

## UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. LeFever Mattson, a California corporation

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§Case No. 24-10545Debtor(s)☐ Jointly Administered**Amended Monthly Operating Report**

Chapter 11

Reporting Period Ended: 01/31/2025Petition Date: 09/12/2024Months Pending: 5Industry 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

04/22/2025

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# 1352 Filed: 04/22/25 Entered: 04/22/25 12:12:12 PM



| Part 1: Cash Receipts and Disbursements                            | Current Month | Cumulative  |
|--------------------------------------------------------------------|---------------|-------------|
| a. Cash balance beginning of month                                 | \$1,253,385   |             |
| b. Total receipts (net of transfers between accounts)              | \$2,166,417   | \$4,241,746 |
| c. Total disbursements (net of transfers between accounts)         | \$797,647     | \$2,660,165 |
| d. Cash balance end of month (a+b-c)                               | \$2,622,155   |             |
| e. Disbursements made by third party for the benefit of the estate | \$-224,224    | \$-660,324  |
| f. Total disbursements for quarterly fee calculation (c+e)         | \$573,423     | \$1,999,841 |

| Part 2: Asset and Liability Status<br>(Not generally applicable to Individual Debtors. See Instructions.)                          | Current Month |
|------------------------------------------------------------------------------------------------------------------------------------|---------------|
| a. Accounts receivable (total net of allowance)                                                                                    | \$2,824       |
| 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                                                                                                            | \$33,533,415  |
| e. Total assets                                                                                                                    | \$70,520,881  |
| f. Postpetition payables (excluding taxes)                                                                                         | \$373,996     |
| g. Postpetition payables past due (excluding taxes)                                                                                | \$82,642      |
| h. Postpetition taxes payable                                                                                                      | \$150,313     |
| i. Postpetition taxes past due                                                                                                     | \$21,420      |
| j. Total postpetition debt (f+h)                                                                                                   | \$524,309     |
| k. Prepetition secured debt                                                                                                        | \$13,369,519  |
| l. Prepetition priority debt                                                                                                       | \$0           |
| m. Prepetition unsecured debt                                                                                                      | \$29,081,117  |
| n. Total liabilities (debt) (j+k+l+m)                                                                                              | \$42,974,945  |
| o. Ending equity/net worth (e-n)                                                                                                   | \$27,545,936  |

| 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)<br>(Not generally applicable to Individual Debtors. See Instructions.) | Current Month | Cumulative |
|---------------------------------------------------------------------------------------------------------------------------|---------------|------------|
| a. Gross income/sales (net of returns and allowances)                                                                     | \$63,080      |            |
| b. Cost of goods sold (inclusive of depreciation, if applicable)                                                          | \$0           |            |
| c. Gross profit (a-b)                                                                                                     | \$63,080      |            |
| d. Selling expenses                                                                                                       | \$0           |            |
| e. General and administrative expenses                                                                                    | \$463,965     |            |
| f. Other expenses                                                                                                         | \$0           |            |
| g. Depreciation and/or amortization (not included in 4b)                                                                  | \$0           |            |
| h. Interest                                                                                                               | \$3,463       |            |
| i. Taxes (local, state, and federal)                                                                                      | \$0           |            |
| j. Reorganization items                                                                                                   | \$11,553      |            |
| k. Profit (loss)                                                                                                          | \$-415,900    | \$-445,429 |

**Part 5: Professional Fees and Expenses**

| a.     |                                                                           |                        | Approved<br>Current Month | Approved<br>Cumulative | Paid Current<br>Month | Paid<br>Cumulative |
|--------|---------------------------------------------------------------------------|------------------------|---------------------------|------------------------|-----------------------|--------------------|
|        | Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i> |                        | \$420,844                 | \$854,833              | \$0                   | \$0                |
|        | <i>Itemized Breakdown by Firm</i>                                         |                        |                           |                        |                       |                    |
|        | Firm Name                                                                 | Role                   |                           |                        |                       |                    |
| i      | Verita Global LLC                                                         | Other                  | \$0                       | \$433,989              | \$0                   | \$0                |
| ii     | Keller Benvenutti Kim                                                     | Lead Counsel           | \$420,844                 | \$420,844              | \$0                   | \$0                |
| iii    | Pricewaterhouse Coopers LLP                                               | Financial Professional | \$0                       | \$0                    | \$0                   | \$0                |
| iv     | Pachulski Stang Ziehl & Jones                                             | Lead Counsel           | \$0                       | \$0                    | \$0                   | \$0                |
| v      | FTI                                                                       | Other                  | \$0                       | \$0                    | \$0                   | \$0                |
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| b.   |                                                                              |                 | Approved<br>Current Month | Approved<br>Cumulative | Paid Current<br>Month | Paid<br>Cumulative |
|------|------------------------------------------------------------------------------|-----------------|---------------------------|------------------------|-----------------------|--------------------|
|      | Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i> |                 | \$36,184                  | \$36,184               | \$22,726              | \$22,726           |
|      | <i>Itemized Breakdown by Firm</i>                                            |                 |                           |                        |                       |                    |
|      | Firm Name                                                                    | Role            |                           |                        |                       |                    |
| i    | SSL Law Firm LLP                                                             | Special Counsel | \$0                       | \$0                    | \$0                   | \$0                |
| ii   | Buchalter                                                                    | Special Counsel | \$0                       | \$0                    | \$0                   | \$0                |
| iii  | Law Office of Donald S. David                                                | Special Counsel | \$36,184                  | \$36,184               | \$22,726              | \$22,726           |
| iv   |                                                                              |                 |                           |                        |                       |                    |
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|    | c                                                        |  |  |           |           |          |          |
| c. | All professional fees and expenses (debtor & committees) |  |  | \$470,173 | \$891,017 | \$22,726 | \$22,726 |

**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

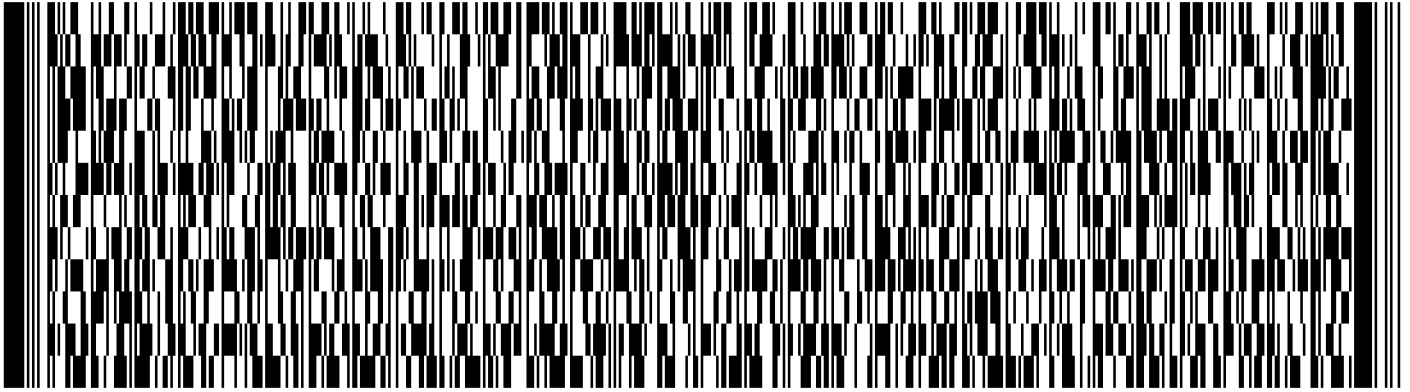
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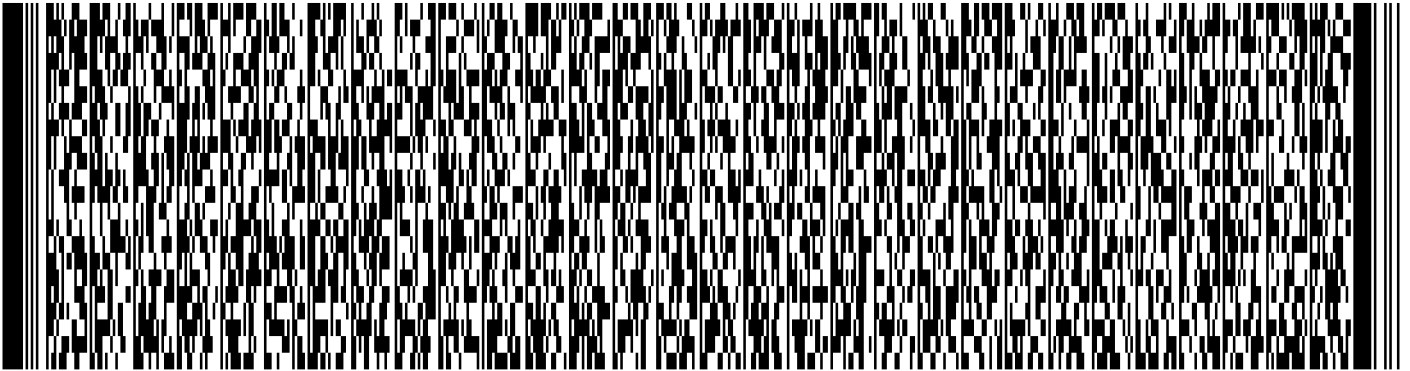
Printed Name of Responsible Party

