

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Vaca Villa Apartments, LP

Case No. 24-10534

Debtor(s)

Lead Case No. 24-10545

Jointly Administered

Monthly Operating Report

Chapter 11

Reporting Period Ended: 03/31/2025

Petition Date: 09/12/2024

Months Pending: 7

Industry Classification: 5 3 1 3

Reporting Method: Accrual Basis

Cash Basis

Debtor's Full-Time Employees (current):

0

Debtor's Full-Time Employees (as of date of order for relief):

0

Supporting Documentation (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- Statement of cash receipts and disbursements
Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
Statement of operations (profit or loss statement)
Accounts receivable aging
Postpetition liabilities aging
Statement of capital assets
Schedule of payments to professionals
Schedule of payments to insiders
All bank statements and bank reconciliations for the reporting period
Description of the assets sold or transferred and the terms of the sale or transfer

/s/ Thomas B. Rupp

Signature of Responsible Party

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# 1328 Filed: 04/17/25 Entered: 04/17/25 12:00:00 PM

Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$51,128	
b. Total receipts (net of transfers between accounts)	\$68,575	\$389,747
c. Total disbursements (net of transfers between accounts)	\$63,422	\$312,464
d. Cash balance end of month (a+b-c)	\$56,281	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$63,422	\$312,464

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$-23,747
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	\$879,533
e. Total assets	\$7,838,850
f. Postpetition payables (excluding taxes)	\$102,159
g. Postpetition payables past due (excluding taxes)	\$19,104
h. Postpetition taxes payable	\$72,780
i. Postpetition taxes past due	\$36,390
j. Total postpetition debt (f+h)	\$174,939
k. Prepetition secured debt	\$3,916,073
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$2,067,104
n. Total liabilities (debt) (j+k+l+m)	\$6,158,116
o. Ending equity/net worth (e-n)	\$1,680,734

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)	\$68,515	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$68,515	
d. Selling expenses	\$0	
e. General and administrative expenses	\$36,296	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$19,536	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$12,682	\$114,219

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						
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			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative	
b.	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>						
	<i>Itemized Breakdown by Firm</i>						
		Firm Name	Role				
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	ii						
	iii						
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	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

