

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. RT Capitol Mall, LP

§
§
§
§Case No. 24-10526Debtor(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:

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

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# 1321 Filed: 04/17/25 Entered: 04/17/25 12:00:00 PM



5910545250417000000000043

Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$46,355	
b. Total receipts (net of transfers between accounts)	\$14,875	\$82,050
c. Total disbursements (net of transfers between accounts)	\$33,815	\$54,636
d. Cash balance end of month (a+b-c)	\$27,415	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$33,815	\$54,636

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$-1,710
b. Accounts receivable over 90 days outstanding (net of allowance)	\$70
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$92,630
e. Total assets	\$22,321,331
f. Postpetition payables (excluding taxes)	\$128,480
g. Postpetition payables past due (excluding taxes)	\$68,770
h. Postpetition taxes payable	\$190,404
i. Postpetition taxes past due	\$95,202
j. Total postpetition debt (f+h)	\$318,884
k. Prepetition secured debt	\$6,570,868
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$819,577
n. Total liabilities (debt) (j+k+l+m)	\$7,709,329
o. Ending equity/net worth (e-n)	\$14,612,002

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)	\$14,875	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$14,875	
d. Selling expenses	\$0	
e. General and administrative expenses	\$3,815	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$30,000	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$-18,940	\$24,914

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						
	xiv						
	xv						
	xvi						
	xvii						
	xviii						
	xix						
	xx						
	xxi						
	xxii						
	xxiii						
	xxiv						
	xxv						
	xxvi						
	xxvii						
	xxviii						
	xxix						
	xxx						
xxxi							
xxxii							
xxxiii							
xxxiv							
xxxv							
xxxvi							

	xxxvii					
	xxxviii					
	xxxix					
	xl					
	xli					
	xlII					
	xlIII					
	xliv					
	xlV					
	xlvi					
	xlVII					
	xlVIII					
	xlIX					
	l					
	li					
	lii					
	liII					
	liV					
	liV					
	lvi					
	lvII					
	lvIII					
	liX					
	liX					
	lxi					
	lxII					
	lxIII					
	lxiv					
	lxv					
	lxvi					
	lxVII					
	lxVIII					
	lxIX					
	lxx					
	lxxi					
	lxxII					
	lxxIII					
	lxxiv					
	lxxv					
	lxxvi					
	lxxVII					
	lxxVIII					

	lxxix						
	lxxx						
	lxxxi						
	lxxxii						
	lxxxiii						
	lxxxiv						
	lxxxv						
	lxxxvi						
	lxxxvii						
	lxxxviii						
	lxxxix						
	xc						
	xc i						
	xc ii						
	xc iii						
	xc iv						
	xc v						
	xc vi						
	xc vii						
	xc viii						
	xc ix						
	c						
	ci						

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						
vii						
viii						
ix						
x						
xi						
xii						
xiii						
xiv						

	xv					
	xvi					
	xvii					
	xviii					
	xix					
	xx					
	xxi					
	xxii					
	xxiii					
	xxiv					
	xxv					
	xxvi					
	xxvii					
	xxviii					
	xxix					
	xxx					
	xxxi					
	xxxii					
	xxxiii					
	xxxiv					
	xxxv					
	xxxvi					
	xxxvii					
	xxxviii					
	xxxix					
	xl					
	xli					
	xlii					
	xliii					
	xliv					
	xlv					
	xlvi					
	xlvii					
	xlviii					
	xliv					
	l					
	li					
	lii					
	liii					
	liv					
	lv					
	lvi					

	lvii					
	lviii					
	lix					
	lx					
	lxi					
	lxii					
	lxiii					
	lxiv					
	lxv					
	lxvi					
	lxvii					
	lxviii					
	lxix					
	lxx					
	lxxi					
	lxxii					
	lxxiii					
	lxxiv					
	lxxv					
	lxxvi					
	lxxvii					
	lxxviii					
	lxxix					
	lxxx					
	lxxxi					
	lxxxii					
	lxxxiii					
	lxxxiv					
	lxxxv					
	lxxxvi					
	lxxxvii					
	lxxxviii					
	lxxxix					
	xc					
	xc i					
	xcii					
	xciii					
	xciv					
	xcv					
	xcvi					
	xcvii					
	xcviii					

