

## UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Sienna Pointe, LLC

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§  
§  
§Case No. 24-10530Debtor(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# 1325 Filed: 04/17/25 Entered: 04/17/25 12:00:00 PM



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Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$507,539	
b. Total receipts (net of transfers between accounts)	\$367,013	\$1,856,143
c. Total disbursements (net of transfers between accounts)	\$358,032	\$1,372,024
d. Cash balance end of month (a+b-c)	\$516,520	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$358,032	\$1,372,024

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$-98,518
b. Accounts receivable over 90 days outstanding (net of allowance)	\$5,516
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$506,353
e. Total assets	\$73,780,444
f. Postpetition payables (excluding taxes)	\$302,307
g. Postpetition payables past due (excluding taxes)	\$175,554
h. Postpetition taxes payable	\$502,983
i. Postpetition taxes past due	\$251,491
j. Total postpetition debt (f+h)	\$805,290
k. Prepetition secured debt	\$33,789,667
l. Prepetition priority debt	\$151,888
m. Prepetition unsecured debt	\$7,331,992
n. Total liabilities (debt) (j+k+l+m)	\$42,078,837
o. Ending equity/net worth (e-n)	\$31,701,607

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)	\$386,125	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$386,125	
d. Selling expenses	\$0	
e. General and administrative expenses	\$179,065	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$147,915	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$59,144	\$754,526

**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					
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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					
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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

