

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Black Walnut, LP

§
§
§
§Case No. 24-10492Debtor(s)Lead Case No. 24-10545☒ Jointly Administered**Amended Monthly Operating Report**

Chapter 11

Reporting Period Ended: 07/31/2025Petition Date: 09/12/2024Months Pending: 11Industry 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

09/26/2025

Date

Thomas B. Rupp

Printed Name of Responsible Party

Keller Benvenuti Kim LLP101 Montgomery Street, Suite 1950San Francisco, CA 94104

Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, 1320.4(a)(2) applies.

Case: 24-10545 Doc# 2425 Filed: 09/26/25 Entered: 09/26/25 12:00:00 PM

UST Form 11-MOR (12/01/2021)

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Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$481,437	
b. Total receipts (net of transfers between accounts)	\$1,262,613	\$1,397,108
c. Total disbursements (net of transfers between accounts)	\$11,101	\$68,677
d. Cash balance end of month (a+b-c)	\$1,732,949	
e. Disbursements made by third party for the benefit of the estate	\$1,863,638	\$1,863,638
f. Total disbursements for quarterly fee calculation (c+e)	\$1,874,739	\$1,932,315

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$9,181
b. Accounts receivable over 90 days outstanding (net of allowance)	\$467
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$3,207,494
e. Total assets	\$7,545,085
f. Postpetition payables (excluding taxes)	\$6,761
g. Postpetition payables past due (excluding taxes)	\$2,334
h. Postpetition taxes payable	\$87,199
i. Postpetition taxes past due	\$87,199
j. Total postpetition debt (f+h)	\$93,960
k. Prepetition secured debt	\$2,340,301
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$1,383,012
n. Total liabilities (debt) (j+k+l+m)	\$3,817,273
o. Ending equity/net worth (e-n)	\$3,727,812

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$3,120,000	\$3,120,000
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$1,863,638	\$1,863,638
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$1,256,362	\$1,256,362

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)	Current Month	Cumulative
a. Gross income/sales (net of returns and allowances)	\$-744,855	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$-744,855	
d. Selling expenses	\$0	
e. General and administrative expenses	\$165,727	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$500	
i. Taxes (local, state, and federal)	\$52,353	
j. Reorganization items	\$47,050	
k. Profit (loss)	\$-1,010,485	\$-965,805

Part 5: Professional Fees and Expenses

			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative	
a.	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>						
	<i>Itemized Breakdown by Firm</i>						
		Firm Name	Role				
	i	0					
	ii						
	iii						
	iv						
	v						
	vi						
	vii						
	viii						
	ix						
	x						
	xi						
	xii						
	xiii						
	xiv						
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	xviii						
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	xxvii						
	xxviii						
	xxix						
	xxx						
xxxi							
xxxii							
xxxiii							
xxxiv							
xxxv							
xxxvi							

	xxxvii					
	xxxvii					
	xxxix					
	xl					
	xli					
	xlII					
	xlIII					
	xliv					
	xlV					
	xlvi					
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	xlvii					
	xlviii					
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	liii					
	liv					
	lv					
	lvi					

	xcix						
	c						
c.	All professional fees and expenses (debtor & committees)						

Part 6: Postpetition Taxes		Current Month	Cumulative
a.	Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b.	Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c.	Postpetition employer payroll taxes accrued	\$0	\$0
d.	Postpetition employer payroll taxes paid	\$0	\$0
e.	Postpetition property taxes paid	\$0	\$0
f.	Postpetition other taxes accrued (local, state, and federal)	\$0	\$0
g.	Postpetition other taxes paid (local, state, and federal)	\$0	\$0

Part 7: Questionnaire - During this reporting period:

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes ☒ No ☐
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes ☐ No ☒
- c. Were any payments made to or on behalf of insiders? Yes ☐ No ☒
- d. Are you current on postpetition tax return filings? Yes ☒ No ☐
- e. Are you current on postpetition estimated tax payments? Yes ☐ No ☒
- f. Were all trust fund taxes remitted on a current basis? Yes ☒ No ☐
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes ☐ No ☒
- h. Were all payments made to or on behalf of professionals approved by the court? Yes ☐ No ☐ N/A ☒
- i. Do you have:
- Worker's compensation insurance? Yes ☐ No ☒
- If yes, are your premiums current? Yes ☐ No ☐ N/A ☒ (if no, see Instructions)
- Casualty/property insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- General liability insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes ☐ No ☒
- k. Has a disclosure statement been filed with the court? Yes ☐ No ☒
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes ☒ No ☐

