

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. LeFever Mattson, a California corporation

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§Case No. 24-10545Debtor(s)Lead Case No. 24-10545☒ Jointly Administered**Monthly Operating Report**

Chapter 11

Reporting Period Ended: 01/31/2025Petition Date: 09/12/2024Months Pending: 5Industry Classification:

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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

04/15/2025

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# 1264 Filed: 04/15/25 Entered: 04/15/25 12:12:12 PM



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Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$1,253,385	
b. Total receipts (net of transfers between accounts)	\$2,166,417	\$4,241,746
c. Total disbursements (net of transfers between accounts)	\$797,647	\$2,660,165
d. Cash balance end of month (a+b-c)	\$2,622,155	
e. Disbursements made by third party for the benefit of the estate	\$-224,224	\$-660,324
f. Total disbursements for quarterly fee calculation (c+e)	\$573,423	\$1,999,841

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$2,824
b. Accounts receivable over 90 days outstanding (net of allowance)	\$0
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$33,533,415
e. Total assets	\$70,520,881
f. Postpetition payables (excluding taxes)	\$373,996
g. Postpetition payables past due (excluding taxes)	\$82,642
h. Postpetition taxes payable	\$150,313
i. Postpetition taxes past due	\$21,420
j. Total postpetition debt (f+h)	\$524,309
k. Prepetition secured debt	\$13,369,519
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$29,081,117
n. Total liabilities (debt) (j+k+l+m)	\$42,974,945
o. Ending equity/net worth (e-n)	\$27,545,936

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)	\$63,080	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$63,080	
d. Selling expenses	\$0	
e. General and administrative expenses	\$463,965	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$3,463	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$11,553	
k. Profit (loss)	\$-415,900	\$-445,429

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						
	vi						
	vii						
	viii						
	ix						
	x						
	xi						
	xii						
	xiii						
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	xc iii						
	xc iv						
	xc v						
	xc vi						
	xc vii						
	xc viii						
	xc ix						
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b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	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						
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viii						
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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