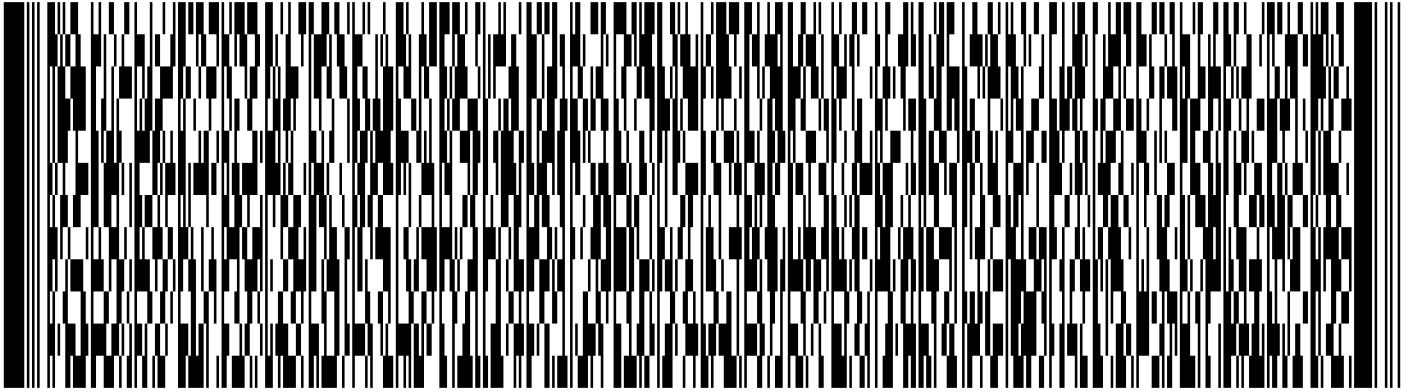
Title

Bradley D. Sharp

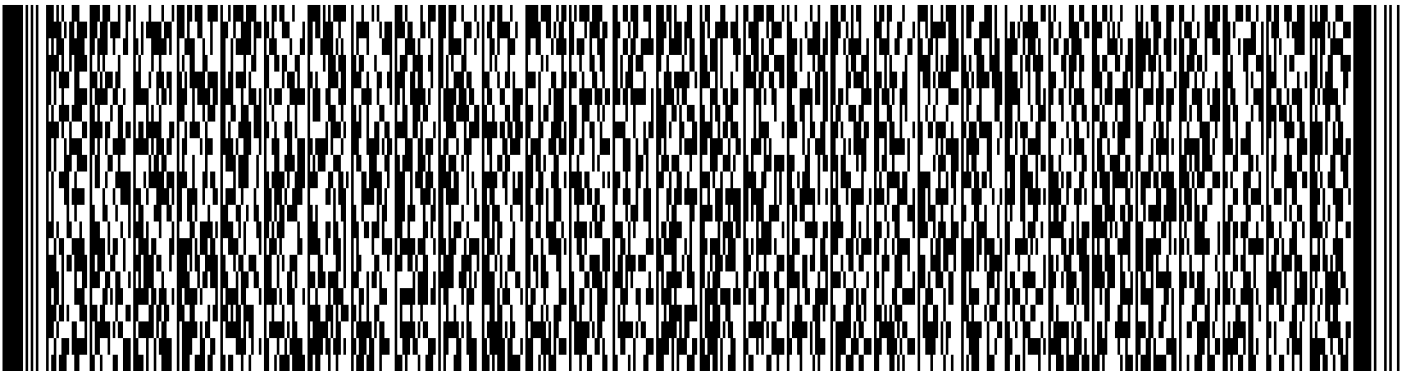
Printed Name of Responsible Party

04/17/2025

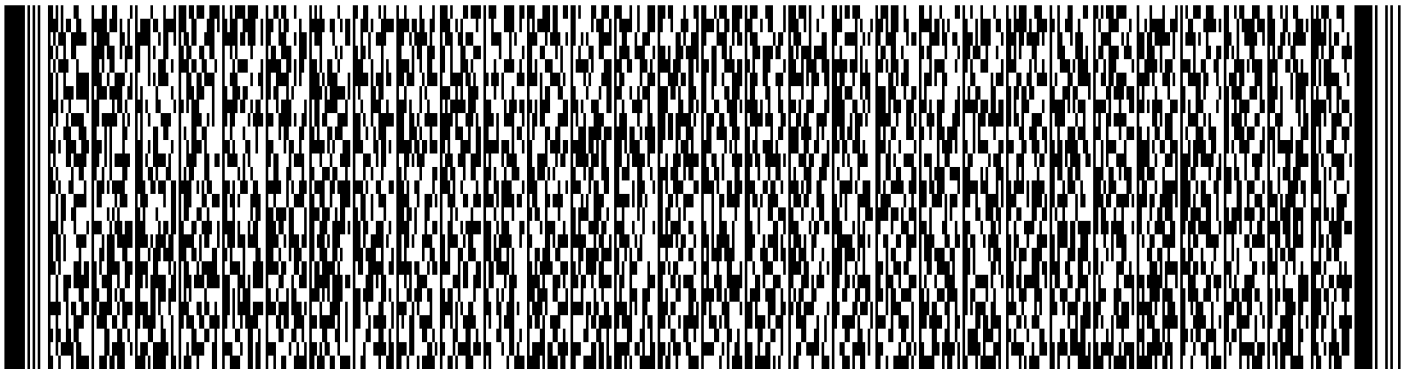
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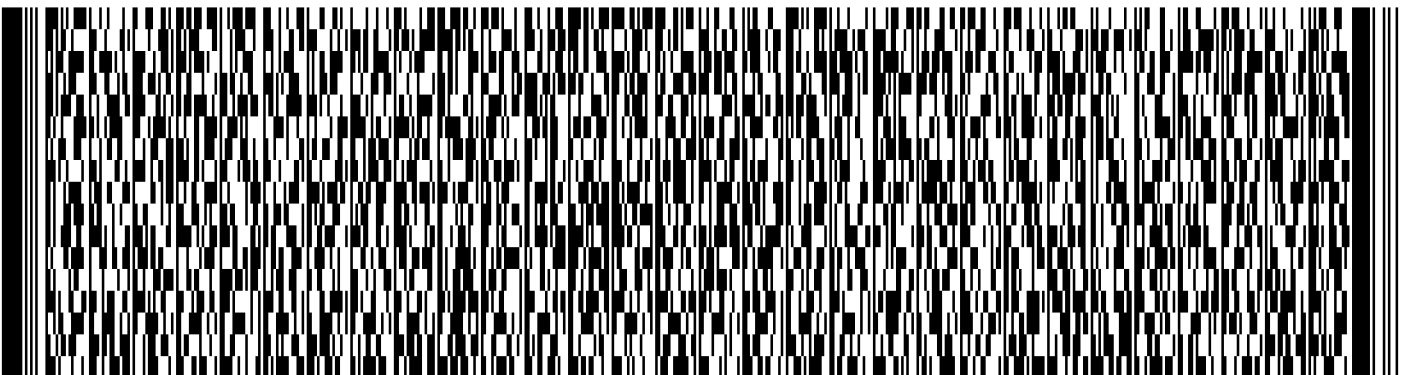
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Bankruptcy1to50