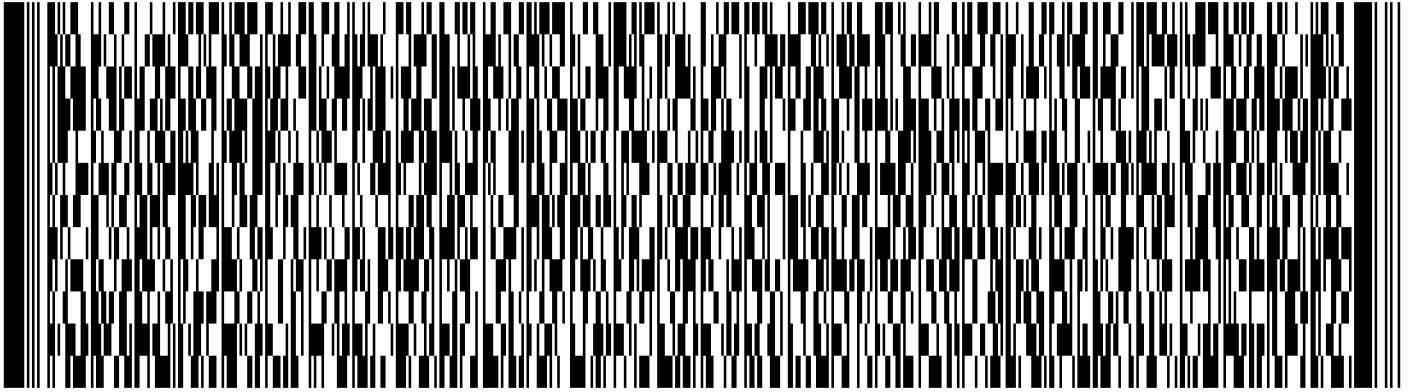
Title

Bradley D. Sharp

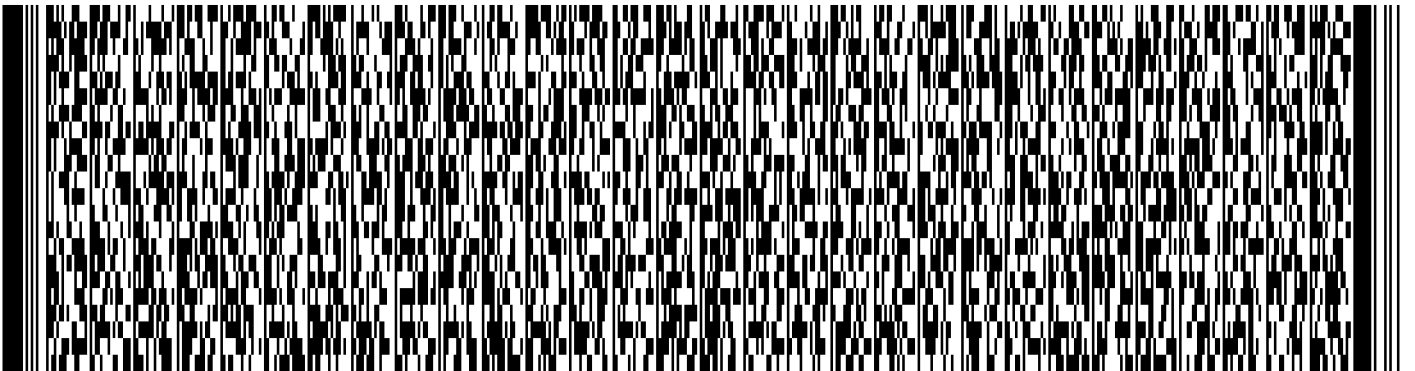
Printed Name of Responsible Party

04/17/2025

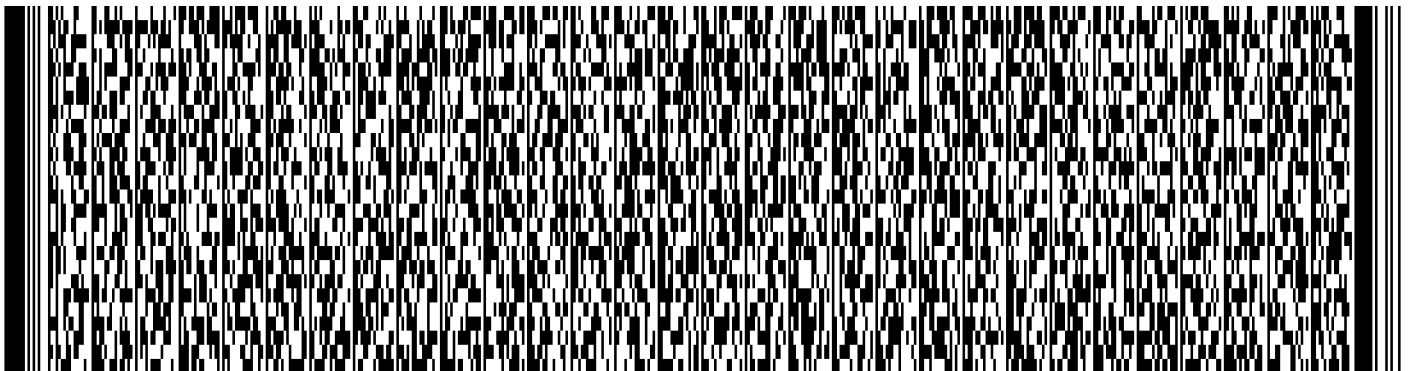
