

## UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. River View Shopping Center 1, LLC

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§  
§  
§Case No. 24-10524Debtor(s)Lead Case No. 24-10545☒ Jointly Administered**Monthly Operating Report**

Chapter 11

Reporting Period Ended: 03/31/2025Petition Date: 09/12/2024Months Pending: 7Industry 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

04/17/2025

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# 1319 Filed: 04/17/25 Entered: 04/17/25 12:12:12 PM



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Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$50,687	
b. Total receipts (net of transfers between accounts)	\$296,524	\$1,210,154
c. Total disbursements (net of transfers between accounts)	\$193,906	\$1,051,713
d. Cash balance end of month (a+b-c)	\$153,305	
e. Disbursements made by third party for the benefit of the estate	\$-28,517	\$-30,811
f. Total disbursements for quarterly fee calculation (c+e)	\$165,389	\$1,020,902

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$-32,391
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	\$2,967,137
e. Total assets	\$24,196,746
f. Postpetition payables (excluding taxes)	\$141,375
g. Postpetition payables past due (excluding taxes)	\$30,211
h. Postpetition taxes payable	\$353
i. Postpetition taxes past due	\$353
j. Total postpetition debt (f+h)	\$141,728
k. Prepetition secured debt	\$12,462,750
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$586,483
n. Total liabilities (debt) (j+k+l+m)	\$13,190,961
o. Ending equity/net worth (e-n)	\$11,005,785

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)	\$160,310	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$160,310	
d. Selling expenses	\$0	
e. General and administrative expenses	\$66,365	
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)	\$93,945	\$535,004

**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				
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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					
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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](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