	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

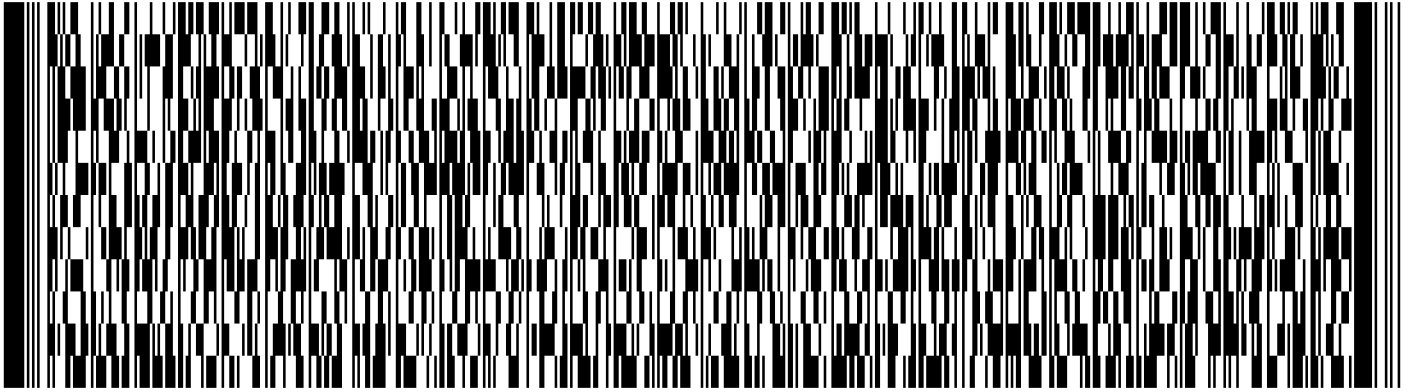
Title

Bradley D. Sharp

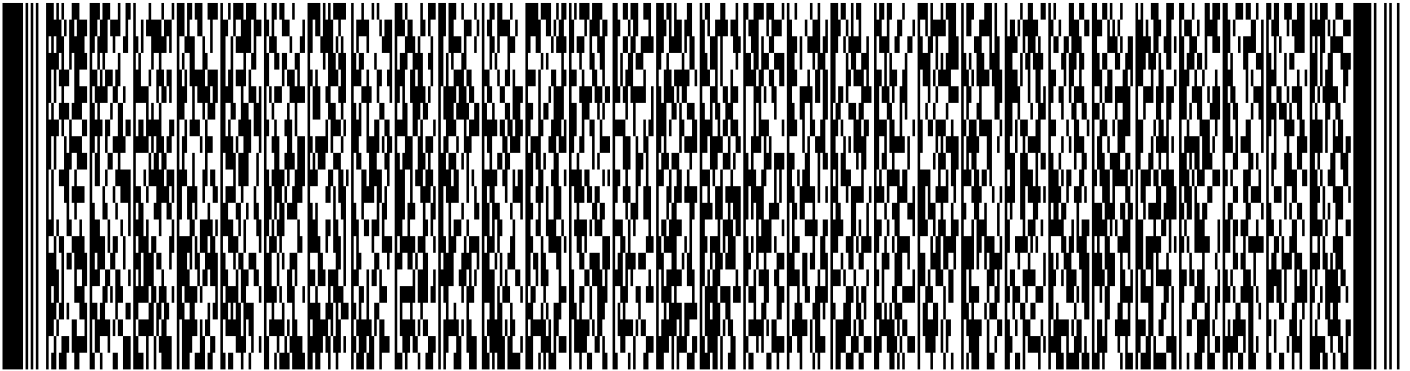
Printed Name of Responsible Party

04/17/2025