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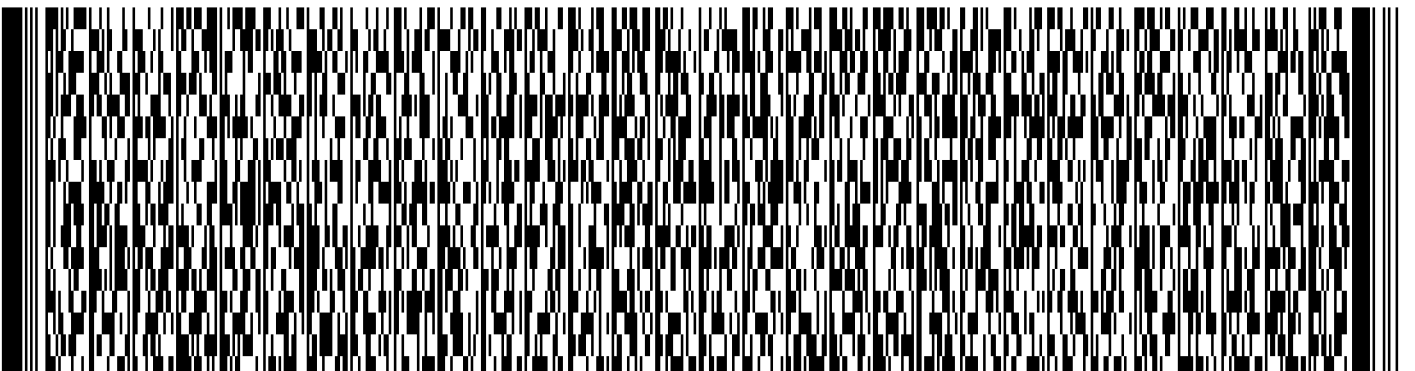
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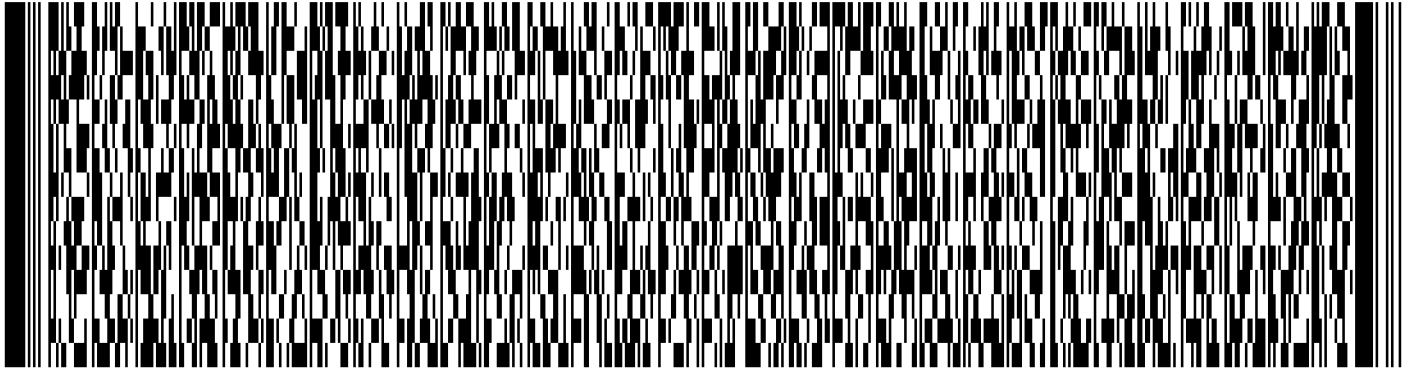
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