

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Valley Oak Investments, LP

Case No. 24-10535

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# 1329 Filed: 04/17/25 Entered: 04/17/25 12:00:00 PM

<b>Part 1: Cash Receipts and Disbursements</b>	<b>Current Month</b>	<b>Cumulative</b>
a. Cash balance beginning of month	\$392,092	
b. Total receipts (net of transfers between accounts)	\$86,221	\$813,517
c. Total disbursements (net of transfers between accounts)	\$94,619	\$561,739
d. Cash balance end of month (a+b-c)	\$383,694	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$94,619	\$561,739

<b>Part 2: Asset and Liability Status</b> (Not generally applicable to Individual Debtors. See Instructions.)	<b>Current Month</b>
a. Accounts receivable (total net of allowance)	\$7,069
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	\$805,156
e. Total assets	\$16,126,451
f. Postpetition payables (excluding taxes)	\$488,215
g. Postpetition payables past due (excluding taxes)	\$187,442
h. Postpetition taxes payable	\$36,406
i. Postpetition taxes past due	\$18,203
j. Total postpetition debt (f+h)	\$524,621
k. Prepetition secured debt	\$6,780,291
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$1,595,956
n. Total liabilities (debt) (j+k+l+m)	\$8,900,868
o. Ending equity/net worth (e-n)	\$7,225,583

<b>Part 3: Assets Sold or Transferred</b>	<b>Current Month</b>	<b>Cumulative</b>
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

<b>Part 4: Income Statement (Statement of Operations)</b> (Not generally applicable to Individual Debtors. See Instructions.)	<b>Current Month</b>	<b>Cumulative</b>
a. Gross income/sales (net of returns and allowances)	\$99,167	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$99,167	
d. Selling expenses	\$0	
e. General and administrative expenses	\$86,423	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$4,602	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$8,142	\$281,725

**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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			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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	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 <input type="radio"/> No <input checked="" type="radio"/>                           |
| m. If yes, have you made all Domestic Support Obligation payments?                             | Yes <input type="radio"/> No <input type="radio"/> N/A <input checked="" type="radio"/> |

**Privacy Act Statement**

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: [http://www.justice.gov/ust/eo/rules\\_regulations/index.htm](http://www.justice.gov/ust/eo/rules_regulations/index.htm). Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

