipts) from salary and wages | \$0 |
| b. Gross income (receipts) from self-employment | \$0 |
| c. Gross income from all other sources | \$0 |
| d. Total income in the reporting period (a+b+c) | \$0 |
| e. Payroll deductions | \$0 |
| f. Self-employment related expenses | \$0 |
| g. Living expenses | \$0 |
| h. All other expenses | \$0 |
| i. Total expenses in the reporting period (e+f+g+h) | \$0 |
| j. Difference between total income and total expenses (d-i) | \$0 |
| k. List the total amount of all postpetition debts that are past due | \$0 |
| l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| m. If yes, have you made all Domestic Support Obligation payments? | Yes <input type="radio"/> No <input type="radio"/> N/A <input checked="" type="radio"/> |

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/ Bradley D. Sharp

Signature of Responsible Party

Chief Restructuring Officer

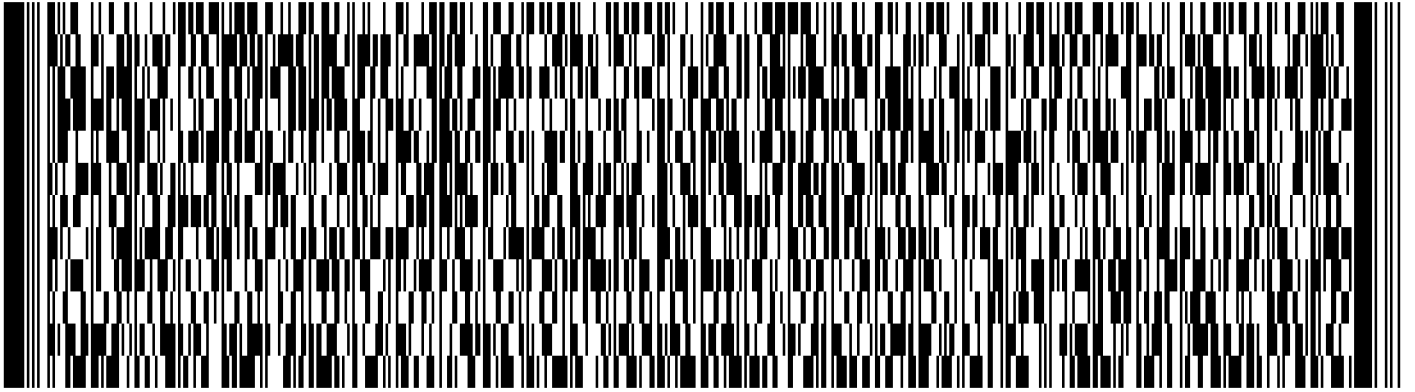
Title

Bradley D. Sharp

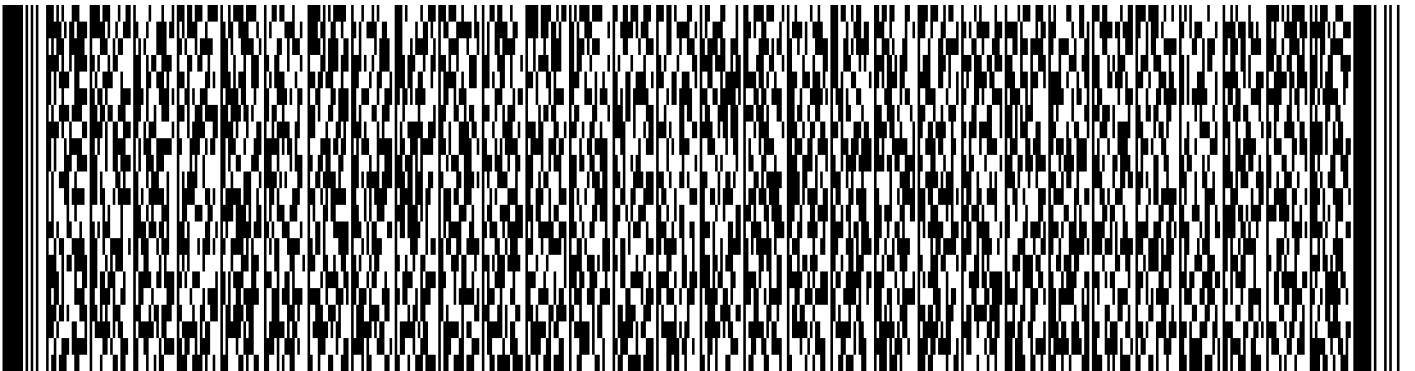
Printed Name of Responsible Party

10/25/2024

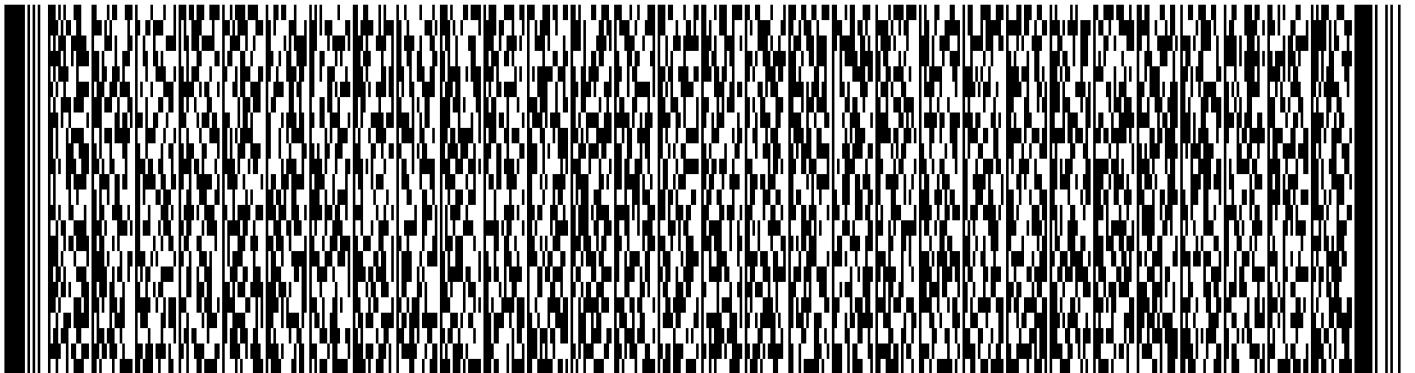
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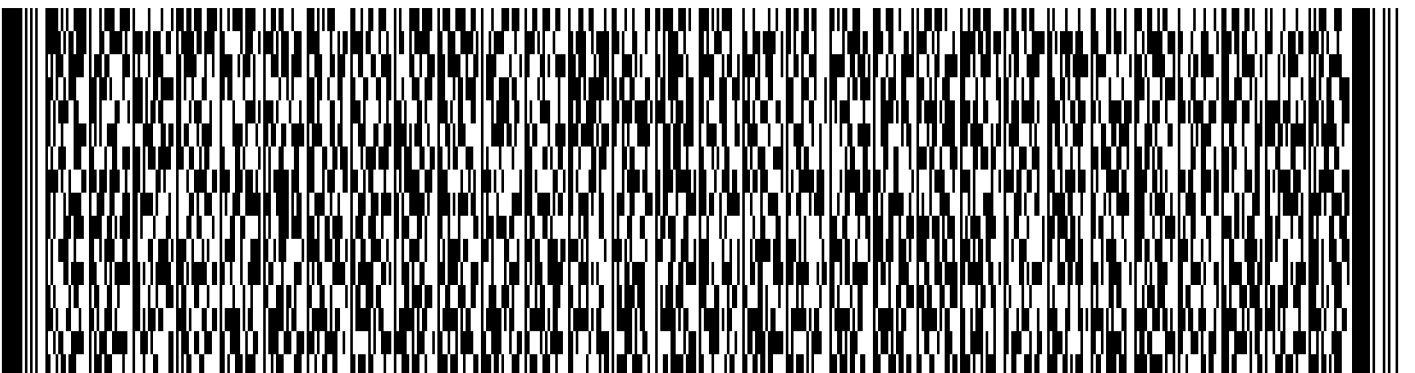