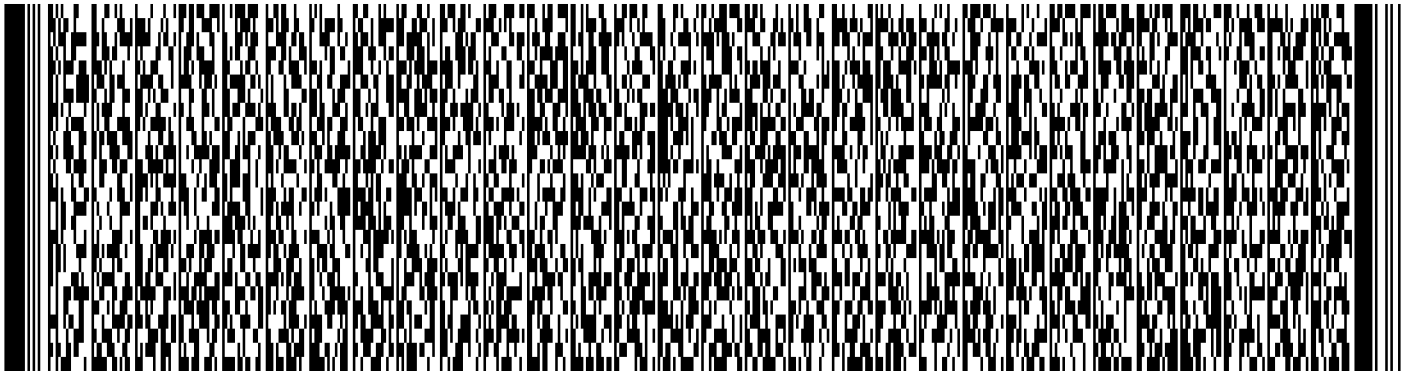
Date



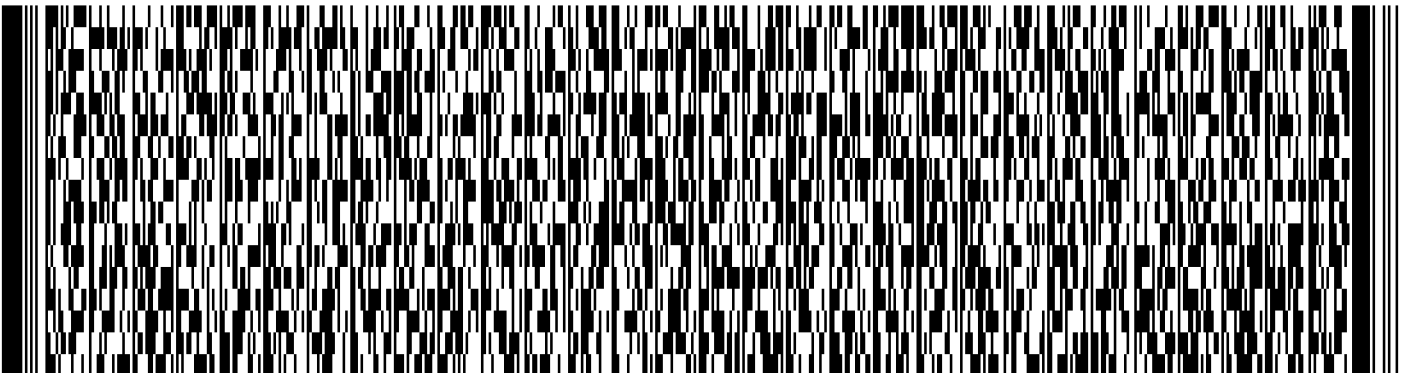
PageOnePartOne



PageOnePartTwo



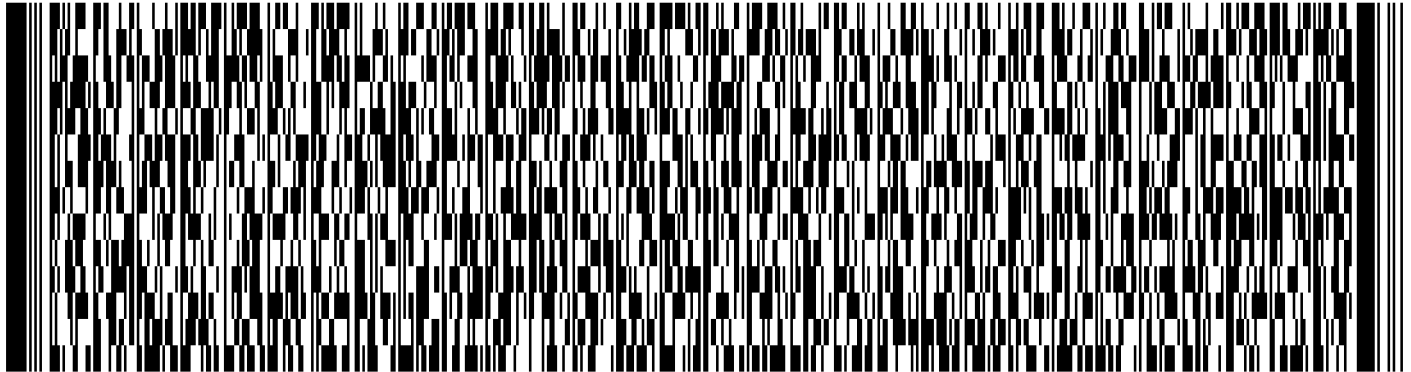
PageTwoPartOne



PageTwoPartTwo



Bankruptcy1to50