**I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.**

/s/ Bradley D. Sharp

Signature of Responsible Party

Chief Restructuring Officer

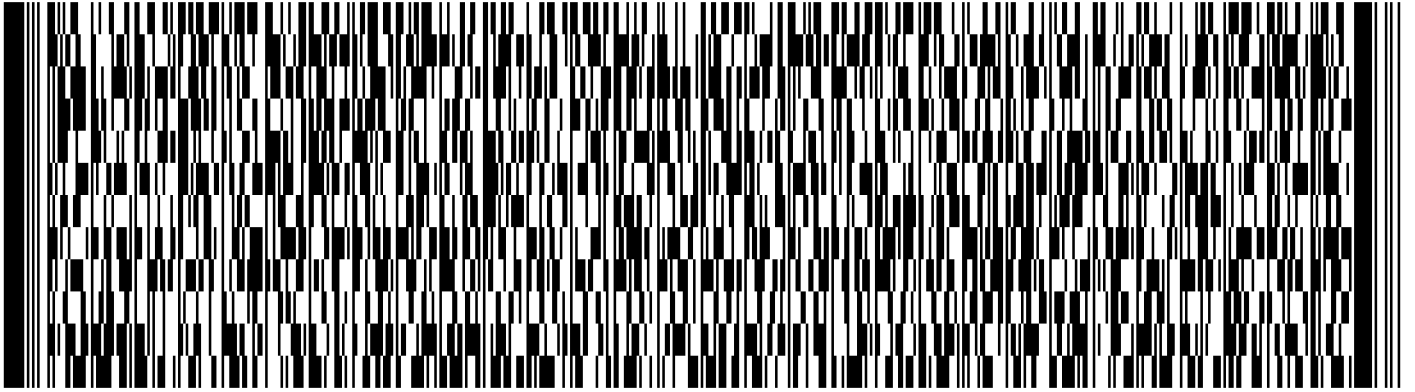
Title

Bradley D. Sharp

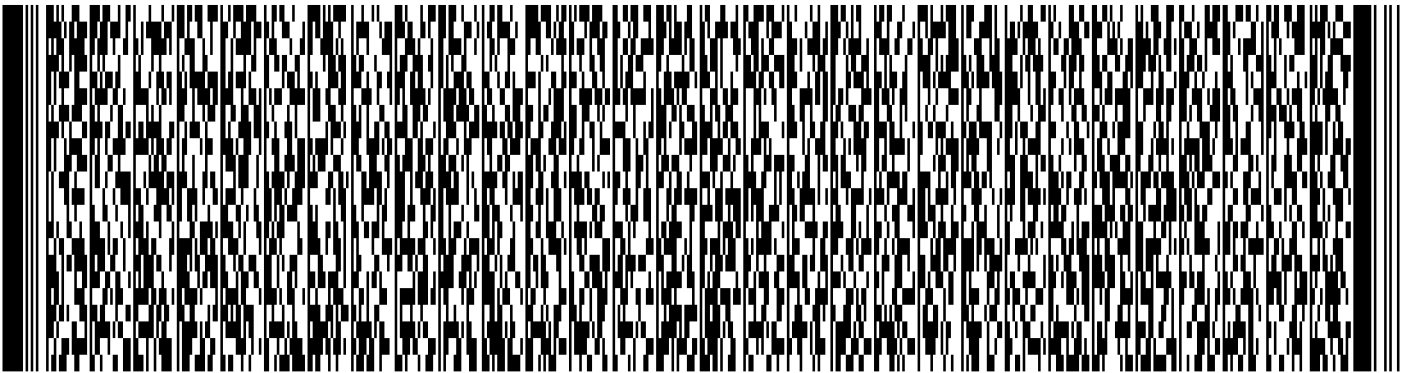
Printed Name of Responsible Party

04/17/2025

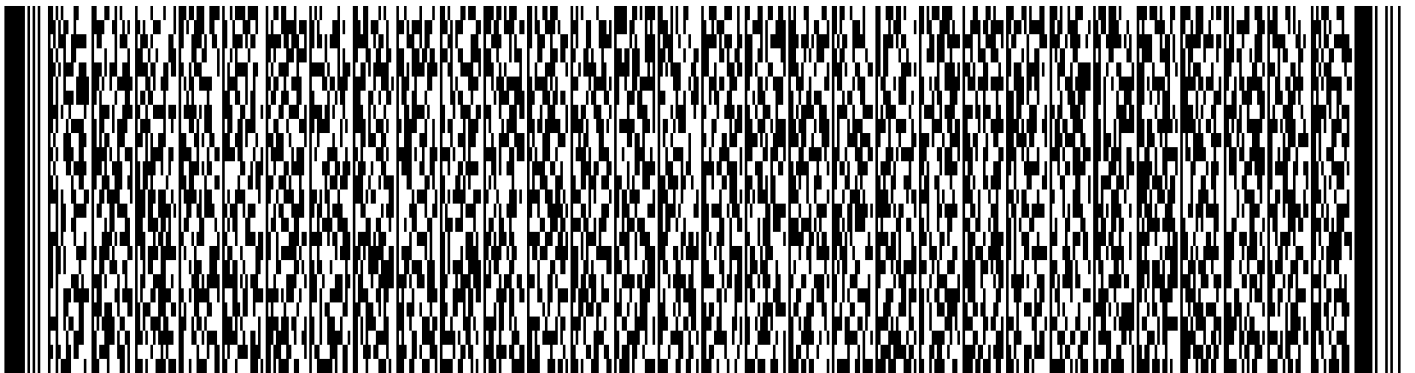