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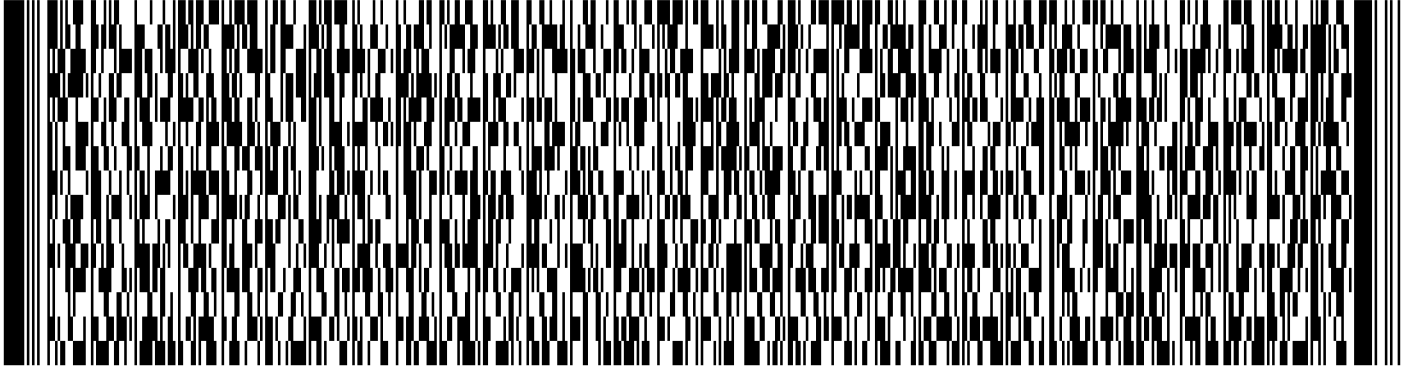
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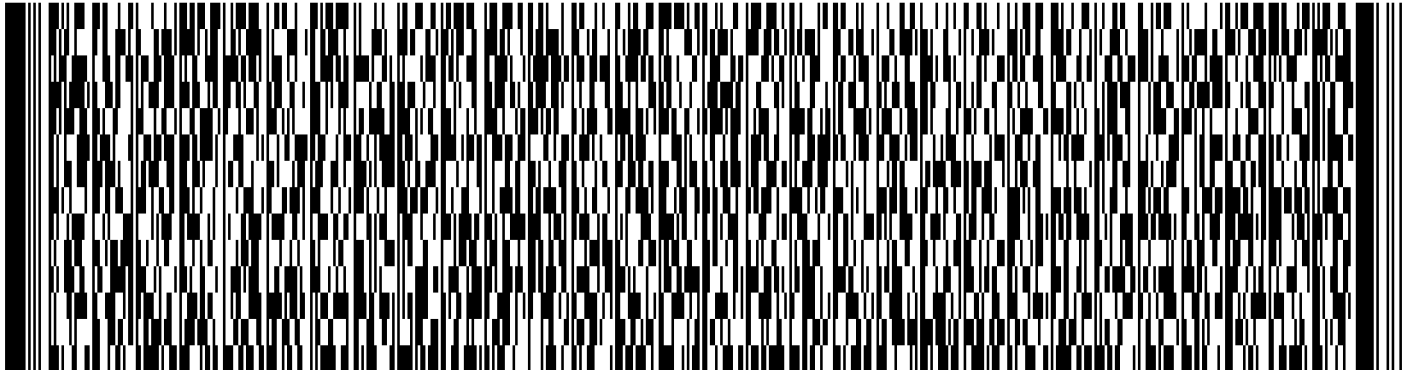
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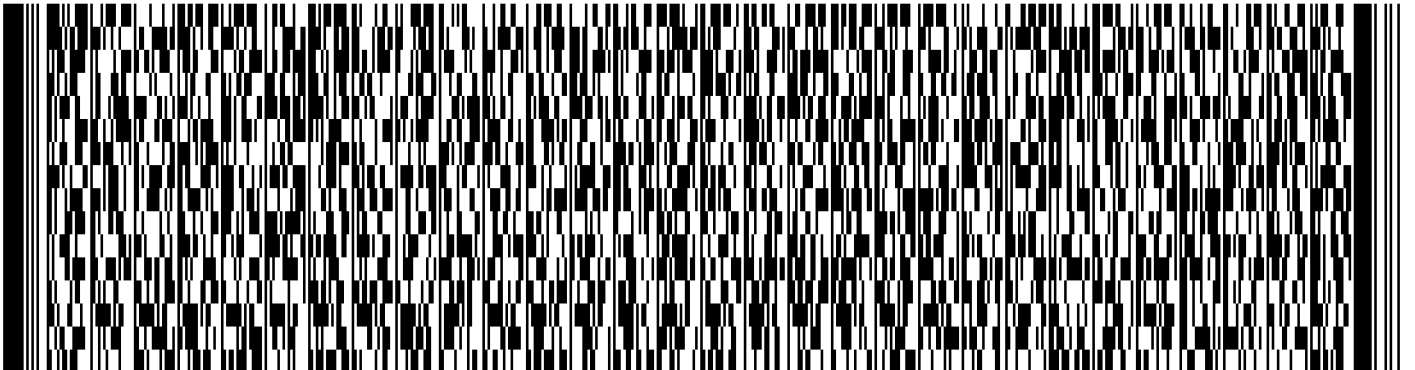
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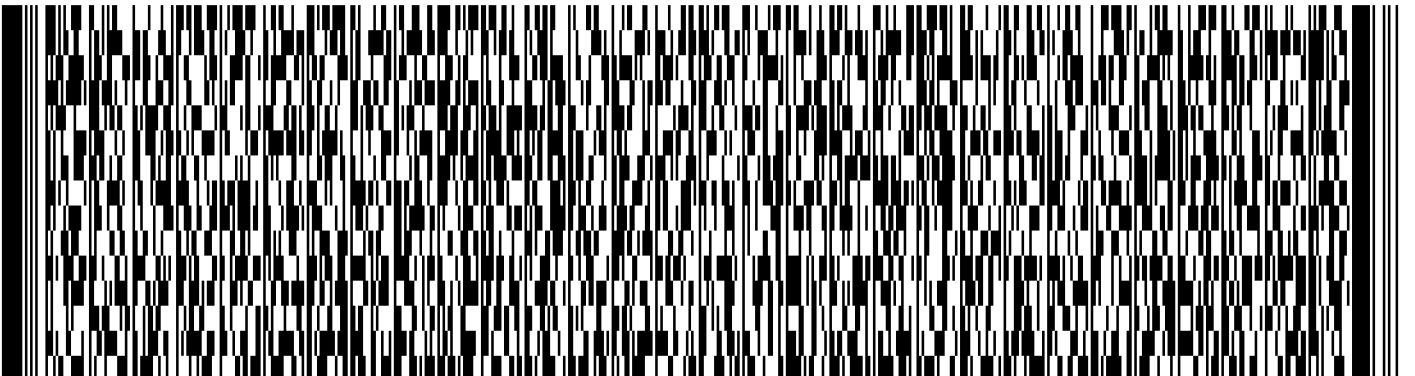
Bankruptcy1to50