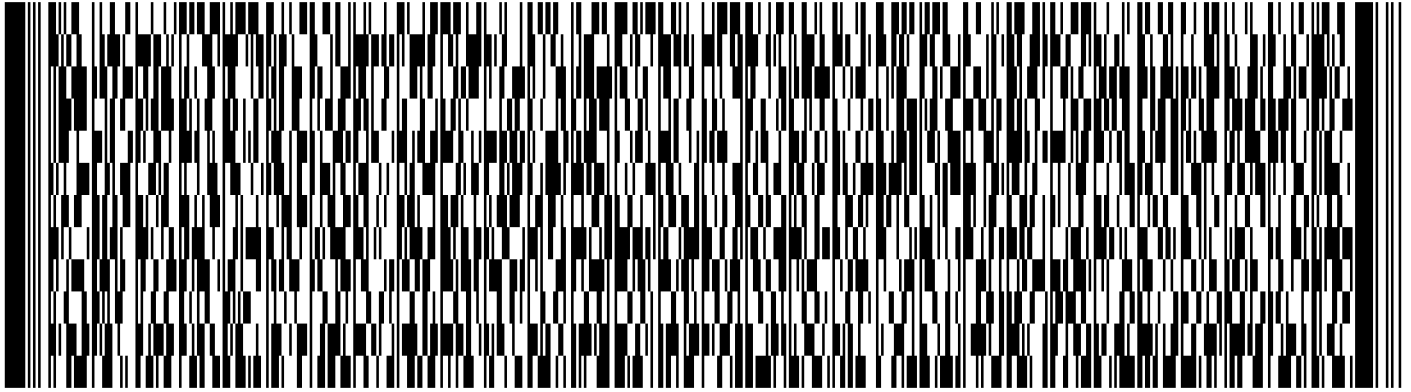
Title

Bradley D. Sharp

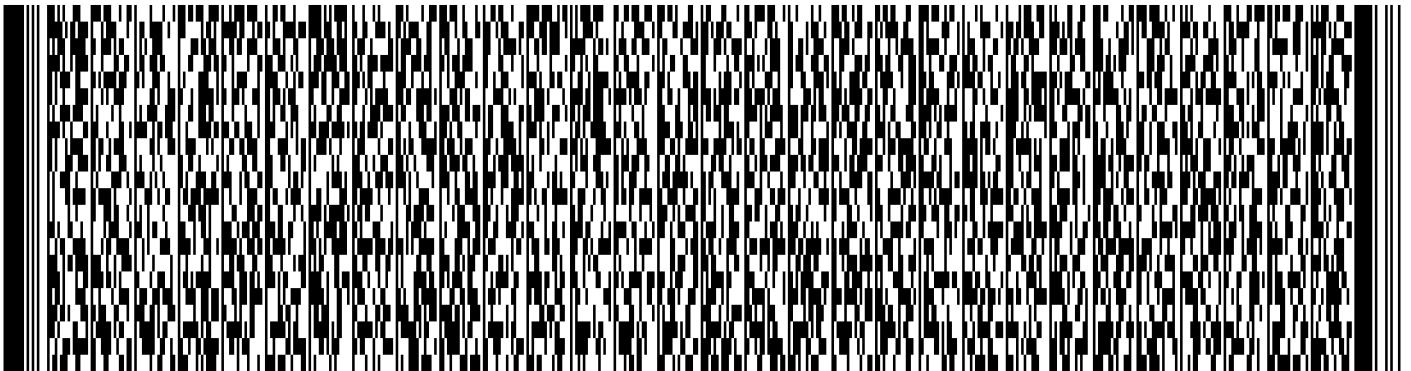
Printed Name of Responsible Party

04/15/2025

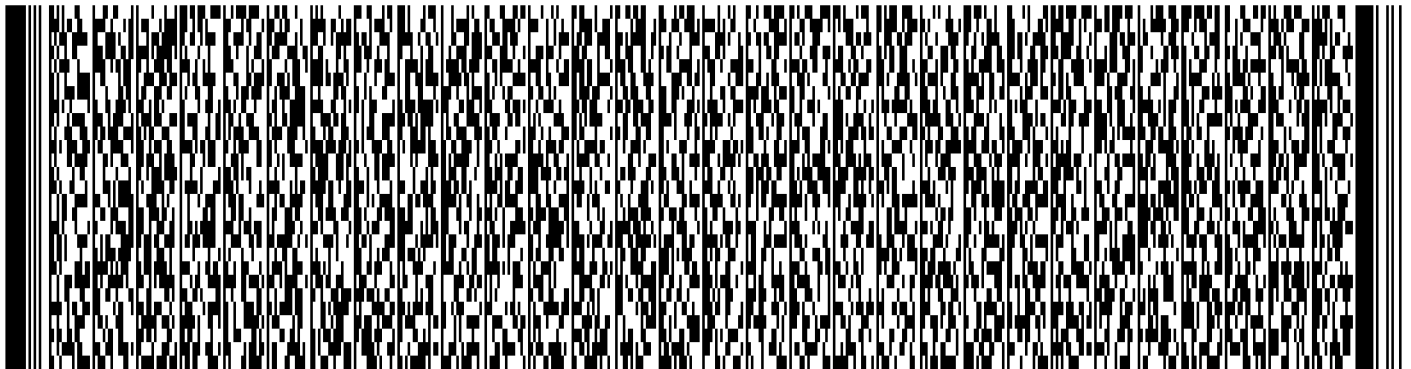
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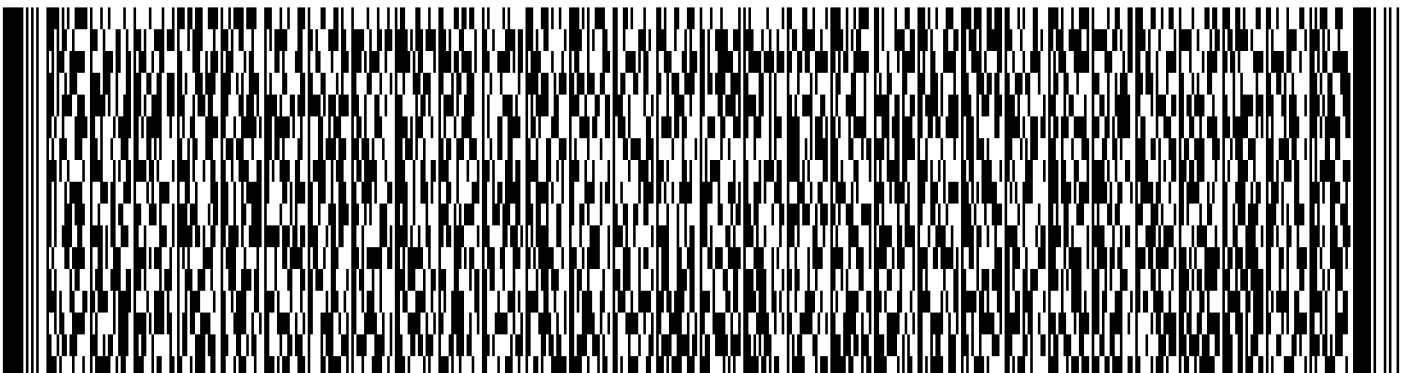
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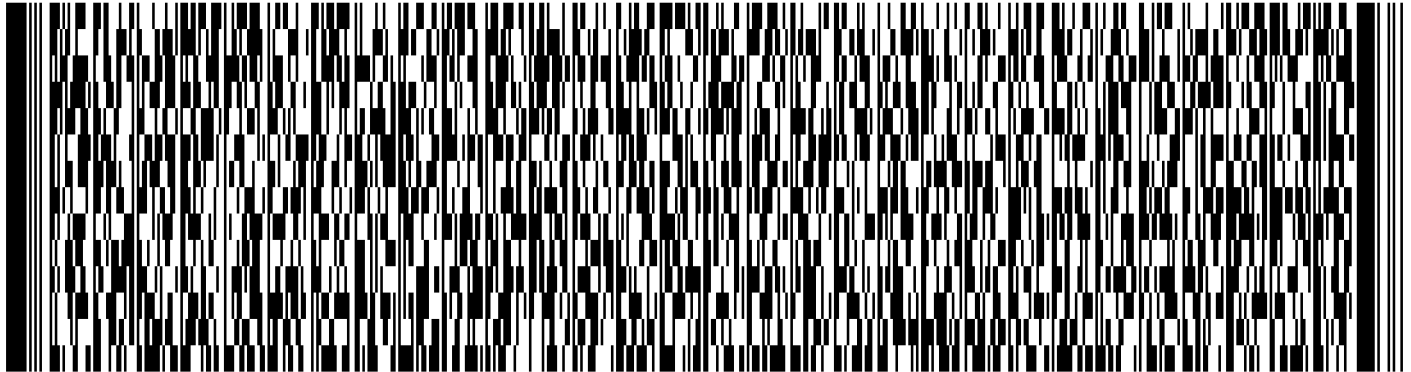
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Bankruptcy1to50