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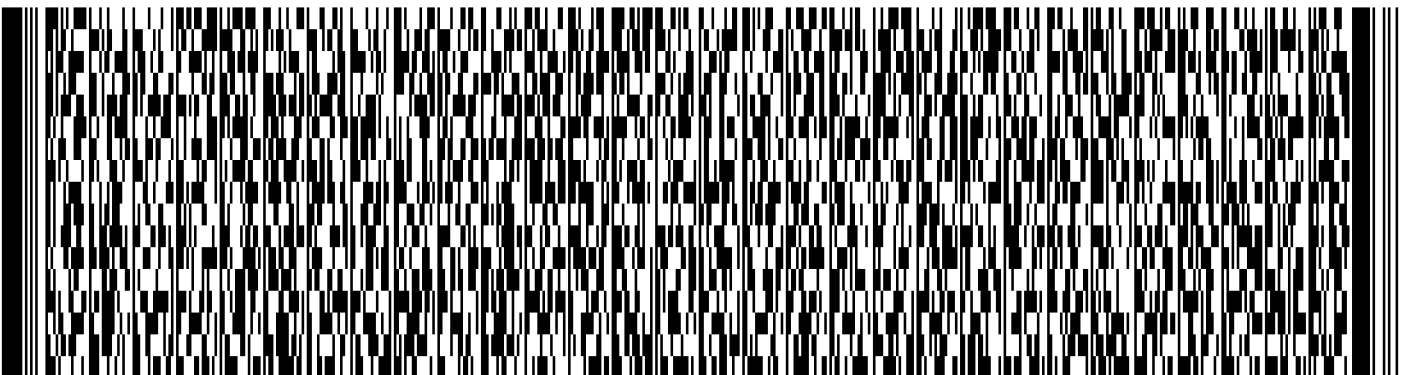
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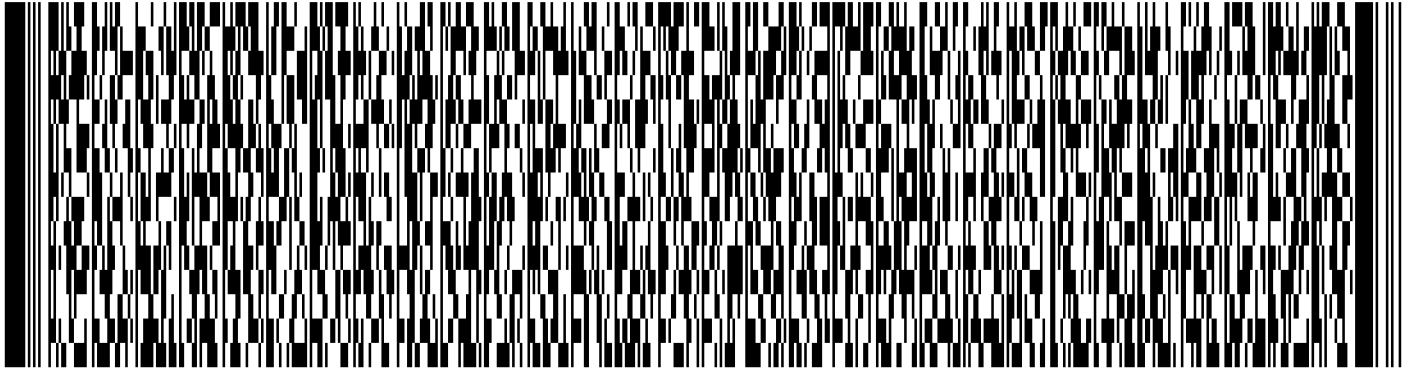
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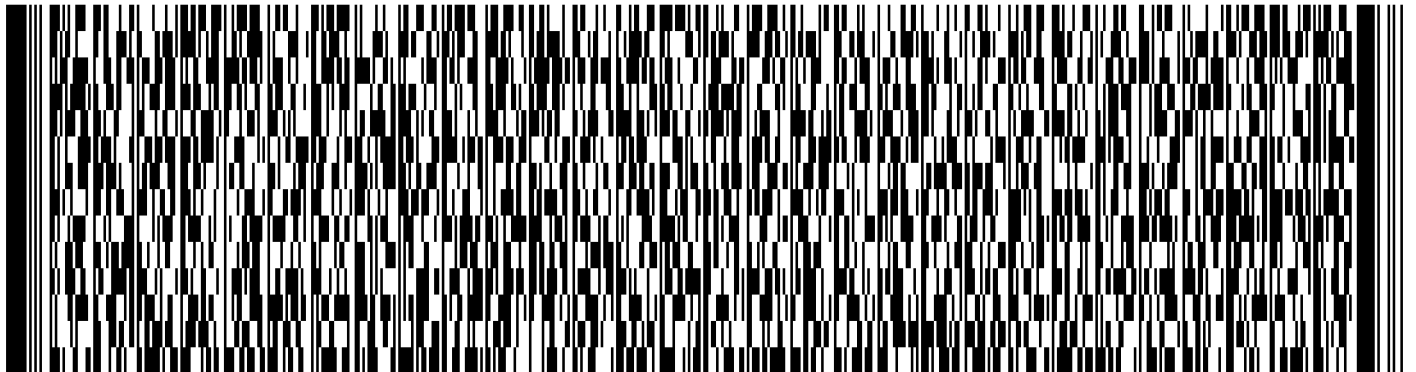
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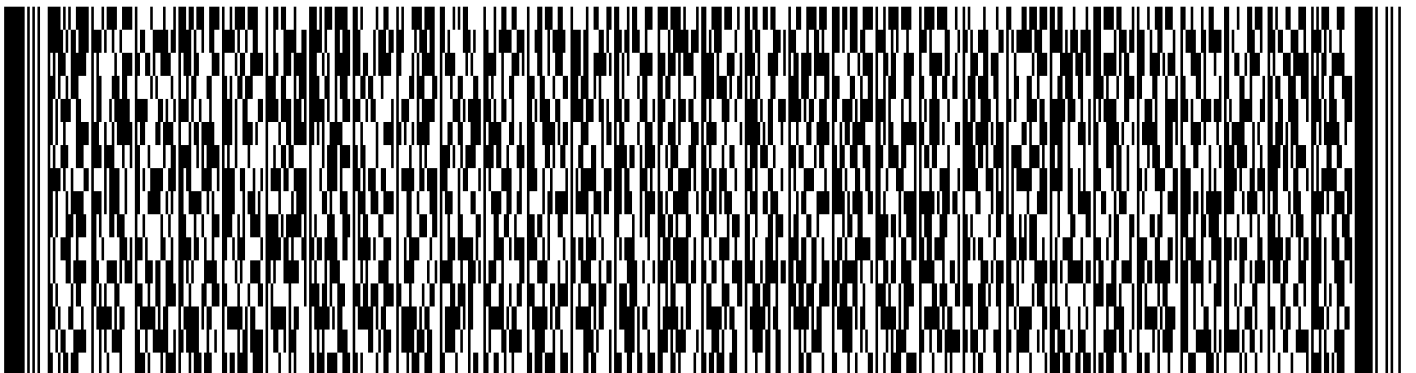