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04/22/2025

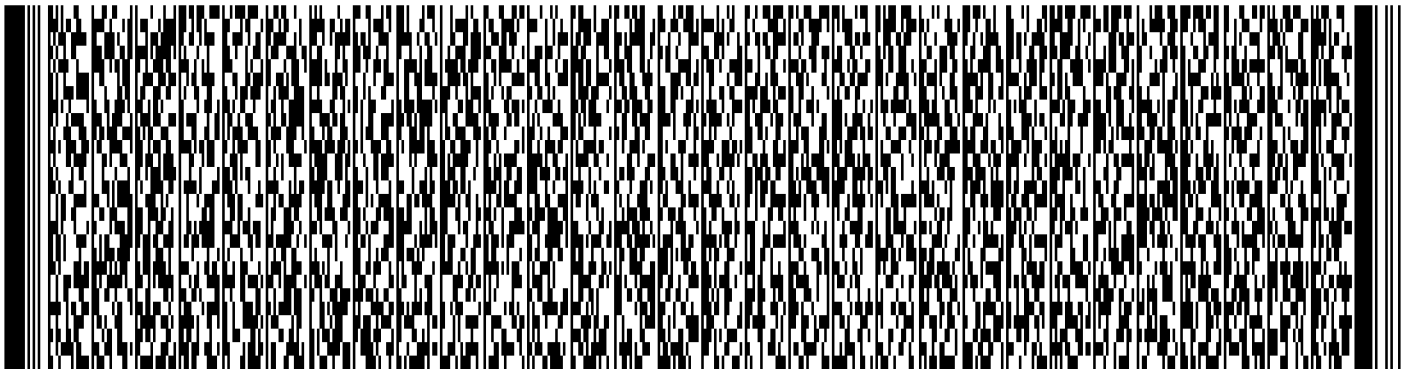
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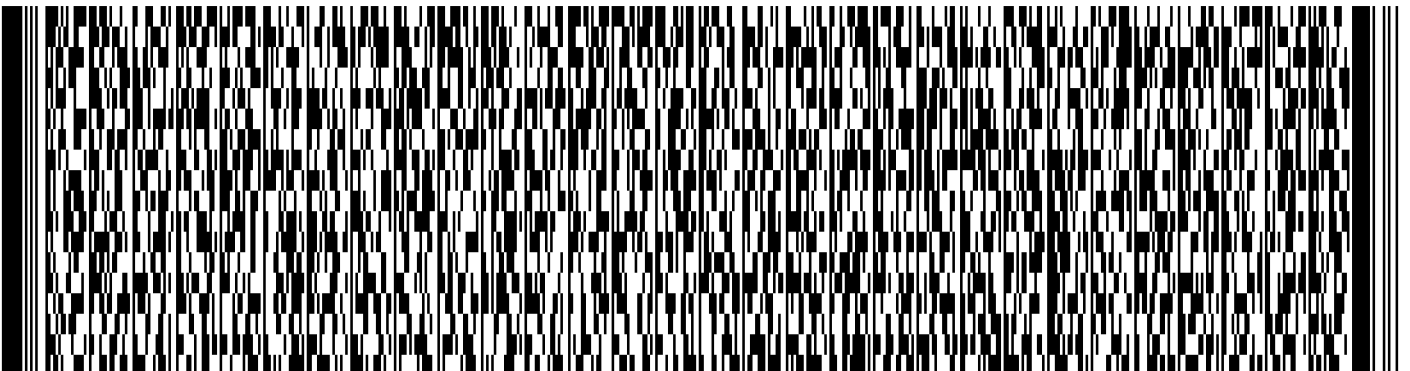
PageOnePartOne