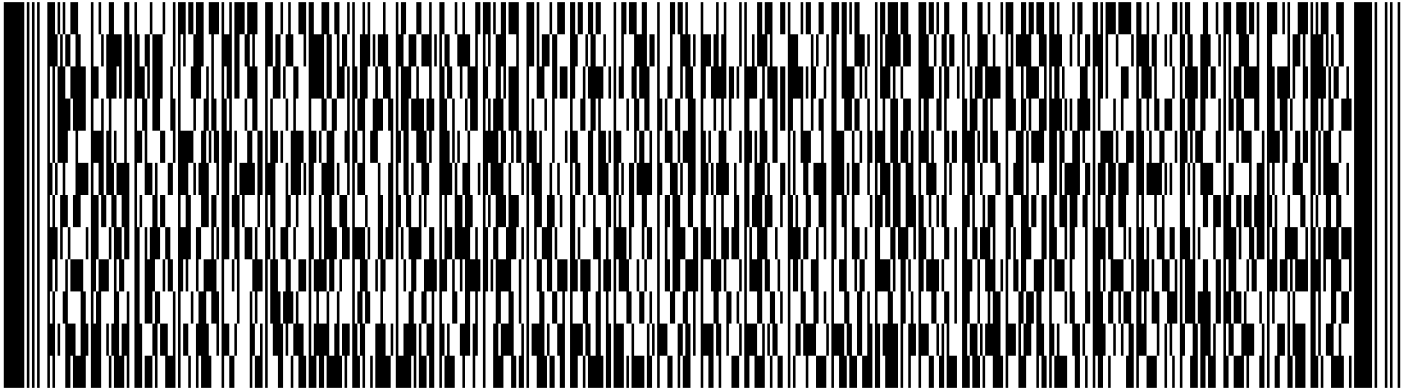
Title

Bradley D. Sharp

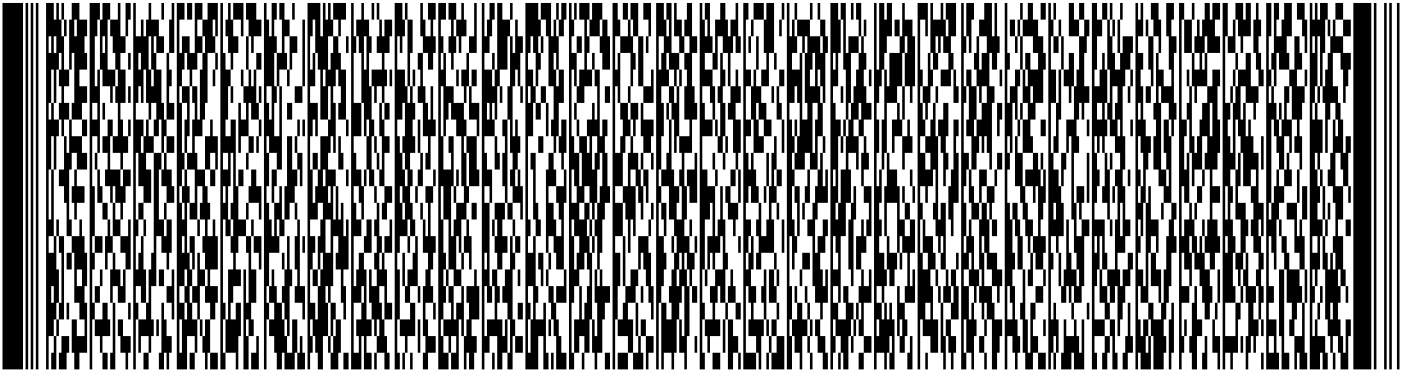
Printed Name of Responsible Party

04/17/2025

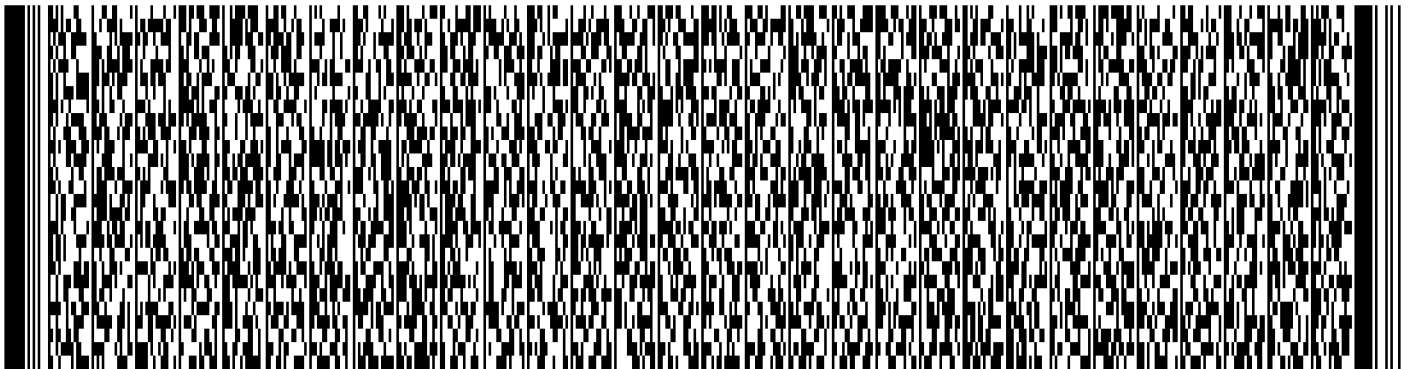
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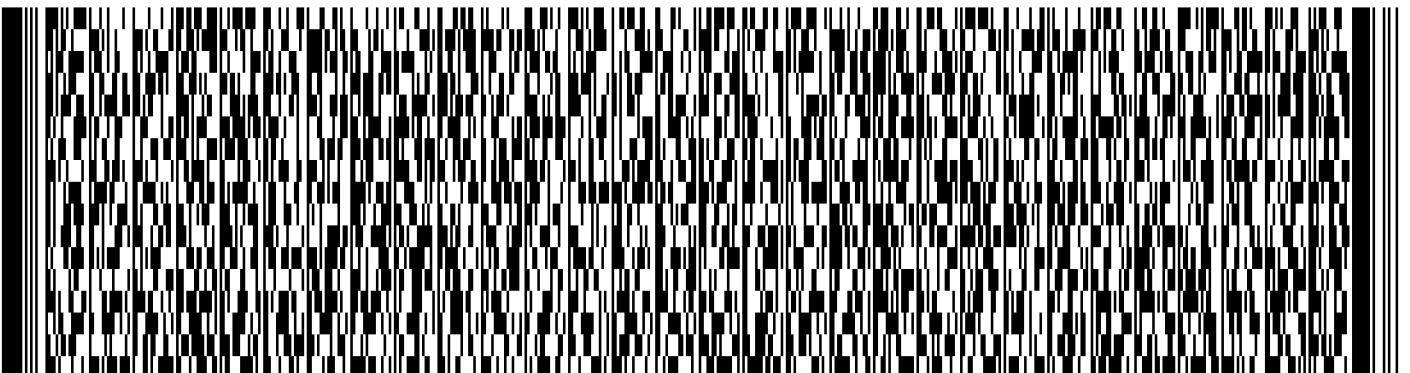
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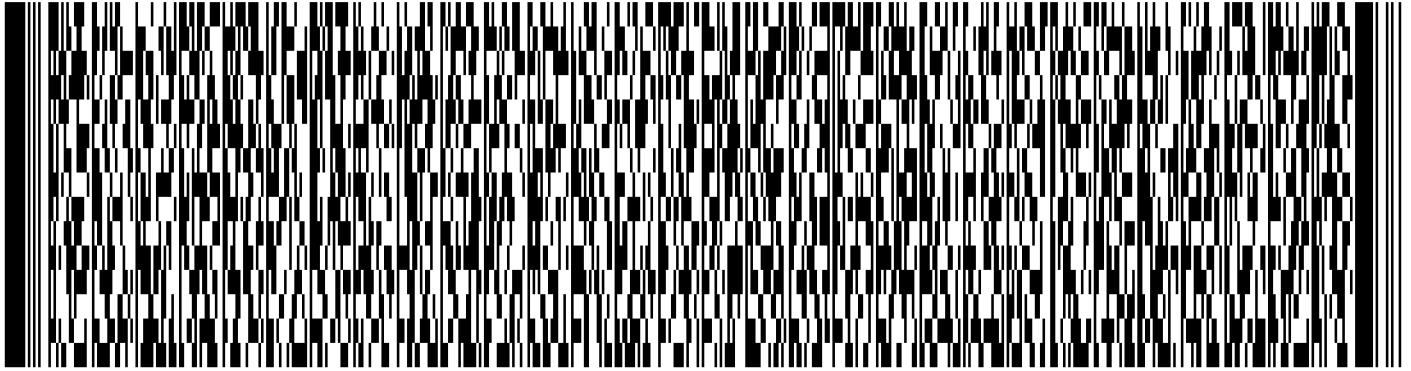
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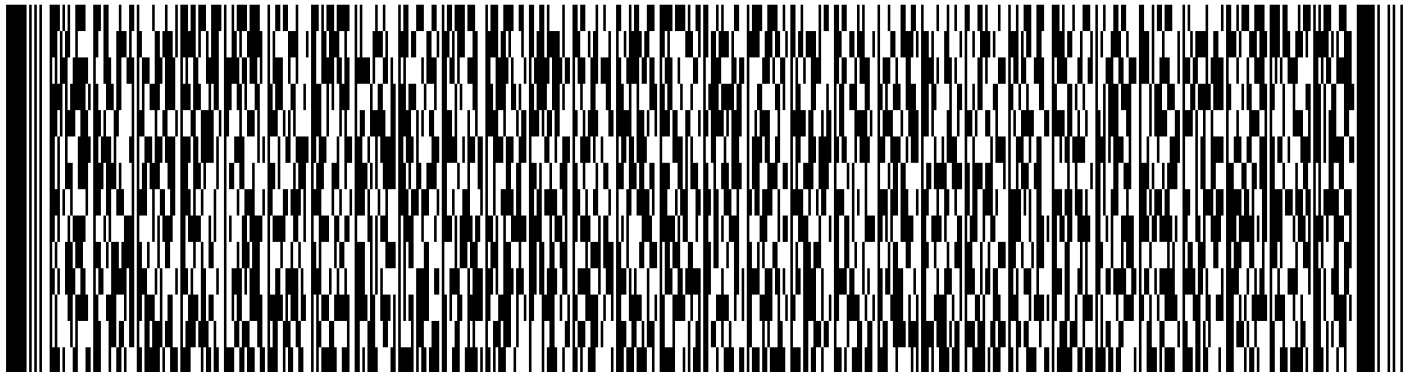
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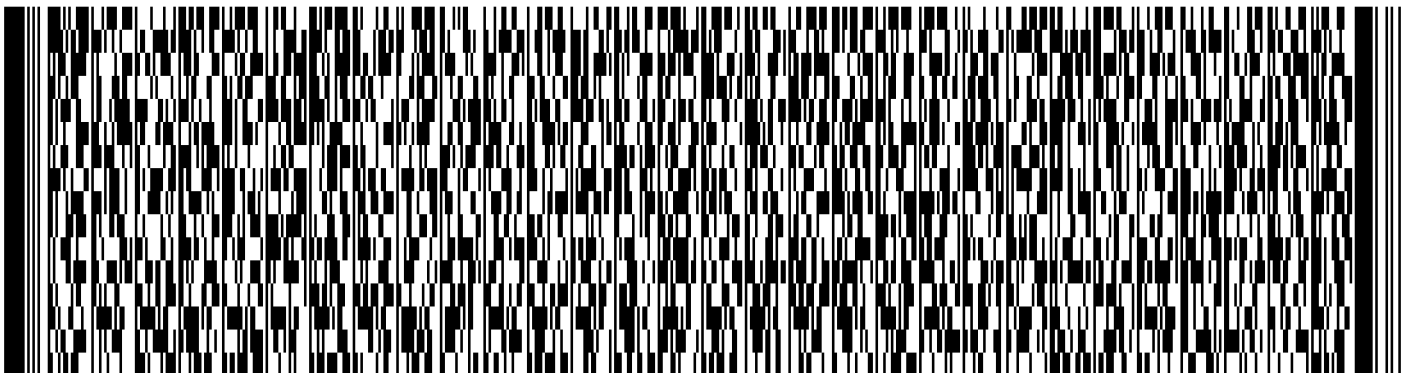
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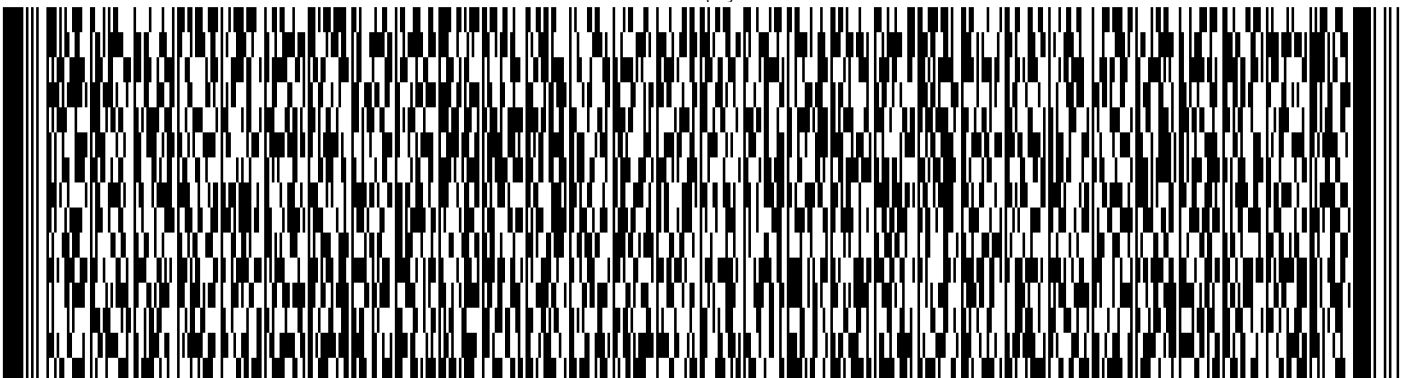
Bankruptcy1to50