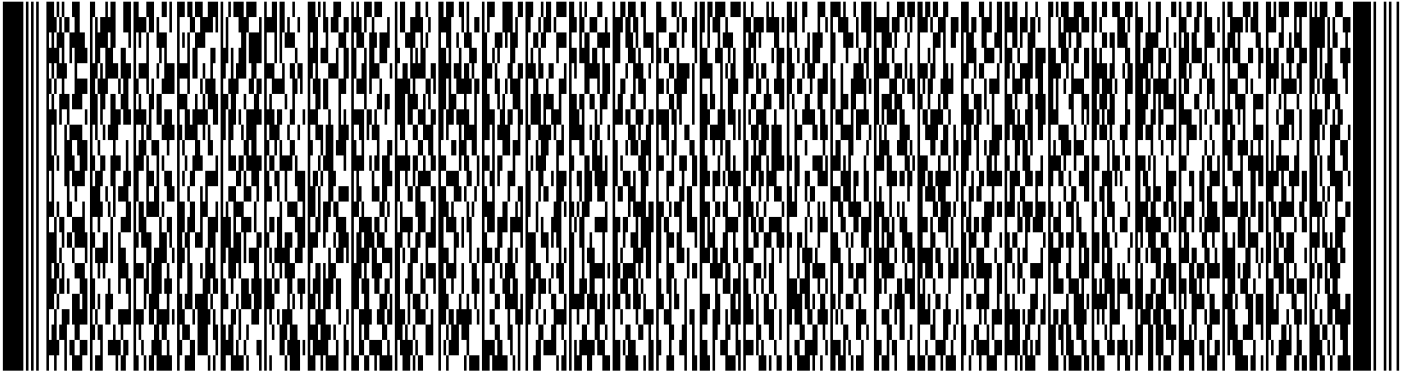
Bankruptcy51to100



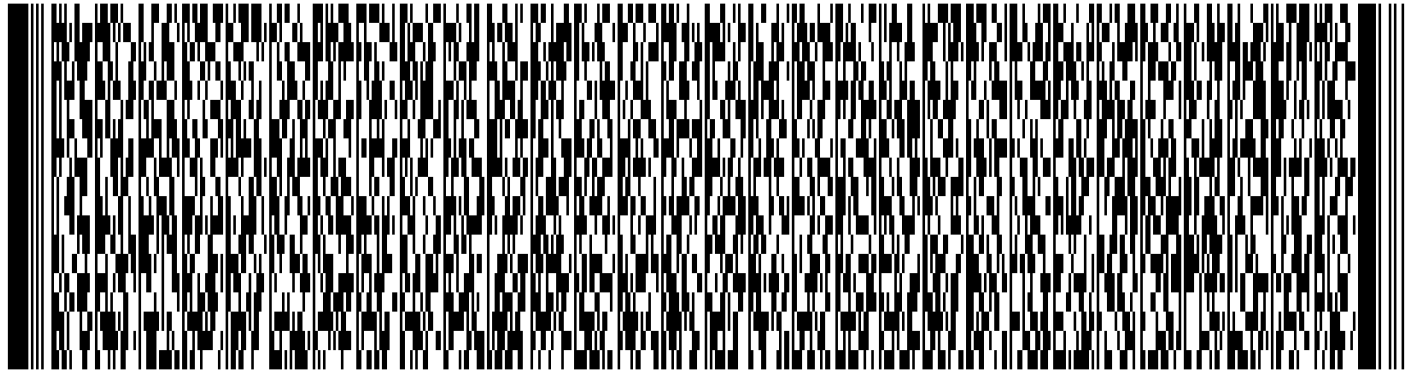
NonBankruptcy1to50



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: 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.