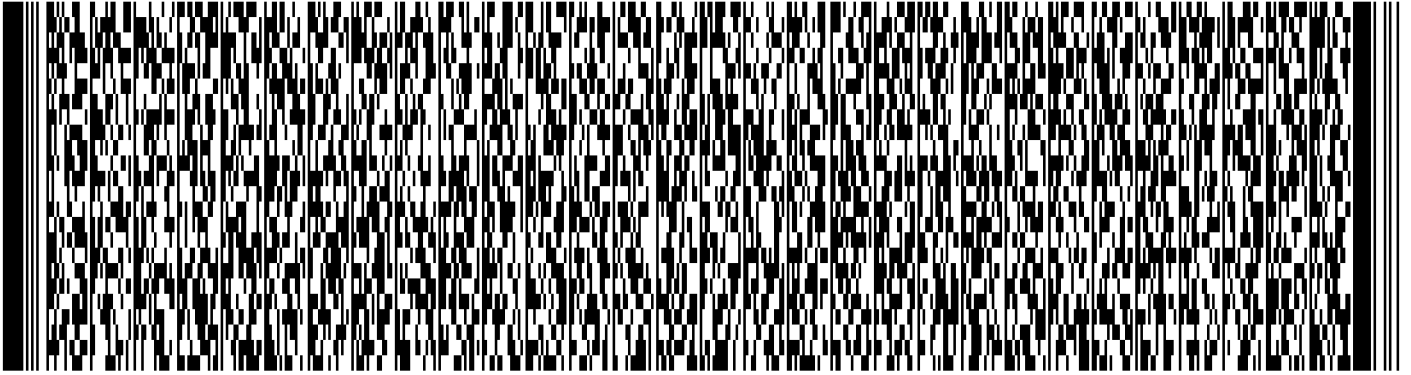
Bankruptcy51to100



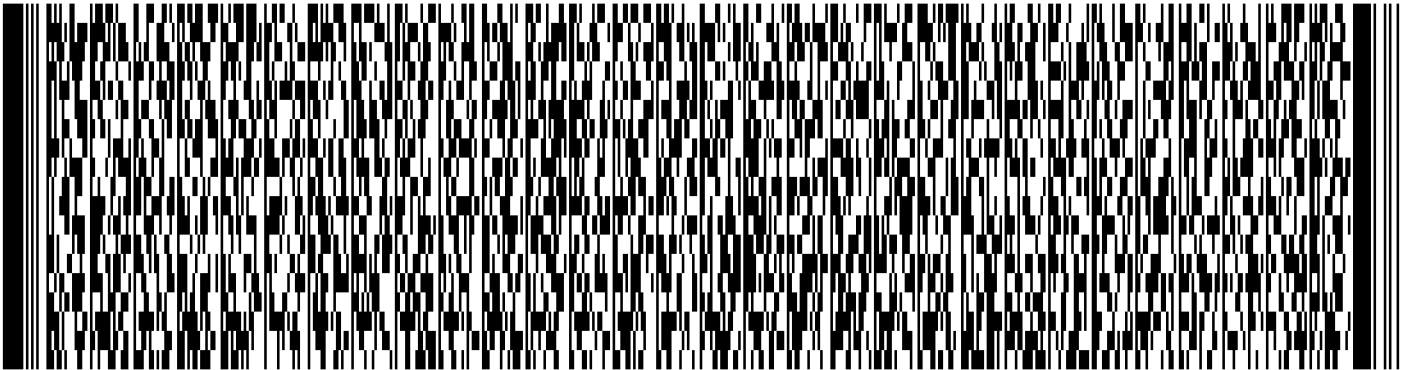
NonBankruptcy1to50



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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: Except as otherwise indicated in a supplemental statement, 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 persons or reimbursements in the ordinary course of business.

Windtree, LP: Windtree, LP is an entity that was historically controlled by Ken Mattson. It was recently discovered that Windtree, LP is the owner of record for three 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: At the commencement of the Chapter 11 Cases, the Debtors' books and records reflected the owner of 1050 Elm Street in Napa, California, as Tradewinds Apartments, LP. After review of conflicting information regarding the ownership of 1050 Elm Street, it has been determined that 1050 Elm Street is owned by Pinecone, LP and not Tradewinds Apartments, LP. Previous operating reports for Pinecone, LP and Tradewinds Apartments, LP have been amended to reflect this ownership determination.

LeFever Mattson, a California corporation
24-10545
Statement of Cash Receipts and Disbursements
1/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 59,640	\$ 254,632
Other Operating Cash Receipts	39,446	42,228
Total Operating Receipts	<u>\$ 99,086</u>	<u>\$ 296,860</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ 331	\$ 134,069
Intercompany Transfers	67,000	733,150
Adjustments to Intercompany Balances ^[1]	-	177,666
DIP Funding	2,000,000	2,000,000
Asset Sales	-	900,000
Total Non-Operating Receipts	<u>\$ 2,067,331</u>	<u>\$ 3,944,886</u>
Total Receipts	<u>\$ 2,166,417</u>	<u>\$ 4,241,746</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ 13,746	\$ 121,889
Insurance	29,771	187,475
Utilities	21,253	30,272
Repairs & Maintenance	9,279	11,632
Admin Expense	4,960	8,422
Professional Fees	239,836	273,839
Other Operating Disbursements	-	19,643
Management Fees	-	2,730
Taxes (sales, property, other)	-	1,314
Total Operating Disbursements	<u>\$ 318,845</u>	<u>\$ 657,217</u>
Non-Operating		
Debt Service	\$ 4,917	\$ 37,412
Other Non-Operating Disbursements	1,392	139,392
Restructuring Fees	15,303	20,303
Owner Distributions	-	-
Intercompany Transfers	224,224	660,324
Transfers to Non-Debtors	232,965	1,145,516
Adjustments to Intercompany Balances ^[1]	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 478,802</u>	<u>\$ 2,002,948</u>
Total Disbursements	<u>\$ 797,647</u>	<u>\$ 2,660,165</u>
Net Cash Receipts and Disbursements	<u>\$ 1,368,770</u>	<u>\$ 1,581,581</u>
 Total Disbursements less Intercompany Disbursements	 <u>\$ 573,423</u>	 <u>\$ 1,999,841</u>