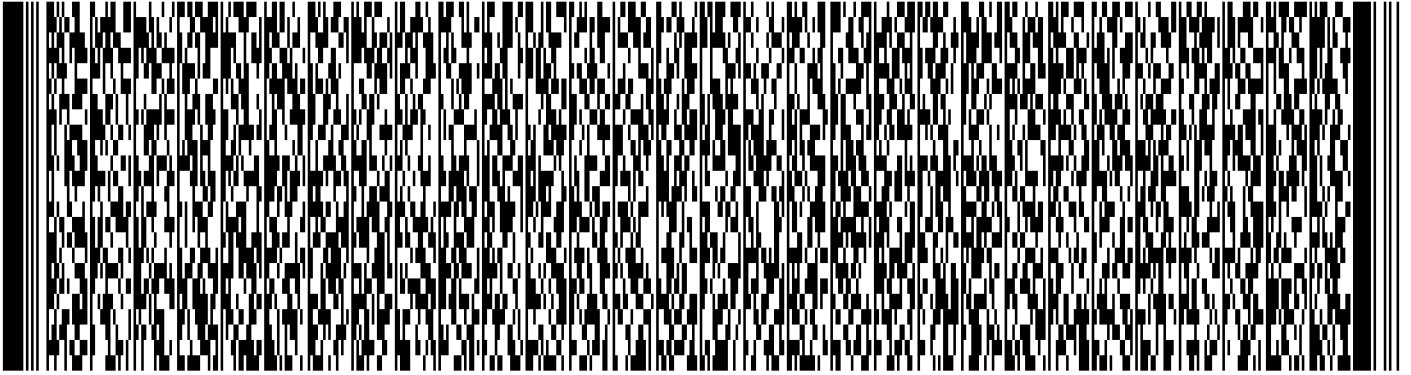
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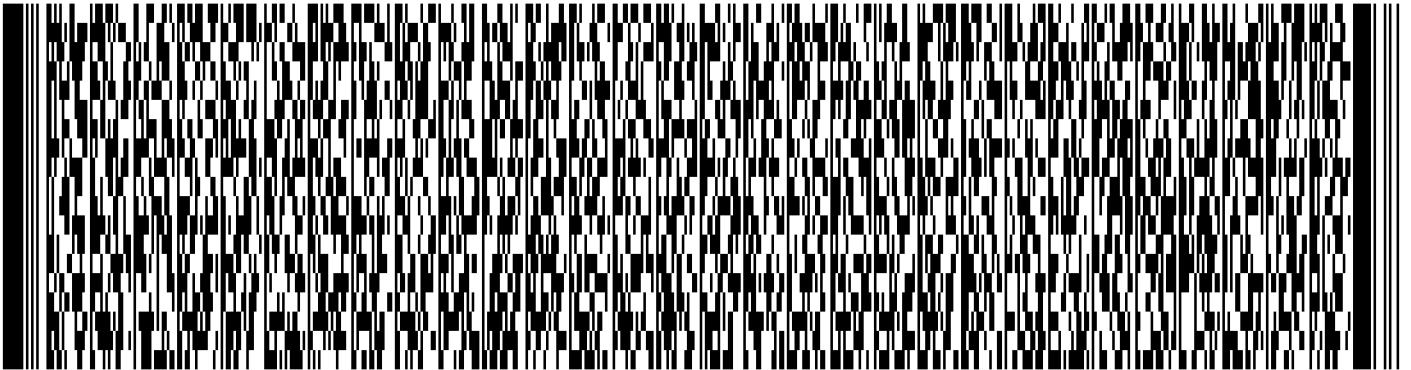
NonBankruptcy1to50