RT Capitol Mall, LP
24-10526
Statement of Cash Receipts and Disbursements
3/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 14,875	\$ 82,050
Other Operating Cash Receipts	-	-
Total Operating Receipts	<u>\$ 14,875</u>	<u>\$ 82,050</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ -	\$ 0
Intercompany Transfers	-	-
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	-	-
Total Non-Operating Receipts	<u>\$ -</u>	<u>\$ 0</u>
Total Receipts	<u>\$ 14,875</u>	<u>\$ 82,050</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ -	\$ -
Insurance	615	7,379
Utilities	2,206	11,244
Repairs & Maintenance	195	4,258
Admin Expense	800	800
Professional Fees	-	-
Other Operating Disbursements	-	-
Management Fees	-	454
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 3,815</u>	<u>\$ 24,136</u>
Non-Operating		
Debt Service	\$ 30,000	\$ 30,000
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	500
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 30,000</u>	<u>\$ 30,500</u>
Total Disbursements	<u>\$ 33,815</u>	<u>\$ 54,636</u>
Net Cash Receipts and Disbursements	<u>\$ (18,940)</u>	<u>\$ 27,414</u>
Total Disbursements less Intercompany Disbursements	<u>\$ 33,815</u>	<u>\$ 54,636</u>

RT Capitol Mall, LP
24-10526
Balance Sheet
3/31/2025

	Current Month
Assets	
Current Assets	
Cash & Equivalents	\$ 27,414
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	66,925
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
Total Current Assets	<u>\$ 94,339</u>
Fixed Assets	
FF&E	\$ -
Capital Assets	16,500,000
Accumulated Depreciation	-
Total Fixed Assets	<u>\$ 16,500,000</u>
Other Assets	\$ 5,728,701
Other Assets (To Be Reconciled)	-
Total Other Assets	<u>\$ 5,728,701</u>
Total Assets	<u>\$ 22,323,041</u>
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	13,275
Other Payables	-
Intercompany Liabilities - LM	549,612
Intercompany Liabilities - Other	259,650
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	-
Other Liabilities (To Be Reconciled)	-
Total Current Liabilities	<u>\$ 822,537</u>
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 2,452,147
Notes Payable	6,775,000
Notes Payable - LM	-
Total Long-Term Liabilities	<u>\$ 9,227,147</u>
Total Liabilities	<u>\$ 10,049,684</u>
Equity	
Capital	\$ 12,279,712
Retained Earnings	90,402
YTD Net Income	(96,757)
Total Equity	<u>\$ 12,273,357</u>
Total Liabilities and Equity	<u>\$ 22,323,041</u>

RT Capitol Mall, LP
24-10526
Statement of Operations
3/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 12,725	\$ 78,745
Garage Income	-	-
Other Revenue		
Other Income	2,150	\$ 3,305
Total Revenue	<u>\$ 14,875</u>	<u>\$ 82,050</u>
Expense		
Operating Expense		
Admin Expense	\$ 800	\$ 1,254
Bank Fees	-	(0)
Commissions	-	-
Garage Expense	-	-
Insurance	615	7,379
Landscaping	-	-
Licenses & Fees	-	1
Marketing	-	-
Payroll	-	-
Professional Fees	-	-
Property Expense	-	-
Rent Expense	-	2,500
Repairs & Maintenance	195	4,173
Utilities	2,206	11,243
Other Operating Expense	-	85
Total Operating Expense	<u>\$ 3,815</u>	<u>\$ 26,636</u>
Non-Operating Expense		
Restructuring Fees	\$ -	\$ 500
Interest Expense	30,000	30,000
Tax	-	-
Total Non-Operating Expense	<u>\$ 30,000</u>	<u>\$ 30,500</u>
Total Expense	<u>\$ 33,815</u>	<u>\$ 57,136</u>
Net Income	<u><u>\$ (18,940)</u></u>	<u><u>\$ 24,914</u></u>

RT Capitol Mall, LP
24-10526
AR Aging Report
3/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Thompson Casey	-	-	-	70	70	140
Sapper Karen	-	25	-	-	-	25
Rico Kelcie	(1,875)	-	-	-	-	(1,875)
Grand Total	(1,875)	25	-	70	70	(1,710)

