

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Valley Oak Investments, LP

Case No. 24-10535

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

10/28/2024

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# 227 Filed: 10/28/24 Entered: 10/2 591054524102800000000013

Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$215,229	
b. Total receipts (net of transfers between accounts)	\$9,042	\$9,042
c. Total disbursements (net of transfers between accounts)	\$109,791	\$109,791
d. Cash balance end of month (a+b-c)	\$114,480	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$109,791	\$109,791

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$11,452
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	\$125,932
e. Total assets	\$25,772,587
f. Postpetition payables (excluding taxes)	\$1,720
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)	\$1,720
k. Prepetition secured debt	\$6,721,448
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$1,458,855
n. Total liabilities (debt) (j+k+l+m)	\$8,182,023
o. Ending equity/net worth (e-n)	\$17,590,564

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) (Not generally applicable to Individual Debtors. See Instructions.)	Current Month	Cumulative
a. Gross income/sales (net of returns and allowances)	\$8,366	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$8,366	
d. Selling expenses	\$0	
e. General and administrative expenses	\$12,386	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$10,259	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$-14,279	\$-14,279

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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xcviii					
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						
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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 No
- m. If yes, have you made all Domestic Support Obligation payments? Yes No N/A

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

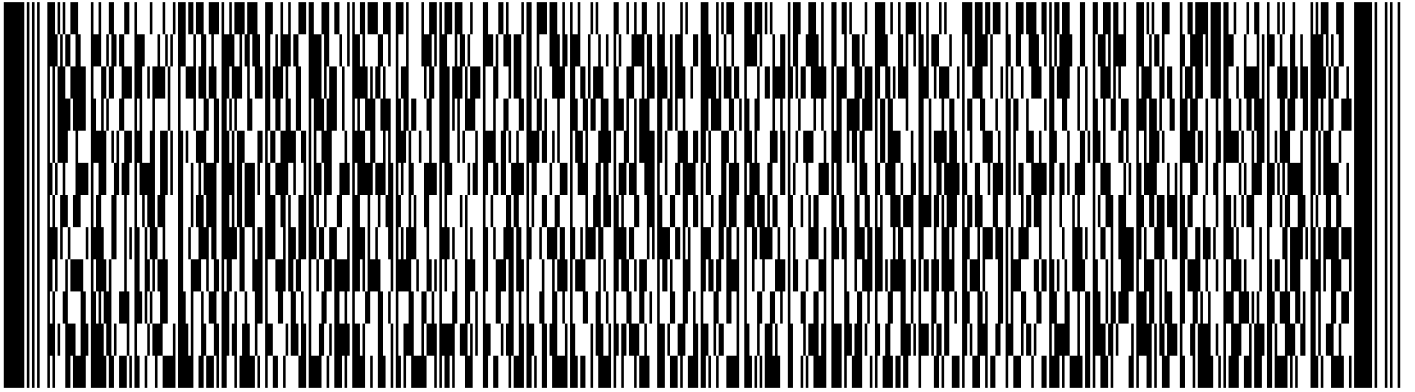
Title

Bradley D. Sharp

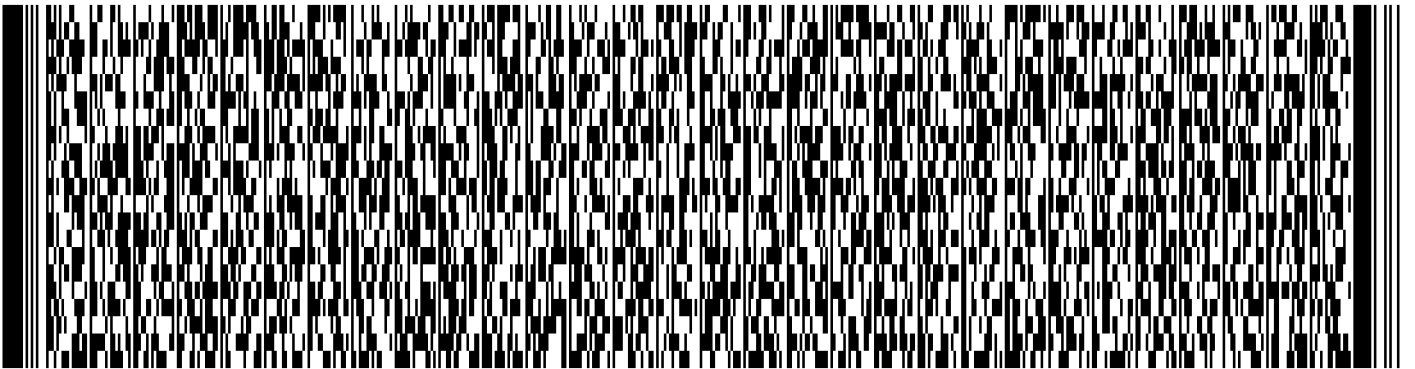
Printed Name of Responsible Party

10/28/2024

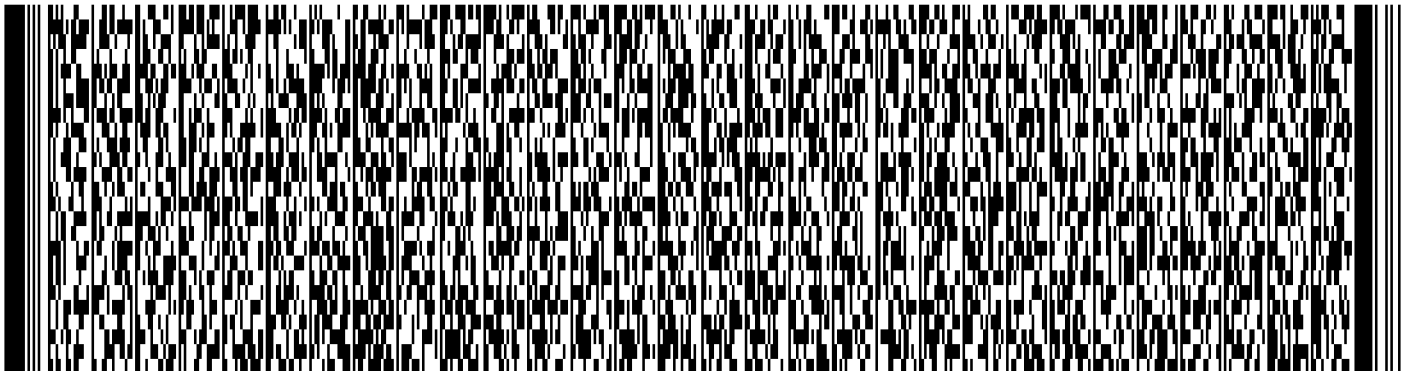
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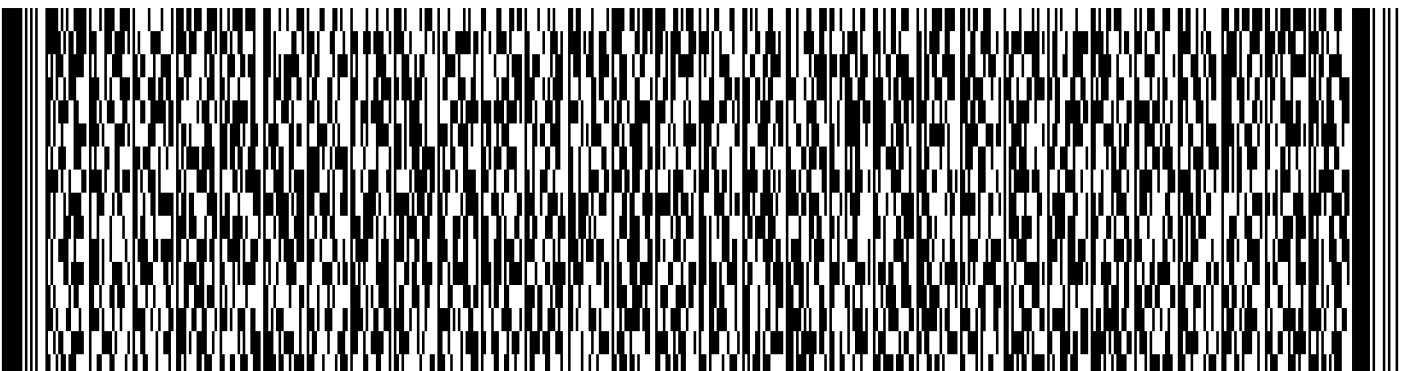
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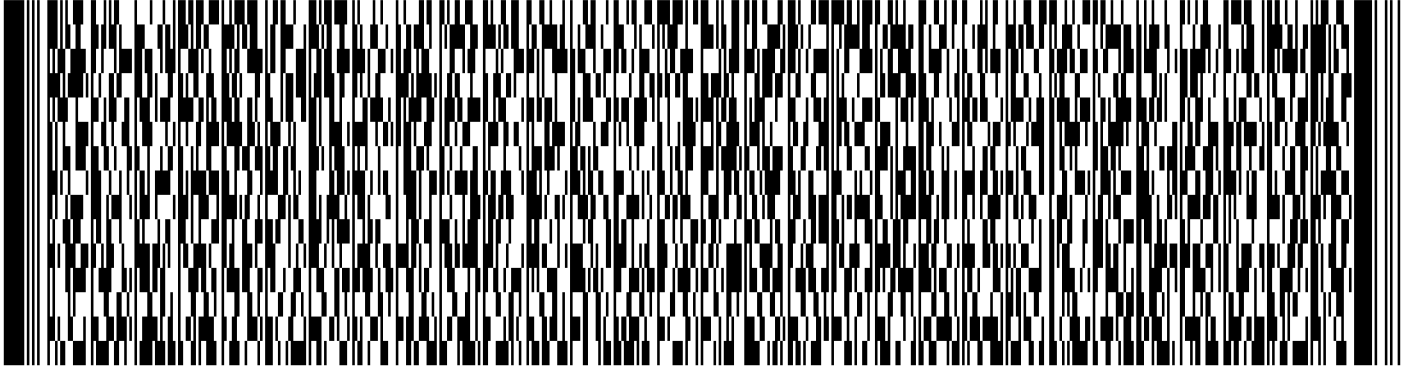
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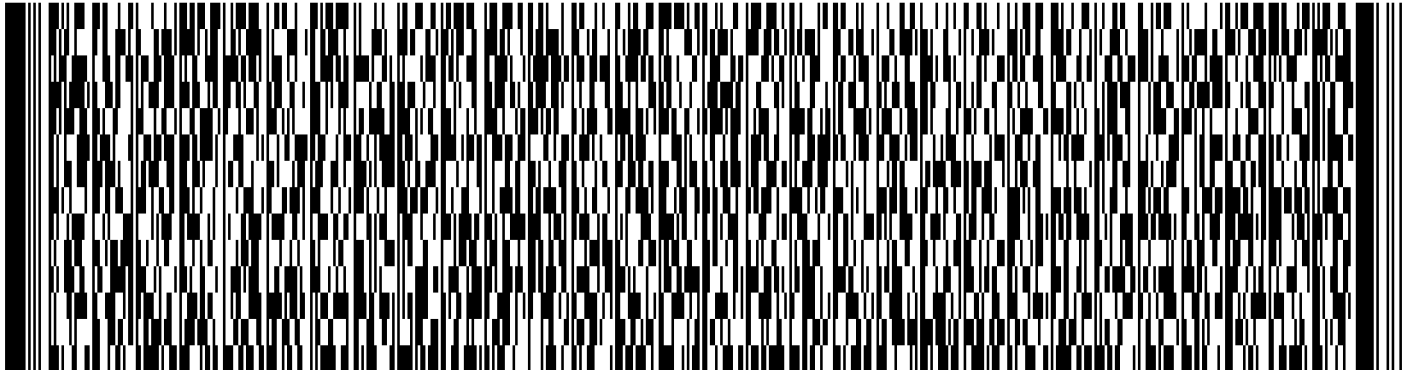
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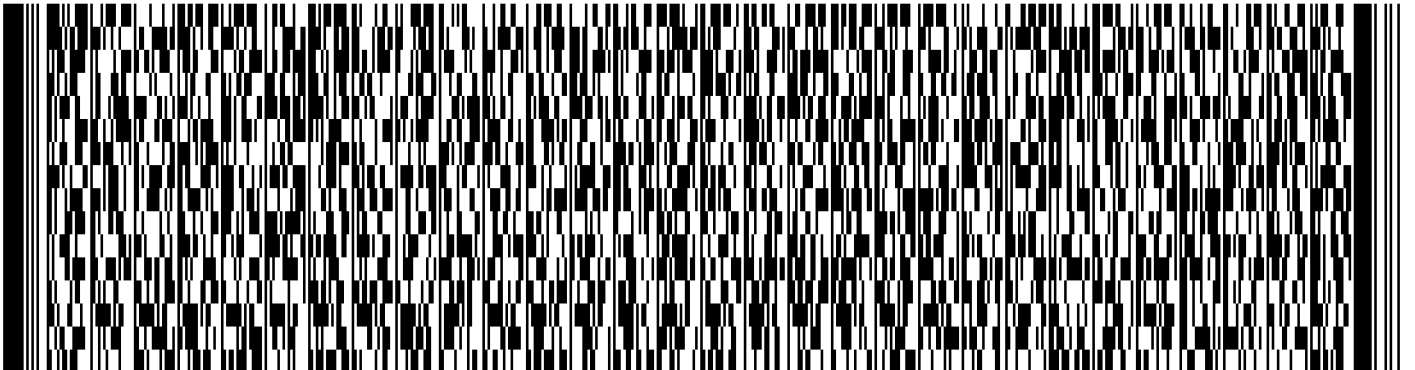
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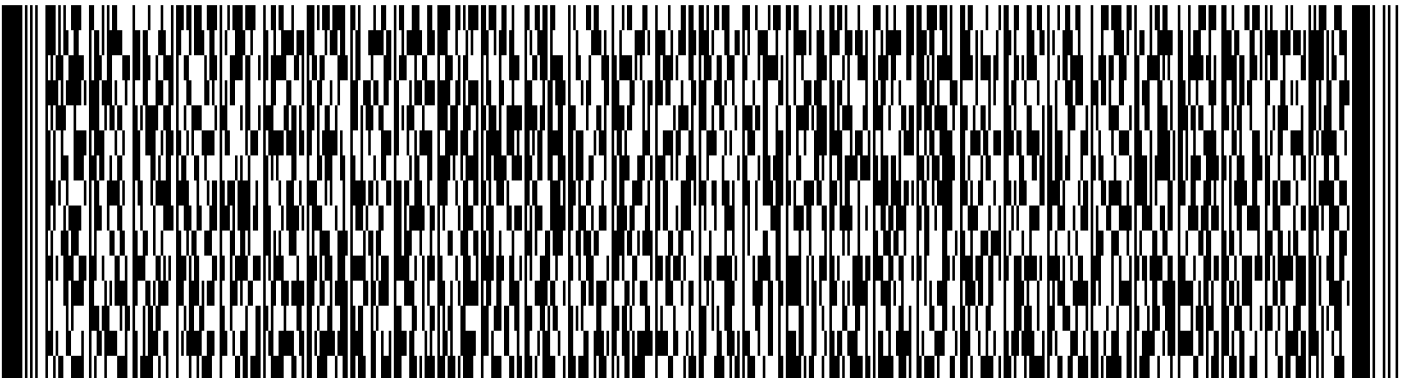
Bankruptcy1to50