[1] Non-cash transactions to reconcile beginning cash balances

LeFever Mattson, a California corporation
24-10545
Balance Sheet
1/31/2025

	<u>Current Month</u>
Assets	
Current Assets	
Cash & Equivalents	\$ 2,622,155
Accounts Receivable	-
Notes Receivable	8,355,017
Intercompany Receivables	22,500,918
Intercompany Receivables - US Trustee Fees	8,500
Other Receivables	44,000
Total Current Assets	<u>\$ 33,530,591</u>
Fixed Assets	
FF&E	\$ 121,767
Capital Assets	1,012,000
Accumulated Depreciation	(2)
Total Fixed Assets	<u>\$ 1,133,765</u>
Other Assets	\$ 3,723,816
Other Assets (To Be Reconciled)	32,129,885
Total Other Assets	<u>\$ 35,853,701</u>
Total Assets	<u>\$ 70,518,057</u>
Liabilities	
Current Liabilities	
Current Liabilities	\$ 3,032,783
Security Deposits	17,415
Other Payables	-
Intercompany Liabilities - LM	1,150
Intercompany Liabilities - Other	15,948,221
Intercompany Liabilities - US Trustee Fees	-
DIP Loan	3,045,000
Other Liabilities	4,812,933
Other Liabilities (To Be Reconciled)	-
Total Current Liabilities	<u>\$ 26,857,503</u>
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 2,855,040
Notes Payable	1,614,316
Notes Payable - LM	-
Total Long-Term Liabilities	<u>\$ 4,469,356</u>
Total Liabilities	<u>\$ 31,326,859</u>
Equity	
Capital	\$ 3,922,215
Retained Earnings	22,918,230
YTD Net Income	12,350,752
Total Equity	<u>\$ 39,191,198</u>
Total Liabilities and Equity	<u>\$ 70,518,057</u>

LeFever Mattson, a California corporation
24-10545
Statement of Operations
1/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 62,918	\$ 245,160
Garage Income	-	-
Other Revenue		
Other Income	162	\$ 6,600
Total Revenue	<u>\$ 63,080</u>	<u>\$ 251,760</u>
Expense		
Operating Expense		
Admin Expense	\$ 5,508	\$ 21,933
Bank Fees	2,055	2,055
Commissions	-	-
Garage Expense	-	-
Insurance	30,575	147,852
Landscaping	-	-
Licenses & Fees	943	1,123
Marketing	-	-
Payroll	9,892	102,618
Professional Fees	384,836	343,839
Property Expense	-	-
Rent Expense	-	-
Repairs & Maintenance	9,861	11,522
Utilities	20,294	28,819
Other Operating Expense	-	(335)
Total Operating Expense	<u>\$ 463,965</u>	<u>\$ 659,428</u>
Non-Operating Expense		
Restructuring Fees	\$ 11,553	\$ 11,803
Interest Expense	3,463	24,644
Tax	-	1,314
Total Non-Operating Expense	<u>\$ 15,016</u>	<u>\$ 37,761</u>
Total Expense	<u>\$ 478,980</u>	<u>\$ 697,189</u>
Net Income	<u><u>\$ (415,900)</u></u>	<u><u>\$ (445,429)</u></u>

LeFever Mattson, a California corporation
24-10545
AR Aging Report
1/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Alicia Lopez	(441)	-	-	-	-	(441)
Elizabeth Williams	-	1,950	-	-	-	1,950
Major Mott III	-	635	-	-	-	635
Angela Washington	(1,332)	-	-	-	-	(1,332)
Tom Cannard	-	2,012	-	-	-	2,012
Grand Total	(1,773)	4,597	-	-	-	2,824

LeFever Mattson, a California corporation
24-10545
AP Aging Report
1/31/2025

Note: Payables due to "KS Mattson Partners" and "Socotra Capital" subject to further evaluation and review.

Row Labels	Payee Name	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Post-Petition						
	Auerbach Engineering Corporation	-	-	-	3,172	3,172
	California American Water	123	-	-	-	123
	Charles Lomeli-TTCCC	-	-	-	10,899	10,899
	City of Suisun City	-	(1,813)	-	(3,626)	(5,439)
	Erick Roeser, CPA	-	-	-	10,521	10,521
	Fairfield Municipal Utilities	-	-	-	521	521
	Liberty Utilities	-	-	(142)	-	(142)
	Lopez Landscaping	260	260	-	-	520
	McGowan TTEE	-	-	-	6,500	6,500
	Mize Guys Heating & Cooling	-	471	-	-	471
	Mr Cooper	6,433	4,174	1,860	-	12,467
	Pacific Gas & Electric	201	-	-	-	201
	Paragon Pest Control	-	240	-	80	320
	PHH Mortgage Services	5,390	5,390	-	5,390	16,171
	PJ's Junk Removal	800	-	-	-	800
	Placer County Tax Collector	-	-	127,522	-	127,522
	Recology Vallejo	321	-	-	-	321
	Republic Services	-	(1,314)	-	-	(1,314)
	Sacramento County Tax Collector	-	-	1,371	-	1,371
	Select Portfolio Servicing, Inc.	5,562	5,562	-	5,562	16,687
	Shellpoint Mortgage Servicing	2,415	2,415	-	2,415	7,246
	Sherman Family Living Trust dtd 3/13/00	-	3,169	3,169	6,338	12,675
	SMUD	1,150	-	-	-	1,150
	Socotra Capital	-	44,375	44,375	44,375	133,125
	Wyman Property Management	-	-	690	690	1,380
	LeFever Mattson Property Management	105,829	15,174	1,430	520	122,953
	J.O. Hazzard Subdivision Consulting, Inc	-	-	-	10,705	10,705
	Pear Tree Homeowners Assn	-	690	690	-	1,380
	Rollingwood Pointe Condominium HOA	120	-	-	-	120
	Tri Counties Bank	2,370	-	-	-	2,370
	Let It Snow, Inc	1,300	4,530	-	-	5,830
	Nut Pine, LP	5,000	-	-	-	5,000
	Wells Fargo Home Mortgage	1,268	-	-	-	1,268
Post-Petition Total		138,543	83,324	180,965	104,062	506,894
Pre-Petition						
	Auerbach Engineering Corporation	-	-	-	4,890	4,890
	California American Water	-	-	-	287	287
	Cascade Pest Systems	-	-	-	170	170
	City of Vacaville	-	-	-	301	301
	City of Vallejo	-	-	20	-	20
	Fairfield Municipal Utilities	-	-	-	298	298
	Ken Mattson - reimbursement	-	-	-	29,949	29,949
	Liberty Utilities	-	-	-	4,963	4,963
	Lopez Landscaping	-	-	-	104	104
	Monley Hamlin Construction	-	-	-	867,440	867,440
	MWA, Inc Architecture - Engineering	-	-	-	349	349
	Pacific Gas & Electric	-	-	-	36	36
	Pear Tree Homeowner's Association	-	-	-	9,737	9,737
	Perfection & Elegant Home Management	-	-	-	1,602	1,602
	PJ's Junk Removal	-	-	-	475	475
	Ramirez Custom Overhead Door	-	-	-	165	165
	Recology Vacaville Solano	-	-	-	(77)	(77)
	Sacramento County Utilites	-	-	-	18	18
	SMUD	-	-	-	462	462
	Truckee Donner Public Utility District	-	-	-	2,332	2,332
	LeFever Mattson Property Management	-	-	-	1,175,560	1,175,560
	Tim LeFever	-	-	-	133,245	133,245
	Absolute European Painting	-	-	-	2,150	2,150
	J.O. Hazzard Subdivision Consulting, Inc	-	-	-	2,577	2,577
	Law Offices of Scott C Smith	-	-	-	3,976	3,976
Pre-Petition Total		-	-	20	2,241,009	2,241,029
Grand Total		138,543	83,324	180,986	2,345,070	2,747,922