Part 8: Individual Chapter 11 Debtors (Only)

- | | | |
|--|-------|-----|
| a. Gross income (receipts) from salary and wages | _____ | \$0 |
| b. Gross income (receipts) from self-employment | _____ | \$0 |
| c. Gross income from all other sources | _____ | \$0 |
| d. Total income in the reporting period (a+b+c) | _____ | \$0 |
| e. Payroll deductions | _____ | \$0 |
| f. Self-employment related expenses | _____ | \$0 |
| g. Living expenses | _____ | \$0 |
| h. All other expenses | _____ | \$0 |
| i. Total expenses in the reporting period (e+f+g+h) | _____ | \$0 |
| j. Difference between total income and total expenses (d-i) | _____ | \$0 |
| k. List the total amount of all postpetition debts that are past due | _____ | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

Privacy Act Statement

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

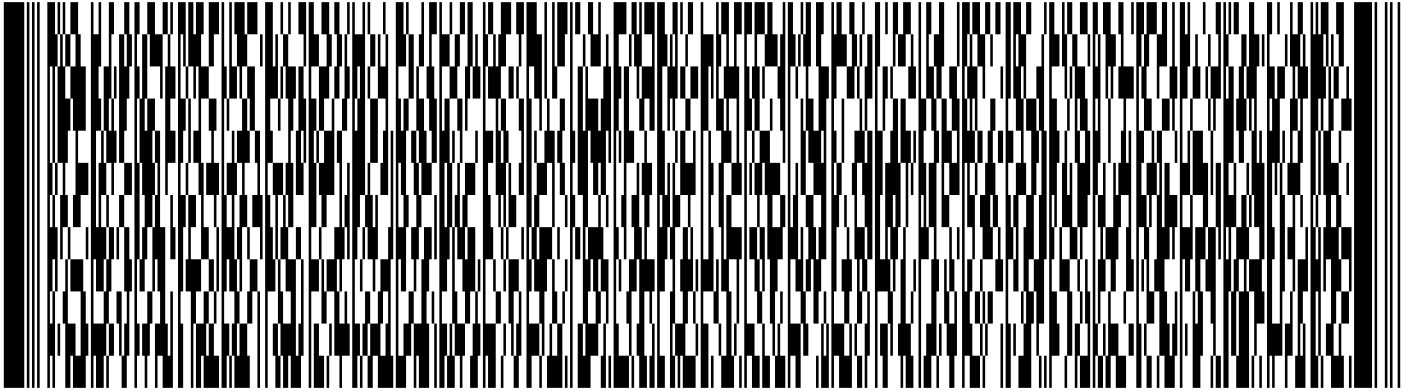
Title

Bradley D. Sharp

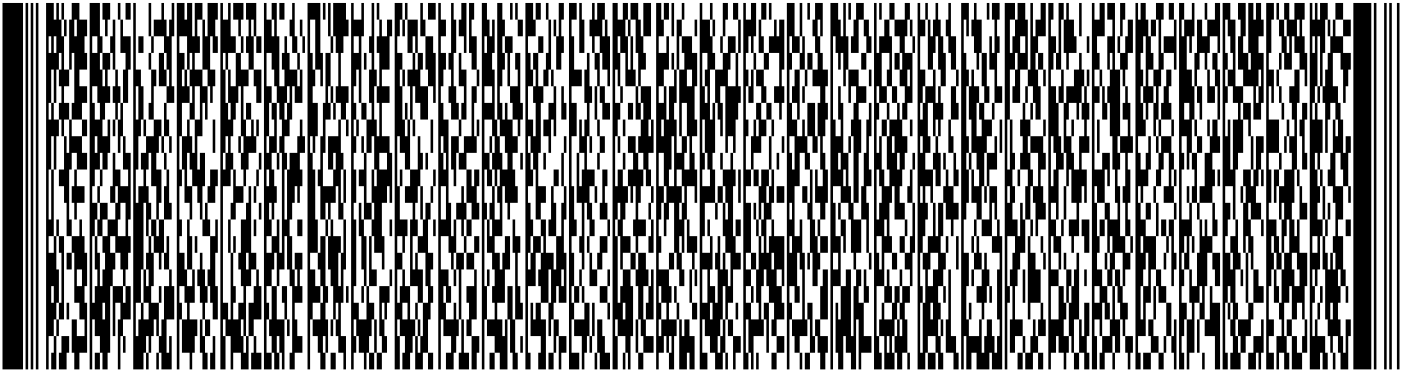
Printed Name of Responsible Party

09/26/2025

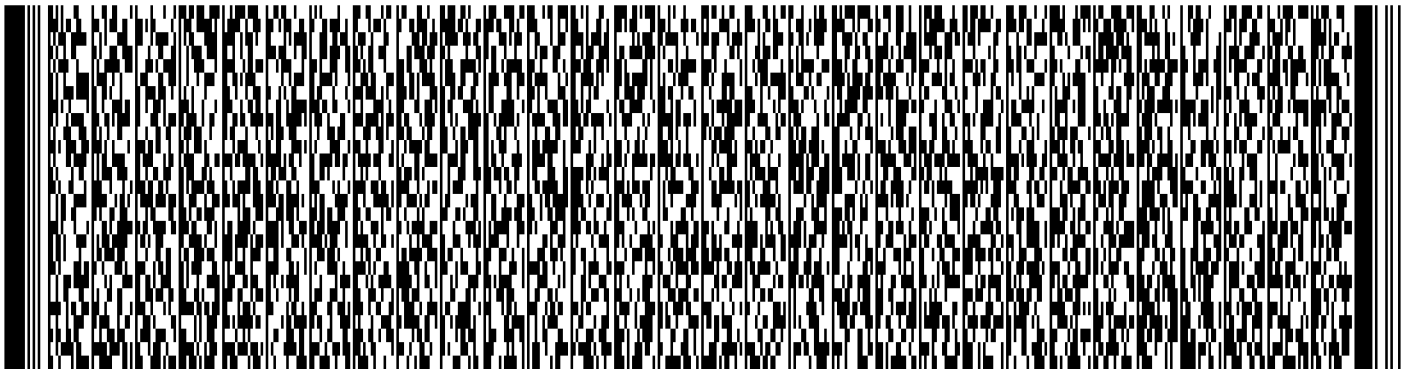
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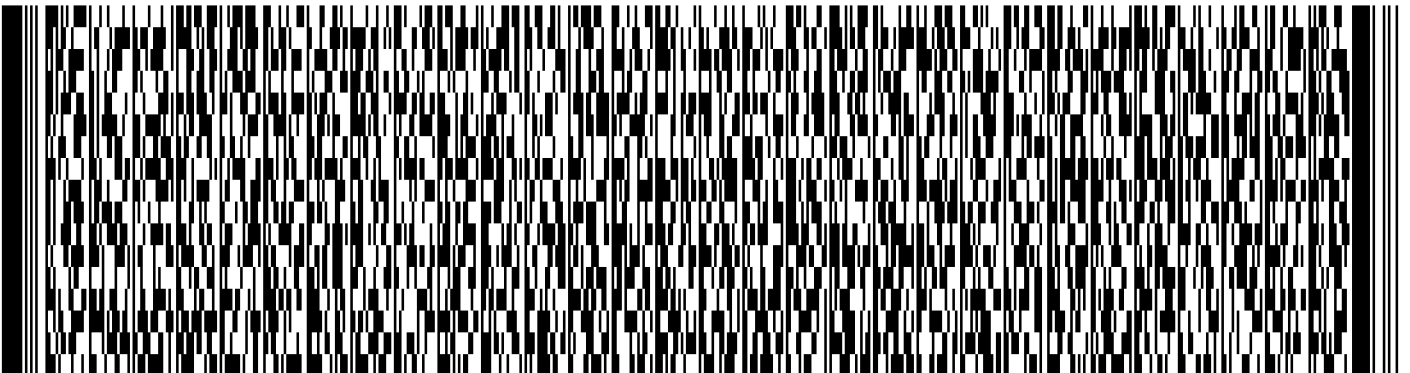
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Bankruptcy1to50