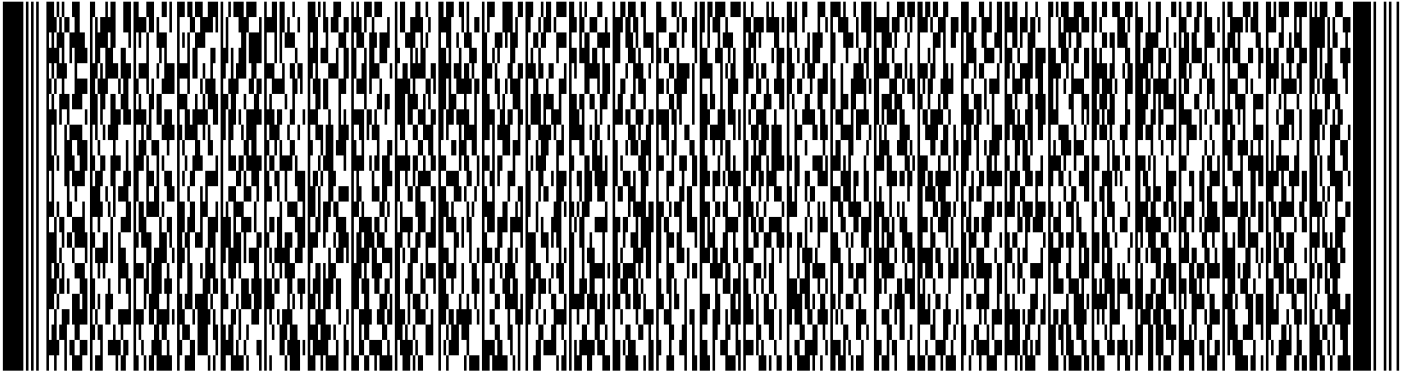
Bankruptcy51to100



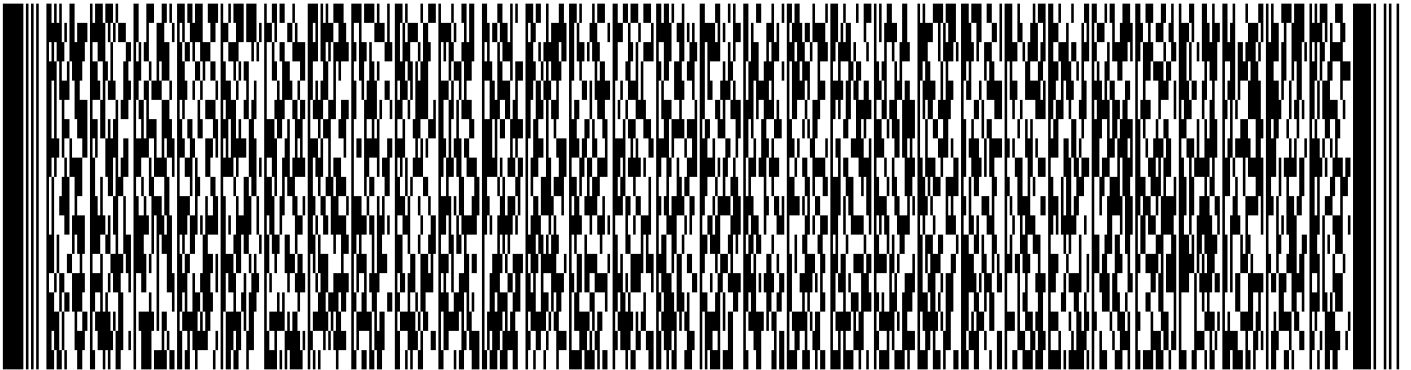
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**In re LeFever Mattson, a California corporation, et al.**