LeFever Mattson, a California corporation
24-10545
Statement of Capital Assets
1/31/2025

Note: All property values included in the table below are representative of book values per the company's books and records.

Property Address	As of Petition Date		1/31/2025
110 Fordham Circle	\$	-	\$ -
1130 Pear Tree Lane	\$	-	\$ -
1173 Araquipa Court	\$	-	\$ -
1191 Araquipa Court	\$	-	\$ -
157 James River Road	\$	-	\$ -
1864 Quail Meadows Circle	\$	-	\$ -
258 Lorraine Blvd.	\$	-	\$ -
450 West Spain	\$	1,012,000	\$ 1,012,000
4920 Samo Lane	\$	-	\$ -
533 Bella Vista Drive	\$	-	\$ -
5601 Walnut Avenue #4	\$	-	\$ -
5701/5703 Orange Ave	\$	-	\$ -
6359 Auburn Blvd	\$	-	\$ -
830 Illinois Street #1-4	\$	-	\$ -
Pinyon Creek II Homes	\$	-	\$ -
Grand Total	\$	1,012,000	\$ 1,012,000

LeFever Mattson, a California corporation
24-10545
Bank Reconciliation
1/31/2025

Bank Account	Balance Per Bank Statement	Outstanding Deposits	Outstanding Checks	Attributed to Other Debtors	Attributed to Non-Debtors	Other Activity	Reconciled Balance
LeFever Mattson, Inc - FB	113,052	-	(11,918)	(58,950)	179,674	(16,981)	204,877
LeFever Mattson, Inc - Citizens	92,159	-	(2,764)	(90,076)	-	-	(680)
LM Inc Distribution - Citizens	137,108	-	(42,988)	-	-	(2,250)	91,870
Willow Brook Apts - Citizens	328	-	(390)	62	-	-	(0)
6359 BLDG Trust Account	4,890	-	(1,129)	-	(1,253)	-	2,507
East West LeFever Mattson EW Bank	2,338,564	-	(13,233)	-	-	(1,750)	2,323,581
Grand Total	2,686,101	-	(72,422)	(148,964)	178,420	(20,981)	2,622,155

LeFever Mattson, a California corporation
24-10545
Payments on Pre-Petition Debt
1/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
LeFever Mattson, a California corporation	01/06/25	01/06/25	Tri Counties Bank	2,370
LeFever Mattson, a California corporation	01/21/25	01/21/25	CHASE (Heloc)	1,208 *
LeFever Mattson, a California corporation	01/10/25	01/10/25	CHASE (Heloc)	1,340 *
Grand Total				4,917

*Payment of \$2,548 was made in error related to HELOCs with collateral that is owned by a non-debtor.
The error has been corrected and funds have been returned to LeFever Mattson as of March 28, 2025.

LeFever Mattson, a California corporation
24-10545
Post-Petition Payments to Insiders
1/31/2025

Date	Payee Name	Description	Payment
1/7/2025	Pineapple Bear Inc	Loan LM Inc to PB PR 01.07.25	60,000
1/15/2025	Woodland Oaks Apartments	LM Inc N/P 6.0% to Commerce Court - Nut Pine LP	5,000
1/17/2025	Heacock Park Apartments	Loan LM to Heacock Cornerstone Tax 01/2025	114,224
1/3/2025	Tim LeFever, LeFever Mattson, Inc.	LM Dist pay back T. LeFever 12.31.24 tfr	10,000 *
1/3/2025	Tim LeFever, LeFever Mattson, Inc.	LM pay back TL prop for 11.7.24 tfr	25,790 *
1/3/2025	Tim LeFever, LeFever Mattson, Inc.	LM pay back TL prop for 1.3.25 tfr	37,175 *
1/30/2025	LeFever Mattson Property Management	LMINC LOAN TO HTSA for PR 02/03/2025	105,000
1/21/2025	Pineapple Bear Inc	1/18/2025 Pineapple bear PR Reimbursement	100,000
Grand Total			457,189

*In November 2024 through January 2025, Tim LeFever funded amounts to LeFever Mattson related to operating shortfalls for properties owned by Tim LeFever. These receipts were subsequently disbursed to the properties in January 2025, resulting in a zero dollar impact to LeFever Mattson.