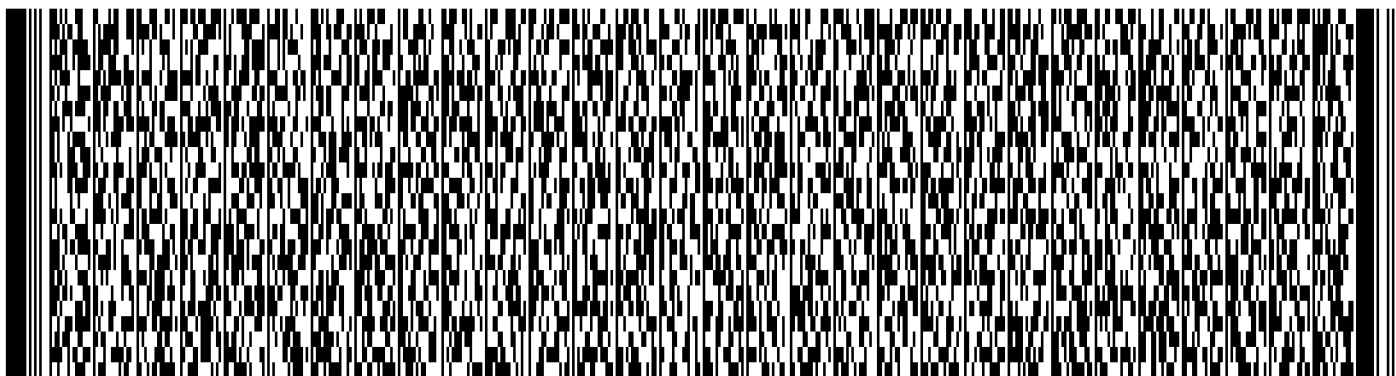
Bankruptcy51to100



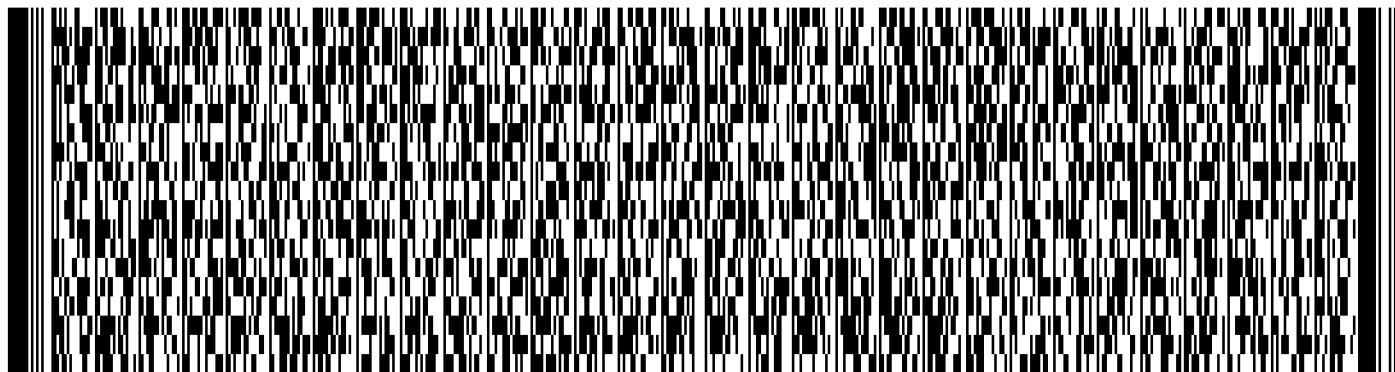
NonBankruptcy1to50



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

Lead Case No. 24-10545 (CN)