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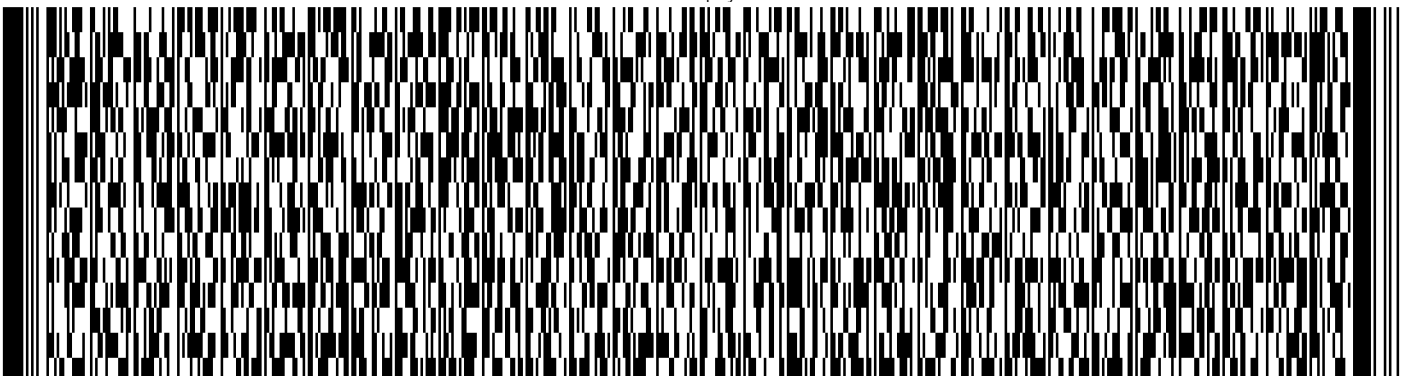
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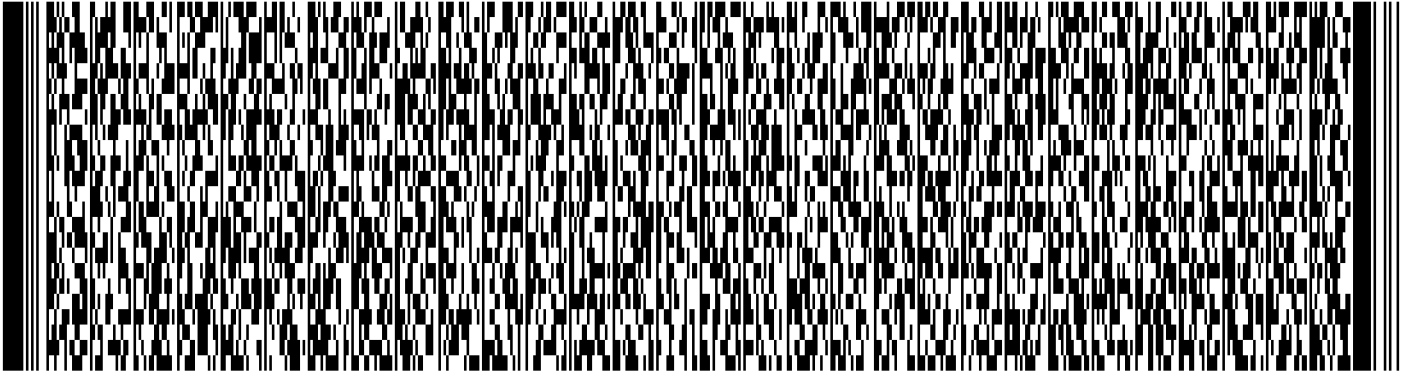
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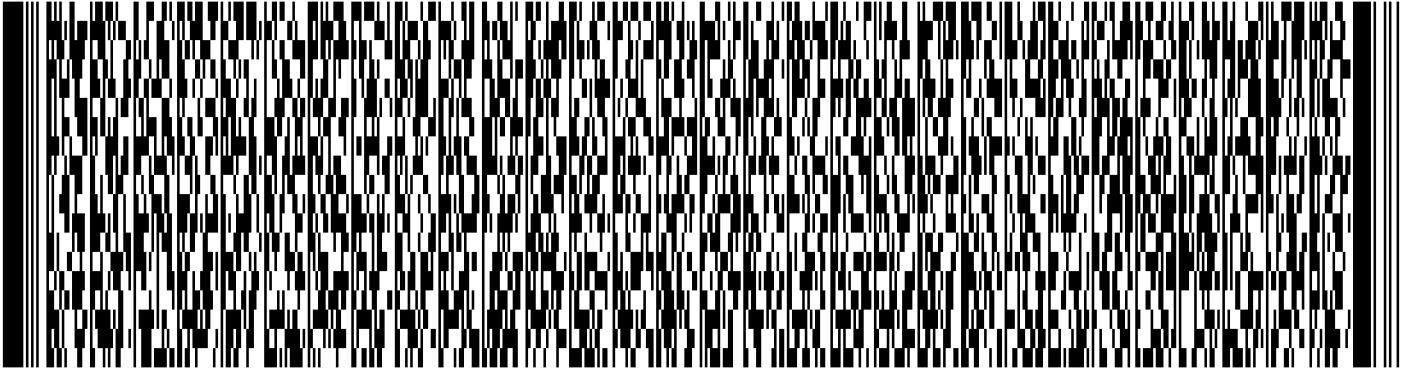
NonBankruptcy1to50