RT Capitol Mall, LP
24-10526
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	Alejandros Yard Maintenance	-	280	-	-	280
	City of Sonoma	-	-	-	141	141
	Erick Roeser, CPA	-	95,202	-	95,202	190,404
	Gary's Pool Service	-	173	-	692	865
	Pacific Gas & Electric	801	-	-	-	801
	Socotra Capital	-	22,400	22,400	67,200	112,000
	LeFever Mattson Property Management	-	-	-	736	736
	White Wave Financial dba Sonoma Pool Service	150	231	-	-	381
Post-Petition Total		951	118,286	22,400	163,972	305,609
Pre-Petition	Alejandros Yard Maintenance	-	-	-	560	560
	City of Sonoma	-	-	-	487	487
	Gary's Pool Service	-	-	-	541	541
	Pacific Gas & Electric	-	-	-	554	554
	Top Performance Landscaping Inc	-	-	-	630	630
	Walshs Chem-Dry	-	-	-	189	189
	LeFever Mattson Property Management	-	-	-	7,354	7,354
Pre-Petition Total		-	-	-	10,315	10,315
Grand Total		951	118,286	22,400	174,286	315,923

RT Capitol Mall, LP
24-10526
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.

Property Address	As of Petition Date		3/31/2025
1870 Thornsberry Dr	\$	3,500,000	\$ 3,500,000
19450 Old Winery Rd	\$	5,000,000	\$ 5,000,000
222-226 W. Spain	\$	4,500,000	\$ 4,500,000
921 Broadway	\$	3,500,000	\$ 3,500,000
Grand Total	\$	16,500,000	\$ 16,500,000

RT Capitol Mall, LP
24-10526
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
RTCO River Tree LP & Counoa LP	18,396	3,664	(7,854)	(23,214)	-	1,335	(7,672)
East West RT Capitol Mall LP	35,087	-	-	-	-	-	35,087
Grand Total	53,483	3,664	(7,854)	(23,214)	-	1,335	27,414

RT Capitol Mall, LP
24-10526
Payments on Pre-Petition Debt
3/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
RT Capitol Mall, LP	03/04/25	03/04/25	Socotra Capital	30,000
Grand Total				30,000

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

Managing Your Accounts



Phone Number 888.222.5432



Website cbbank.com



Email customersupport@cbbank.com

Summary of Accounts

Account Type	Account Number	Ending Balance
SPECIALTY BANKING A/A BUSINESS	[REDACTED] 1591	\$18,396.42

SPECIALTY BANKING A/A BUSINESS - [REDACTED] 1591

Account Summary

Date	Description	Amount
03/01/2025	Beginning Balance	\$250,186.78
	51 Credit(s) This Period	\$142,629.91
	66 Debit(s) This Period	\$374,420.27
03/31/2025	Ending Balance	\$18,396.42

Deposits

Date	Description	Amount
03/03/2025	RDC Deposit	\$8,821.67
03/03/2025	RDC Deposit	\$9,199.59
03/04/2025	RDC Deposit	\$4,570.00
03/04/2025	RDC Deposit	\$13,781.00
03/05/2025	RDC Deposit	\$3,492.39
03/06/2025	RDC Deposit	\$4,243.49
03/06/2025	RDC Deposit	\$11,498.50
03/07/2025	RDC Deposit	\$3,375.24
03/10/2025	RDC Deposit	\$155.00
03/10/2025	RDC Deposit	\$1,562.77
03/10/2025	RDC Deposit	\$2,380.00
03/12/2025	RDC Deposit	\$1,265.00
03/12/2025	RDC Deposit	\$3,600.00
03/13/2025	RDC Deposit	\$1,000.00
03/14/2025	RDC Deposit	\$1,000.00
03/14/2025	RDC Deposit	\$1,593.39
03/14/2025	RDC Deposit	\$4,756.96
03/17/2025	RDC Deposit	\$325.00
03/18/2025	RDC Deposit	\$40.92
03/19/2025	RDC Deposit	\$1,315.00
03/21/2025	RDC Deposit	\$1,000.00
03/21/2025	RDC Deposit	\$1,066.50
03/21/2025	RDC Deposit	\$1,219.39
03/24/2025	RDC Deposit	\$585.74
03/27/2025	RDC Deposit	\$400.00
03/27/2025	RDC Deposit	\$500.00
03/28/2025	RDC Deposit	\$306.48