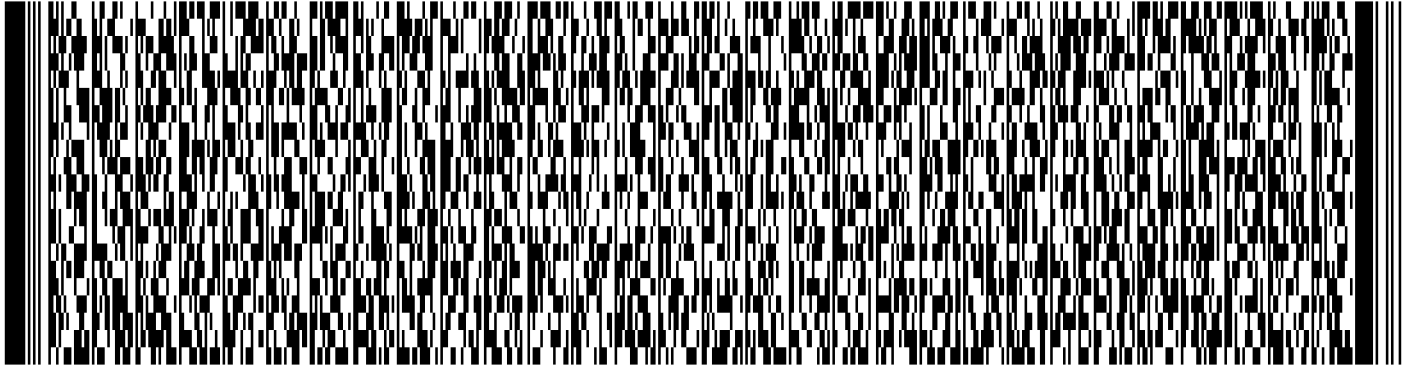
PageOnePartTwo



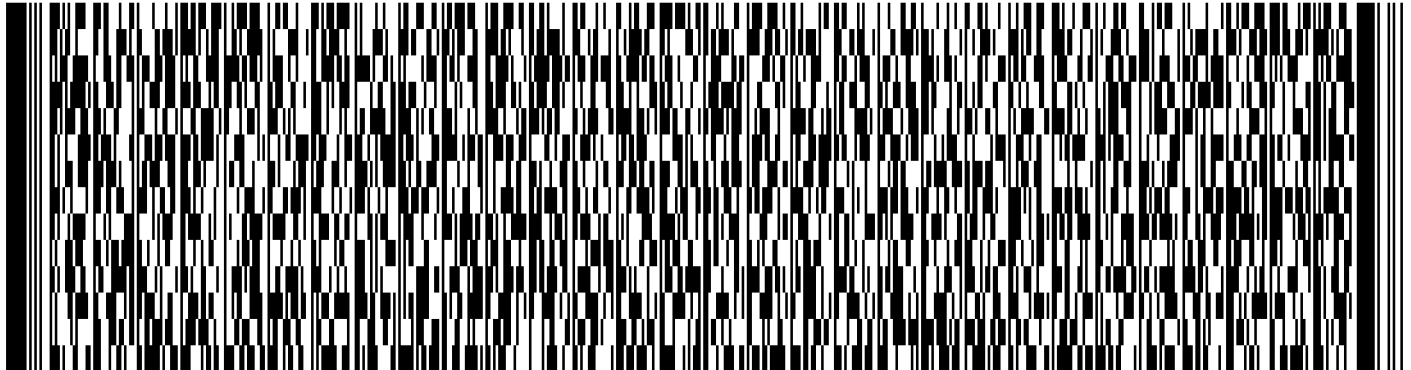
PageTwoPartOne



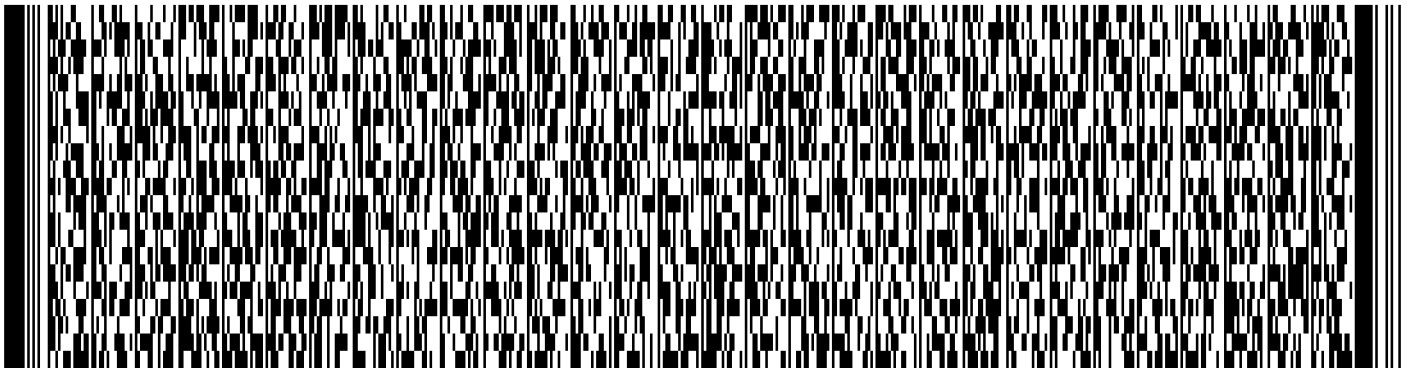
PageTwoPartTwo



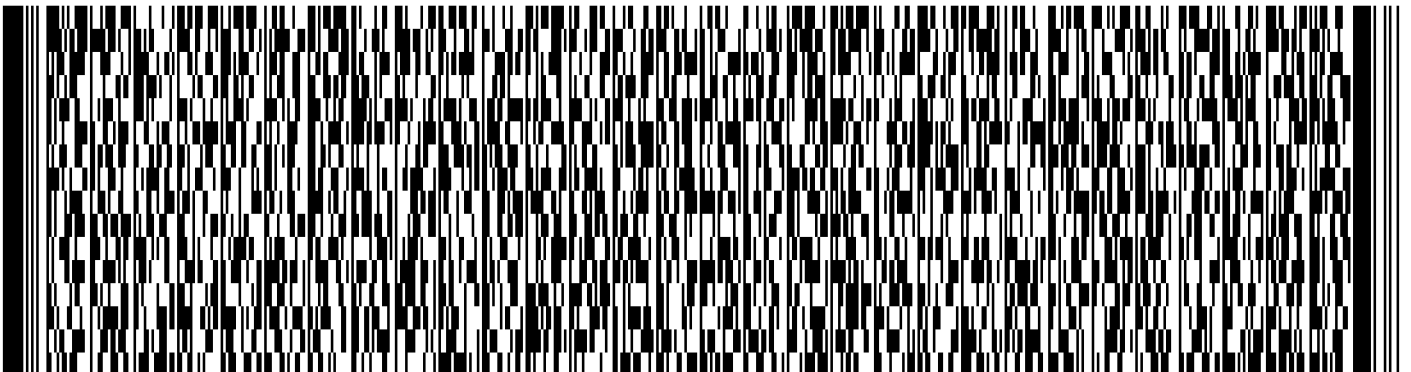
Bankruptcy1to50



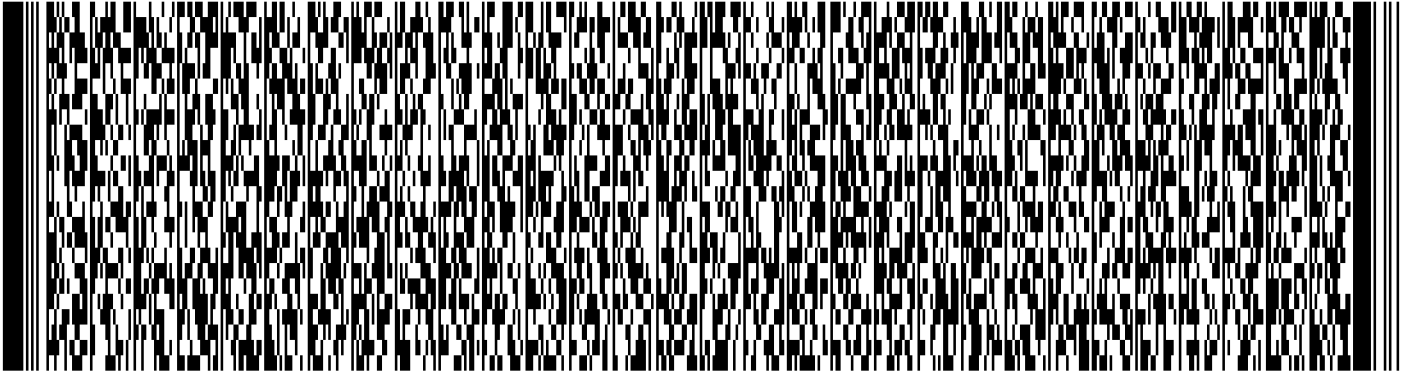
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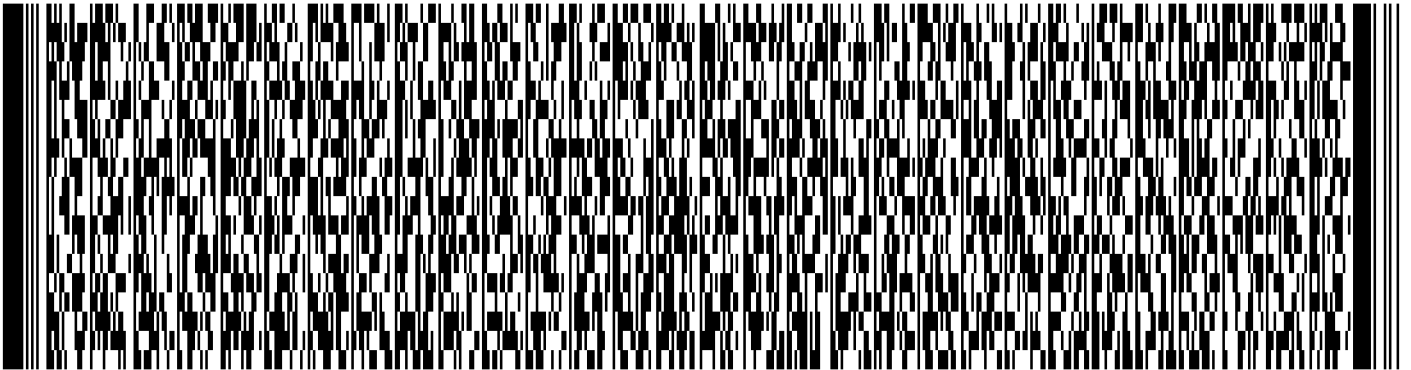
NonBankruptcy1to50



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.

**LeFever Mattson, a California corporation**  
**24-10545**  
**Statement of Cash Receipts and Disbursements**  
**1/31/2025**

|                                                            | <b>Current Month</b>       | <b>Accumulated<br/>Total</b> |
|------------------------------------------------------------|----------------------------|------------------------------|
| <b>Receipts</b>                                            |                            |                              |
| <b>Operating</b>                                           |                            |                              |
| Rental Income                                              | \$ 59,640                  | \$ 254,632                   |
| Other Operating Cash Receipts                              | 39,446                     | 42,228                       |
| <b>Total Operating Receipts</b>                            | <u>\$ 99,086</u>           | <u>\$ 296,860</u>            |
| <b>Non-Operating</b>                                       |                            |                              |
| Other Non-Operating Cash Receipts                          | \$ 331                     | \$ 134,069                   |
| Intercompany Transfers                                     | 67,000                     | 733,150                      |
| Adjustments to Intercompany Balances                       | -                          | 177,666                      |
| DIP Funding                                                | 2,000,000                  | 2,900,000                    |
| Asset Sales                                                | -                          | -                            |
| <b>Total Non-Operating Receipts</b>                        | <u>\$ 2,067,331</u>        | <u>\$ 3,944,886</u>          |
| <b>Total Receipts</b>                                      | <u><b>\$ 2,166,417</b></u> | <u><b>\$ 4,241,746</b></u>   |
| <b>Disbursements</b>                                       |                            |                              |
| <b>Operating</b>                                           |                            |                              |
| Payroll & Payroll Taxes                                    | \$ 13,746                  | \$ 121,889                   |
| Insurance                                                  | 29,771                     | 187,475                      |
| Utilities                                                  | 21,253                     | 30,272                       |
| Repairs & Maintenance                                      | 9,279                      | 11,632                       |
| Admin Expense                                              | 4,960                      | 8,422                        |
| Professional Fees                                          | 239,836                    | 273,839                      |
| Other Operating Disbursements                              | -                          | 19,643                       |
| Management Fees                                            | -                          | 2,730                        |
| Taxes (sales, property, other)                             | -                          | 1,314                        |
| <b>Total Operating Disbursements</b>                       | <u>\$ 318,845</u>          | <u>\$ 657,217</u>            |
| <b>Non-Operating</b>                                       |                            |                              |
| Debt Service                                               | \$ 4,917                   | \$ 37,412                    |
| Other Non-Operating Disbursements                          | 1,392                      | 139,392                      |
| Restructuring Fees                                         | 15,303                     | 20,303                       |
| Owner Distributions                                        | -                          | -                            |
| Intercompany Transfers                                     | 224,224                    | 660,324                      |
| Transfers to Non-Debtors                                   | 232,965                    | 1,145,516                    |
| Adjustments to Intercompany Balances                       | -                          | -                            |
| Capital Expenditures                                       | -                          | -                            |
| <b>Total Non-Operating Disbursements</b>                   | <u>\$ 478,802</u>          | <u>\$ 2,002,948</u>          |
| <b>Total Disbursements</b>                                 | <u><b>\$ 797,647</b></u>   | <u><b>\$ 2,660,165</b></u>   |
| <b>Net Cash Receipts and Disbursements</b>                 | <u><b>\$ 1,368,770</b></u> | <u><b>\$ 1,581,581</b></u>   |
| <b>Total Disbursements less Intercompany Disbursements</b> | <u><b>\$ 573,423</b></u>   | <u><b>\$ 1,999,841</b></u>   |