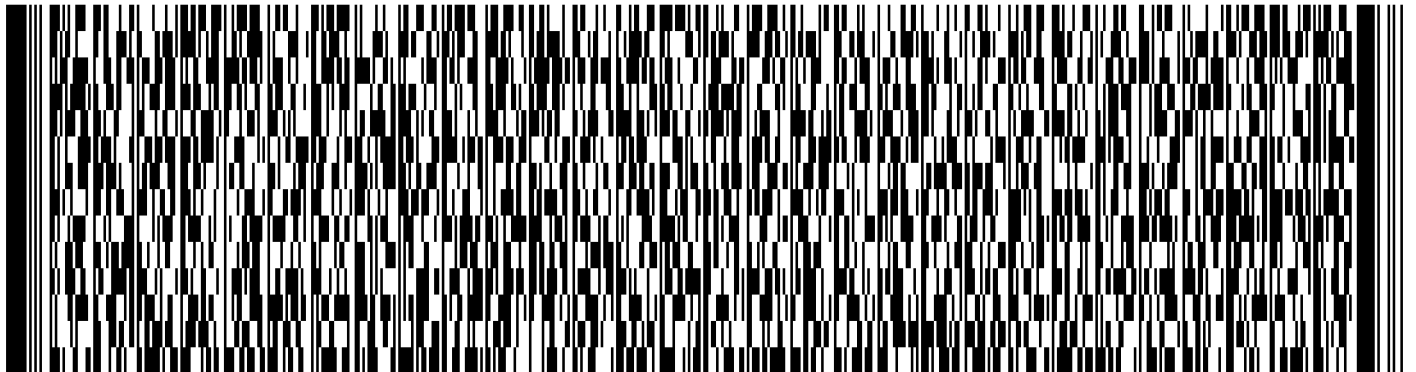
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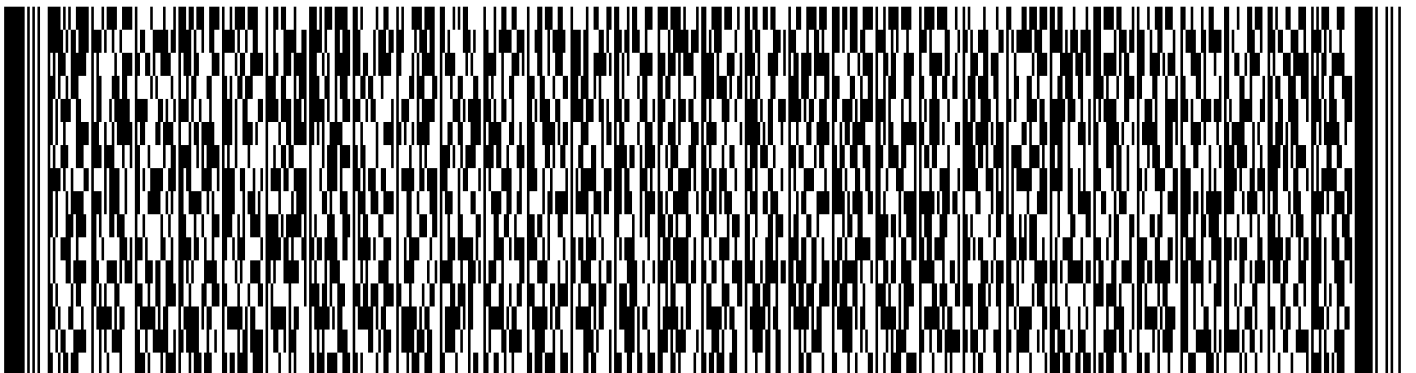
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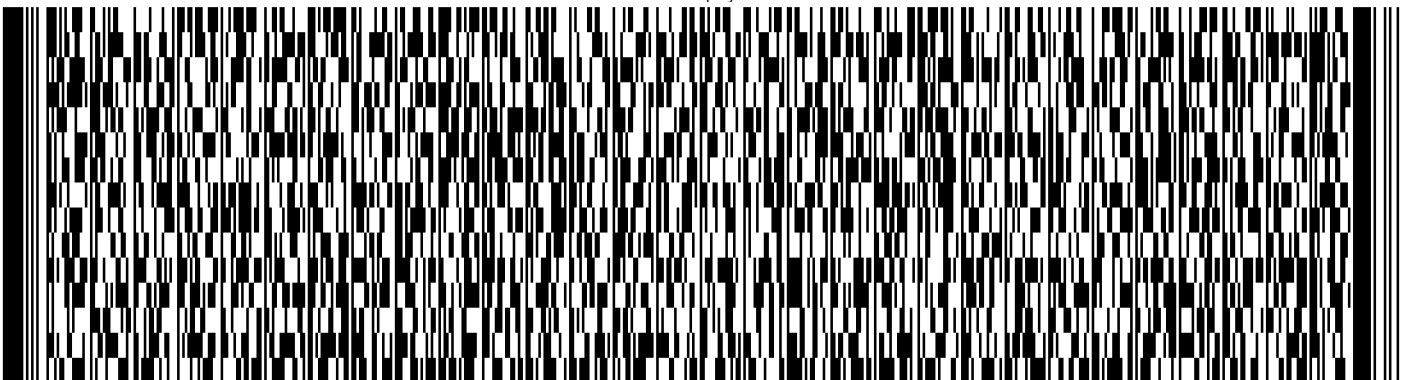