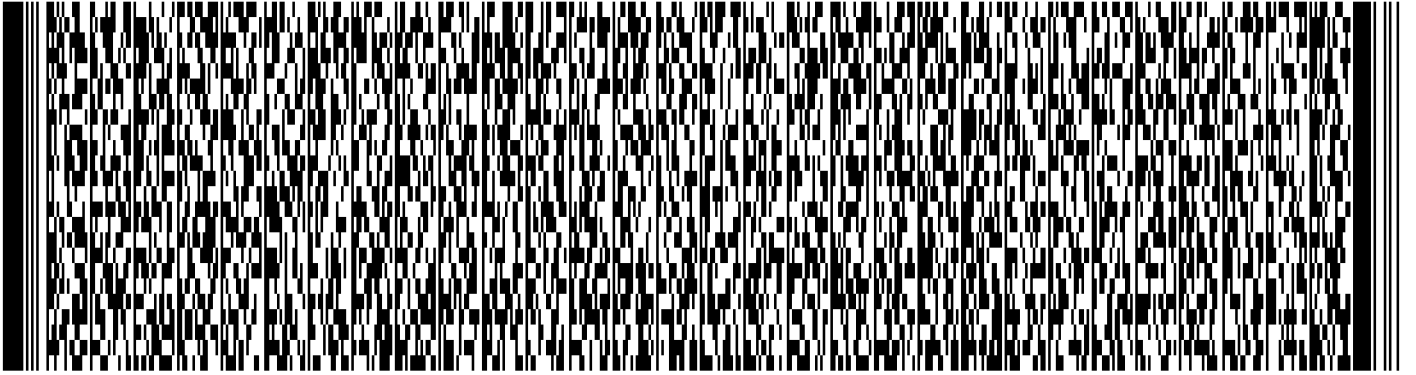
Bankruptcy51to100



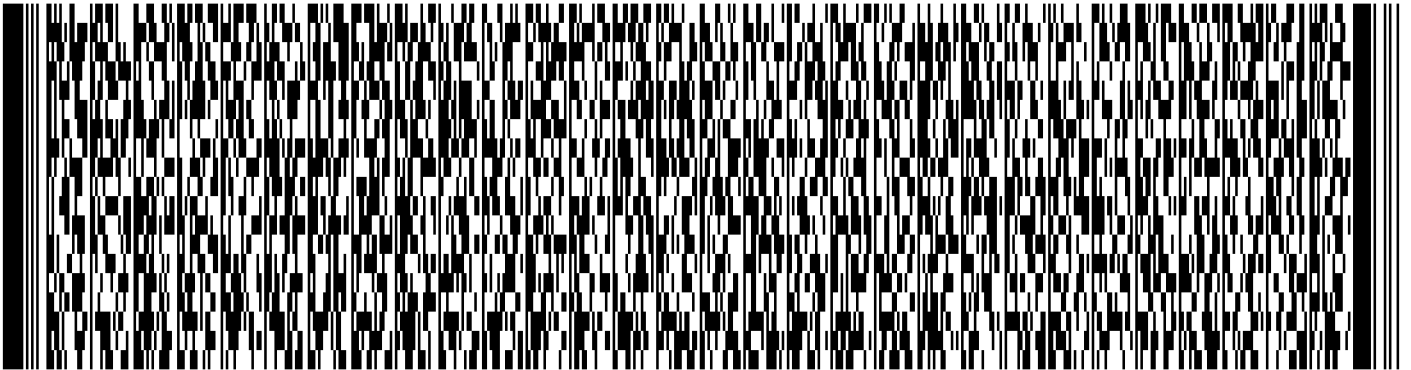
NonBankruptcy1to50



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.