**LeFever Mattson, a California corporation**  
**24-10545**  
**Balance Sheet**  
**1/31/2025**

|                                            | <u>Current Month</u>        |
|--------------------------------------------|-----------------------------|
| <b>Assets</b>                              |                             |
| <b>Current Assets</b>                      |                             |
| Cash & Equivalents                         | \$ 2,622,155                |
| Accounts Receivable                        | -                           |
| Notes Receivable                           | 8,355,017                   |
| Intercompany Receivables                   | 22,500,918                  |
| Intercompany Receivables - US Trustee Fees | 8,500                       |
| Other Receivables                          | 44,000                      |
| <b>Total Current Assets</b>                | <u>\$ 33,530,591</u>        |
| <b>Fixed Assets</b>                        |                             |
| FF&E                                       | \$ 121,767                  |
| Capital Assets                             | 1,012,000                   |
| Accumulated Depreciation                   | (2)                         |
| <b>Total Fixed Assets</b>                  | <u>\$ 1,133,765</u>         |
| Other Assets                               | \$ 3,723,816                |
| Other Assets (To Be Reconciled)            | 32,129,885                  |
| <b>Total Other Assets</b>                  | <u>\$ 35,853,701</u>        |
| <b>Total Assets</b>                        | <u><b>\$ 70,518,057</b></u> |
| <b>Liabilities</b>                         |                             |
| <b>Current Liabilities</b>                 |                             |
| Current Liabilities                        | \$ 3,032,783                |
| Security Deposits                          | 17,415                      |
| Other Payables                             | -                           |
| Intercompany Liabilities - LM              | 1,150                       |
| Intercompany Liabilities - Other           | 15,948,221                  |
| Intercompany Liabilities - US Trustee Fees | -                           |
| DIP Loan                                   | 3,045,000                   |
| Other Liabilities                          | 4,812,933                   |
| Other Liabilities (To Be Reconciled)       | -                           |
| <b>Total Current Liabilities</b>           | <u>\$ 26,857,503</u>        |
| <b>Long-Term Liabilities</b>               |                             |
| Deferred Gain (Loss)                       | \$ 2,855,040                |
| Notes Payable                              | 1,614,316                   |
| Notes Payable - LM                         | -                           |
| <b>Total Long-Term Liabilities</b>         | <u>\$ 4,469,356</u>         |
| <b>Total Liabilities</b>                   | <u>\$ 31,326,859</u>        |
| <b>Equity</b>                              |                             |
| Capital                                    | \$ 3,922,215                |
| Retained Earnings                          | 22,918,230                  |
| YTD Net Income                             | 12,350,752                  |
| <b>Total Equity</b>                        | <u>\$ 39,191,198</u>        |
| <b>Total Liabilities and Equity</b>        | <u><b>\$ 70,518,057</b></u> |



LeFever Mattson, a California corporation  
24-10545  
Statement of Operations  
1/31/2025

|                                    | <u>Current Month</u> | <u>Accumulated<br/>Total</u> |
|------------------------------------|----------------------|------------------------------|
| <b>Income</b>                      |                      |                              |
| <b>Revenue</b>                     |                      |                              |
| Rental Income                      | \$ 62,918            | \$ 245,160                   |
| Garage Income                      | -                    | -                            |
| <b>Other Revenue</b>               |                      |                              |
| Other Income                       | 162                  | \$ 6,600                     |
| <b>Total Revenue</b>               | <u>\$ 63,080</u>     | <u>\$ 251,760</u>            |
| <b>Expense</b>                     |                      |                              |
| <b>Operating Expense</b>           |                      |                              |
| Admin Expense                      | \$ 5,508             | \$ 21,933                    |
| Bank Fees                          | 2,055                | 2,055                        |
| Commissions                        | -                    | -                            |
| Garage Expense                     | -                    | -                            |
| Insurance                          | 30,575               | 147,852                      |
| Landscaping                        | -                    | -                            |
| Licenses & Fees                    | 943                  | 1,123                        |
| Marketing                          | -                    | -                            |
| Payroll                            | 9,892                | 102,618                      |
| Professional Fees                  | 384,836              | 343,839                      |
| Property Expense                   | -                    | -                            |
| Rent Expense                       | -                    | -                            |
| Repairs & Maintenance              | 9,861                | 11,522                       |
| Utilities                          | 20,294               | 28,819                       |
| Other Operating Expense            | -                    | (335)                        |
| <b>Total Operating Expense</b>     | <u>\$ 463,965</u>    | <u>\$ 659,428</u>            |
| <b>Non-Operating Expense</b>       |                      |                              |
| Restructuring Fees                 | \$ 11,553            | \$ 11,803                    |
| Interest Expense                   | 3,463                | 24,644                       |
| Tax                                | -                    | 1,314                        |
| <b>Total Non-Operating Expense</b> | <u>\$ 15,016</u>     | <u>\$ 37,761</u>             |
| <b>Total Expense</b>               | <u>\$ 478,980</u>    | <u>\$ 697,189</u>            |
| <b>Net Income</b>                  | <u>\$ (415,900)</u>  | <u>\$ (445,429)</u>          |

LeFever Mattson, a California corporation  
24-10545  
AR Aging Report  
1/31/2025

| Row Labels         | Prepayments    | 0-30 Days    | 31-60 Days | 61-90 Days | Over 90 Days | Total        |
|--------------------|----------------|--------------|------------|------------|--------------|--------------|
| Alicia Lopez       | (441)          | -            | -          | -          | -            | (441)        |
| Elizabeth Williams | -              | 1,950        | -          | -          | -            | 1,950        |
| Major Mott III     | -              | 635          | -          | -          | -            | 635          |
| Angela Washington  | (1,332)        | -            | -          | -          | -            | (1,332)      |
| Tom Cannard        | -              | 2,012        | -          | -          | -            | 2,012        |
| <b>Grand Total</b> | <b>(1,773)</b> | <b>4,597</b> | <b>-</b>   | <b>-</b>   | <b>-</b>     | <b>2,824</b> |

LeFever Mattson, a California corporation  
24-10545  
AP Aging Report  
1/31/2025