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”).<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.

Valley Oak Investments, LP  
24-10535  
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	\$ 86,221	\$ 525,701
Other Operating Cash Receipts	-	1,640
<b>Total Operating Receipts</b>	<u>\$ 86,221</u>	<u>\$ 527,341</u>
<b>Non-Operating</b>		
Other Non-Operating Cash Receipts	\$ -	\$ 286,176
Intercompany Transfers	-	-
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	-	-
<b>Total Non-Operating Receipts</b>	<u>\$ -</u>	<u>\$ 286,176</u>
<b>Total Receipts</b>	<u><b>\$ 86,221</b></u>	<u><b>\$ 813,517</b></u>
<b>Disbursements</b>		
<b>Operating</b>		
Payroll & Payroll Taxes	\$ -	\$ 9,908
Insurance	1,530	29,813
Utilities	17,271	89,205
Repairs & Maintenance	57,831	329,839
Admin Expense	1,559	5,015
Professional Fees	1,060	2,477
Other Operating Disbursements	-	216
Management Fees	5,636	33,774
Taxes (sales, property, other)	-	-
<b>Total Operating Disbursements</b>	<u>\$ 84,886</u>	<u>\$ 500,247</u>
<b>Non-Operating</b>		
Debt Service	\$ 9,733	\$ 60,599
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	893
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
<b>Total Non-Operating Disbursements</b>	<u>\$ 9,733</u>	<u>\$ 61,492</u>
<b>Total Disbursements</b>	<u><b>\$ 94,619</b></u>	<u><b>\$ 561,739</b></u>
<b>Net Cash Receipts and Disbursements</b>	<u><b>\$ (8,399)</b></u>	<u><b>\$ 251,778</b></u>
<b>Total Disbursements less Intercompany Disbursements</b>	<u><b>\$ 94,619</b></u>	<u><b>\$ 561,739</b></u>

Valley Oak Investments, LP  
24-10535  
Balance Sheet  
3/31/2025

	<u>Current Month</u>
<b>Assets</b>	
<b>Current Assets</b>	
Cash & Equivalents	\$ 383,694
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	414,393
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
<b>Total Current Assets</b>	<u>\$ 798,087</u>
<b>Fixed Assets</b>	
FF&E	\$ -
Capital Assets	14,650,000
Accumulated Depreciation	-
<b>Total Fixed Assets</b>	<u>\$ 14,650,000</u>
Other Assets	\$ 671,295
Other Assets (To Be Reconciled)	-
<b>Total Other Assets</b>	<u>\$ 671,295</u>
<b>Total Assets</b>	<u><b>\$ 16,119,382</b></u>
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Current Liabilities	\$ -
Security Deposits	56,966
Other Payables	-
Intercompany Liabilities - LM	1,252,736
Intercompany Liabilities - Other	59,969
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	-
Other Liabilities (To Be Reconciled)	204,438
<b>Total Current Liabilities</b>	<u>\$ 1,574,108</u>
<b>Long-Term Liabilities</b>	
Deferred Gain (Loss)	\$ 6,027,353
Notes Payable	6,598,762
Notes Payable - LM	-
<b>Total Long-Term Liabilities</b>	<u>\$ 12,626,115</u>
<b>Total Liabilities</b>	<u>\$ 14,200,223</u>
<b>Equity</b>	
Capital	\$ (639,316)
Retained Earnings	2,308,939
YTD Net Income	249,537
<b>Total Equity</b>	<u>\$ 1,919,160</u>
<b>Total Liabilities and Equity</b>	<u><b>\$ 16,119,382</b></u>



Valley Oak Investments, LP  
 24-10535  
 Statement of Operations  
 3/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
<b>Income</b>		
<b>Revenue</b>		
Rental Income	\$ 87,010	\$ 530,664
Garage Income	-	-
<b>Other Revenue</b>		
Other Income	12,157	\$ 301,951
<b>Total Revenue</b>	<b>\$ 99,167</b>	<b>\$ 832,615</b>
<b>Expense</b>		
<b>Operating Expense</b>		
Admin Expense	\$ 8,385	\$ 46,694
Bank Fees	-	(0)
Commissions	-	-
Garage Expense	-	-
Insurance	1,267	27,591
Landscaping	-	-
Licenses & Fees	552	3,411
Marketing	-	-
Payroll	-	9,908
Professional Fees	1,060	2,477
Property Expense	-	-
Rent Expense	-	-
Repairs & Maintenance	57,982	327,184
Utilities	16,972	86,497
Other Operating Expense	204	2,847
<b>Total Operating Expense</b>	<b>\$ 86,423</b>	<b>\$ 506,610</b>
<b>Non-Operating Expense</b>		
Restructuring Fees	\$ -	\$ 893
Interest Expense	4,602	43,386
Tax	-	-
<b>Total Non-Operating Expense</b>	<b>\$ 4,602</b>	<b>\$ 44,279</b>
<b>Total Expense</b>	<b>\$ 91,025</b>	<b>\$ 550,889</b>
<b>Net Income</b>	<b>\$ 8,142</b>	<b>\$ 281,725</b>