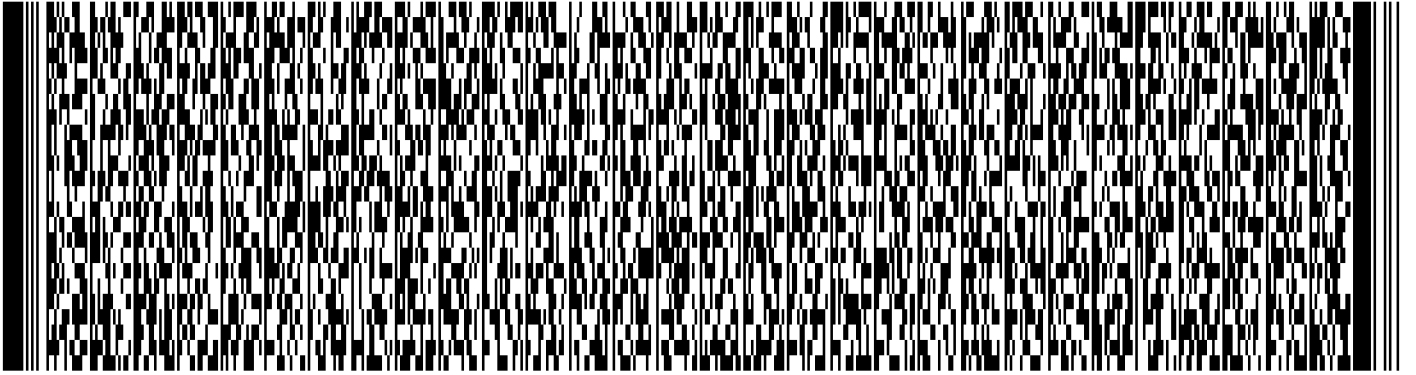
Bankruptcy51to100



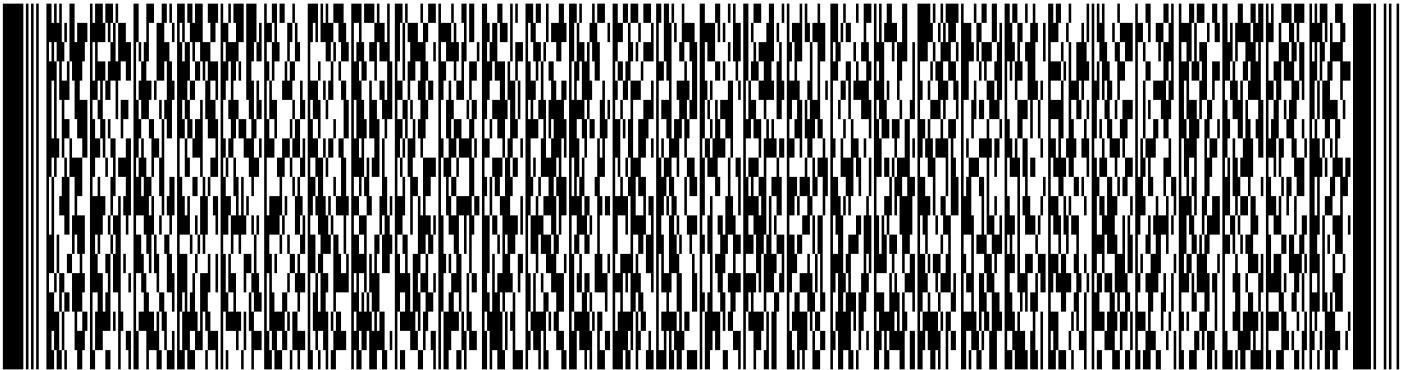
NonBankruptcy1to50



NonBankruptcy51to100



PageThree



PageFour

In re LeFever Mattson, a California corporation, et al.

Lead Case No. 24-10545 (CN)

Global Notes to Monthly Operating Reports

General Notes: On September 12, 2024 (the “Petition Date”), LeFever Mattson, a California corporation, (“LeFever Mattson”) and certain of its affiliates (collectively, the “Debtors”), each filed a voluntary petition for relief under chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”) with the United States Bankruptcy Court for the Northern District of California (Santa Rosa Division) (the “Bankruptcy Court”), commencing the chapter 11 cases now jointly administered, for procedural purposes only, under Lead Case No. 24-10545 (the “Chapter 11 Cases”).¹ The Debtors are authorized to operate their businesses and manage their properties as debtors in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. The Debtors are providing the information and documents provided herewith (collectively, and for all Debtors, the “Monthly Operating Reports”) pursuant to the in response to the *Uniform Periodic Reports in Cases Filed Under Chapter 11 of Title 11*, promulgated by the United States Trustee Program, and the *United States Trustee Chapter 11 Operating and Reporting Guidelines for Debtors in Possession* (Revised March 31, 2023). All information in these Monthly Operating Reports relates solely to the Debtors, and not to any non-Debtor affiliate. The following notes and statements and limitations should be referred to, and referenced in connection with, any review of the Monthly Operating Reports.