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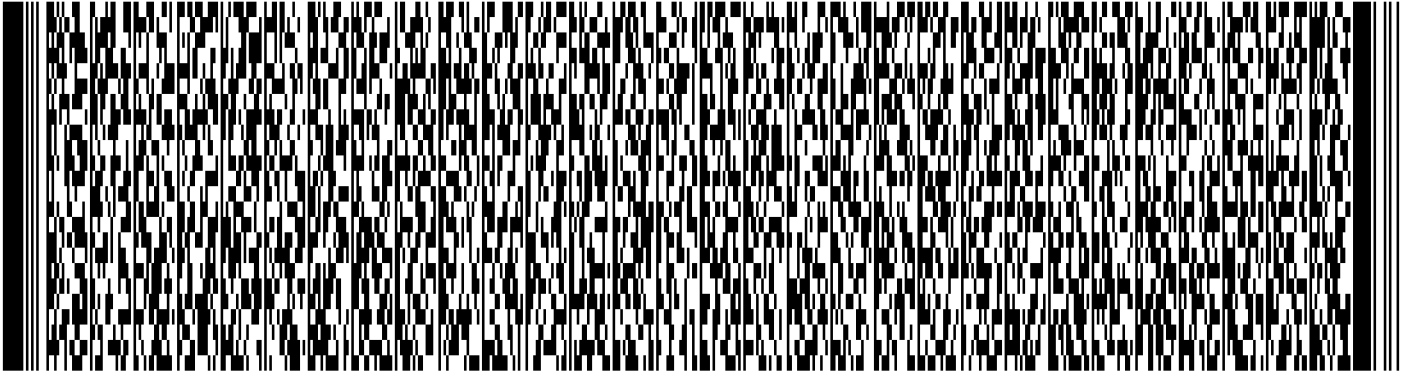
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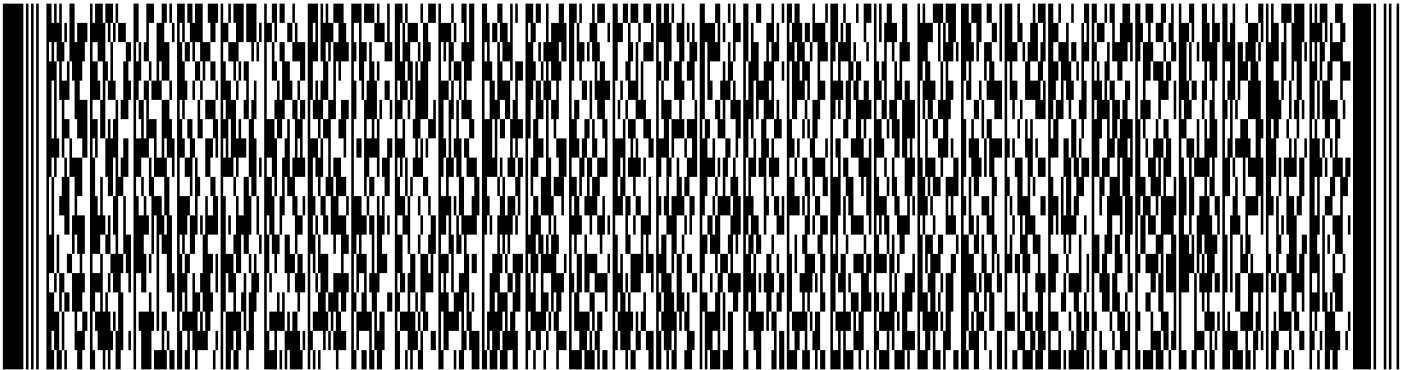
NonBankruptcy1to50