Member FDIC

SPECIALTY BANKING A/A BUSINESS - 1591 (continued)**Deposits (continued)**

Date	Description	Amount
03/28/2025	RDC Deposit	\$1,678.18
03/31/2025	RDC Deposit	\$2,555.64
		29 item(s) totaling \$87,287.85

Electronic Credits

Date	Description	Amount
03/03/2025	YARDI CARD DEP RTCOCBTran XXXXX5686	\$40.00
03/03/2025	YARDI CARD DEP RTCOCBTran XXXXX6206	\$140.94
03/03/2025	LEFEVER-RTCOCB Settlement 000023336461906	\$7,700.73
03/04/2025	FLEX FLEX YA0669473276244	\$4,856.03
03/05/2025	YARDI CARD DEP RTCOCBTran XXXXX5235	\$1,715.94
03/05/2025	FLEX FLEX YA2687791158895	\$1,807.39
03/05/2025	YARDI CARD DEP RTCOCBTran XXXXX4673	\$10,689.02
03/07/2025	FLEX FLEX YA6473839730173	\$1,306.49
03/07/2025	LEFEVER-RTCOCB Settlement 000023396655346	\$1,474.77
03/07/2025	FLEX FLEX YA0702467285544	\$1,613.39
03/07/2025	YARDI CARD DEP RTCOCBTran XXXXX1626	\$1,676.39
03/07/2025	FLEX FLEX YA0175783340284	\$1,783.94
03/07/2025	YARDI CARD DEP RTCOCBTran XXXXX3014	\$3,119.88
03/10/2025	YARDI CARD DEP RTCOCBTran XXXXX7928	\$6,701.28
03/11/2025	YARDI CARD DEP RTCOCBTran XXXXX3735	\$6,768.70
03/12/2025	YARDI CARD DEP RTCOCBTran XXXXX0736	\$1,561.30
03/13/2025	YARDI CARD DEP RTCOCBTran XXXXX6416	\$23.97
03/18/2025	YARDI CARD DEP RTCOCBTran XXXXX4200	\$1,729.39
03/19/2025	YARDI CARD DEP RTCOCBTran XXXXX4208	\$83.52
03/19/2025	YARDI CARD DEP RTCOCBTran XXXXX5462	\$200.00
03/25/2025	YARDI CARD DEP RTCOCBTran XXXXX6811	\$200.00
03/31/2025	YARDI CARD DEP RTCOCBTran XXXXX2400	\$148.99
		22 item(s) totaling \$55,342.06

Electronic Debits

Date	Description	Amount
03/04/2025	WIRE/OUT-20250630004593;BNF SOCOTRA CAPITAL, INC;OBI LM21-02CF RT CAP MALL 19450	\$21,000.00
03/04/2025	WIRE/OUT-20250630004610;BNF SOCOTRA CAPITAL, INC;OBI LM22-174CF RT CAP MALL 222	\$9,000.00
03/10/2025	Greystone Se 03 CCD08A 068314	\$23,797.30
03/10/2025	Greystone Se 03 CCD08A 068315	\$18,158.20
03/14/2025	California FAIR debitpmt #XXXXXX7513	\$6,585.90
03/31/2025	WIRE/OUT-20250900005354;BNF RED CEDAR TREE, LP;OBI TRANS CB RT CAP MALL TO RED C	\$119,282.61
03/31/2025	WIRE/OUT-20250900005371;BNF RED MULBERRY TREE, LP;OBI TRANS CB RT CAP MALL TO RE	\$62,935.62
03/31/2025	WIRE/OUT-20250900005300;BNF RT CAPITOL MALL, LP;OBI TRANS FUNDS CB RT CAP MALL T	\$35,086.62
		8 item(s) totaling \$295,846.25

Other Debits

Date	Description	Amount
03/31/2025	262127 OLB TRANSFER SPCLTY AA XXXXX6111	\$40.92
		1 item(s) totaling \$40.92