Basis of Presentation: The Debtors are submitting their Monthly Operating Reports solely for the purposes of complying with requirements applicable in these Chapter 11 Cases. The financial information included in the Monthly Operating Reports is unaudited and has not been prepared in accordance with accounting principles generally accepted in the United States of America (“U.S. GAAP”) and does not include all of the information and footnotes required by U.S. GAAP. The Monthly Operating Reports are not intended to reconcile to any financial statements otherwise prepared or distributed by the Debtors. The financial information contained herein is presented per the Debtors’ books and records without, among other things, all adjustments or reclassification that may be necessary or typical in accordance with U.S. GAAP. It is possible that not all assets, liabilities, income, or expenses have been recorded at the time of production. The financial information included in the Monthly Operating Reports has not been subjected to procedures that would typically be applied to financial information presented in accordance with U.S. GAAP or any other recognized financial reporting framework, and, upon application of such procedures, the Debtors believe that the financial information could be subject to changes, and these changes could be material. The results of operations contained in the financial statements provided with these Monthly Operating Reports are not necessarily indicative of results that may be expected from any

¹ Debtor Windscape Apartments, LLC, filed its chapter 11 petition on August 6, 2024. Debtors Pinewood Condominiums, LP, and Ponderosa Pines, LP, filed their chapter 11 petitions on October 2, 2024.

other period or for the full year and may not necessarily reflect the results of operations and financial position of the Debtors in the future.

The Debtors' books and records are kept on a cash basis. Accounts Receivable and Accounts Payable have been included in the responses to Part 2: Asset and Liability Status but are not included in the balance sheets attached with each monthly operating report.

Certain Debtors have joint ownership of assets with other Debtors. The asset account balances and activity have been allocated based on the Debtor's ownership percentage.

Reservation of Rights: The Debtors reserve all rights to amend or supplement their Monthly Operating Reports in all respects, as may be necessary or appropriate. Nothing contained in these Monthly Operating Reports shall constitute a waiver of any of the Debtors' rights under any applicable law or an admission with respect to any issue in the Chapter 11 Cases.

Bank Accounts: To the extent a Debtor has joint ownership of a property with another Debtor, the bank statements have been included for the property for each Debtor.

Internal Transfers: Transfers between Debtors are reflected as Intercompany Transfers on the Statements of Cash Receipts and Disbursements. The cumulative amounts of the internal transfers are shown as Intercompany Assets or Intercompany Liabilities on the Balance Sheets.

Payments Made on Prepetition Debt: On or about September 25, 2024, the Bankruptcy Court entered interim orders (the "Interim Orders") authorizing, but not directing, the Debtors to, among other things, pay certain prepetition claims relating to (a) employee wages, salaries, and other compensation and benefits; (b) insurance premiums; and (c) the continued use of the Debtors' Cash Management System. Final orders granting such relief were entered on or about October 17-21, 2024 (the "Final Orders," and, collectively with the Interim Orders, the "First Day Orders"). Payments made on prepetition debt pursuant to the First Day Orders are not recorded in Attachment 1.

Payments to Insiders: All payments made by the Debtors to "Insiders," as such term is defined in 11 U.S.C. § 101(31), constituted the regular compensation owed to those individuals or reimbursements in the ordinary course of business as recorded in Attachment 1.

Windtree, LP: Windtree, LP is an entity that was historically controlled by Ken Mattson. It was recently discovered that LeFever Mattson is the owner of record for properties located in Perris, California, at 333 Wilkerson Ave., 371 Wilkerson Ave., and 411 Wilkerson Ave. The Debtors do not have any records related to these properties and are working to obtain information.

1050 Elm Street: There is conflicting information and uncertainty regarding the ownership of 1050 Elm Street, in Napa, California. The Debtors' books and records reflect the property owner as Tradewinds Apartments, LP and the historical tax returns have been prepared as such. 1050 Elm Street is reported as an asset of Tradewinds Apartments, LP in the monthly operating reports.