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.

Vaca Villa Apartments, LP
24-10534
Statement of Cash Receipts and Disbursements
3/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 67,025	\$ 388,197
Other Operating Cash Receipts	-	-
Total Operating Receipts	<u>\$ 67,025</u>	<u>\$ 388,197</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ -	\$ -
Intercompany Transfers	1,550	1,550
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	-	-
Total Non-Operating Receipts	<u>\$ 1,550</u>	<u>\$ 1,550</u>
Total Receipts	<u>\$ 68,575</u>	<u>\$ 389,747</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ -	\$ -
Insurance	2,592	5,188
Utilities	18,745	91,930
Repairs & Maintenance	11,415	31,762
Admin Expense	1,031	3,364
Professional Fees	-	-
Other Operating Disbursements	-	-
Management Fees	2,111	14,562
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 35,895</u>	<u>\$ 146,805</u>
Non-Operating		
Debt Service	\$ 27,527	\$ 164,818
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	841
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 27,527</u>	<u>\$ 165,659</u>
Total Disbursements	<u>\$ 63,422</u>	<u>\$ 312,464</u>
Net Cash Receipts and Disbursements	<u>\$ 5,153</u>	<u>\$ 77,283</u>
Total Disbursements less Intercompany Disbursements	<u>\$ 63,422</u>	<u>\$ 312,464</u>

Vaca Villa Apartments, LP
 24-10534
 Balance Sheet
 3/31/2025

	<u>Current Month</u>
Assets	
Current Assets	
Cash & Equivalents	\$ 56,281
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	846,999
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
Total Current Assets	<u>\$ 903,280</u>
Fixed Assets	
FF&E	\$ -
Capital Assets	6,762,000
Accumulated Depreciation	-
Total Fixed Assets	<u>\$ 6,762,000</u>
Other Assets	\$ 197,317
Other Assets (To Be Reconciled)	-
Total Other Assets	<u>\$ 197,317</u>
Total Assets	<u>\$ 7,862,597</u>
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	46,255
Other Payables	-
Intercompany Liabilities - LM	43,364
Intercompany Liabilities - Other	1,977,570
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	-
Other Liabilities (To Be Reconciled)	-
Total Current Liabilities	<u>\$ 2,067,189</u>
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 1,227,837
Notes Payable	3,907,488
Notes Payable - LM	-
Total Long-Term Liabilities	<u>\$ 5,135,325</u>
Total Liabilities	<u>\$ 7,202,514</u>
Equity	
Capital	\$ (760,693)
Retained Earnings	1,277,346
YTD Net Income	143,430
Total Equity	<u>\$ 660,083</u>
Total Liabilities and Equity	<u>\$ 7,862,597</u>

Vaca Villa Apartments, LP
 24-10534
 Statement of Operations
 3/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 55,406	\$ 320,979
Garage Income	-	-
Other Revenue		
Other Income	13,108	\$ 64,899
Total Revenue	\$ 68,515	\$ 385,878
Expense		
Operating Expense		
Admin Expense	\$ 2,911	\$ 15,321
Bank Fees	-	-
Commissions	-	-
Garage Expense	-	-
Insurance	2,592	5,188
Landscaping	-	-
Licenses & Fees	-	-
Marketing	-	-
Payroll	-	-
Professional Fees	-	-
Property Expense	401	2,021
Rent Expense	-	-
Repairs & Maintenance	21,425	71,941
Utilities	8,966	53,910
Other Operating Expense	-	-
Total Operating Expense	\$ 36,296	\$ 148,380
Non-Operating Expense		
Restructuring Fees	\$ -	\$ 841
Interest Expense	19,536	122,437
Tax	-	-
Total Non-Operating Expense	\$ 19,536	\$ 123,278
Total Expense	\$ 55,832	\$ 271,659
Net Income	\$ 12,682	\$ 114,219