NonBankruptcy51to100



PageThree



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**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”).<sup>1</sup> 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

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<sup>1</sup> 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.

**River View Shopping Center 1, LLC**  
**24-10524**  
**Statement of Cash Receipts and Disbursements**  
**3/31/2025**

	<u>Current Month</u>	<u>Accumulated Total</u>
<b>Receipts</b>		
<b>Operating</b>		
Rental Income	\$ 147,866	\$ 1,039,574
Other Operating Cash Receipts	-	18,100
<b>Total Operating Receipts</b>	<u>\$ 147,866</u>	<u>\$ 1,057,673</u>
<b>Non-Operating</b>		
Other Non-Operating Cash Receipts	\$ 148,658	\$ 148,658
Intercompany Transfers	-	3,822
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	-	-
<b>Total Non-Operating Receipts</b>	<u>\$ 148,658</u>	<u>\$ 152,480</u>
<b>Total Receipts</b>	<u><b>\$ 296,524</b></u>	<u><b>\$ 1,210,154</b></u>
<b>Disbursements</b>		
<b>Operating</b>		
Payroll & Payroll Taxes	\$ -	\$ -
Insurance	3,588	34,422
Utilities	11,505	81,369
Repairs & Maintenance	2,339	49,871
Admin Expense	1,802	16,582
Professional Fees	447	1,360
Other Operating Disbursements	-	134,322
Management Fees	5,722	36,710
Taxes (sales, property, other)	-	-
<b>Total Operating Disbursements</b>	<u>\$ 25,403</u>	<u>\$ 354,635</u>
<b>Non-Operating</b>		
Debt Service	\$ 139,986	\$ 664,045
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	2,222
Owner Distributions	-	-
Intercompany Transfers	28,517	30,811
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
<b>Total Non-Operating Disbursements</b>	<u>\$ 168,503</u>	<u>\$ 697,078</u>
<b>Total Disbursements</b>	<u><b>\$ 193,906</b></u>	<u><b>\$ 1,051,713</b></u>
<b>Net Cash Receipts and Disbursements</b>	<u><b>\$ 102,618</b></u>	<u><b>\$ 158,441</b></u>
 <b>Total Disbursements less Intercompany Disbursements</b>	 <u><b>\$ 165,389</b></u>	 <u><b>\$ 1,020,902</b></u>