Red Spruce Tree, LP
 24-10521
 Statement of Cash Receipts and Disbursements
 9/30/2024

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ -	\$ -
Other Operating Cash Receipts	-	-
Total Operating Receipts	<u>\$ -</u>	<u>\$ -</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ -	\$ -
Intercompany Transfers	-	-
Asset Sales	-	-
Total Non-Operating Receipts	<u>\$ -</u>	<u>\$ -</u>
Total Receipts	<u>\$ -</u>	<u>\$ -</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ -	\$ -
Insurance	2,261	2,261
Utilities	-	-
Repairs & Maintenance	-	-
Admin Expense	-	-
Professional Fees	-	-
Other Operating Disbursements	-	-
Management Fees	-	-
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 2,261</u>	<u>\$ 2,261</u>
Non-Operating		
Debt Service	\$ -	\$ -
Owner Distributions	-	-
Intercompany Transfers	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ -</u>	<u>\$ -</u>
Total Disbursements	<u>\$ 2,261</u>	<u>\$ 2,261</u>
Net Cash Receipts and Disbursements	<u>\$ (2,261)</u>	<u>\$ (2,261)</u>
Total Receipts less Intercompany Receipts	<u>\$ -</u>	<u>\$ -</u>
Total Disbursements less Intercompany Disbursements	<u>\$ 2,261</u>	<u>\$ 2,261</u>

Red Spruce Tree, LP
 24-10521
 Balance Sheet
 9/30/2024

	<u>Current Month</u>
Assets	
Current Assets	
Cash & Equivalents	\$ 49,335
Accounts Receivable	-
Note Receivables	-
Intercompany Receivables	-
Other Receivables	-
Total Current Assets	<u>\$ 49,335</u>
Fixed Assets	
Fixed Assets	\$ 6,000,000
Accumulated Depreciation	-
Total Fixed Assets	<u>\$ 6,000,000</u>
Other Assets	\$ 3,275,386
Total Assets	<u><u>\$ 9,324,720</u></u>
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	-
Other Payables	-
Intercompany Liabilities - LM	180,000
Intercompany Liabilities - KSM	151,107
Intercompany Liabilities - Other	171,320
Other Liabilities	(2,078)
Total Current Liabilities	<u>\$ 500,350</u>
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 2,430,111
Note Payable	2,700,000
Total Long-Term Liabilities	<u>\$ 5,130,111</u>
Total Liabilities	<u>\$ 5,630,461</u>
Equity	
Capital	\$ 3,652,332
Retained Earnings	(47,632)
YTD Net Income	89,559
Total Equity	<u>\$ 3,694,260</u>
Total Liabilities and Equity	<u><u>\$ 9,324,720</u></u>

Red Spruce Tree, LP
 24-10521
 Statement of Operations
 9/30/2024

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ -	\$ -
Garage Income	-	-
Other Revenue		
Other Income	\$ -	\$ -
Total Revenue	<u>\$ -</u>	<u>\$ -</u>
Expense		
Operating Expense		
Admin Expense	\$ -	\$ -
Bank Fees	-	-
Commissions	-	-
Garage Expense	-	-
Insurance	2,261	2,261
Landscaping	-	-
Licenses & Fees	-	-
Marketing	-	-
Payroll	-	-
Professional Fees	-	-
Property Expense	-	-
Rent Expense	-	-
Repairs & Maintenance	-	-
Utilities	-	-
Other Operating Expense	-	-
Total Operating Expense	<u>\$ 2,261</u>	<u>\$ 2,261</u>
Non-Operating Expense		
Interest Expense	\$ -	\$ -
Tax	-	-
Total Non-Operating Expense	<u>\$ -</u>	<u>\$ -</u>
Total Expense	<u>\$ 2,261</u>	<u>\$ 2,261</u>
Net Income	<u>\$ (2,261)</u>	<u>\$ (2,261)</u>