**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.

Sienna Pointe, LLC  
24-10530  
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	\$ 367,013	\$ 1,812,289
Other Operating Cash Receipts	-	3,904
<b>Total Operating Receipts</b>	<u>\$ 367,013</u>	<u>\$ 1,816,193</u>
<b>Non-Operating</b>		
Other Non-Operating Cash Receipts	\$ -	\$ 13,000
Intercompany Transfers	-	26,950
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	-	-
<b>Total Non-Operating Receipts</b>	<u>\$ -</u>	<u>\$ 39,950</u>
<b>Total Receipts</b>	<u><b>\$ 367,013</b></u>	<u><b>\$ 1,856,143</b></u>
<b>Disbursements</b>		
<b>Operating</b>		
Payroll & Payroll Taxes	\$ -	\$ -
Insurance	7,832	65,117
Utilities	10,802	93,107
Repairs & Maintenance	111,943	249,674
Admin Expense	2,946	105,578
Professional Fees	-	-
Other Operating Disbursements	12,788	93,385
Management Fees	9,920	24,265
Taxes (sales, property, other)	-	-
<b>Total Operating Disbursements</b>	<u>\$ 156,230</u>	<u>\$ 631,126</u>
<b>Non-Operating</b>		
Debt Service	\$ 201,802	\$ 738,359
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	2,538
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
<b>Total Non-Operating Disbursements</b>	<u>\$ 201,802</u>	<u>\$ 740,897</u>
<b>Total Disbursements</b>	<u><b>\$ 358,032</b></u>	<u><b>\$ 1,372,024</b></u>
<b>Net Cash Receipts and Disbursements</b>	<u><b>\$ 8,981</b></u>	<u><b>\$ 484,120</b></u>
<b>Total Disbursements less Intercompany Disbursements</b>	<u><b>\$ 358,032</b></u>	<u><b>\$ 1,372,024</b></u>

Sienna Pointe, LLC  
24-10530  
Balance Sheet  
3/31/2025

	Current Month
<b>Assets</b>	
<b>Current Assets</b>	
Cash & Equivalents	\$ 516,519
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	88,352
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
<b>Total Current Assets</b>	<b>\$ 604,872</b>
<b>Fixed Assets</b>	
FF&E	\$ -
Capital Assets	70,675,000
Accumulated Depreciation	-
<b>Total Fixed Assets</b>	<b>\$ 70,675,000</b>
Other Assets	\$ 2,599,091
Other Assets (To Be Reconciled)	-
<b>Total Other Assets</b>	<b>\$ 2,599,091</b>
<b>Total Assets</b>	<b>\$ 73,878,962</b>
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Current Liabilities	\$ 39,788
Security Deposits	12,755
Other Payables	53,034
Intercompany Liabilities - LM	1,050,741
Intercompany Liabilities - Other	5,937,136
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	9,124
Other Liabilities (To Be Reconciled)	85,411
<b>Total Current Liabilities</b>	<b>\$ 7,187,988</b>
<b>Long-Term Liabilities</b>	
Deferred Gain (Loss)	\$ -
Notes Payable	33,269,667
Notes Payable - LM	-
<b>Total Long-Term Liabilities</b>	<b>\$ 33,269,667</b>
<b>Total Liabilities</b>	<b>\$ 40,457,655</b>
<b>Equity</b>	
Capital	\$ 32,069,145
Retained Earnings	388,736
YTD Net Income	963,426
<b>Total Equity</b>	<b>\$ 33,421,308</b>
<b>Total Liabilities and Equity</b>	<b>\$ 73,878,962</b>



Sienna Pointe, LLC  
24-10530  
Statement of Operations  
3/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
<b>Income</b>		
<b>Revenue</b>		
Rental Income	\$ 316,771	\$ 1,542,330
Garage Income	59,428	339,792
<b>Other Revenue</b>		
Other Income	9,926	\$ 71,517
<b>Total Revenue</b>	<u>\$ 386,125</u>	<u>\$ 1,953,638</u>
<b>Expense</b>		
<b>Operating Expense</b>		
Admin Expense	\$ 29,175	\$ 148,076
Bank Fees	18	245
Commissions	-	41,957
Garage Expense	10,984	73,550
Insurance	7,832	68,442
Landscaping	1,973	17,379
Licenses & Fees	-	-
Marketing	-	-
Payroll	-	7,415
Professional Fees	-	-
Property Expense	(0)	(0)
Rent Expense	-	-
Repairs & Maintenance	94,436	189,991
Utilities	23,235	155,410
Other Operating Expense	11,412	71,324
<b>Total Operating Expense</b>	<u>\$ 179,065</u>	<u>\$ 773,789</u>
<b>Non-Operating Expense</b>		
Restructuring Fees	\$ -	\$ 2,538
Interest Expense	147,915	422,469
Tax	-	316
<b>Total Non-Operating Expense</b>	<u>\$ 147,915</u>	<u>\$ 425,323</u>
<b>Total Expense</b>	<u>\$ 326,981</u>	<u>\$ 1,199,112</u>
<b>Net Income</b>	<u>\$ 59,144</u>	<u>\$ 754,526</u>