Global Notes to Monthly Operating Reports

General Notes: On September 12, 2024 (the “Petition Date”), LeFever Mattson, a California corporation, (“LeFever Mattson”) and certain of its affiliates (collectively, the “Debtors”), each filed a voluntary petition for relief under chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”) with the United States Bankruptcy Court for the Northern District of California (Santa Rosa Division) (the “Bankruptcy Court”), commencing the chapter 11 cases now jointly administered, for procedural purposes only, under Lead Case No. 24-10545 (the “Chapter 11 Cases”).¹ The Debtors are authorized to operate their businesses and manage their properties as debtors in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. The Debtors are providing the information and documents provided herewith (collectively, and for all Debtors, the “Monthly Operating Reports”) pursuant to the in response to the *Uniform Periodic Reports in Cases Filed Under Chapter 11 of Title 11*, promulgated by the United States Trustee Program, and the *United States Trustee Chapter 11 Operating and Reporting Guidelines for Debtors in Possession* (Revised March 31, 2023). All information in these Monthly Operating Reports relates solely to the Debtors, and not to any non-Debtor affiliate. The following notes and statements and limitations should be referred to, and referenced in connection with, any review of the Monthly Operating Reports.

Basis of Presentation: The Debtors are submitting their Monthly Operating Reports solely for the purposes of complying with requirements applicable in these Chapter 11 Cases. The financial information included in the Monthly Operating Reports is unaudited and has not been prepared in accordance with accounting principles generally accepted in the United States of America (“U.S. GAAP”) and does not include all of the information and footnotes required by U.S. GAAP. The Monthly Operating Reports are not intended to reconcile to any financial statements otherwise prepared or distributed by the Debtors. The financial information contained herein is presented per the Debtors’ books and records without, among other things, all adjustments or reclassification that may be necessary or typical in accordance with U.S. GAAP. It is possible that not all assets, liabilities, income, or expenses have been recorded at the time of production. The financial information included in the Monthly Operating Reports has not been subjected to procedures that would typically be applied to financial information presented in accordance with U.S. GAAP or any other recognized financial reporting framework, and, upon application of such procedures, the Debtors believe that the financial information could be subject to changes, and these changes could be material. The results of operations contained in the financial statements provided with these Monthly Operating Reports are not necessarily indicative of results that may be expected from any

¹ Debtor Windscape Apartments, LLC, filed its chapter 11 petition on August 6, 2024. Debtors Pinewood Condominiums, LP, and Ponderosa Pines, LP, filed their chapter 11 petitions on October 2, 2024.

other period or for the full year and may not necessarily reflect the results of operations and financial position of the Debtors in the future.

The Debtors' books and records are kept on a cash basis. Accounts Receivable and Accounts Payable have been included in the responses to Part 2: Asset and Liability Status but are not included in the balance sheets attached with each monthly operating report.

Certain Debtors have joint ownership of assets with other Debtors. The asset account balances and activity have been allocated based on the Debtor's ownership percentage.

Reservation of Rights: The Debtors reserve all rights to amend or supplement their Monthly Operating Reports in all respects, as may be necessary or appropriate. Nothing contained in these Monthly Operating Reports shall constitute a waiver of any of the Debtors' rights under any applicable law or an admission with respect to any issue in the Chapter 11 Cases.

Bank Accounts: To the extent a Debtor has joint ownership of a property with another Debtor, the bank statements have been included for the property for each Debtor.

Internal Transfers: Transfers between Debtors are reflected as Intercompany Transfers on the Statements of Cash Receipts and Disbursements. The cumulative amounts of the internal transfers are shown as Intercompany Assets or Intercompany Liabilities on the Balance Sheets.

Payments Made on Prepetition Debt: On or about September 25, 2024, the Bankruptcy Court entered interim orders (the "Interim Orders") authorizing, but not directing, the Debtors to, among other things, pay certain prepetition claims relating to (a) employee wages, salaries, and other compensation and benefits; (b) insurance premiums; and (c) the continued use of the Debtors' Cash Management System. Final orders granting such relief were entered on or about October 17-21, 2024 (the "Final Orders," and, collectively with the Interim Orders, the "First Day Orders"). Payments made on prepetition debt pursuant to the First Day Orders are not recorded in Attachment 1.

Payments to Insiders: Except as otherwise indicated in a supplemental statement, all payments made by the Debtors to "Insiders," as such term is defined in 11 U.S.C. § 101(31), constituted the regular compensation owed to those persons or reimbursements in the ordinary course of business.

Windtree, LP: Windtree, LP is an entity that was historically controlled by Ken Mattson. It was recently discovered that Windtree, LP is the owner of record for three properties located in Perris, California, at 333 Wilkerson Ave., 371 Wilkerson Ave., and 411 Wilkerson Ave. The Debtors do not have any records related to these properties and are working to obtain information.