Vaca Villa Apartments, LP
 24-10534
 AR Aging Report
 3/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Assembly Committee on Rules - California State Assembly	(1,132)	-	-	-	-	(1,132)
California Emerging Technology Fund	(888)	-	-	-	-	(888)
Cutesyjan Desserts, LLC	(1,104)	-	-	-	-	(1,104)
El Artesano	-	257	257	-	-	513
H&R Block Tax Services	(2,560)	-	-	-	-	(2,560)
Planned Parenthood: Shasta-Diablo, Inc.	(2,722)	-	-	-	-	(2,722)
Vierramoore, Inc.	(1,409)	-	-	-	-	(1,409)
Vinh Tu (aka Tommy Tu)	(1,248)	-	-	-	-	(1,248)
WeCare Services For Children	(3,635)	-	-	-	-	(3,635)
Zhong Liang Kwan, Karie Xiu Yu	(5)	-	-	-	-	(5)
City of Concord - Family Justice Center	(4,224)	-	-	-	-	(4,224)
Court Appointed Special Advocates of Contra Costa County	(657)	-	-	-	-	(657)
Jared Burns-Coffin	-	133	-	-	-	133
Alexandra Wilson	(876)	-	-	-	-	(876)
Hop Grenade LLC	(2,738)	-	-	-	-	(2,738)
Jennifer M. Tong	(1,196)	-	-	-	-	(1,196)
Grand Total	(24,394)	390	257	-	-	(23,747)

Vaca Villa Apartments, LP
 24-10534
 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	AX9 Security, Inc	530	-	-	-	530
	Commercial Plant Services	44	-	-	-	44
	Concord Locksmith	61	-	-	-	61
	Contra Costa Water District	945	-	-	-	945
	Kevin Garrett Construction	369	-	-	-	369
	Pacific Gas & Electric	-	-	-	6,623	6,623
	Summit Building Services, Inc	644	-	-	49	693
	Umpqua Bank	27,458	-	-	-	27,458
	Absolute Plumbing, Inc	725	-	-	-	725
	Contra Costa County Tax Collector	-	36,390	-	36,390	72,780
	FRG Waste Resources, Inc	-	-	105	-	105
	JC Climate Control Technology's Inc	5,918	-	-	-	5,918
	TRI Commercial Real Estate Svcs, Inc	-	-	-	12,431	12,431
Post-Petition Total		36,695	36,390	105	55,494	128,683
Pre-Petition	Ace Pool Service, Inc	-	-	-	36	36
	AX9 Security, Inc	-	-	-	673	673
	Comcast	-	-	-	16	16
	Commercial Plant Services	-	-	-	47	47
	Contra Costa Water District	-	-	-	967	967
	Dream Ride Elevator	-	-	-	130	130
	Granite Telecommunications, LLC	-	-	-	33	33
	LeFever Mattson, Inc.	-	-	-	23,549	23,549
	Mt Diablo Resource Recovery - Concord	-	-	-	674	674
	Pacific Gas & Electric	-	-	-	10,241	10,241
	Roxy Glass Inc	-	-	-	110	110
	Summit Building Services, Inc	-	-	-	2,708	2,708
	Swat Pest Control	-	-	-	59	59
	West Coast Mechanical	-	-	-	3,512	3,512
	YES Energy Management	-	-	-	20	20
	LeFever Mattson Property Management	-	-	-	3,027	3,027
Tim LeFever	-	-	-	370	370	
Pre-Petition Total		-	-	-	46,171	46,171
Grand Total		36,695	36,390	105	101,665	174,854

Vaca Villa Apartments, LP
24-10534
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	
2151 Salvio Street	\$	6,762,000	\$	6,762,000
Grand Total	\$	6,762,000	\$	6,762,000

Vaca Villa Apartments, LP
 24-10534
 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
Salvio - Umpqua Bank	288,770	22,933	(5,656)	(222,120)	-	750	84,676
Spring Glenn - Citizens	1,089	-	-	(29,234)	-	(250)	(28,395)
Grand Total	289,858	22,933	(5,656)	(251,354)	-	500	56,281

Vaca Villa Apartments, LP
24-10534
Payments on Pre-Petition Debt
3/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Vaca Villa Apartments, LP	03/07/25	03/11/25	Umpqua Bank	27,527
Grand Total				27,527



March 31, 2025

Page: 1 of 2

Customer Service:
1-866-486-7782

HOME TAX SERVICE OF AMERICA INC
DBA LEFEVER MATTSON PROPERTY MANAGEMENT
SALVIO PACHECO SQUARE TRUST ACCOUNT
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200