Valley Oak Investments, LP  
 24-10535  
 AR Aging Report  
 3/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Jose De Jesus Melendez	-	3	-	-	-	3
Mendoza Jacinto	-	15	-	-	-	15
Reyna Juvenal Madriz	-	33	-	-	-	33
Garibay Fernando	(11)	20	-	-	-	9
Limas Tomas	(320)	-	-	-	-	(320)
Garibay Fabiola	-	2	-	-	-	2
Martinez Antonio	(231)	-	-	-	-	(231)
Camacho Sabrina Ann	-	463	-	-	-	463
Hernandez Roberto	(90)	-	-	-	-	(90)
Contreras Marina	(2)	-	-	-	-	(2)
Mata Abundez Raul	-	4	-	-	-	4
Summerfield Clayton Akaash	-	12	-	-	-	12
Merjorado Osker	-	1,320	-	-	-	1,320
Haggins Rosa	(470)	-	-	-	-	(470)
Hunt Cynthia	(80)	-	-	-	-	(80)
Medina Ponce Araceli	-	460	-	-	-	460
Carrillo Rigoverto	-	686	-	-	-	686
Rodriguez Chrystal	-	938	-	-	-	938
Belloso-Velasco aka Jorge Belloso Jorge	-	202	-	-	-	202
Kajmic Fatka	-	3	-	-	-	3
Dright Tracey	(80)	-	-	-	-	(80)
Gomez aka Victor Gomez Valadez Victor	-	3	-	-	-	3
Johnson Harvey	-	1,407	-	-	-	1,407
Lindsey Lataya	-	1,681	-	-	-	1,681
Lewis Raven	-	1,562	-	-	-	1,562
Ratowski Silencio	(200)	-	-	-	-	(200)
Franco Cordova Saul Antonio	(201)	-	-	-	-	(201)
Shirley Susan	(195)	-	-	-	-	(195)
Stanikzai N Matullah	(133)	-	-	-	-	(133)
Dunn Jacqueline	(12)	-	-	-	-	(12)
Archuleta Mariah	-	1,530	-	-	-	1,530
Carranza Adolfo	-	18	-	-	-	18
Contreras Jose	-	4	-	-	-	4
Galvan Luis Mouricio	-	32	-	-	-	32
Estrada Santos Pizarro	-	9	-	-	-	9
Zambrano Elizabeth	-	2	-	-	-	2
Gomez Alfonso	-	9	-	-	-	9
Mendez Eduardo	(2)	-	-	-	-	(2)
Solario Saturnino	-	24	-	-	-	24
Rodarte Daniel	-	23	-	-	-	23
Vega Ruben	-	2	-	-	-	2
Fonseca Gabriel	-	9	-	-	-	9
Gomez Eduardo	-	4	-	-	-	4
Gutierrez Maria	-	5	-	-	-	5
Castillo Gerardo	(2)	-	-	-	-	(2)
Arias Clara	(2)	-	-	-	-	(2)
Carranza Mayra	(761)	-	-	-	-	(761)
Rodriguez Nabor	-	5	-	-	-	5
Powers Steven	-	3	-	-	-	3
Vasquez Jose Luis	-	2	-	-	-	2
Alvarez Jose	(676)	-	-	-	-	(676)
De Gonzalez Gloria	-	2	-	-	-	2
Bloyed Alex	-	40	-	-	-	40
<b>Grand Total</b>	<b>(3,466)</b>	<b>10,535</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,069</b>

Valley Oak Investments, LP  
 24-10535  
 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
<b>Post-Petition</b>	Bank of America, N.A.	2,555	2,389	2,389	7,167	14,499
	California American Water	133	-	-	-	133
	Chase	1,863	1,863	1,863	3,727	9,316
	Dry Creek Construction	-	75,000	-	24,000	99,000
	Elk Grove Water District	-	-	-	200	200
	Mr Cooper	12,688	12,696	13,017	38,275	76,676
	PHH Mortgage Services	12,177	12,188	12,188	36,502	73,055
	Republic Services	-	-	(291)	-	(291)
	Sac Val Plumbing	-	-	-	502	502
	Sacramento County Tax Collector	-	4,993	-	4,993	9,985
	Sacramento County Utilites	2,058	-	-	-	2,058
	Select Portfolio Servicing, Inc.	26,173	26,173	25,621	73,508	151,475
	SMUD	26	-	-	-	26
	TID Water & Power	251	-	-	-	251
	LeFever Mattson Property Management	-	-	-	1,276	1,276
	Absolute European Painting	-	-	-	1,600	1,600
	Barry Lame Management Services	-	-	-	685	685
	Stanislaus County Taxes - Collector	-	13,210	-	13,210	26,421
Mainline Plumbing, Inc	-	293	-	-	293	
Bullseye Leak Detection	495	-	-	-	495	
<b>Post-Petition Total</b>		<b>58,419</b>	<b>148,804</b>	<b>54,786</b>	<b>205,645</b>	<b>467,655</b>
<b>Pre-Petition</b>	1-888-4-Abatement Inc	-	-	-	27,989	27,989
	Aero Mechanics Inc	-	-	-	847	847
	Applegate Teeples Drilling Co., Inc.	-	-	-	480	480
	California American Water	-	-	-	4,626	4,626
	Citrus Heights Water District	-	-	-	85	85
	City Of Ceres	-	-	-	2,083	2,083
	Elk Grove Water District	-	-	-	57	57
	KS Mattson Partners	-	-	-	10,501	10,501
	Maid to Order	-	-	-	1,485	1,485
	Mize Guys Heating & Cooling	-	-	-	314	314
	Pacific Gas & Electric	-	-	-	189	189
	Republic Services	-	-	-	33	33
	Sac Val Plumbing	-	-	-	3,045	3,045
	Sacramento County Utilites	-	-	-	1,456	1,456
	Sacramento Suburban Water District	-	-	-	159	159
	SMUD	-	-	-	60	60
	Spectrum	-	-	-	36	36
	Sun Valley Pumping Inc	-	-	-	800	800
	TID Water & Power	-	-	-	215	215
	LeFever Mattson Property Management	-	-	-	23,010	23,010
	Absolute European Painting	-	-	-	1,200	1,200
Barry Lame Management Services	-	-	-	23	23	
Zajic Appliance Service Inc.	-	-	-	120	120	
<b>Pre-Petition Total</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>78,813</b>	<b>78,813</b>
<b>Grand Total</b>		<b>58,419</b>	<b>148,804</b>	<b>54,786</b>	<b>284,458</b>	<b>546,468</b>