River View Shopping Center 1, LLC  
24-10524  
Balance Sheet  
3/31/2025

	Current Month
<b>Assets</b>	
<b>Current Assets</b>	
Cash & Equivalents	\$ 153,305
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	2,846,222
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
<b>Total Current Assets</b>	<b>\$ 2,999,527</b>
<b>Fixed Assets</b>	
FF&E	\$ -
Capital Assets	19,111,250
Accumulated Depreciation	-
<b>Total Fixed Assets</b>	<b>\$ 19,111,250</b>
Other Assets	\$ 2,118,359
Other Assets (To Be Reconciled)	-
<b>Total Other Assets</b>	<b>\$ 2,118,359</b>
<b>Total Assets</b>	<b>\$ 24,229,136</b>
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Current Liabilities	\$ -
Security Deposits	109,326
Other Payables	-
Intercompany Liabilities - LM	-
Intercompany Liabilities - Other	3,058
Intercompany Liabilities - US Trustee Fees	250
Other Liabilities	542,340
Other Liabilities (To Be Reconciled)	-
<b>Total Current Liabilities</b>	<b>\$ 654,974</b>
<b>Long-Term Liabilities</b>	
Deferred Gain (Loss)	\$ -
Notes Payable	12,498,890
Notes Payable - LM	-
<b>Total Long-Term Liabilities</b>	<b>\$ 12,498,890</b>
<b>Total Liabilities</b>	<b>\$ 13,153,864</b>
<b>Equity</b>	
Capital	\$ 7,271,023
Retained Earnings	3,101,573
YTD Net Income	702,676
<b>Total Equity</b>	<b>\$ 11,075,272</b>
<b>Total Liabilities and Equity</b>	<b>\$ 24,229,136</b>

River View Shopping Center 1, LLC  
24-10524  
Statement of Operations  
3/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
<b>Income</b>		
<b>Revenue</b>		
Rental Income	\$ 127,042	\$ 957,628
Garage Income	-	-
<b>Other Revenue</b>		
Other Income	33,268	\$ 245,666
<b>Total Revenue</b>	<u>\$ 160,310</u>	<u>\$ 1,203,294</u>
<b>Expense</b>		
<b>Operating Expense</b>		
Admin Expense	\$ 18,967	\$ 114,865
Bank Fees	-	-
Commissions	-	-
Garage Expense	-	-
Insurance	3,588	21,526
Landscaping	-	-
Licenses & Fees	-	-
Marketing	-	-
Payroll	-	-
Professional Fees	-	-
Property Expense	29,028	68,046
Rent Expense	-	-
Repairs & Maintenance	3,209	53,913
Utilities	11,505	81,369
Other Operating Expense	67	628
<b>Total Operating Expense</b>	<u>\$ 66,365</u>	<u>\$ 340,346</u>
<b>Non-Operating Expense</b>		
Restructuring Fees	\$ -	\$ 2,472
Interest Expense	-	186,835
Tax	-	138,636
<b>Total Non-Operating Expense</b>	<u>\$ -</u>	<u>\$ 327,944</u>
<b>Total Expense</b>	<u>\$ 66,365</u>	<u>\$ 668,290</u>
<b>Net Income</b>	<u><u>\$ 93,945</u></u>	<u><u>\$ 535,004</u></u>

River View Shopping Center 1, LLC  
24-10524  
AR Aging Report  
3/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Panda Express, Inc.	(5,745)	-	-	-	-	(5,745)
Sports Clips Kneeland	(4,606)	-	-	-	-	(4,606)
Fort Washingto Fitness - Thrive Business Development Inc.	(19,674)	-	-	-	-	(19,674)
Agustin Arias dba The Healthy Fix	(2,598)	-	-	-	-	(2,598)
Tutoring Club, LLC dba TC North Fresno, LLC	-	113	-	-	-	113
Patrick's Music	-	120	-	-	-	120
<b>Grand Total</b>	<b>(32,623)</b>	<b>232</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(32,391)</b>

River View Shopping Center 1, LLC  
24-10524  
AP Aging Report  
3/31/2025

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	City of Fresno	-	-	-	433	433
	Fresno County Private Security	-	-	-	1,243	1,243
	Pacific Gas & Electric	-	-	-	17	17
	Robert Champagne Landscape Maintenance	1,588	-	-	-	1,588
	LeFever Mattson Property Management	-	-	-	28,517	28,517
	City of Fresno/Finance Division	-	-	-	353	353
Post-Petition Total		1,588	-	-	30,564	32,152
Pre-Petition	AT&T	-	-	-	104	104
	City of Fresno	-	-	-	6,496	6,496
	Clark Pest Control	-	-	-	47	47
	Dewayne Zinkin Atty	-	-	-	10,798	10,798
	Fresno County Private Security	-	-	-	5,568	5,568
	MS Fire Protection, Inc	-	-	-	457	457
	Pacific Gas & Electric	-	-	-	2,036	2,036
	Paramount Pest Services	-	-	-	146	146
	Robert Champagne Landscape Maintenance	-	-	-	635	635
	Weintraub & Tobin	-	-	-	1,715	1,715
	YES Energy Management	-	-	-	105	105
	LeFever Mattson Property Management	-	-	-	12,978	12,978
Pre-Petition Total		-	-	-	41,085	41,085
Grand Total		1,588	-	-	71,650	73,237