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
5522	03/13/2025	\$140.00	5532*	03/03/2025	\$1,527.91	5541	03/05/2025	\$180.00
5523	03/03/2025	\$366.33	5536*	03/04/2025	\$415.00	5542	03/04/2025	\$258.06
5527*	03/05/2025	\$389.70	5537	03/03/2025	\$543.06	5545*	03/13/2025	\$4,183.75
5528	03/05/2025	\$151.00	5539*	03/10/2025	\$750.00	5547*	03/06/2025	\$6,491.00
5529	03/04/2025	\$4.42	5540	03/03/2025	\$1,127.66	5548	03/06/2025	\$5,310.56

SPECIALTY BANKING A/A BUSINESS - 1591 (continued)**Checks Cleared (continued)**

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
5549	03/13/2025	\$195.00	5567	03/17/2025	\$2,828.56	5582	03/19/2025	\$231.70
5550	03/13/2025	\$9,551.25	5568	03/18/2025	\$480.00	5583	03/20/2025	\$614.81
5551	03/17/2025	\$920.26	5569	03/19/2025	\$344.87	5584	03/18/2025	\$5,243.76
5553*	03/19/2025	\$1,380.60	5570	03/17/2025	\$377.04	5585	03/18/2025	\$5,925.00
5554	03/18/2025	\$1,624.00	5571	03/17/2025	\$982.24	5586	03/27/2025	\$800.00
5555	03/17/2025	\$190.00	5573*	03/18/2025	\$837.39	5587	03/27/2025	\$800.00
5556	03/17/2025	\$2,435.22	5574	03/20/2025	\$2,794.00	5588	03/27/2025	\$800.00
5557	03/17/2025	\$140.00	5575	03/18/2025	\$660.00	5589	03/27/2025	\$800.00
5560*	03/20/2025	\$6,434.72	5576	03/19/2025	\$393.82	5590	03/27/2025	\$800.00
5561	03/20/2025	\$1,225.95	5577	03/25/2025	\$750.00	5592*	03/31/2025	\$163.13
5562	03/17/2025	\$500.15	5578	03/18/2025	\$1,487.50	5593	03/25/2025	\$29.98
5563	03/20/2025	\$236.37	5579	03/18/2025	\$351.00	5594	03/31/2025	\$255.00
5564	03/18/2025	\$1,092.89	5580	03/21/2025	\$536.61	5595	03/25/2025	\$788.50
5566*	03/19/2025	\$366.33	5581	03/21/2025	\$151.00	5596	03/27/2025	\$176.00

* Indicates skipped check number

57 item(s) totaling \$78,533.10

Daily Balances

Date	Amount	Date	Amount	Date	Amount
03/03/2025	\$272,524.75	03/12/2025	\$281,617.42	03/21/2025	\$235,529.77
03/04/2025	\$265,054.30	03/13/2025	\$268,571.39	03/24/2025	\$236,115.51
03/05/2025	\$282,038.34	03/14/2025	\$269,335.84	03/25/2025	\$234,747.03
03/06/2025	\$285,978.77	03/17/2025	\$261,287.37	03/27/2025	\$231,471.03
03/07/2025	\$300,328.87	03/18/2025	\$245,356.14	03/28/2025	\$233,455.69
03/10/2025	\$268,422.42	03/19/2025	\$244,237.34	03/31/2025	\$18,396.42
03/11/2025	\$275,191.12	03/20/2025	\$232,931.49		

9300 Flair Dr., 1St FL
El Monte, CA. 91731Direct inquiries to:
888 761-3967

ACCOUNT STATEMENT

Page 1 of 1

STARTING DATE: March 01, 2025

ENDING DATE: March 31, 2025

Total days in statement period: 31

1168

(0)

RT CAPITOL MALL, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10526
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200Protecting the security of your account
and personal information is our top
priority. Learn about our online security
best practices and tips on how to protect
yourself from cybercrime by visiting
eastwestbank.com/privacy-and-security.**Commercial Analysis Checking**

Account number	1168	Beginning balance	\$0.22
Low balance	\$0.22	Total additions	(1) 35,086.62
Average balance	\$1,132.05	Total subtractions	(0) .00
		Ending balance	\$35,086.84

CREDITS

Number	Date	Transaction Description	Additions
	03-31	Wire Trans-IN 3144764f-a7fc-4b2e-a149-187c48605539 HOME TAX SERVICE O 122234149 TRANS FUNDS CB RT CAP MALL TO EWB RT	35,086.62

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-28	0.22	03-31	35,086.84		

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