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              | Auerbach Engineering Corporation         | -              | -             | -              | 3,172            | 3,172            |
|                            | California American Water                | 123            | -             | -              | -                | 123              |
|                            | Charles Lomeli-TTCCC                     | -              | -             | -              | 10,899           | 10,899           |
|                            | City of Suisun City                      | -              | (1,813)       | -              | (3,626)          | (5,439)          |
|                            | Erick Roeser, CPA                        | -              | -             | -              | 10,521           | 10,521           |
|                            | Fairfield Municipal Utilities            | -              | -             | -              | 521              | 521              |
|                            | Liberty Utilities                        | -              | -             | (142)          | -                | (142)            |
|                            | Lopez Landscaping                        | 260            | 260           | -              | -                | 520              |
|                            | McGowan TTEE                             | -              | -             | -              | 6,500            | 6,500            |
|                            | Mize Guys Heating & Cooling              | -              | 471           | -              | -                | 471              |
|                            | Mr Cooper                                | 6,433          | 4,174         | 1,860          | -                | 12,467           |
|                            | Pacific Gas & Electric                   | 201            | -             | -              | -                | 201              |
|                            | Paragon Pest Control                     | -              | 240           | -              | 80               | 320              |
|                            | PHH Mortgage Services                    | 5,390          | 5,390         | -              | 5,390            | 16,171           |
|                            | PJ's Junk Removal                        | 800            | -             | -              | -                | 800              |
|                            | Placer County Tax Collector              | -              | -             | 127,522        | -                | 127,522          |
|                            | Recology Vallejo                         | 321            | -             | -              | -                | 321              |
|                            | Republic Services                        | -              | (1,314)       | -              | -                | (1,314)          |
|                            | Sacramento County Tax Collector          | -              | -             | 1,371          | -                | 1,371            |
|                            | Select Portfolio Servicing, Inc.         | 5,562          | 5,562         | -              | 5,562            | 16,687           |
|                            | Shellpoint Mortgage Servicing            | 2,415          | 2,415         | -              | 2,415            | 7,246            |
|                            | Sherman Family Living Trust dtd 3/13/00  | -              | 3,169         | 3,169          | 6,338            | 12,675           |
|                            | SMUD                                     | 1,150          | -             | -              | -                | 1,150            |
|                            | Socotra Capital                          | -              | 44,375        | 44,375         | 44,375           | 133,125          |
|                            | Wyman Property Management                | -              | -             | 690            | 690              | 1,380            |
|                            | LeFever Mattson Property Management      | 105,829        | 15,174        | 1,430          | 520              | 122,953          |
|                            | J.O. Hazzard Subdivision Consulting, Inc | -              | -             | -              | 10,705           | 10,705           |
|                            | Pear Tree Homeowners Assn                | -              | 690           | 690            | -                | 1,380            |
|                            | Rollingwood Pointe Condominium HOA       | 120            | -             | -              | -                | 120              |
|                            | Tri Counties Bank                        | 2,370          | -             | -              | -                | 2,370            |
|                            | Let It Snow, Inc                         | 1,300          | 4,530         | -              | -                | 5,830            |
|                            | Nut Pine, LP                             | 5,000          | -             | -              | -                | 5,000            |
|                            | Wells Fargo Home Mortgage                | 1,268          | -             | -              | -                | 1,268            |
| <b>Post-Petition Total</b> |                                          | <b>138,543</b> | <b>83,324</b> | <b>180,965</b> | <b>104,062</b>   | <b>506,894</b>   |
| Pre-Petition               | Auerbach Engineering Corporation         | -              | -             | -              | 4,890            | 4,890            |
|                            | California American Water                | -              | -             | -              | 287              | 287              |
|                            | Cascade Pest Systems                     | -              | -             | -              | 170              | 170              |
|                            | City of Vacaville                        | -              | -             | -              | 301              | 301              |
|                            | City of Vallejo                          | -              | -             | 20             | -                | 20               |
|                            | Fairfield Municipal Utilities            | -              | -             | -              | 298              | 298              |
|                            | Ken Mattson - reimbursement              | -              | -             | -              | 29,949           | 29,949           |
|                            | Liberty Utilities                        | -              | -             | -              | 4,963            | 4,963            |
|                            | Lopez Landscaping                        | -              | -             | -              | 104              | 104              |
|                            | Monley Hamlin Construction               | -              | -             | -              | 867,440          | 867,440          |
|                            | MWA, Inc Architecture - Engineering      | -              | -             | -              | 349              | 349              |
|                            | Pacific Gas & Electric                   | -              | -             | -              | 36               | 36               |
|                            | Pear Tree Homeowner's Association        | -              | -             | -              | 9,737            | 9,737            |
|                            | Perfection & Elegant Home Management     | -              | -             | -              | 1,602            | 1,602            |
|                            | PJ's Junk Removal                        | -              | -             | -              | 475              | 475              |
|                            | Ramirez Custom Overhead Door             | -              | -             | -              | 165              | 165              |
|                            | Recology Vacaville Solano                | -              | -             | -              | (77)             | (77)             |
|                            | Sacramento County Utilites               | -              | -             | -              | 18               | 18               |
|                            | SMUD                                     | -              | -             | -              | 462              | 462              |
|                            | Truckee Donner Public Utility District   | -              | -             | -              | 2,332            | 2,332            |
|                            | LeFever Mattson Property Management      | -              | -             | -              | 1,175,560        | 1,175,560        |
|                            | Tim LeFever                              | -              | -             | -              | 133,245          | 133,245          |
|                            | Absolute European Painting               | -              | -             | -              | 2,150            | 2,150            |
|                            | J.O. Hazzard Subdivision Consulting, Inc | -              | -             | -              | 2,577            | 2,577            |
|                            | Law Offices of Scott C Smith             | -              | -             | -              | 3,976            | 3,976            |
| <b>Pre-Petition Total</b>  |                                          | <b>-</b>       | <b>-</b>      | <b>20</b>      | <b>2,241,009</b> | <b>2,241,029</b> |
| <b>Grand Total</b>         |                                          | <b>138,543</b> | <b>83,324</b> | <b>180,986</b> | <b>2,345,070</b> | <b>2,747,922</b> |

**LeFever Mattson, a California corporation**  
**24-10545**  
**Statement of Capital Assets**  
**1/31/2025**

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 |                  | 1/31/2025           |
|---------------------------|---------------------|------------------|---------------------|
| 110 Fordham Circle        | \$                  | -                | \$ -                |
| 1130 Pear Tree Lane       | \$                  | -                | \$ -                |
| 1173 Araquipa Court       | \$                  | -                | \$ -                |
| 1191 Araquipa Court       | \$                  | -                | \$ -                |
| 157 James River Road      | \$                  | -                | \$ -                |
| 1864 Quail Meadows Circle | \$                  | -                | \$ -                |
| 258 Lorraine Blvd.        | \$                  | -                | \$ -                |
| 450 West Spain            | \$                  | 1,012,000        | \$ 1,012,000        |
| 4920 Samo Lane            | \$                  | -                | \$ -                |
| 533 Bella Vista Drive     | \$                  | -                | \$ -                |
| 5601 Walnut Avenue #4     | \$                  | -                | \$ -                |
| 5701/5703 Orange Ave      | \$                  | -                | \$ -                |
| 6359 Auburn Blvd          | \$                  | -                | \$ -                |
| 830 Illinois Street #1-4  | \$                  | -                | \$ -                |
| Pinyon Creek II Homes     | \$                  | -                | \$ -                |
| <b>Grand Total</b>        | <b>\$</b>           | <b>1,012,000</b> | <b>\$ 1,012,000</b> |

**LeFever Mattson, a California corporation**  
**24-10545**  
**Bank Reconciliation**  
**1/31/2025**

| Bank Account                      | Balance Per<br>Bank Statement | Outstanding<br>Deposits | Outstanding<br>Checks | Attributed to<br>Other Debtors | Attributed to<br>Non-Debtors | Other Activity  | Reconciled<br>Balance |
|-----------------------------------|-------------------------------|-------------------------|-----------------------|--------------------------------|------------------------------|-----------------|-----------------------|
| LeFever Mattson, Inc - FB         | 113,052                       | -                       | (11,918)              | (58,950)                       | 179,674                      | (16,981)        | 204,877               |
| LeFever Mattson, Inc - Citizens   | 92,159                        | -                       | (2,764)               | (90,076)                       | -                            | -               | (680)                 |
| LM Inc Distribution - Citizens    | 137,108                       | -                       | (42,988)              | -                              | -                            | (2,250)         | 91,870                |
| Willow Brook Apts - Citizens      | 328                           | -                       | (390)                 | 62                             | -                            | -               | (0)                   |
| 6359 BLDG Trust Account           | 4,890                         | -                       | (1,129)               | -                              | (1,253)                      | -               | 2,507                 |
| East West LeFever Mattson EW Bank | 2,338,564                     | -                       | (13,233)              | -                              | -                            | (1,750)         | 2,323,581             |
| <b>Grand Total</b>                | <b>2,686,101</b>              | <b>-</b>                | <b>(72,422)</b>       | <b>(148,964)</b>               | <b>178,420</b>               | <b>(20,981)</b> | <b>2,622,155</b>      |

LeFever Mattson, a California corporation  
24-10545  
Payments on Pre-Petition Debt  
1/31/2025

| Debtor Name                               | Date of Disbursement | Date Cleared | Name              | Amount       |
|-------------------------------------------|----------------------|--------------|-------------------|--------------|
| LeFever Mattson, a California corporation | 01/06/25             | 01/06/25     | Tri Counties Bank | 2,370        |
| LeFever Mattson, a California corporation | 01/21/25             | 01/21/25     | CHASE (Heloc)     | 1,208 *      |
| LeFever Mattson, a California corporation | 01/10/25             | 01/10/25     | CHASE (Heloc)     | 1,340 *      |
| <b>Grand Total</b>                        |                      |              |                   | <b>4,917</b> |

\*Payment of \$2,548 was made in error related to HELOCs with collateral that is owned by a non-debtor.  
The error has been corrected and funds have been returned to LeFever Mattson as of March 28, 2025.