**River View Shopping Center 1, LLC**  
**24-10524**  
**Statement of Capital Assets**  
**3/31/2025**

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

<b>Property Address</b>	<b>As of Petition Date</b>		<b>3/31/2025</b>
9415-9471 N Fort Washington	\$	19,111,250	\$ 19,111,250
<b>Grand Total</b>	<b>\$</b>	<b>19,111,250</b>	<b>\$ 19,111,250</b>

River View Shopping Center 1, LLC  
24-10524  
Bank Reconciliation  
3/31/2025

Bank Account	Balance Per Bank Statement	Outstanding Deposits	Outstanding Checks	Attributed to Other Debtors	Attributed to Non-Debtors	Other Activity	Reconciled Balance
Buck Avenue Apts LP - Citizens	1,020	-	(2,808)	1,788	-	(1,972)	(1,972)
River View Shopping - Citizens	37,638	-	(418)	(9,452)	-	2,907	30,675
River View Wells Fargo lockbox	11,764	-	-	(2,771)	-	-	8,993
Willow Glen - Citizens	771	-	-	(5,543)	250	-	(4,522)
East West River View Shopping Ctr 1 LLC	-	2,008	-	-	-	-	2,008
East West River View 1 Operating	154,520	-	-	(36,397)	-	-	118,123
<b>Grand Total</b>	<b>205,713</b>	<b>2,008</b>	<b>(3,226)</b>	<b>(52,375)</b>	<b>250</b>	<b>935</b>	<b>153,305</b>

River View Shopping Center 1, LLC  
24-10524  
Payments on Pre-Petition Debt  
3/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
River View Shopping Center 1, LLC	02/28/25	02/28/25	Wells Fargo	49,013
River View Shopping Center 1, LLC	03/31/25	03/31/25	Wells Fargo	90,973
Grand Total				139,986

River View Shopping Center 1, LLC  
24-10524  
Post-Petition Payments to Insiders  
3/31/2025

Date	Payee Name	Description	Payment
3/20/2025	Home Tax Service of America, Inc., dba LeFever Mattson Prc	Commission 9447-116 No. Fort Washington - J	28,517
Grand Total			28,517



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PO Box 3938, Ontario, CA 91761

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




## Statement Ending 03/31/2025

HOME TAX SERVICE OF AMERICA

Page 1 of 4

Account Number: 2-0139

### 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	0139	\$1,019.67

## SPECIALTY BANKING A/A BUSINESS - 0139

### Account Summary

Date	Description	Amount
03/01/2025	Beginning Balance	\$3,852.18
	1 Credit(s) This Period	\$3,057.97
	3 Debit(s) This Period	\$5,890.48
03/31/2025	Ending Balance	\$1,019.67

### Electronic Credits

Date	Description	Amount
03/21/2025	943128 OLB TRANSFER ANALYZED XXXXX9958	\$3,057.97
		1 item(s) totaling \$3,057.97

### Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
4015	03/04/2025	\$1,788.30	4764*	03/27/2025	\$800.00	4766*	03/24/2025	\$3,302.18
						3 item(s) totaling \$5,890.48		

\* Indicates skipped check number

### Daily Balances

Date	Amount	Date	Amount
03/04/2025	\$2,063.88	03/24/2025	\$1,819.67
03/21/2025	\$5,121.85	03/27/2025	\$1,019.67

Member FDIC



A Financial Services Company

PO Box 3938, Ontario, CA 91761

RIVER VIEW SHOPPING CENTER  
C/O LEFEVER MATTSON PM  
6359 AUBURN BLVD STE B  
CITRUS HEIGHTS CA 95621-5200

## Statement Ending 03/31/2025

RIVER VIEW SHOPPING CENTER

Page 1 of 8

Account Number: [REDACTED] 9958

### Managing Your Accounts



Phone Number 888.222.5432



Website cbbank.com



Email customersupport@cbbank.com

### Summary of Accounts

Account Type	Account Number	Ending Balance
ANALYZED BUSINESS PLAN	[REDACTED] 9958	\$37,638.27

## ANALYZED BUSINESS PLAN - [REDACTED] 9958

### Account Summary

Date	Description	Amount
03/01/2025	Beginning Balance	\$14,357.04
	4 Credit(s) This Period	\$259,359.20
	26 Debit(s) This Period	\$236,077.97
03/31/2025	Ending Balance	\$37,638.27

### Deposits

Date	Description	Amount
03/27/2025	RDC Deposit	\$4,000.00
		1 item(s) totaling \$4,000.00

### Electronic Credits

Date	Description	Amount
03/10/2025	WIRE/IN-20250690000920;ORG RIVER VIEW SHOPPING CENTER 1, LLC;OBI DDC:(222 - OPER	\$52,151.79
03/11/2025	WIRE/IN-20250700001464;ORG RIVER VIEW SHOPPING CENTER 1, LLC;OBI DDC:(222 - OPER	\$8,743.21
03/17/2025	WIRE/IN-20250760004053;ORG WELLS FARGO BANK;OBI REF:(LN 883100415 OPEX)FFC:(WELL	\$194,464.20
		3 item(s) totaling \$255,359.20