Type	11/30/2024	12/31/2024	1/31/2025	Total
Receipt	25,790	10,000	37,175	72,965
Disbursement	-	-	(72,965)	(72,965)
	25,790	10,000	(35,790)	-



HOME TAX SERVICE OF AMERICA INC
DBA LEFEVER MATTSON PROPERTY MANAGEMENT
LM INC TRUST ACCOUNT
6359 AUBURN BLVD STE B
CITRUS HEIGHTS CA 95621-5200

Last statement: December 31, 2024
This statement: January 31, 2025
Total days in statement period: 31

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(45)

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Commercial Checking

Account number	XXXXXX4107	Beginning balance	\$36,029.47
Enclosures	45	Total additions	135,032.66
Low balance	\$49,510.82	Total subtractions	58,009.81
Average balance	\$113,231.52	Ending balance	\$113,052.32
Avg collected balance	\$109,890		

CHECKS

Number	Date	Amount	Number	Date	Amount
19404	01-06	235.85	19426	01-10	500.37
19405	01-03	129.66	19427	01-14	259.88
19409 *	01-02	15.19	19428	01-09	354.96
19411 *	01-02	226.67	19429	01-22	2,712.12
19412	01-06	375.22	19430	01-09	160.00
19414 *	01-14	394.60	19431	01-09	125.00
19416 *	01-16	1,164.00	19432	01-14	873.00
19417	01-14	187.14	19433	01-08	1,140.00
19418	01-24	6,401.92	19434	01-22	1,513.78
19419	01-24	2,576.40	19435	01-21	73.19
19420	01-22	4,240.17	19436	01-21	92.00
19421	01-14	3,669.00	19437	01-15	980.00
19422	01-14	350.49	19438	01-15	544.00
19424 *	01-16	5,747.72	19439	01-15	300.00
19425	01-16	2,098.10	19440	01-23	14.95



HOME TAX SERVICE OF AMERICA INC
January 31, 2025

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XXXXXX4107

Number	Date	Amount	Number	Date	Amount
19441	01-21	309.54	19446 *	01-28	70.00
19442	01-24	690.00	19447	01-28	216.57
19443	01-24	400.00	19448	01-28	806.43
19444	01-24	400.00	* Skip in check sequence		

DEBITS

Date	Description	Subtractions
01-03	' ACH Withdrawal G.L. ANDERSON IN J2391 OOFF TRN*1*CZ10000BJBZO C\RM R*IK*G.L. ANDERSON INSURANCE\	3,768.13 ✓
01-13	' ACH Withdrawal CITY OF FAIRFIEL BILLPAY 250113	419.86 ✓
01-14	' ACH Withdrawal IPFS866-412-2560 IPFSPMTMDB 250114 830086	1,645.97 ✓
01-15	' ACH Withdrawal BANK OF AMERICA MORTGAGE 250115	6,723.82 ✓
01-16	' ACH Withdrawal PG&E/EZ-PAY UTILITYPMT 250116	+ 1.35 941.74
01-16	' ACH Withdrawal NSM DBAMR.COOPER NSM DBAMR 250116	3,279.15 ✓
01-17	' ACH Withdrawal COMCAST CABLE 250117	410.12 ✓ (2)
01-24	' ACH Withdrawal CITY OF FAIRFIEL BILLPAY 250124	473.10 ✓

CREDITS

Date	Description	Additions
01-02	Remote Deposit	10,050.00
01-02	' ACH Deposit LeFever Mattson- Settlement 250102 000022826038866	5,175.00
01-03	' ACH Deposit CITY OF SUISUN H HAP 250103	1,813.00
01-03	' ACH Deposit LeFever Mattson- Settlement 250103 000022844468170	583.00
01-06	Remote Deposit	72,964.73
01-06	Remote Deposit	8,564.72
01-06	' ACH Deposit LeFever Mattson- Settlement 250106 000022875569214	736.00
01-07	' ACH Deposit LeFever Mattson- Settlement 250107 000022889115994	1627 + 1807 3,434.00 ✓



HOME TAX SERVICE OF AMERICA INC
January 31, 2025

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Date	Description	Additions
01-07	ACH Deposit FLEX FLEX 250107 YA4417690300094	2,502.00
01-08	Remote Deposit	877.44
01-08	ACH Deposit YARDI CARD DEP LMINCFBTra 250108 102234578	670.00
01-09	ACH Deposit YARDI CARD DEP LMINCFBTra 250109 102406914	1,850.00
01-10	ACH Deposit YARDI CARD DEP LMINCFBTra 250110 102512843	2,345.00
01-13	Remote Deposit	2,900.00
01-14	ACH Deposit SonomaVlyEscapes ACH Paymen 250114	11,678.45
01-21	Remote Deposit	1,658.32
01-22	ACH Deposit YARDI CARD DEP LMINCFBTra 250122 102929858	662.00
01-23	Remote Deposit	2,900.00
01-30	Remote Deposit	3,669.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-31	36,029.47	01-10	140,563.31	01-22	118,532.69
01-02	51,012.61	01-13	143,043.45	01-23	121,417.74
01-03	49,510.82	01-14	147,341.82	01-24	110,476.32
01-06	131,165.20	01-15	138,794.00	01-28	109,383.32
01-07	137,101.20	01-16	125,563.29	01-30	113,052.32
01-08	137,508.64	01-17	125,153.17		
01-09	138,718.68	01-21	126,336.76		

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

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

Statement Ending 01/31/2025

HOME TAX SERVICE OF AMERICA

Page 1 of 6

Account Number [REDACTED] 8950

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Summary of Accounts

Account Type	Account Number	Ending Balance
SPECIALTY BANKING A/A BUSINESS	[REDACTED] 8950	\$92,158.90