Red Spruce Tree, LP
 24-10521
 AP Aging Report
 9/30/2024

Pre vs Post	Payee Name	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Post-Petition	State Farm Insurance	173	-	-	-	173
Post-Petition Total		173	-	-	-	173
Pre-Petition	City of Sonoma	588	-	-	-	588
	LeFever Mattson, Inc.	-	-	-	18,305	18,305
	Pacific Gas & Electric	585	-	-	-	585
	Slone	-	-	-	40	40
Pre-Petition Total		1,174	-	-	18,345	19,519
Grand Total		1,347	-	-	18,345	19,692

Red Spruce Tree, LP
24-10521
Statement of Capital Assets
9/30/2024




Property Address	As of Petition Date		As of 9/30/24	
446 3rd Street West	\$	3,000,000	\$	3,000,000
454 3rd Street West	\$	3,000,000	\$	3,000,000
Grand Total	\$	6,000,000	\$	6,000,000

Red Spruce Tree, LP
 24-10521
 Bank Reconciliation
 9/30/2024

Bank Account	Entity ownership	Balance Per Bank Statement	Outstanding Deposits	Outstanding Checks	Attributed to other Debtors	Other Activity	Reconciled Bank Balance
VacaVilla Apts - Citizens	Red Spruce Tree, LP	51,382	-	(2,209)	-	162	49,335
Grand Total		51,382	-	(2,209)	-	162	49,335

HOME TAX SERVICE OF AMERICA
LEFEVER MATTSON PROPERTY
VACA VILLA APTS TRUST ACCOUNT
6359 AUBURN BLVD STE B
CITRUS HEIGHTS CA 95621-5200

Managing Your Accounts

	Phone Number	888.222.5432
	Website	cbbank.com
	Email	customersupport@cbbank.com

Summary of Accounts

Account Type	Account Number	Ending Balance
SPECIALTY BANKING A/A BUSINESS	[REDACTED]	\$51,381.93

SPECIALTY BANKING A/A BUSINESS - [REDACTED]

Account Summary

Date	Description	Amount
08/31/2024	Beginning Balance	\$46,987.42
	2 Credit(s) This Period	\$27,767.48
	12 Debit(s) This Period	\$23,372.97
09/30/2024	Ending Balance	\$51,381.93

Electronic Credits

Date	Description	Amount
09/03/2024	VACAVILLE HOUSIN RENTAL ASS 6914	\$9,710.00
09/10/2024	SonomaVlyEscapes AchBatch 833416	\$18,057.48
		2 item(s) totaling \$27,767.48

Electronic Debits

Date	Description	Amount
09/06/2024	WIRE/OUT-202425002790;BNF SOCOTRA CAPITAL, INC;OBI RED SPRUCE TREE 446 454 3RD S	\$5,420.09
09/19/2024	IPFS866-412-2560 IPFSPMTMDB 831807	\$1,398.66
09/19/2024	IPFS866-412-2560 IPFSPMTMDB 831808	\$862.02
		3 item(s) totaling \$7,680.77

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
13570	09/05/2024	\$640.24	13573	09/05/2024	\$3,860.00	13576	09/18/2024	\$173.33
13571	09/05/2024	\$159.99	13574	09/10/2024	\$2,460.00	13577	09/18/2024	\$700.00
13572	09/10/2024	\$175.99	13575	09/06/2024	\$7,250.00	13578	09/17/2024	\$272.65

* Indicates skipped check number

9 item(s) totaling \$15,692.20

Daily Balances

Date	Amount	Date	Amount	Date	Amount
09/03/2024	\$56,697.42	09/06/2024	\$39,367.10	09/17/2024	\$54,515.94
09/05/2024	\$52,037.19	09/10/2024	\$54,788.59	09/18/2024	\$53,642.61

Member FDIC

SPECIALTY BANKING A/A BUSINESS - [REDACTED] (continued)**Daily Balances (continued)**

<u>Date</u>	<u>Amount</u>
09/19/2024	\$51,381.93

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees = Paid NSF/UCF Item Charge Plus Overdraft Charges	\$0.00	\$245.00
Total Returned Item Fees = Charge(s) For Items Returned NSF Or UCF	\$0.00	\$0.00