Valley Oak Investments, LP  
 24-10535  
 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
2030 E Grayson Rd	\$ 3,950,000	\$ 3,950,000
5335/5337 Gibbons Drive	\$ 500,000	\$ 500,000
5509 Orange/7343 Arleta	\$ 425,000	\$ 425,000
5513/5515 Missie Way	\$ 400,000	\$ 400,000
5521/5523 Missie Way	\$ 400,000	\$ 400,000
5537/5539 Missie Way	\$ 425,000	\$ 425,000
5601/5603 Orange Avenue	\$ 400,000	\$ 400,000
5605 Orange Avenue/7320 Berna Way	\$ 400,000	\$ 400,000
6346/6348 Sorrell Court	\$ 425,000	\$ 425,000
7210/7212 Grady Drive	\$ 425,000	\$ 425,000
7300 Berna/7325 Arleta	\$ 425,000	\$ 425,000
7303/7305 Berna Way	\$ 425,000	\$ 425,000
7304/7306 Arleta Court	\$ 425,000	\$ 425,000
7308/7310 Arleta Court	\$ 425,000	\$ 425,000
7312/7314 Berna Way	\$ 425,000	\$ 425,000
7316/7318 Arleta Court	\$ 425,000	\$ 425,000
7319 Arleta/7301 Berna	\$ 425,000	\$ 425,000
7319/7321 Berna Way	\$ 425,000	\$ 425,000
7320/7322 Arleta Court	\$ 425,000	\$ 425,000
7324/7326 Arleta Court	\$ 425,000	\$ 425,000
7327/7329 Berna Way	\$ 450,000	\$ 450,000
7328/7330 Arleta Court	\$ 425,000	\$ 425,000
7332/7334 Arleta Court	\$ 450,000	\$ 450,000
7335/7337 Arleta Court	\$ 450,000	\$ 450,000
7339/7341 Arleta Court	\$ 450,000	\$ 450,000
9120 Polhemus Drive/9300 Mazatlan Way	\$ 425,000	\$ 425,000
<b>Grand Total</b>	<b>\$ 14,650,000</b>	<b>\$ 14,650,000</b>

Valley Oak Investments, LP  
 24-10535  
 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
Valley Oaks /Boulder Citz	13,026	750	(7,631)	(321,105)	-	738	(314,222)
East West Valley Oak Investments, LP	431,804	-	(54,994)	321,105	-	-	697,916
<b>Grand Total</b>	<b>444,830</b>	<b>750</b>	<b>(62,624)</b>	<b>-</b>	<b>-</b>	<b>738</b>	<b>383,694</b>

Valley Oak Investments, LP  
24-10535  
Payments on Pre-Petition Debt  
3/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Valley Oak Investments, LP	03/26/25	03/26/25	Citizens Business Bank	6,739
Valley Oak Investments, LP	03/25/25	Outstanding	Chase Bank	2,994
<b>Grand Total</b>				<b>9,733</b>

HOME TAX SERVICE OF AMERICA  
LEFEVER MATTSON PROPERTY  
BOULDER SPRGS 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	██████████ 3357	\$13,026.33

**SPECIALTY BANKING A/A BUSINESS - ██████████ 3357**
**Account Summary**

Date	Description	Amount
03/01/2025	<b>Beginning Balance</b>	<b>\$75,448.89</b>
	25 Credit(s) This Period	\$87,667.52
	53 Debit(s) This Period	\$150,090.08
03/31/2025	<b>Ending Balance</b>	<b>\$13,026.33</b>

**Deposits**

Date	Description	Amount
03/03/2025	RDC Deposit	\$3,938.10
03/03/2025	RDC Deposit	\$7,747.50
03/04/2025	RDC Deposit	\$5,327.40
03/05/2025	RDC Deposit	\$3,586.43
03/05/2025	RDC Deposit	\$4,936.00
03/05/2025	RDC Deposit	\$11,811.00
03/06/2025	RDC Deposit	\$5,544.69
03/06/2025	RDC Deposit	\$7,681.00
03/07/2025	RDC Deposit	\$2,643.06
03/10/2025	RDC Deposit	\$122.19
03/10/2025	RDC Deposit	\$729.26
03/17/2025	RDC Deposit	\$949.40
03/26/2025	RDC Deposit	\$750.00
03/31/2025	RDC Deposit	\$1,432.49
		14 item(s) totaling \$57,198.52

**Electronic Credits**

Date	Description	Amount
03/04/2025	FLEX FLEX YA9680759889055	\$1,692.00
03/05/2025	LEFEVER_TPP-BOUL Settlement 000023372307642	\$1,637.00
03/05/2025	LEFEVER-BOULCB Settlement 000023373069970	\$4,752.00
03/06/2025	YARDI CARD DEP BOULCBTran XXXXX2939	\$1,470.00
03/06/2025	LEFEVER-BOULCB Settlement 000023386497406	\$4,415.00
03/07/2025	LEFEVER-BOULCB Settlement 000023396654738	\$2,762.00
03/10/2025	YARDI CARD DEP BOULCBTran XXXXX0480	\$1,175.00
03/10/2025	LEFEVER-BOULCB Settlement 000023407015034	\$4,839.00