### Electronic Debits

Date	Description	Amount
03/03/2025	QUARTERLY FEE PAYMENT 0000	\$1,972.00
03/03/2025	QUARTERLY FEE PAYMENT 0000	\$435.00
03/21/2025	WIRE/OUT-20250800002656;BNF RIVER VIEW SHOPPING CTR 1, LLC;OBI TRANS CASH BAL FR	\$158,519.95
		3 item(s) totaling \$160,926.95

### Other Debits

Date	Description	Amount
03/21/2025	943551 OLB TRANSFER SPCLTY AA XXXXXX10147	\$942.03
03/21/2025	943128 OLB TRANSFER SPCLTY AA XXXXXX10139	\$3,057.97

Member FDIC

**ANALYZED BUSINESS PLAN - 9958 (continued)****Other Debits (continued)**

Date	Description	Amount
03/21/2025	Account Analysis Fees	\$84.14
		3 item(s) totaling \$4,084.14

**Checks Cleared**

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
2589	03/03/2025	\$184.20	2603	03/21/2025	\$4,693.08	2611	03/19/2025	\$152.09
2590	03/05/2025	\$631.07	2605*	03/18/2025	\$643.54	2612	03/18/2025	\$2,077.00
2591	03/05/2025	\$62.00	2606	03/17/2025	\$136.39	2613	03/18/2025	\$584.50
2592	03/04/2025	\$633.54	2607	03/19/2025	\$10,722.26	2615*	03/28/2025	\$582.58
2597*	03/17/2025	\$462.00	2608	03/18/2025	\$279.20	2616	03/27/2025	\$3,760.21
2599*	03/05/2025	\$108.00	2609	03/19/2025	\$62.00	2617	03/27/2025	\$37,304.41
2602*	03/05/2025	\$7,485.51	2610	03/18/2025	\$503.30			

\* Indicates skipped check number

20 item(s) totaling \$71,066.88

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
03/03/2025	\$11,765.84	03/11/2025	\$63,740.72	03/21/2025	\$75,285.47
03/04/2025	\$11,132.30	03/17/2025	\$257,606.53	03/27/2025	\$38,220.85
03/05/2025	\$2,845.72	03/18/2025	\$253,518.99	03/28/2025	\$37,638.27
03/10/2025	\$54,997.51	03/19/2025	\$242,582.64		

# WellsOne® Account

Account number: [REDACTED] 5836 ■ March 1, 2025 - March 31, 2025 ■ Page 1 of 2

WELLS  
FARGO

RIVER VIEW SHOPPING CENTER 1, LLC  
FBO BARCLAYS BANK PLC  
DEBTOR IN POSSESSION  
LEFEVER MATTSON PROPERTY MANAGEMENT  
6359 AUBURN BLVD  
CITRUS HEIGHTS CA 95621-5272

## Questions?

Call your Customer Service Officer or Client Services  
1-800-AT WELLS (1-800-289-3557)  
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: [wellsfargo.com](https://www.wellsfargo.com)

Write: Wells Fargo Bank, N.A. (182)  
PO Box 63020  
San Francisco, CA 94163

## Account summary

### WellsOne® Account

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED] 5836	\$5,000.00	\$186,663.12	-\$179,898.90	\$11,764.22

## Credits

### Deposits

Effective date	Posted date	Amount	Transaction detail
	03/03	3,380.86	Wholesale Lockbox Deposit Los Angeles Box 138339 Deposit 1
	03/04	438.00	Wholesale Lockbox Deposit Los Angeles Box 138339 Deposit 1
	03/05	6,764.22	Wholesale Lockbox Deposit Los Angeles Box 138339 Deposit 1
	03/07	6,000.00	Wholesale Lockbox Deposit Los Angeles Box 138339 Deposit 1
	03/21	6,025.48	Wholesale Lockbox Deposit Los Angeles Box 138339 Deposit 1
	03/31	6,764.22	Wholesale Lockbox Deposit Los Angeles Box 138339 Deposit 1
		\$29,372.78	Total deposits

### Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	03/03	21,506.98	Lefever-Rivewflb Settlement 030325 000023336461122 Yardi Collect Master 1
	03/04	20,726.76	Lefever-Rivewflb Settlement 030425 000023357154978 Yardi Collect Master 1
	03/05	32,162.07	Lefever-Rivewflb Settlement 030525 000023372689326 Yardi Collect Master 1
	03/06	3,211.50	Yardi Card Dep Rivewflbtr 030625 xxxxx3171 Rivewflb-Lefever Matts
	03/06	8,345.12	Lefever-Rivewflb Settlement 030625 000023386220606 Yardi Collect Master 1
	03/06	14,135.69	Yardi Card Dep Rivewflbtr 030625 xxxxx1867 Rivewflb-Lefever Matts
	03/07	4,439.24	Lefever-Rivewflb Settlement 030725 000023396654542 Yardi Collect Master 1
	03/11	49,364.45	Thrive Business Bill.Com 015Dnrmhkhdbavf Thrive Business Development Bill.Com 015Dnrmhkhdb
	03/25	3,398.53	Lefever-Rivewflb Settlement 032525 000023514239094 Yardi Collect Master 1
		\$157,290.34	Total electronic deposits/bank credits
		\$186,663.12	Total credits