SPECIALTY BANKING A/A BUSINESS - [REDACTED] 8950

Account Summary

Date	Description	Amount
01/01/2025	Beginning Balance	\$77,314.34
	8 Credit(s) This Period	\$31,696.00
	15 Debit(s) This Period	\$16,851.44
01/31/2025	Ending Balance	\$92,158.90

Deposits

Date	Description	Amount
01/02/2025	RDC Deposit	\$8,746.00
01/06/2025	RDC Deposit	\$2,800.00
01/06/2025	RDC Deposit	\$3,900.00
01/08/2025	RDC Deposit	\$3,865.00
01/13/2025	RDC Deposit	\$1,350.00
01/21/2025	RDC Deposit	\$5,065.00
01/30/2025	RDC Deposit	\$4,170.00
7 item(s) totaling \$29,896.00		

Electronic Credits

Date	Description	Amount
01/09/2025	YARDI CARD DEP LMINCCBBTr XXXXX3868	\$1,800.00
1 item(s) totaling \$1,800.00		

Electronic Debits

Date	Description	Amount
01/09/2025	PGANDE WEB ONLINE 18157364010825	\$2,771.85
01/13/2025	WIRE/OUT-20250130002034;BNF AMANDA BRAGG TTEE BRAGG REV TST;OBI BRAGG REV TST -	\$2,000.00
01/16/2025	PGANDE WEB ONLINE 19022679011525	\$4,105.21
3 item(s) totaling \$8,877.06		

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
1905	01/02/2025	\$750.00	1906	01/09/2025	\$726.06	1911*	01/09/2025	\$726.06

Member FDIC

SPECIALTY BANKING A/A BUSINESS - 8950 (continued)**Checks Cleared (continued)**

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
1913*	01/03/2025	\$230.85	1917	01/08/2025	\$1,664.00	1921	01/23/2025	\$155.00
1915*	01/13/2025	\$715.45	1919*	01/21/2025	\$151.41	1923*	01/28/2025	\$255.40
1916	01/10/2025	\$162.03	1920	01/21/2025	\$218.39	1924	01/28/2025	\$2,219.73

* Indicates skipped check number

12 item(s) totaling \$7,974.38

Daily Balances

Date	Amount	Date	Amount	Date	Amount
01/02/2025	\$85,310.34	01/09/2025	\$91,556.52	01/21/2025	\$90,619.03
01/03/2025	\$85,079.49	01/10/2025	\$91,394.49	01/23/2025	\$90,464.03
01/06/2025	\$91,779.49	01/13/2025	\$90,029.04	01/28/2025	\$87,988.90
01/08/2025	\$93,980.49	01/16/2025	\$85,923.83	01/30/2025	\$92,158.90

HOME TAX SERVICE OF AMERICA
LEFEVER MATTSON PROPERTY
LM INC DISTRIBUTION
6359 AUBURN BLVD STE B
CITRUS HEIGHTS CA 95621-5200

Statement Ending 01/31/2025

HOME TAX SERVICE OF AMERICA

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Account Number: 6251

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Summary of Accounts

Account Type	Account Number	Ending Balance
SPECIALTY BANKING A/A BUSINESS	6251	\$137,108.35

SPECIALTY BANKING A/A BUSINESS - 6251

Account Summary

Date	Description	Amount
01/01/2025	Beginning Balance	\$181,191.96
	9 Credit(s) This Period	\$143,787.64
	14 Debit(s) This Period	\$187,871.25
01/31/2025	Ending Balance	\$137,108.35

Deposits

Date	Description	Amount
01/30/2025	RDC Deposit	\$613.00
		1 item(s) totaling \$613.00

Electronic Credits

Date	Description	Amount
01/02/2025	WIRE/IN-20250020000041;ORG HARRY AULT;OBI AULT PINYON RENTAL	\$5,225.00
01/03/2025	LEFEVER-DISTCB Settlement 000022844489790	\$12,025.00
01/03/2025	228779 OLB TRANSFER PERSONAL CHECKING XXXXX7946	\$37,174.64
01/03/2025	335692 OLB TRANSFER SPCLTY AA XXXXX5980	\$67,000.00
01/06/2025	LEFEVER-DISTCB Settlement 000022862765834	\$5,000.00
01/06/2025	LEFEVER-DISTCB Settlement 000022875576042	\$5,550.00
01/09/2025	YARDI CARD DEP DISTCBTran XXXXX0094	\$5,500.00
01/13/2025	LEFEVER-DISTCB Settlement 000022926058706	\$5,700.00
		8 item(s) totaling \$143,174.64

Electronic Debits

Date	Description	Amount
01/08/2025	WIRE/OUT-20250080000458;BNF PINEAPPLE BEAR;OBI LOAN LM INC TO PINEAPPLE BEAR PR	\$60,000.00
01/10/2025	JPMORGAN CHASE CHASE ACH XXXXXX2864	\$719.82
01/10/2025	JPMORGAN CHASE CHASE ACH XXXXXX5083	\$619.91
01/21/2025	JPMORGAN CHASE CHASE ACH XXXXXX4843	\$1,207.87
		4 item(s) totaling \$62,547.60

SPECIALTY BANKING A/A BUSINESS - 6251 (continued)**Other Debits**

Date	Description	Amount
01/03/2025	229466 OLB TRANSFER SPCLTY AA XXXXX5980	\$13,745.98
01/15/2025	969526 OLB TRANSFER SPCLTY AA XXXXX6186	\$5,000.00
		2 item(s) totaling \$18,745.98