Sienna Pointe, LLC  
24-10530  
AR Aging Report  
3/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Adams Broadwell Joseph & Cardozo	(6,383)	-	-	-	-	(6,383)
Bold, Polisner, Maddow, Nelson & Judson	(11,988)	118	-	-	-	(11,870)
California-America Water Company	-	89	-	-	-	89
Capitol Resource Institute	-	688	688	688	5,516	7,580
Crestwood Behavioral Health, Inc.	-	2,596	-	-	-	2,596
Engstrom Properties	(5,733)	-	-	-	-	(5,733)
MMS Strategies, LLC	(7,357)	-	-	-	-	(7,357)
Relation Insurance Services, Inc.	(36,006)	-	-	-	-	(36,006)
Union of American Physicians and Dentists	(10,887)	769	-	-	-	(10,118)
Zions Bancorporation, N.A.	(37,988)	-	-	-	-	(37,988)
Beeson, Tayer & Bodine	(1,440)	-	-	-	-	(1,440)
MB Public Affairs, Inc.	-	-	-	6,117	-	6,117
Castro Valri	-	1,800	-	-	-	1,800
Judicial Council of California	-	195	-	-	-	195
<b>Grand Total</b>	<b>(117,782)</b>	<b>6,255</b>	<b>688</b>	<b>6,805</b>	<b>5,516</b>	<b>(98,518)</b>

Sienna Pointe, LLC  
24-10530  
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 Sonoma	-	-	-	183	183
	Erick Roeser, CPA	-	251,491	-	251,491	502,983
	Israel Rojas Landscaping	-	-	-	880	880
	Needleman/Hayes Family Trust	-	6,500	-	6,500	13,000
	Shoo Fly Pest Control	1,020	1,275	1,020	1,020	4,335
	Socotra Capital	-	47,848	47,848	143,544	239,240
	Sonoma Garbage Collectors, Inc	-	-	264	-	264
	Virginia Ghirladucci Revocable Trust dtd 1/27/15	-	-	-	21,000	21,000
	Wilson's Locksmith	-	-	-	15	15
	LeFever Mattson Property Management	-	1,026	7,197	1,612	9,835
	State Water Resources Control Board	-	-	-	800	800
Post-Petition Total		1,020	308,140	56,329	427,046	792,535
Pre-Petition	Arolo Company Inc	-	-	-	922	922
	City of Sonoma	-	-	-	803	803
	Erick Roeser, CPA	-	-	-	151,888	151,888
	Israel Rojas Landscaping	-	-	-	178	178
	KS Mattson Partners	-	-	-	129,000	129,000
	Pacific Gas & Electric	-	-	-	(547)	(547)
	Santa Rosa Fire Equipment, Inc	-	-	-	175	175
	Shoo Fly Pest Control	-	-	-	127	127
	Sonoma Garbage Collectors, Inc	-	-	-	441	441
	Virginia Ghirladucci Revocable Trust dtd 1/27/15	-	-	-	7,000	7,000
	LeFever Mattson Property Management	-	-	-	18,660	18,660
Pre-Petition Total		-	-	-	308,647	308,647
Grand Total		1,020	308,140	56,329	735,692	1,101,182