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	XXXXXX1132	Beginning balance	\$348,559.09
Low balance	\$263,847.69	Deposits/Additions	\$223,854.37
Average balance	\$364,511.38	Withdrawals/Subtractions	\$283,643.94
Interest earned	\$0.00	Ending balance	\$288,769.52

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-05	Remote Capture Dep 0001	8,956.93
03-05	Remote Capture Dep 0001	5,416.49
03-10	Remote Capture Dep 0001	18,035.94
03-19	Remote Capture Dep 0001	627.25
03-24	Remote Capture Dep 0001	4,102.68
03-31	Remote Capture Dep 0001	2,449.00
Total Other Deposits/ Additions		\$39,588.29

ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-03	ACH Credit Lefever-salvdoc Settlement 000023336461170 20250303	105,366.83
03-03	ACH Credit H&r Block Manage EDI Pymnts 7036606 20250303	9,275.24
03-04	ACH Credit Lefever-salvdoc Settlement 000023357159078 20250304	25,690.00
03-05	ACH Credit Lefever-salvdoc Settlement 000023372689374 20250305	10,352.41
03-06	ACH Credit Lefever-salvdoc Settlement 000023386221478 20250306	10,575.40
03-27	ACH Credit Lefever-salvdoc Settlement 000023529439054 20250327	23,006.20
Total ACH and Electronic Deposits/Additions		\$184,266.08

MEMBER FDIC EQUAL HOUSING LENDER SBA PREFERRED LENDER

00003769113

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
02-28	348,559.09	03-11	376,375.14	03-24	350,916.47
03-03	441,972.55	03-12	363,183.66	03-25	286,131.60
03-04	430,472.45	03-17	356,629.30	03-26	263,847.69
03-05	455,150.28	03-18	347,057.11	03-27	286,320.52
03-06	458,075.36	03-19	347,684.36	03-31	288,769.52
03-10	476,111.30	03-20	347,028.79		

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




<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
10671	\$325.00	03-04	10689	\$655.57	03-20
10672	\$1,920.00	03-04	10690	\$6,432.60	03-17
*10674	\$121.00	03-03	10691	\$121.76	03-17
10675	\$219.95	03-03	10692	\$215.00	03-24
*10679	\$20,887.66	03-03	10693	\$30,999.15	03-25
10680	\$7,950.00	03-04	10694	\$325.00	03-25
10681	\$48.00	03-05	*10697	\$296.46	03-25
10682	\$26,995.10	03-04	10698	\$533.37	03-27
10683	\$13,191.48	03-12	10699	\$443.00	03-25
10684	\$7,650.32	03-06	10700	\$2,815.00	03-25
10685	\$99,736.16	03-11	10701	\$74.56	03-25
10686	\$3,943.00	03-25	10702	\$25,888.70	03-25
10687	\$9,391.25	03-18	10703	\$22,239.91	03-26
10688	\$180.94	03-18	10704	\$44.00	03-26

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

Total Checks paid: 28 for **-\$283,643.94**

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

Managing Your Accounts

 Phone Number 888.222.5432
 Website cbbank.com
 Email customersupport@cbbank.com

Summary of Accounts

Account Type	Account Number	Ending Balance
SPECIALTY BANKING A/A BUSINESS	[REDACTED] 9065	\$1,088.92

SPECIALTY BANKING A/A BUSINESS - [REDACTED] 9065

Account Summary

Date	Description	Amount
03/01/2025	Beginning Balance	\$338.92
	1 Credit(s) This Period	\$1,550.00
	1 Debit(s) This Period	\$800.00
03/31/2025	Ending Balance	\$1,088.92

Deposits

Date	Description	Amount
03/18/2025	RDC Deposit	\$1,550.00
		1 item(s) totaling \$1,550.00

Checks Cleared

Check Nbr	Date	Amount
13417	03/27/2025	\$800.00

* Indicates skipped check number

1 item(s) totaling \$800.00

Daily Balances

Date	Amount	Date	Amount
03/18/2025	\$1,888.92	03/27/2025	\$1,088.92