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
4079	01/02/2025	\$202.39	4083	01/07/2025	\$25,790.09	4087*	01/09/2025	\$1,680.85
4080	01/07/2025	\$27,303.70	4084	01/07/2025	\$37,174.64	4089*	01/14/2025	\$676.00
4082*	01/07/2025	\$10,000.00	4085	01/08/2025	\$3,750.00			
						8 item(s) totaling \$106,577.67		

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
01/02/2025	\$186,214.57	01/08/2025	\$135,199.80	01/14/2025	\$142,703.22
01/03/2025	\$288,668.23	01/09/2025	\$139,018.95	01/15/2025	\$137,703.22
01/06/2025	\$299,218.23	01/10/2025	\$137,679.22	01/21/2025	\$136,495.35
01/07/2025	\$198,949.80	01/13/2025	\$143,379.22	01/30/2025	\$137,108.35



A Financial Services Company

PO Box 3938, Ontario, CA 91761

HOME TAX SERVICE OF AMERICA
LEFEVER MATTSON PROPERTY
WILLOW BROOK APTS TRUST ACCT
6359 AUBURN BLVD STE B
CITRUS HEIGHTS CA 95621-5200

Statement Ending 01/31/2025

HOME TAX SERVICE OF AMERICA

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Account Number: [REDACTED] 6178

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Summary of Accounts

Account Type	Account Number	Ending Balance
BUSINESS CHECKING	[REDACTED] 6178	\$327.86

BUSINESS CHECKING - [REDACTED] 6178

Account Summary

Date	Description	Amount
01/01/2025	Beginning Balance	\$327.86
	0 Credit(s) This Period	\$0.00
	0 Debit(s) This Period	\$0.00
01/31/2025	Ending Balance	\$327.86

Member FDIC



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Return Service Requested

00006670-0028807-0001-0003-TIMR8008150131256791

HOME TAX SERVICE OF AMERICA INC
DBA LEFEVER MATTSON PROPERTY MANAGEMENT
6359 BLDG TRUST ACCOUNT
6359 AUBURN BLVD STE B
CITRUS HEIGHTS CA 95621-5200

Last statement: December 31, 2024
This statement: January 31, 2025
Total days in statement period: 31

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(5)

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Commercial Checking

Account number	XXXXXX4110	Beginning balance	\$3,098.51
Enclosures	5	Total additions	7,246.38
Low balance	\$2,630.14	Total subtractions	5,455.25
Average balance	\$5,573.27	Ending balance	\$4,889.64
Avg collected balance	\$4,904		

CHECKS

Number	Date	Amount	Number	Date	Amount
730	01-02	184.26	733 *	01-28	182.66
731	01-02	284.11			

* Skip in check sequence

DEBITS

Date	Description	Subtractions
01-06	' ACH Withdrawal	3,554.81
	TRI CO BNK LOAN PAYMENT	
	003929102640	
01-13	' ACH Withdrawal	1,249.41
	LEFEVER-ARCACB WEB PMTS 250113	





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Return Service Requested

HOME TAX SERVICE OF AMERICA INC
January 31, 2025

Page: 2 of 3
XXXXXX4110

CREDITS

Date	Description	Additions
01-03	Remote Deposit	6,750.00
01-08	Remote Deposit	496.38

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-31	3,098.51	01-06	5,825.33	01-28	4,889.64
01-02	2,630.14	01-08	6,321.71		
01-03	9,380.14	01-13	5,072.30		

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

00006670-0028809-0002-0003-TIMR8008150131256791(00006670)-000028811



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888 761-3967

ACCOUNT STATEMENT

Page 1 of 2

STARTING DATE: January 01, 2025

ENDING DATE: January 31, 2025

Total days in statement period: 31

0797

(0)

LEFEVER MATTSON
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10545
6359 AUBURN BLVD STE B
CITRUS HEIGHTS CA 95621-5200

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Commercial Analysis Checking

Account number	0797	Beginning balance	\$820,890.00
Low balance	\$338,564.23	Total additions	(1) 2,000,000.00
Average balance	\$688,440.40	Total subtractions	(8) 482,325.77
		Ending balance	\$2,338,564.23

CREDITS

Number	Date	Transaction Description	Additions
	01-31	Wire Trans-IN 8b037bc4-79dc-4a29 -8dfa-f2eb094a5714 SERENE INVESTMENT 122287251 CASE #24-10545	2,000,000.00

DEBITS

Date	Transaction Description	Subtractions
01-10	Outgoing Wire ACD322AP00003788 Niro LLC (Rishi Ja 02 1000021 RJain BOD Fee Inv 1 9	69,000.00
01-13	Outgoing Wire ACD322AP00003805 FJM Ventures, Inc 322271627 LMiller BOD Fee In v 5001 9	69,000.00
01-14	Preauth Debit QUARTERLY FEE PAYMENT 250114 0000	320.00
01-17	Outgoing Wire ACD3231P00002214 Heacock Park Apart 122234149 Loan LM to Heacock Cornerstone Tax	114,224.00
01-21	Outgoing Wire ACD3235P00001872 Pineapple Bear Pay 121137522 Loan LMI to Pineap ple Bear Payroll	100,000.00
01-22	Outgoing Wire DXX3236P00003796 THE LAW OFFICE OF 021000021 BNF CONT; USA - OB I;REF SEP 12 - NOV	22,726.40
01-22	Analysis Servic ANALYSIS ACTIVITY FOR 12/24	2,055.37
01-30	Outgoing Wire ACD323EP00000222 Home Tax Service o 122234149 LOAN LMINC TO HTSA FOR PAYROLL	105,000.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-31	820,890.00	01-14	682,570.00	01-22	443,564.23
01-10	751,890.00	01-17	568,346.00	01-30	338,564.23
01-13	682,890.00	01-21	468,346.00	01-31	2,338,564.23

9300 Flair Dr., 1St FL
El Monte, CA. 91731

LEFEVER MATTSON

STARTING DATE: January 01, 2025

ENDING DATE: January 31, 2025

0797

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00