Valley Oak Investments, LP
24-10535
Statement of Cash Receipts and Disbursements
9/30/2024

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 9,042	\$ 9,042
Other Operating Cash Receipts	-	-
Total Operating Receipts	<u>\$ 9,042</u>	<u>\$ 9,042</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ -	\$ -
Intercompany Transfers	-	-
Asset Sales	-	-
Total Non-Operating Receipts	<u>\$ -</u>	<u>\$ -</u>
Total Receipts	<u>\$ 9,042</u>	<u>\$ 9,042</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ -	\$ -
Insurance	13,062	13,062
Utilities	-	-
Repairs & Maintenance	-	-
Admin Expense	-	-
Professional Fees	-	-
Other Operating Disbursements	83,251	83,251
Management Fees	-	-
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 96,313</u>	<u>\$ 96,313</u>
Non-Operating		
Debt Service	\$ 13,478	\$ 13,478
Owner Distributions	-	-
Intercompany Transfers	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 13,478</u>	<u>\$ 13,478</u>
Total Disbursements	<u>\$ 109,791</u>	<u>\$ 109,791</u>
Net Cash Receipts and Disbursements	<u>\$ (100,749)</u>	<u>\$ (100,749)</u>
Total Receipts less Intercompany Receipts	<u>\$ 9,042</u>	<u>\$ 9,042</u>
Total Disbursements less Intercompany Disbursements	<u>\$ 109,791</u>	<u>\$ 109,791</u>

Valley Oak Investments, LP
 24-10535
 Balance Sheet
 9/30/2024

	<u>Current Month</u>
Assets	
Current Assets	
Cash & Equivalents	\$ 114,480
Accounts Receivable	-
Note Receivables	-
Intercompany Receivables	-
Other Receivables	-
Total Current Assets	<u>\$ 114,480</u>
Fixed Assets	
Fixed Assets	\$ 14,650,000
Accumulated Depreciation	-
Total Fixed Assets	<u>\$ 14,650,000</u>
Other Assets	<u>\$ 10,996,655</u>
Total Assets	<u>\$ 25,761,135</u>
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	59,316
Other Payables	-
Intercompany Liabilities - LM	1,248,236
Intercompany Liabilities - KSM	204,438
Intercompany Liabilities - Other	(808)
Other Liabilities	<u>(67,266)</u>
Total Current Liabilities	<u>\$ 1,443,915</u>
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 7,640,399
Note Payable	<u>6,611,474</u>
Total Long-Term Liabilities	<u>\$ 14,251,873</u>
Total Liabilities	<u>\$ 15,695,788</u>
Equity	
Capital	\$ 7,434,911
Retained Earnings	2,677,703
YTD Net Income	<u>(47,267)</u>
Total Equity	<u>\$ 10,065,347</u>
Total Liabilities and Equity	<u>\$ 25,761,135</u>

Valley Oak Investments, LP
24-10535
Statement of Operations
9/30/2024

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 6,245	\$ 6,245
Garage Income	-	-
Other Revenue		
Other Income	\$ 2,121	\$ 2,121
Total Revenue	\$ 8,366	\$ 8,366
Expense		
Operating Expense		
Admin Expense	\$ -	\$ -
Bank Fees	-	-
Commissions	-	-
Garage Expense	-	-
Insurance	13,014	13,014
Landscaping	-	-
Licenses & Fees	-	-
Marketing	-	-
Payroll	-	-
Professional Fees	-	-
Property Expense	-	-
Rent Expense	-	-
Repairs & Maintenance	-	-
Utilities	(628)	(628)
Other Operating Expense	-	-
Total Operating Expense	\$ 12,386	\$ 12,386
Non-Operating Expense		
Interest Expense	\$ 10,259	\$ 10,259
Tax	-	-
Total Non-Operating Expense	\$ 10,259	\$ 10,259
Total Expense	\$ 22,645	\$ 22,645
Net Income	\$ (14,279)	\$ (14,279)