**LeFever Mattson, a California corporation**  
**24-10545**  
**Post-Petition Payments to Insiders**  
**1/31/2025**

| Date               | Payee Name                          | Description                                     | Payment        |
|--------------------|-------------------------------------|-------------------------------------------------|----------------|
| 1/7/2025           | Pineapple Bear Inc                  | Loan LM Inc to PB PR 01.07.25                   | 60,000         |
| 1/15/2025          | Woodland Oaks Apartments            | LM Inc N/P 6.0% to Commerce Court - Nut Pine LP | 5,000          |
| 1/17/2025          | Heacock Park Apartments             | Loan LM to Heacock Cornerstone Tax 01/2025      | 114,224        |
| 1/3/2025           | Tim LeFever, LeFever Mattson, Inc.  | LM Dist pay back T. LeFever 12.31.24 tfr        | 10,000 *       |
| 1/3/2025           | Tim LeFever, LeFever Mattson, Inc.  | LM pay back TL prop for 11.7.24 tfr             | 25,790 *       |
| 1/3/2025           | Tim LeFever, LeFever Mattson, Inc.  | LM pay back TL prop for 1.3.25 tfr              | 37,175 *       |
| 1/30/2025          | LeFever Mattson Property Management | LMINC LOAN TO HTSA for PR 02/03/2025            | 105,000        |
| 1/21/2025          | Pineapple Bear Inc                  | 1/18/2025 Pineapple bear PR Reimbursement       | 100,000        |
| <b>Grand Total</b> |                                     |                                                 | <b>457,189</b> |

\*In November 2024 through January 2025, Tim LeFever funded amounts to LeFever Mattson related to operating shortfalls for properties owned by Tim LeFever. These receipts were subsequently disbursed to the properties in January 2025, resulting in a zero dollar impact to LeFever Mattson.

| Type                | 11/30/2024 | 12/31/2024 | 1/31/2025 | Total    |
|---------------------|------------|------------|-----------|----------|
| <b>Receipt</b>      | 25,790     | 10,000     | 37,175    | 72,965   |
| <b>Disbursement</b> | -          | -          | (72,965)  | (72,965) |
|                     | 25,790     | 10,000     | (35,790)  | -        |



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

Last statement: December 31, 2024  
This statement: January 31, 2025  
Total days in statement period: 31

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XXXXXX4107  
( 45)

Direct inquiries to:  
800 760-2265

C I Walnut Creek  
1760 N Broadway  
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---

## Commercial Checking

|                       |              |                    |              |
|-----------------------|--------------|--------------------|--------------|
| Account number        | XXXXXX4107   | Beginning balance  | \$36,029.47  |
| Enclosures            | 45           | Total additions    | 135,032.66   |
| Low balance           | \$49,510.82  | Total subtractions | 58,009.81    |
| Average balance       | \$113,231.52 | Ending balance     | \$113,052.32 |
| Avg collected balance | \$109,890    |                    |              |

## CHECKS

| Number  | Date  | Amount   | Number | Date  | Amount   |
|---------|-------|----------|--------|-------|----------|
| 19404   | 01-06 | 235.85   | 19426  | 01-10 | 500.37   |
| 19405   | 01-03 | 129.66   | 19427  | 01-14 | 259.88   |
| 19409 * | 01-02 | 15.19    | 19428  | 01-09 | 354.96   |
| 19411 * | 01-02 | 226.67   | 19429  | 01-22 | 2,712.12 |
| 19412   | 01-06 | 375.22   | 19430  | 01-09 | 160.00   |
| 19414 * | 01-14 | 394.60   | 19431  | 01-09 | 125.00   |
| 19416 * | 01-16 | 1,164.00 | 19432  | 01-14 | 873.00   |
| 19417   | 01-14 | 187.14   | 19433  | 01-08 | 1,140.00 |
| 19418   | 01-24 | 6,401.92 | 19434  | 01-22 | 1,513.78 |
| 19419   | 01-24 | 2,576.40 | 19435  | 01-21 | 73.19    |
| 19420   | 01-22 | 4,240.17 | 19436  | 01-21 | 92.00    |
| 19421   | 01-14 | 3,669.00 | 19437  | 01-15 | 980.00   |
| 19422   | 01-14 | 350.49   | 19438  | 01-15 | 544.00   |
| 19424 * | 01-16 | 5,747.72 | 19439  | 01-15 | 300.00   |
| 19425   | 01-16 | 2,098.10 | 19440  | 01-23 | 14.95    |





HOME TAX SERVICE OF AMERICA INC  
January 31, 2025

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XXXXXX4107

| Number | Date  | Amount | Number                   | Date  | Amount |
|--------|-------|--------|--------------------------|-------|--------|
| 19441  | 01-21 | 309.54 | 19446 *                  | 01-28 | 70.00  |
| 19442  | 01-24 | 690.00 | 19447                    | 01-28 | 216.57 |
| 19443  | 01-24 | 400.00 | 19448                    | 01-28 | 806.43 |
| 19444  | 01-24 | 400.00 | * Skip in check sequence |       |        |

#### DEBITS

| Date  | Description                                                                                              | Subtractions  |
|-------|----------------------------------------------------------------------------------------------------------|---------------|
| 01-03 | ' ACH Withdrawal<br>G.L. ANDERSON IN J2391 OOFF TRN*1*CZ10000BJBZO<br>C\RM R*IK*G.L. ANDERSON INSURANCE\ | 3,768.13 ✓    |
| 01-13 | ' ACH Withdrawal<br>CITY OF FAIRFIEL BILLPAY 250113                                                      | 419.86 ✓      |
| 01-14 | ' ACH Withdrawal<br>IPFS866-412-2560 IPFSPMTMDB 250114<br>830086                                         | 1,645.97 ✓    |
| 01-15 | ' ACH Withdrawal<br>BANK OF AMERICA MORTGAGE 250115                                                      | 6,723.82 ✓    |
| 01-16 | ' ACH Withdrawal<br>PG&E/EZ-PAY UTILITYPMT 250116                                                        | + 1.35 941.74 |
| 01-16 | ' ACH Withdrawal<br>NSM DBAMR.COOPER NSM DBAMR 250116                                                    | 3,279.15 ✓    |
| 01-17 | ' ACH Withdrawal<br>COMCAST CABLE 250117                                                                 | 410.12 ✓ (2)  |
| 01-24 | ' ACH Withdrawal<br>CITY OF FAIRFIEL BILLPAY 250124                                                      | 473.10 ✓      |

#### CREDITS

| Date  | Description                                                            | Additions              |
|-------|------------------------------------------------------------------------|------------------------|
| 01-02 | Remote Deposit                                                         | 10,050.00              |
| 01-02 | ' ACH Deposit<br>LeFever Mattson- Settlement 250102<br>000022826038866 | 5,175.00               |
| 01-03 | ' ACH Deposit<br>CITY OF SUISUN H HAP 250103                           | 1,813.00               |
| 01-03 | ' ACH Deposit<br>LeFever Mattson- Settlement 250103<br>000022844468170 | 583.00                 |
| 01-06 | Remote Deposit                                                         | 72,964.73              |
| 01-06 | Remote Deposit                                                         | 8,564.72               |
| 01-06 | ' ACH Deposit<br>LeFever Mattson- Settlement 250106<br>000022875569214 | 736.00                 |
| 01-07 | ' ACH Deposit<br>LeFever Mattson- Settlement 250107<br>000022889115994 | 1627 + 1807 3,434.00 e |



HOME TAX SERVICE OF AMERICA INC  
January 31, 2025

Page: 3 of 6  
XXXXXX4107

| Date  | Description                                                  | Additions |
|-------|--------------------------------------------------------------|-----------|
| 01-07 | ACH Deposit<br>FLEX FLEX 250107<br>YA4417690300094           | 2,502.00  |
| 01-08 | Remote Deposit                                               | 877.44    |
| 01-08 | ACH Deposit<br>YARDI CARD DEP LMINCFBTra 250108<br>102234578 | 670.00    |
| 01-09 | ACH Deposit<br>YARDI CARD DEP LMINCFBTra 250109<br>102406914 | 1,850.00  |
| 01-10 | ACH Deposit<br>YARDI CARD DEP LMINCFBTra 250110<br>102512843 | 2,345.00  |
| 01-13 | Remote Deposit                                               | 2,900.00  |
| 01-14 | ACH Deposit<br>SonomaVlyEscapes ACH Paymen 250114            | 11,678.45 |
| 01-21 | Remote Deposit                                               | 1,658.32  |
| 01-22 | ACH Deposit<br>YARDI CARD DEP LMINCFBTra 250122<br>102929858 | 662.00    |
| 01-23 | Remote Deposit                                               | 2,900.00  |
| 01-30 | Remote Deposit                                               | 3,669.00  |