**Debits**

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
03/03		21,506.98	WT Seq#58829 River View Shopping Cen /Bnf= Srf# Trn#250303058829 Rfb#
03/04		24,107.62	WT Seq#32776 River View Shopping Cen /Bnf= Srf# Trn#250304032776 Rfb#
03/05		32,600.07	WT Seq#31944 River View Shopping Cen /Bnf= Srf# Trn#250305031944 Rfb#
03/06		25,917.53	WT Seq#31336 River View Shopping Cen /Bnf= Srf# Trn#250306031336 Rfb#
03/07		10,978.24	WT Seq#32646 River View Shopping Cen /Bnf= Srf# Trn#250307032646 Rfb#
03/10		6,000.00	WT Seq#44575 River View Shopping Cen /Bnf= Srf# Trn#250310044575 Rfb#
03/11		850.66	Client Analysis Svc Chrg 250310 Svc Chge 0225 000004127805836
03/11		49,364.45	WT Seq#27543 River View Shopping Cen /Bnf= Srf# Trn#250311027543 Rfb#
03/24		5,174.82	WT Seq#41280 River View Shopping Cen /Bnf= Srf# Trn#250324041280 Rfb#
03/25		3,398.53	WT Seq#31338 River View Shopping Cen /Bnf= Srf# Trn#250325031338 Rfb#
		\$179,898.90	Total electronic debits/bank debits
		\$179,898.90	Total debits

**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
02/28	5,000.00	03/06	11,539.00	03/21	10,174.82
03/03	8,380.86	03/07	11,000.00	03/24	5,000.00
03/04	5,438.00	03/10	5,000.00	03/25	5,000.00
03/05	11,764.22	03/11	4,149.34	03/31	11,764.22
Average daily ledger balance		\$6,577.55			

**Funds Availability Policy Update**

Effective June 4, 2025, we are updating the Funds Availability Policy in our Commercial Account Agreement as follows:

In the "Longer delays may apply" section, we are making the following changes:

- The amount of your deposit that may be available on the first business day after the day of your deposit is increasing from \$225 to \$275.
- The amount of funds you deposit by check on any one day that may lead to a longer delay in availability of generally no more than seven business days is increasing from \$5,525 to \$6,725.



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

## Statement Ending 03/31/2025

HOME TAX SERVICE OF AMERICA

Page 1 of 2

Account Number: [REDACTED] 9057

### Managing Your Accounts



Phone Number 888.222.5432



Website cbbank.com



Email customersupport@cbbank.com

### Summary of Accounts

Account Type	Account Number	Ending Balance
BUSINESS CHECKING	[REDACTED] 9057	\$771.13

### BUSINESS CHECKING - [REDACTED] 9057

#### Account Summary

Date	Description	Amount	Description	Amount
03/01/2025	Beginning Balance	\$796.63	Minimum Balance	\$796.63
	0 Credit(s) This Period	\$0.00	Average Ledger Balance	\$796.63
	1 Debit(s) This Period	\$25.50	Average Available Balance	\$796.63
03/31/2025	Ending Balance	\$771.13		
	Service Charges	\$25.50		

#### Other Debits

Date	Description	Amount
03/31/2025	SERVICE CHARGE	\$25.50
		1 item(s) totaling \$25.50

#### Daily Balances

Date	Amount
03/31/2025	\$771.13

#### Service Charge Summary

Description	Amount
TOTAL CHARGE FOR MONTHLY SERVICE:	\$18.00
TOTAL CHARGE FOR STMT WITH CK IMAGES:	\$7.50
Total Service Charge	\$25.50

Member FDIC

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

Direct inquiries to:  
888 761-3967

**ACCOUNT STATEMENT**

Page 1 of 1

STARTING DATE: March 21, 2025

ENDING DATE: March 31, 2025

Total days in statement period: 11

2106  
( 0)

RIVER VIEW SHOPPING CENTER 1 LLC  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #24-10524  
6359 AUBURN BLVD STE B  
CITRUS HEIGHTS CA 95621-5200

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**Commercial Analysis Checking**

Account number 2106  
Low balance \$0.00  
Average balance \$0.00

Beginning balance \$0.00  
Total additions ( 0) .00  
Total subtractions ( 0) .00  
Ending balance \$.00

**\*\* No activity this statement period \*\***

**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

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

Direct inquiries to:  
888 761-3967

**ACCOUNT STATEMENT**

Page 1 of 2

STARTING DATE: March 18, 2025

ENDING DATE: March 31, 2025

Total days in statement period: 14

1651

( 1 )

RIVER VIEW SHOPPING CENTER 1 LLC  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #24-10524  
(RIVERVIEW)  
6359 AUBURN BLVD SUITE B  
CITRUS HEIGHTS CA 95621-5200

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**Commercial Analysis Checking**

Account number	1651	Beginning balance	\$0.00
Enclosures	1	Total additions	( 1 ) 158,519.95
Low balance	\$0.00	Total subtractions	( 1 ) 4,000.00
Average balance	\$123,408.53	Ending balance	\$154,519.95

**CREDITS**

Number	Date	Transaction Description	Additions
	03-21	Wire Trans-IN 2833765 f:6f5-46b0-9cfb-7b32accef5fb RIVER VIEW SHOPPIN 122234 149 TRANS CASH BAL FRO M CB RIVERVIEW T O	158,519.95

**CHECKS**

Number	Date	Amount	Number	Date	Amount
5001	03-28	4,000.00			

**DAILY BALANCES**

Date	Amount	Date	Amount	Date	Amount
03-21	158,519.95	03-28	154,519.95		

**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