Valley Oak Investments, LP
24-10535
AR Aging Report
9/30/2024

Customer Names	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Adolfo Carranza	-	149	-	-	-	149
Akaash Summerfield Clayton	-	306	-	-	-	306
Alejandra Sanchez	-	41	-	-	-	41
Alex Thomas Bloyed	-	36	-	-	-	36
Alfonso Gomez	-	62	-	-	-	62
Alicia Avilez	-	120	-	-	-	120
Antonio Martinez	-	85	-	-	-	85
Araceli Medina Ponce	-	530	-	-	-	530
Armando Chavez	(653)	-	-	-	-	(653)
Billy Allen Crandall	-	86	-	-	-	86
Carlos Cabrera	-	43	-	-	-	43
Chrystal Rodriguez	-	198	-	-	-	198
Clara Arias	-	80	-	-	-	80
Cynthia Hunt	(2)	-	-	-	-	(2)
Daniel Rodarte	-	62	-	-	-	62
Eduardo Gomez	-	88	-	-	-	88
Eduardo Mendez	-	54	-	-	-	54
Elizabeth Zambrano	-	75	-	-	-	75
Fabiola Garibay	-	90	-	-	-	90
Fatka Kajmic	-	8	-	-	-	8
Fernando Garibay	-	245	-	-	-	245
Gabriel Fonseca	-	91	-	-	-	91
Gerardo Castillo	-	62	-	-	-	62
Griselda Carranza	(653)	-	-	-	-	(653)
Harvey Johnson	-	87	-	-	-	87
Jacinto Mendoza	-	75	-	-	-	75
Jacqueline Dunn	(12)	-	-	-	-	(12)
Jorge Belloso-Velasco aka Jorge Belloso	-	210	-	-	-	210
Jose Alvarez	(625)	-	-	-	-	(625)
Jose Contreras	-	75	-	-	-	75
Jose de Jesus Melendez	-	132	-	-	-	132
Jose Gutierrez	-	59	-	-	-	59
Jose Luis Arcica	-	75	-	-	-	75
Jose Luis Vasquez	-	46	-	-	-	46
Juan Farias	-	67	-	-	-	67
Juan Munos Isidoro	-	0	-	-	-	0
Juvenal Madriz Reyna	-	83	-	-	-	83
Kyshanda Goodrich	-	1,507	-	-	-	1,507
Lashawn Jefferies	-	5	-	-	-	5
Lataya Lindsey	-	1,681	-	-	-	1,681
Luis Mouricio Galvan	-	47	-	-	-	47
Maria Gutierrez	-	114	-	-	-	114
Mariah Archuleta	-	34	-	-	-	34
Marina Contreras	-	38	-	-	-	38
Maurice Ennon	-	1,365	-	-	-	1,365
N Matullah Stanikzai	(73)	-	-	-	-	(73)
Nabor Rodriguez	-	62	-	-	-	62
Oscer Merjorado - D9.21	-	1,390	-	-	-	1,390
Raven Lewis - D9.21	-	1,562	-	-	-	1,562
Rigoverto Carrillo	-	821	-	-	-	821
Roberto Hernandez	-	89	-	-	-	89
Rosa Zepeda	-	67	-	-	-	67
Rosa Haggins	-	18	-	-	-	18
Ruben Vega	-	62	-	-	-	62
Sabrina Ann Camacho	-	96	-	-	-	96
Santos Pizarro Estrada	-	75	-	-	-	75
Saturnino Solario	-	122	-	-	-	122
Saul Antonio Franco Cordova	(201)	-	-	-	-	(201)
Silencio Ratowski	(170)	-	-	-	-	(170)
Steven Powers	-	64	-	-	-	64
Susan Shirley	(195)	-	-	-	-	(195)
Thomas Robinson	-	1,382	-	-	-	1,382
Tomas Limas	-	71	-	-	-	71
Tracey Dright	(51)	-	-	-	-	(51)
Victor Gomez aka Victor Gomez Valadez	(3)	-	-	-	-	(3)
Grand Total	(2,637)	14,089	-	-	-	11,452

Valley Oak Investments, LP
 24-10535
 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	LeFever Mattson Pm (Maint Fees)	375	-	-	-	375
	Republic Services	132	-	-	-	132
	Sacramento County Utilites	699	-	-	-	699
	Spectrum	113	-	-	-	113
	Sun Valley Pumping Inc	400	-	-	-	400
Post-Petition Total		1,720	-	-	-	1,720
Pre-Petition	Applegate Teeples Drilling Co., Inc.	480	-	-	-	480
	California American Water	3,535	-	-	24	3,559
	City Of Ceres	1,245	-	-	-	1,245
	LeFever Mattson (Late Fees)	-	-	-	5,387	5,387
	LeFever Mattson (NSF Fees)	-	-	-	70	70
	LeFever Mattson Pm (Maint Fees)	926	-	-	-	926
	LeFever Mattson Property Management	-	-	-	701	701
	Maid to Order	-	-	140	995	1,135
	Mize Guys Heating & Cooling	-	314	-	-	314
	Republic Services	33	-	-	-	33
	Sacramento County Tax Collector	-	-	-	(0)	(0)
	Sacramento County Utilites	1,019	(246)	(87)	(433)	254
	Spectrum	36	-	-	-	36
	State Farm Insurance	-	-	-	(0)	(0)
	Sun Valley Pumping Inc	800	-	-	-	800
Pre-Petition Total		8,074	68	53	6,744	14,940
Grand Total		9,794	68	53	6,744	16,659