#### DAILY BALANCES

| Date  | Amount     | Date  | Amount     | Date  | Amount     |
|-------|------------|-------|------------|-------|------------|
| 12-31 | 36,029.47  | 01-10 | 140,563.31 | 01-22 | 118,532.69 |
| 01-02 | 51,012.61  | 01-13 | 143,043.45 | 01-23 | 121,417.74 |
| 01-03 | 49,510.82  | 01-14 | 147,341.82 | 01-24 | 110,476.32 |
| 01-06 | 131,165.20 | 01-15 | 138,794.00 | 01-28 | 109,383.32 |
| 01-07 | 137,101.20 | 01-16 | 125,563.29 | 01-30 | 113,052.32 |
| 01-08 | 137,508.64 | 01-17 | 125,153.17 |       |            |
| 01-09 | 138,718.68 | 01-21 | 126,336.76 |       |            |

#### OVERDRAFT/RETURN ITEM FEES

|                          | Total for<br>this period | Total<br>year-to-date |
|--------------------------|--------------------------|-----------------------|
| Total Overdraft Fees     | \$0.00                   | \$0.00                |
| Total Returned Item Fees | \$0.00                   | \$0.00                |

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

## Statement Ending 01/31/2025

HOME TAX SERVICE OF AMERICA

Page 1 of 6

Account Number [REDACTED] 8950

### 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] 8950 | \$92,158.90    |

## SPECIALTY BANKING A/A BUSINESS - [REDACTED] 8950

### Account Summary

| Date       | Description             | Amount      |
|------------|-------------------------|-------------|
| 01/01/2025 | Beginning Balance       | \$77,314.34 |
|            | 8 Credit(s) This Period | \$31,696.00 |
|            | 15 Debit(s) This Period | \$16,851.44 |
| 01/31/2025 | Ending Balance          | \$92,158.90 |

### Deposits

| Date               | Description | Amount      |
|--------------------|-------------|-------------|
| 01/02/2025         | RDC Deposit | \$8,746.00  |
| 01/06/2025         | RDC Deposit | \$2,800.00  |
| 01/06/2025         | RDC Deposit | \$3,900.00  |
| 01/08/2025         | RDC Deposit | \$3,865.00  |
| 01/13/2025         | RDC Deposit | \$1,350.00  |
| 01/21/2025         | RDC Deposit | \$5,065.00  |
| 01/30/2025         | RDC Deposit | \$4,170.00  |
| 7 item(s) totaling |             | \$29,896.00 |

### Electronic Credits

| Date               | Description                         | Amount     |
|--------------------|-------------------------------------|------------|
| 01/09/2025         | YARDI CARD DEP LMINCCBBTr XXXXX3868 | \$1,800.00 |
| 1 item(s) totaling |                                     | \$1,800.00 |

### Electronic Debits

| Date               | Description                                                                        | Amount     |
|--------------------|------------------------------------------------------------------------------------|------------|
| 01/09/2025         | PGANDE WEB ONLINE 18157364010825                                                   | \$2,771.85 |
| 01/13/2025         | WIRE/OUT-20250130002034;BNF AMANDA BRAGG TTEE BRAGG REV TST;OBI BRAGG<br>REV TST - | \$2,000.00 |
| 01/16/2025         | PGANDE WEB ONLINE 19022679011525                                                   | \$4,105.21 |
| 3 item(s) totaling |                                                                                    | \$8,877.06 |

### Checks Cleared

| Check Nbr | Date       | Amount   | Check Nbr | Date       | Amount   | Check Nbr | Date       | Amount   |
|-----------|------------|----------|-----------|------------|----------|-----------|------------|----------|
| 1905      | 01/02/2025 | \$750.00 | 1906      | 01/09/2025 | \$726.06 | 1911*     | 01/09/2025 | \$726.06 |

Member FDIC

**SPECIALTY BANKING A/A BUSINESS - 8950 (continued)****Checks Cleared (continued)**

| Check Nbr | Date       | Amount   | Check Nbr | Date       | Amount     | Check Nbr | Date       | Amount     |
|-----------|------------|----------|-----------|------------|------------|-----------|------------|------------|
| 1913*     | 01/03/2025 | \$230.85 | 1917      | 01/08/2025 | \$1,664.00 | 1921      | 01/23/2025 | \$155.00   |
| 1915*     | 01/13/2025 | \$715.45 | 1919*     | 01/21/2025 | \$151.41   | 1923*     | 01/28/2025 | \$255.40   |
| 1916      | 01/10/2025 | \$162.03 | 1920      | 01/21/2025 | \$218.39   | 1924      | 01/28/2025 | \$2,219.73 |

\* Indicates skipped check number

12 item(s) totaling \$7,974.38

**Daily Balances**

| Date       | Amount      | Date       | Amount      | Date       | Amount      |
|------------|-------------|------------|-------------|------------|-------------|
| 01/02/2025 | \$85,310.34 | 01/09/2025 | \$91,556.52 | 01/21/2025 | \$90,619.03 |
| 01/03/2025 | \$85,079.49 | 01/10/2025 | \$91,394.49 | 01/23/2025 | \$90,464.03 |
| 01/06/2025 | \$91,779.49 | 01/13/2025 | \$90,029.04 | 01/28/2025 | \$87,988.90 |
| 01/08/2025 | \$93,980.49 | 01/16/2025 | \$85,923.83 | 01/30/2025 | \$92,158.90 |

HOME TAX SERVICE OF AMERICA  
LEFEVER MATTSON PROPERTY  
LM INC DISTRIBUTION  
6359 AUBURN BLVD STE B  
CITRUS HEIGHTS CA 95621-5200

## Statement Ending 01/31/2025

HOME TAX SERVICE OF AMERICA

Page 1 of 6

Account Number: 6251

### 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 | 6251           | \$137,108.35   |

### SPECIALTY BANKING A/A BUSINESS - 6251

#### Account Summary

| Date       | Description             | Amount       |
|------------|-------------------------|--------------|
| 01/01/2025 | Beginning Balance       | \$181,191.96 |
|            | 9 Credit(s) This Period | \$143,787.64 |
|            | 14 Debit(s) This Period | \$187,871.25 |
| 01/31/2025 | Ending Balance          | \$137,108.35 |

#### Deposits

| Date       | Description | Amount                      |
|------------|-------------|-----------------------------|
| 01/30/2025 | RDC Deposit | \$613.00                    |
|            |             | 1 item(s) totaling \$613.00 |

#### Electronic Credits

| Date       | Description                                                  | Amount                          |
|------------|--------------------------------------------------------------|---------------------------------|
| 01/02/2025 | WIRE/IN-20250020000041;ORG HARRY AULT;OBI AULT PINYON RENTAL | \$5,225.00                      |
| 01/03/2025 | LEFEVER-DISTCB Settlement 000022844489790                    | \$12,025.00                     |
| 01/03/2025 | 228779 OLB TRANSFER PERSONAL CHECKING XXXXX7946              | \$37,174.64                     |
| 01/03/2025 | 335692 OLB TRANSFER SPCLTY AA XXXXX5980                      | \$67,000.00                     |
| 01/06/2025 | LEFEVER-DISTCB Settlement 000022862765834                    | \$5,000.00                      |
| 01/06/2025 | LEFEVER-DISTCB Settlement 000022875576042                    | \$5,550.00                      |
| 01/09/2025 | YARDI CARD DEP DISTCBTran XXXXX0094                          | \$5,500.00                      |
| 01/13/2025 | LEFEVER-DISTCB Settlement 000022926058706                    | \$5,700.00                      |
|            |                                                              | 8 item(s) totaling \$143,174.64 |

#### Electronic Debits

| Date       | Description                                                                     | Amount                         |
|------------|---------------------------------------------------------------------------------|--------------------------------|
| 01/08/2025 | WIRE/OUT-20250080000458;BNF PINEAPPLE BEAR;OBI LOAN LM INC TO PINEAPPLE BEAR PR | \$60,000.00                    |
| 01/10/2025 | JPMORGAN CHASE CHASE ACH XXXXXX2864                                             | \$719.82                       |
| 01/10/2025 | JPMORGAN CHASE CHASE ACH XXXXXX5083                                             | \$619.91                       |
| 01/21/2025 | JPMORGAN CHASE CHASE ACH XXXXXX4843                                             | \$1,207.87                     |
|            |                                                                                 | 4 item(s) totaling \$62,547.60 |

**SPECIALTY BANKING A/A BUSINESS - 6251 (continued)****Other Debits**

| Date       | Description                             | Amount                         |
|------------|-----------------------------------------|--------------------------------|
| 01/03/2025 | 229466 OLB TRANSFER SPCLTY AA XXXXX5980 | \$13,745.98                    |
| 01/15/2025 | 969526 OLB TRANSFER SPCLTY AA XXXXX6186 | \$5,000.00                     |
|            |                                         | 2 item(s) totaling \$18,745.98 |