Member FDIC

**SPECIALTY BANKING A/A BUSINESS - 3357 (continued)****Electronic Credits (continued)**

Date	Description	Amount
03/11/2025	LEFEVER-BOULCB Settlement 000023423137014	\$2,670.00
03/12/2025	LEFEVER-BOULCB Settlement 000023431955374	\$1,399.00
03/17/2025	LEFEVER-BOULCB Settlement 000023455406182	\$3,658.00
		11 item(s) totaling \$30,469.00

**Electronic Debits**

Date	Description	Amount
03/21/2025	WIRE/OUT-2025080000507;BNF VALLEY OAK INVESTMENTS, LP;OBI TRANSFER FUNDS FROM C	\$114,379.05
		1 item(s) totaling \$114,379.05

**Other Debits**

Date	Description	Amount
03/26/2025	142408 OLB TRANSFER ACH PREFUND XXXXX2135 ACHPMT TR# 4733295	\$6,738.96
		1 item(s) totaling \$6,738.96

**Checks Cleared**

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
16299	03/03/2025	\$434.42	16333	03/18/2025	\$100.94	16352	03/20/2025	\$1,259.13
16302*	03/03/2025	\$149.25	16334	03/18/2025	\$142.08	16353	03/20/2025	\$93.45
16313*	03/04/2025	\$375.40	16335	03/18/2025	\$167.78	16354	03/18/2025	\$55.11
16316*	03/04/2025	\$622.83	16336	03/18/2025	\$106.09	16355	03/20/2025	\$2,482.50
16317	03/04/2025	\$445.93	16337	03/18/2025	\$117.22	16358*	03/26/2025	\$1,349.72
16320*	03/05/2025	\$601.56	16338	03/18/2025	\$172.89	16359	03/26/2025	\$311.73
16322*	03/11/2025	\$1,200.00	16339	03/18/2025	\$127.45	16360	03/26/2025	\$1,581.21
16323	03/05/2025	\$1,611.03	16342*	03/18/2025	\$104.85	16361	03/26/2025	\$108.00
16324	03/25/2025	\$638.60	16343	03/17/2025	\$172.09	16362	03/31/2025	\$375.40
16325	03/19/2025	\$1,155.00	16344	03/17/2025	\$162.27	16364*	03/25/2025	\$259.58
16326	03/18/2025	\$85.61	16345	03/20/2025	\$66.08	16365	03/25/2025	\$2,670.00
16327	03/18/2025	\$162.63	16346	03/19/2025	\$97.14	16366	03/25/2025	\$4,025.00
16328	03/18/2025	\$527.52	16347	03/19/2025	\$66.08	16367	03/31/2025	\$1,060.00
16329	03/18/2025	\$142.08	16348	03/19/2025	\$66.08	16368	03/26/2025	\$1,807.32
16330	03/18/2025	\$136.92	16349	03/20/2025	\$82.64	16369	03/28/2025	\$350.08
16331	03/18/2025	\$54.68	16350	03/19/2025	\$82.64	16371*	03/26/2025	\$149.25
16332	03/18/2025	\$90.65	16351	03/20/2025	\$461.05	16373*	03/25/2025	\$305.11

\* Indicates skipped check number

51 item(s) totaling \$28,972.07

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
03/03/2025	\$86,550.82	03/11/2025	\$149,487.10	03/21/2025	\$32,573.80
03/04/2025	\$92,126.06	03/12/2025	\$150,886.10	03/25/2025	\$24,675.51
03/05/2025	\$116,635.90	03/17/2025	\$155,159.14	03/26/2025	\$13,379.32
03/06/2025	\$135,746.59	03/18/2025	\$152,864.64	03/28/2025	\$13,029.24
03/07/2025	\$141,151.65	03/19/2025	\$151,397.70	03/31/2025	\$13,026.33
03/10/2025	\$148,017.10	03/20/2025	\$146,952.85		



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

Direct inquiries to:  
888 761-3967

ACCOUNT STATEMENT

Page 1 of 2  
STARTING DATE: March 01, 2025  
ENDING DATE: March 31, 2025  
Total days in statement period: 31  
██████████ 1210  
( 1)

VALLEY OAK INVESTMENTS, LP  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #24-10535  
6359 AUBURN BLVD SUITE B  
CITRUS HEIGHTS CA 95621-5200

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**Commercial Analysis Checking**

Account number	██████████ 1210	Beginning balance		\$318,225.05
Enclosures	1	Total additions	( 1)	114,379.05
Low balance	\$318,225.05	Total subtractions	( 1)	800.00
Average balance	\$358,682.13	Ending balance		\$431,804.10

**CREDITS**

Number	Date	Transaction Description	Additions
	03-21	Wire Trans-IN 7a58018c-a1ea-4d3f-82c2-e189d84cf669 HOME TAX SERVICE O 122234149 TRANSFER FUNDS FRO M CB VALLEY OAK TO	114,379.05

**CHECKS**

Number	Date	Amount	Number	Date	Amount
20001	03-27	800.00			

**DAILY BALANCES**

Date	Amount	Date	Amount	Date	Amount
02-28	318,225.05	03-21	432,604.10	03-27	431,804.10

**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