Valley Oak Investments, LP
 24-10535
 Statement of Capital Assets
 9/30/2024

Property Address	As of Petition Date	9/30/24
2030 E Grayson Rd	\$ 3,950,000	\$ 3,950,000
5335/5337 Gibbons Drive	\$ 500,000	\$ 500,000
5509 Orange/7343 Arleta	\$ 425,000	\$ 425,000
5513/5515 Missie Way	\$ 400,000	\$ 400,000
5521/5523 Missie Way	\$ 400,000	\$ 400,000
5537/5539 Missie Way	\$ 425,000	\$ 425,000
5601/5603 Orange Avenue	\$ 400,000	\$ 400,000
5605 Orange Avenue/7320 Berna Way	\$ 400,000	\$ 400,000
6346/6348 Sorrell Court	\$ 425,000	\$ 425,000
7210/7212 Grady Drive	\$ 425,000	\$ 425,000
7300 Berna/7325 Arleta	\$ 425,000	\$ 425,000
7303/7305 Berna Way	\$ 425,000	\$ 425,000
7304/7306 Arleta Court	\$ 425,000	\$ 425,000
7308/7310 Arleta Court	\$ 425,000	\$ 425,000
7312/7314 Berna Way	\$ 425,000	\$ 425,000
7316/7318 Arleta Court	\$ 425,000	\$ 425,000
7319 Arleta/7301 Berna	\$ 425,000	\$ 425,000
7319/7321 Berna Way	\$ 425,000	\$ 425,000
7320/7322 Arleta Court	\$ 425,000	\$ 425,000
7324/7326 Arleta Court	\$ 425,000	\$ 425,000
7327/7329 Berna Way	\$ 450,000	\$ 450,000
7328/7330 Arleta Court	\$ 425,000	\$ 425,000
7332/7334 Arleta Court	\$ 450,000	\$ 450,000
7335/7337 Arleta Court	\$ 450,000	\$ 450,000
7339/7341 Arleta Court	\$ 450,000	\$ 450,000
9120 Polhemus Drive/9300 Mazatlan W	\$ 425,000	\$ 425,000
Grand Total	\$ 14,650,000	\$ 14,650,000

Valley Oak Investments, LP
 24-10535
 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
Valley Oaks /Boulder Citz	Valley Oak Investments, I	122,030	400	(8,250)	-	300	114,480
Grand Total		122,030	400	(8,250)	-	300	114,480

Valley Oak Investments, LP
24-10535
Payments on Pre-Petition Debt
9/30/2024

Debtor	Date of Disbursement	Date Cleared	Payee	Amount
Valley Oak Investments, LP	9/27/2024	9/27/2024	Citizens Business Bank	6,739
Valley Oak Investments, LP	9/27/2024	9/30/2024	Citizens Business Bank	6,739
Grand Total				13,478

HOME TAX SERVICE OF AMERICA
LEFEVER MATTSON PROPERTY
BOULDER SPRGS APTS TRUST ACCT
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] 3357	\$122,030.28

SPECIALTY BANKING A/A BUSINESS - [REDACTED] 3357

Account Summary

Date	Description	Amount
08/31/2024	Beginning Balance	\$118,921.28
	32 Credit(s) This Period	\$104,304.98
	60 Debit(s) This Period	\$101,195.98
09/30/2024	Ending Balance	\$122,030.28

Deposits

Date	Description	Amount
09/03/2024	RDC Deposit	\$4,009.91
09/04/2024	RDC Deposit	\$3,563.61
09/04/2024	RDC Deposit	\$15,705.81
09/05/2024	RDC Deposit	\$3,255.00
09/05/2024	RDC Deposit	\$5,800.69
09/06/2024	RDC Deposit	\$11,772.52
09/09/2024	RDC Deposit	\$1,971.31
09/09/2024	RDC Deposit	\$4,684.00
09/10/2024	RDC Deposit	\$44.08
09/10/2024	RDC Deposit	\$1,500.00
09/10/2024	RDC Deposit	\$12,225.00
09/13/2024	RDC Deposit	\$742.70
09/16/2024	RDC Deposit	\$755.24
09/26/2024	RDC Deposit	\$750.00
09/30/2024	RDC Deposit	\$227.45
09/30/2024	RDC Deposit	\$2,178.66
		16 item(s) totaling \$69,185.98

Electronic Credits

Date	Description	Amount
09/04/2024	YARDI CARD DEP BOULCBTran 95255918	\$100.00
09/04/2024	LEFEVER-BOULCB Settlement 000021827837846	\$3,087.00
09/05/2024	LEFEVER-BOULCB Settlement 000021843777774	\$6,293.00
09/06/2024	LEFEVER-BOULCB Settlement 000021857958502	\$6,269.00
09/09/2024	YARDI CARD DEP BOULCBTran 95782426	\$1,470.00
09/10/2024	LEFEVER-BOULCB Settlement 000021886355574	\$4,170.00

Member FDIC

SPECIALTY BANKING A/A BUSINESS - 3357 (continued)

Electronic Credits (continued)