Sienna Pointe, LLC  
24-10530  
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
101, 103, 310 Meadowlark Lane & 24101, 24151 Arnold Drive	\$	5,600,000	\$ 5,600,000
1383 Larkin Drive	\$	975,000	\$ 975,000
141-145 E. Napa Street	\$	2,500,000	\$ 2,500,000
171 W. Spain Street	\$	2,500,000	\$ 2,500,000
20490 Broadway	\$	3,900,000	\$ 3,900,000
23250 Maffei Road	\$	2,500,000	\$ 2,500,000
241 1st Street West	\$	3,000,000	\$ 3,000,000
302 304 310 1st Street East	\$	5,500,000	\$ 5,500,000
430 W. Spain Street	\$	3,000,000	\$ 3,000,000
520 Capitol Mall	\$	32,000,000	\$ 32,000,000
801 W. Napa St & 802 Studley St	\$	2,400,000	\$ 2,400,000
830-848 Studley St	\$	2,000,000	\$ 2,000,000
925-927 Broadway Street	\$	2,500,000	\$ 2,500,000
967 Broadway Street	\$	2,300,000	\$ 2,300,000
<b>Grand Total</b>	<b>\$</b>	<b>70,675,000</b>	<b>\$ 70,675,000</b>

Sienna Pointe, LLC  
24-10530  
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
Sienna - Citizens	-	-	(2,381)	117,001	-	-	114,620
Sienna Pointe LLC	476,938	46,833	(90,182)	-	-	-	433,589
Sienna Pt SP Capitol Mall Pshp Umpqua	1,463	-	-	-	-	-	1,463
East West Sienna Pointe, LLC	86,366	-	(2,246)	(117,273)	-	-	(33,153)
<b>Grand Total</b>	<b>564,768</b>	<b>46,833</b>	<b>(94,809)</b>	<b>(272)</b>	<b>-</b>	<b>-</b>	<b>516,519</b>

Sienna Pointe, LLC  
24-10530  
Payments on Pre-Petition Debt  
3/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Sienna Pointe, LLC	03/04/25	03/04/25	Socotra Capital	72,255
Sienna Pointe, LLC	03/26/25	03/26/25	Michael R. and Ana R. Cavanaugh Family Tru	16,564
Sienna Pointe, LLC	03/01/25	03/05/25	Umpqua Bank	101,483
Sienna Pointe, LLC	03/12/25	03/12/25	Michael R. and Ana R. Cavanaugh Family Tru	5,000
Sienna Pointe, LLC	03/27/25	03/27/25	Needleman/Hayes Family Trust	6,500
Grand Total				201,802



March 31, 2025

Page: 1 of 2

Customer Service:  
1-866-486-7782

BRENNAN PROPERTIES, INC.  
SIENNA POINTE, LLC  
CLIENT TRUST ACCOUNT  
2870 GATEWAY OAKS DR SUITE 110  
SACRAMENTO CA 95833-4324

Last statement: February 28, 2025  
This statement: March 31, 2025

Effective April 7, 2025, the cutoff time for ATM deposits will move from 9:00 pm PST to 6:00 pm PST. Visa Debit card customers will see their ATM withdrawal limit increase to \$750 and POS limit increase to \$5,000. Visa Platinum Debit and Business Debit customers will see their ATM withdrawal limit increase to \$750 and POS limit increase to \$8,000. For more information please call 1-866-486-7782.

#### ANALYZED BUSINESS CHECKING

Account number	XXXXXX2271	Beginning balance	\$440,776.77
Low balance	\$376,996.78	Deposits/Additions	\$238,190.37
Average balance	\$439,268.90	Withdrawals/Subtractions	\$202,028.82
Interest earned	\$0.00	Ending balance	\$476,938.32

#### ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-03	ACH Credit Awccvvendor EDI ACH 20250301	14,801.30
03-03	ACH Credit Relation Insuran Payments 20250303 19138937	5,070.00
03-03	ACH Credit Btv-siennapm Settlement 000023311239366 20250303	4,838.28
03-03	ACH Credit Bank Of Marin Banktel 2579 Mar2025	8,829.96
03-04	ACH Credit Btv-siennapm Settlement 000023357209458 20250304	195.00
03-05	ACH Credit Btv-siennapm Settlement 000023372926446 20250305	12,223.54
03-06	ACH Credit Mms Strategies Bill_pay Mms Strategies 20250306	7,356.63
03-10	ACH Credit Btv-siennapm Settlement 000023407082286 20250310	11,970.16
03-11	ACH Credit Btv-siennapm Settlement 000023418129090 20250311	44,529.48
03-11	ACH Credit Btv-siennapm Settlement 000023423094698 20250311	18,615.27
03-12	ACH Credit Btv-siennapm Settlement 000023431930934 20250312	18,435.64
03-17	ACH Credit Relation Insuran Payments 20250317 19273489	157.00
03-18	ACH Credit Sp Plus Corporat EDI Pymnts 20250318 282323	4,155.09
03-19	ACH Credit ACH Zions Us N 1151469 20250318	385.00
03-24	ACH Credit Relation Insuran Payments 20250324 19343819	31,463.45
03-24	ACH Credit Btv-siennapm Settlement 000023500412966 20250324	154.51
03-25	ACH Credit ACH Zions Us N 1152464 20250324	34,760.55
03-27	ACH Credit Mms Strategies Bill_pay Mms Strategies 20250327	7,356.63
03-27	ACH Credit Relation Insuran Payments 20250327 19378443	5,070.00