**Checks Cleared**

| Check Nbr | Date       | Amount      | Check Nbr | Date       | Amount      | Check Nbr                       | Date       | Amount     |
|-----------|------------|-------------|-----------|------------|-------------|---------------------------------|------------|------------|
| 4079      | 01/02/2025 | \$202.39    | 4083      | 01/07/2025 | \$25,790.09 | 4087*                           | 01/09/2025 | \$1,680.85 |
| 4080      | 01/07/2025 | \$27,303.70 | 4084      | 01/07/2025 | \$37,174.64 | 4089*                           | 01/14/2025 | \$676.00   |
| 4082*     | 01/07/2025 | \$10,000.00 | 4085      | 01/08/2025 | \$3,750.00  |                                 |            |            |
|           |            |             |           |            |             | 8 item(s) totaling \$106,577.67 |            |            |

\* Indicates skipped check number

**Daily Balances**

| Date       | Amount       | Date       | Amount       | Date       | Amount       |
|------------|--------------|------------|--------------|------------|--------------|
| 01/02/2025 | \$186,214.57 | 01/08/2025 | \$135,199.80 | 01/14/2025 | \$142,703.22 |
| 01/03/2025 | \$288,668.23 | 01/09/2025 | \$139,018.95 | 01/15/2025 | \$137,703.22 |
| 01/06/2025 | \$299,218.23 | 01/10/2025 | \$137,679.22 | 01/21/2025 | \$136,495.35 |
| 01/07/2025 | \$198,949.80 | 01/13/2025 | \$143,379.22 | 01/30/2025 | \$137,108.35 |



A Financial Services Company

PO Box 3938, Ontario, CA 91761

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

## Statement Ending 01/31/2025

HOME TAX SERVICE OF AMERICA

Page 1 of 2

Account Number: [REDACTED] 6178

### Managing Your Accounts



Phone Number 888.222.5432



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Email [customersupport@cbbank.com](mailto:customersupport@cbbank.com)

### Summary of Accounts

| Account Type      | Account Number  | Ending Balance |
|-------------------|-----------------|----------------|
| BUSINESS CHECKING | [REDACTED] 6178 | \$327.86       |

### BUSINESS CHECKING - [REDACTED] 6178

#### Account Summary

| Date       | Description             | Amount   |
|------------|-------------------------|----------|
| 01/01/2025 | Beginning Balance       | \$327.86 |
|            | 0 Credit(s) This Period | \$0.00   |
|            | 0 Debit(s) This Period  | \$0.00   |
| 01/31/2025 | Ending Balance          | \$327.86 |

Member FDIC



11901 Olive Blvd • Creve Coeur MO 63141

**Return Service Requested**

00006670-0028807-0001-0003-TIMR8008150131256791

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

Last statement: December 31, 2024  
This statement: January 31, 2025  
Total days in statement period: 31

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XXXXXX4110  
( 5)

Direct inquiries to:  
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C I Walnut Creek  
1760 N Broadway  
Walnut Creek CA 94596

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## Commercial Checking

|                       |            |                    |            |
|-----------------------|------------|--------------------|------------|
| Account number        | XXXXXX4110 | Beginning balance  | \$3,098.51 |
| Enclosures            | 5          | Total additions    | 7,246.38   |
| Low balance           | \$2,630.14 | Total subtractions | 5,455.25   |
| Average balance       | \$5,573.27 | Ending balance     | \$4,889.64 |
| Avg collected balance | \$4,904    |                    |            |

### CHECKS

| Number | Date  | Amount | Number | Date  | Amount |
|--------|-------|--------|--------|-------|--------|
| 730    | 01-02 | 184.26 | 733 *  | 01-28 | 182.66 |
| 731    | 01-02 | 284.11 |        |       |        |

\* Skip in check sequence

### DEBITS

| Date  | Description                    | Subtractions |
|-------|--------------------------------|--------------|
| 01-06 | ' ACH Withdrawal               | 3,554.81     |
|       | TRI CO BNK LOAN PAYMENT        |              |
|       | 003929102640                   |              |
| 01-13 | ' ACH Withdrawal               | 1,249.41     |
|       | LEFEVER-ARCACB WEB PMTS 250113 |              |







11901 Olive Blvd • Creve Coeur MO 63141

Return Service Requested

HOME TAX SERVICE OF AMERICA INC  
January 31, 2025

Page: 2 of 3  
XXXXXX4110

**CREDITS**

| Date  | Description    | Additions |
|-------|----------------|-----------|
| 01-03 | Remote Deposit | 6,750.00  |
| 01-08 | Remote Deposit | 496.38    |

**DAILY BALANCES**

| Date  | Amount   | Date  | Amount   | Date  | Amount   |
|-------|----------|-------|----------|-------|----------|
| 12-31 | 3,098.51 | 01-06 | 5,825.33 | 01-28 | 4,889.64 |
| 01-02 | 2,630.14 | 01-08 | 6,321.71 |       |          |
| 01-03 | 9,380.14 | 01-13 | 5,072.30 |       |          |

**OVERDRAFT/RETURN ITEM FEES**

|                          | Total for<br>this period | Total<br>year-to-date |
|--------------------------|--------------------------|-----------------------|
| Total Overdraft Fees     | \$0.00                   | \$0.00                |
| Total Returned Item Fees | \$0.00                   | \$0.00                |

00006670-0028809-0002-0003-TIMR8008150131256791(00006670)-000028811



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

Direct inquiries to:  
888 761-3967

**ACCOUNT STATEMENT**

Page 1 of 2

STARTING DATE: January 01, 2025

ENDING DATE: January 31, 2025

Total days in statement period: 31

0797

( 0 )

LEFEVER MATTSON  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #24-10545  
6359 AUBURN BLVD STE B  
CITRUS HEIGHTS CA 95621-5200

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## Commercial Analysis Checking

|                 |              |                    |                    |
|-----------------|--------------|--------------------|--------------------|
| Account number  | 0797         | Beginning balance  | \$820,890.00       |
| Low balance     | \$338,564.23 | Total additions    | ( 1 ) 2,000,000.00 |
| Average balance | \$688,440.40 | Total subtractions | ( 8 ) 482,325.77   |
|                 |              | Ending balance     | \$2,338,564.23     |

**CREDITS**

| Number | Date  | Transaction Description                                                                       | Additions    |
|--------|-------|-----------------------------------------------------------------------------------------------|--------------|
|        | 01-31 | Wire Trans-IN 8b037bc4-79dc-4a29-8dfa-f2eb094a5714 SERENE INVESTMENT 122287251 CASE #24-10545 | 2,000,000.00 |

**DEBITS**

| Date  | Transaction Description                                                                          | Subtractions |
|-------|--------------------------------------------------------------------------------------------------|--------------|
| 01-10 | Outgoing Wire ACD322AP00003788 Niro LLC (Rishi Ja 02 1000021 RJain BOD Fee Inv 1 9               | 69,000.00    |
| 01-13 | Outgoing Wire ACD322AP00003805 FJM Ventures, Inc 322271627 LMiller BOD Fee In v 5001 9           | 69,000.00    |
| 01-14 | Preauth Debit QUARTERLY FEE PAYMENT 250114 0000                                                  | 320.00       |
| 01-17 | Outgoing Wire ACD3231P00002214 Heacock Park Apart 122234149 Loan LM to Heacock Cornerstone Tax   | 114,224.00   |
| 01-21 | Outgoing Wire ACD3235P00001872 Pineapple Bear Pay 121137522 Loan LMI to Pineap ple Bear Payroll  | 100,000.00   |
| 01-22 | Outgoing Wire DXX3236P00003796 THE LAW OFFICE OF 021000021 BNF CONT; USA - OB I;REF SEP 12 - NOV | 22,726.40    |
| 01-22 | Analysis Servic ANALYSIS ACTIVITY FOR 12/24                                                      | 2,055.37     |
| 01-30 | Outgoing Wire ACD323EP00000222 Home Tax Service o 122234149 LOAN LMINC TO HTSA FOR PAYROLL       | 105,000.00   |

**DAILY BALANCES**

| Date  | Amount     | Date  | Amount     | Date  | Amount       |
|-------|------------|-------|------------|-------|--------------|
| 12-31 | 820,890.00 | 01-14 | 682,570.00 | 01-22 | 443,564.23   |
| 01-10 | 751,890.00 | 01-17 | 568,346.00 | 01-30 | 338,564.23   |
| 01-13 | 682,890.00 | 01-21 | 468,346.00 | 01-31 | 2,338,564.23 |

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

LEFEVER MATTSON

STARTING DATE: January 01, 2025

ENDING DATE: January 31, 2025

0797

**OVERDRAFT/RETURN ITEM FEES**

|                          | Total for<br>this period | Total<br>year-to-date |
|--------------------------|--------------------------|-----------------------|
| Total Overdraft Fees     | \$0.00                   | \$0.00                |
| Total Returned Item Fees | \$0.00                   | \$0.00                |