Date	Description	Amount
09/11/2024	YARDI CARD DEP BOULCBTran 96011733	\$1,175.00
09/11/2024	LEFEVER-BOULCB Settlement 000021895529722	\$1,935.00
09/12/2024	LEFEVER-BOULCB Settlement 000021903649806	\$1,776.00
09/13/2024	LEFEVER-BOULCB Settlement 000021910771730	\$1,300.00
09/16/2024	YARDI CARD DEP BOULCBTran 96232544	\$500.00
09/16/2024	YARDI CARD DEP BOULCBTran 96231802	\$996.00
09/16/2024	LEFEVER-BOULCB Settlement 000021919383462	\$1,088.00
09/17/2024	LEFEVER-BOULCB Settlement 000021934611098	\$2,060.00
09/19/2024	LEFEVER-BOULCB Settlement 000021949520170	\$950.00
09/25/2024	LEFEVER-BOULCB Settlement 000021985736826	\$1,950.00
		16 item(s) totaling \$35,119.00

Electronic Debits

Date	Description	Amount
09/13/2024	NSM DBAMR.COOPER NSM DBAMR 6730478	\$3,293.85
09/13/2024	NSM DBAMR.COOPER NSM DBAMR 6730545	\$3,099.49
09/16/2024	BANK OF AMERICA MORTGAGE kzke6001	\$2,388.93
09/23/2024	J2287 OOFF G.L. ANDERSON IN TRN* 1* CZ100009EX93C\RMR* IK* 09F949BF BE60 4DF9 A073 6	\$9,730.65
09/23/2024	DB PREM INS PREM XXXXXX4637	\$3,331.00
09/27/2024	WIRE/OUT-202427103659;BNF CITIZENS BUSINESS BANK;OBI CERES WEST MHP- MONTHLY PAY	\$6,738.96
		6 item(s) totaling \$28,582.88

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
16000	09/04/2024	\$156.94	16019	09/10/2024	\$711.55	16042*	09/17/2024	\$1,727.48
16001	09/05/2024	\$138.02	16020	09/10/2024	\$2,798.00	16043	09/17/2024	\$2,364.07
16002	09/05/2024	\$14.31	16021	09/17/2024	\$342.00	16044	09/17/2024	\$2,273.45
16003	09/05/2024	\$175.78	16022	09/23/2024	\$955.00	16045	09/17/2024	\$2,233.39
16005*	09/12/2024	\$185.00	16023	09/19/2024	\$28.00	16046	09/17/2024	\$2,646.92
16006	09/09/2024	\$216.00	16024	09/19/2024	\$109.13	16047	09/17/2024	\$2,196.74
16007	09/10/2024	\$800.00	16027*	09/18/2024	\$1,349.72	16048	09/17/2024	\$2,451.40
16008	09/09/2024	\$488.05	16028	09/16/2024	\$46.61	16049	09/17/2024	\$2,403.23
16009	09/10/2024	\$224.70	16029	09/18/2024	\$93.85	16050	09/18/2024	\$3,994.39
16010	09/12/2024	\$1,320.00	16030	09/18/2024	\$63.85	16051	09/18/2024	\$2,259.08
16011	09/12/2024	\$1,577.30	16031	09/18/2024	\$63.85	16052	09/18/2024	\$2,216.52
16012	09/12/2024	\$1,356.16	16032	09/18/2024	\$63.85	16053	09/18/2024	\$2,369.82
16013	09/12/2024	\$1,125.66	16033	09/20/2024	\$462.00	16054	09/18/2024	\$2,369.17
16014	09/04/2024	\$2,477.08	16034	09/16/2024	\$414.39	16055	09/18/2024	\$2,406.31
16015	09/18/2024	\$236.00	16035	09/11/2024	\$2,670.00	16056	09/18/2024	\$2,267.26
16016	09/06/2024	\$1,238.55	16036	09/11/2024	\$3,825.00	16057	09/18/2024	\$2,301.87
16017	09/13/2024	\$66.61	16038*	09/17/2024	\$1,495.93	16058	09/18/2024	\$2,397.96
16018	09/12/2024	\$204.68	16039	09/18/2024	\$1,863.25	16059	09/18/2024	\$2,377.22

* Indicates skipped check number

54 item(s) totaling \$72,613.10

Daily Balances

Date	Amount	Date	Amount	Date	Amount
09/03/2024	\$122,931.19	09/12/2024	\$188,025.43	09/23/2024	\$123,663.13
09/04/2024	\$142,753.59	09/13/2024	\$183,608.18	09/25/2024	\$125,613.13
09/05/2024	\$157,774.17	09/16/2024	\$184,097.49	09/26/2024	\$126,363.13
09/06/2024	\$174,577.14	09/17/2024	\$166,022.88	09/27/2024	\$119,624.17
09/09/2024	\$181,998.40	09/18/2024	\$137,328.91	09/30/2024	\$122,030.28
09/10/2024	\$195,403.23	09/19/2024	\$138,141.78		
09/11/2024	\$192,018.23	09/20/2024	\$137,679.78		

SPECIALTY BANKING A/A BUSINESS - 3357 (continued)**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	\$5,320.00
Total Returned Item Fees = Charge(s) For Items Returned NSF Or UCF	\$0.00	\$0.00