<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-28	ACH Credit Btv-siennapm Settlement 000023537048102 20250328	1,440.00
03-31	ACH Credit Adams Broadwell Month-end Sienna Pointe Acct. Sienna T0000 948 Adams Broadwel L Joseph & Cardozo	6,382.88
<b>Total ACH and Electronic Deposits/Additions</b>		<b>\$238,190.37</b>

**Other Withdrawals/Subtractions**

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
03-05	Automatic Ln Paymt Automatic Loan Pay	101,483.22
03-21	Cash Mgmt Trsfr Dr Ref 0801721I Funds Transfer To Dep 6935988334 From Bank Fees	17.96
<b>Total Other Withdrawals/Subtractions</b>		<b>\$101,501.18</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
02-28	440,776.77	03-11	440,813.58	03-21	435,380.93
03-03	474,046.31	03-12	457,488.12	03-24	465,483.89
03-04	466,256.46	03-14	444,846.50	03-25	457,439.32
03-05	376,996.78	03-17	443,715.05	03-27	469,115.44
03-06	384,353.41	03-18	443,592.64	03-28	470,555.44
03-07	380,898.69	03-19	443,977.64	03-31	476,938.32
03-10	381,615.51				

**Overdraft Fee Summary**

	<b>Total For This Period</b>	<b>Total Year-to-Date</b>
<b>Total Overdraft Fees</b>	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$0.00	\$0.00

**Checks**

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
2233	\$270.00	03-03	2243	\$171.81	03-07
2234	\$1,522.91	03-07	2244	\$671.32	03-12
2235	\$7,984.85	03-04	2245	\$160.89	03-12
2236	\$2,586.00	03-11	2246	\$928.89	03-12
2237	\$11,253.34	03-10	2247	\$10,730.52	03-14
2238	\$545.00	03-17	2248	\$743.45	03-17
2239	\$4,277.50	03-18	2249	\$750.51	03-27
2240	\$1,760.00	03-07	2250	\$42,805.12	03-25
2241	\$1,360.68	03-11	2251	\$1,515.00	03-24
2242	\$1,911.10	03-14	2252	\$8,578.75	03-21

(\* Skip in check sequence, R-Check has been returned, + Electronified check))

Total Checks paid: 20 for **-\$100,527.64**





March 31, 2025

Page: 1 of 1

Customer Service:  
1-866-486-7782

SIENNA POINTE LLC  
PARTNERSHIP ACCOUNT  
2870 GATEWAY OAKS DR SUITE 110  
SACRAMENTO CA 95833-4324

Last statement: February 28, 2025  
This statement: March 31, 2025

Effective April 7, 2025, the cutoff time for ATM deposits will move from 9:00 pm PST to 6:00 pm PST. Visa Debit card customers will see their ATM withdrawal limit increase to \$750 and POS limit increase to \$5,000. Visa Platinum Debit and Business Debit customers will see their ATM withdrawal limit increase to \$750 and POS limit increase to \$8,000. For more information please call 1-866-486-7782.

#### ANALYZED BUSINESS CHECKING

Account number	XXXXXX8539	Beginning balance	\$1,463.14
Low balance	\$1,463.14	Deposits/Additions	\$0.00
Average balance	\$1,463.14	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$1,463.14

#### Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
02-28	1,463.14	03-31	1,463.14

#### Overdraft Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

#### Checks

(\* Skip in check sequence, R-Check has been returned, + Electronified check))

Total Checks paid: 0 for **-\$0.00**

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

## ACCOUNT STATEMENT

Page 1 of 6

STARTING DATE: March 01, 2025

ENDING DATE: March 31, 2025

Total days in statement period: 31

1196

( 19)

SIENNA POINTE, LLC  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #24-10530  
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](http://eastwestbank.com/privacy-and-security).**Commercial Analysis Checking**

Account number	1196	Beginning balance	\$ 100,182.20
Enclosures	19	Total additions	( 11) 102,144.28
Low balance	\$ 31,494.14	Total subtractions	( 29) 115,960.18
Average balance	\$ 103,036.78	Ending balance	\$ 86,366.30

**CREDITS**

Number	Date	Transaction Description	Additions
	03-03	Pre-Auth Credit LEFEVER-EWSIENPO Settlement 250303 000023336462146	5,309.00
	03-05	Pre-Auth Credit LEFEVER-EWSIENPO Settlement 250305 000023372736190	2,450.00
	03-05	Deposit Bridge	13,101.84
	03-06	Onln Bkg Trft C FR ACC 05500020783	9,000.00
	03-06	Onln Bkg Trft C FR ACC 05500020783	23,100.00
	03-06	Onln Bkg Trft C FR ACC 05500020783	32,655.00
	03-07	Pre-Auth Credit LEFEVER-EWSIENPO Settlement 250307 000023396655602	2,500.00
	03-10	Deposit Bridge	2,450.00
	03-12	Deposit Bridge	9,150.00
	03-24	Deposit Bridge	11.06
	03-24	Deposit Bridge	2,417.38

**CHECKS**

Number	Date	Amount	Number	Date	Amount
30001	03-04	450.00	30029	03-19	2,007.07
30016 *	03-19	360.00	30030	03-19	121.50
30017	03-11	480.00	30031	03-17	53.53
30019 *	03-04	83.37	30032	03-17	68.54
30021 *	03-04	1,208.69	30033	03-20	38.49
30024 *	03-06	321.90	30034	03-17	51.78
30025	03-12	194.55	30036 *	03-27	800.00
30026	03-20	1,042.06	30039 *	03-26	332.08
30027	03-19	202.25	30041 *	03-27	227.76
30028	03-19	469.42	* Skip in check sequence		

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

SIENNA POINTE, LLC

STARTING DATE: March 01, 2025

ENDING DATE: March 31, 2025

1196

## DEBITS

Date	Transaction Description	Subtractions
03-04	Outgoing Wire ACD3264P00002065 Socotra Capital, I 121133416 LM21-101CF 101 Mea dowlark	1,500.00
03-04	Outgoing Wire ACD3264P00002061 Socotra Capital, I 121133416 LM22-179CF 925-927 Broadway	6,000.00
03-04	Outgoing Wire ACD3264P00002247 Socotra Capital, I 121133416 LM22-178CF 141-145 E Napa	9,000.00
03-04	Outgoing Wire ACD3264P00002255 Socotra Capital, I 121133416 LM21-100CF 171 W S pain	23,100.00
03-04	Outgoing Wire ACD3264P00002260 Socotra Capital, I 121133416 LM23-62CF 3002 304 310 1st St E	32,655.00
03-12	Outgoing Wire ACD326CP00002497 Michael & Ana Cava 121000358 801 W Napa 802 Stu dley 11/24-3/25 d	5,000.00
03-13	Preauth Debit California FAIR debitpmt 250313	1,765.30
03-20	Preauth Debit G.L. ANDERSON IN J2467 OOFF TRN *1*CZ10000DA7BX CIRMK*IK*G.L. ANDE RSON INSURANCE\	5,362.89
03-26	Outgoing Wire ACD327AP00000861 Michael & Ana Cava 121000358 801 W Napa Excess Funds	16,564.00
03-27	Outgoing Wire ACD327BP00000853 Needelman/Hayes Fa 121000248 20490 Broadway Ade Prot Payment	6,500.00

## DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-28	100,182.20	03-10	116,429.08	03-20	108,361.70
03-03	105,491.20	03-11	115,949.08	03-24	110,790.14
03-04	31,494.14	03-12	119,904.53	03-26	93,894.06
03-05	47,045.98	03-13	118,139.23	03-27	86,366.30
03-06	111,479.08	03-17	117,965.38		
03-07	113,979.08	03-19	114,805.14		

## 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