1050 Elm Street: At the commencement of the Chapter 11 Cases, the Debtors' books and records reflected the owner of 1050 Elm Street in Napa, California, as Tradewinds Apartments, LP. After review of conflicting information regarding the ownership of 1050 Elm Street, it has been determined that 1050 Elm Street is owned by Pinecone, LP and not Tradewinds Apartments, LP. Previous operating reports for Pinecone, LP and Tradewinds Apartments, LP have been amended to reflect this ownership determination.

Black Walnut, LP
24-10492
Statement of Cash Receipts and Disbursements
7/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 2,374	\$ 113,938
Other Operating Cash Receipts	-	(627)
Total Operating Receipts	<u>\$ 2,374</u>	<u>\$ 113,311</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ 3,877	\$ 3,877
Intercompany Transfers	-	23,558
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	114,275	114,275
Escrowed Proceeds (Socotra)	1,142,088	1,142,088
Total Non-Operating Receipts	<u>\$ 1,260,239</u>	<u>\$ 1,283,797</u>
Total Receipts	<u>\$ 1,262,613</u>	<u>\$ 1,397,108</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ -	\$ -
Insurance	1,980	15,099
Utilities	3,690	14,831
Repairs & Maintenance	2,475	12,054
Admin Expense	232	2,984
Professional Fees	-	-
Other Operating Disbursements	624	4,387
Management Fees	1,350	6,755
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 10,351</u>	<u>\$ 56,110</u>
Non-Operating		
Debt Service	\$ 500	\$ 11,567
Other Non-Operating Disbursements	-	-
Restructuring Fees	250	1,000
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 750</u>	<u>\$ 12,567</u>
Total Disbursements	<u>\$ 11,101</u>	<u>\$ 68,677</u>
Net Cash Receipts and Disbursements	<u>\$ 1,251,512</u>	<u>\$ 1,328,431</u>
Total Disbursements less Intercompany Disbursements	<u>\$ 11,101</u>	<u>\$ 68,677</u>

Black Walnut, LP
24-10492
Balance Sheet
7/31/2025

	Current Month
Assets	
Current Assets	
Cash & Equivalents	\$ 1,732,949
Accounts Receivable	-
Notes Receivable	1,100,000
Intercompany Receivables	365,364
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
Total Current Assets	\$ 3,198,313
Fixed Assets	
FF&E	\$ -
Capital Assets	4,150,000
Accumulated Depreciation	-
Total Fixed Assets	\$ 4,150,000
Other Assets	\$ 187,591
Other Assets (To Be Reconciled)	-
Total Other Assets	\$ 187,591
Total Assets	\$ 7,535,904
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	2,900
Other Payables	-
Intercompany Liabilities - LM	-
Intercompany Liabilities - Other	290,464
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	102,431
Other Liabilities (To Be Reconciled)	900,074
Total Current Liabilities	\$ 1,295,869
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 189,471
Notes Payable	1,555,747
Notes Payable - LM	-
Total Long-Term Liabilities	\$ 1,745,218
Total Liabilities	\$ 3,041,087
Equity	
Capital	\$ (943,133)
Retained Earnings	6,184,937
YTD Net Income	(746,987)
Total Equity	\$ 4,494,817
Total Liabilities and Equity	\$ 7,535,904

Black Walnut, LP
24-10492
Statement of Operations
7/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 1,750	\$ 112,822
Garage Income	-	-
Other Revenue		
Other Income	3,877	4,192
Gain/(Loss) on Sale of Assets	(750,482)	(750,482)
Total Revenue	\$ (744,855)	\$ (633,468)
Expense		
Operating Expense		
Admin Expense	\$ 1,350	\$ 22,113
Bank Fees	-	(0)
Commissions	-	-
Garage Expense	-	-
Insurance	1,980	15,666
Landscaping	-	-
Licenses & Fees	-	-
Marketing	-	-
Payroll	-	-
Professional Fees	156,000	156,000
Property Expense	-	-
Rent Expense	-	-
Repairs & Maintenance	2,572	11,495
Utilities	3,690	14,831
Other Operating Expense	135	1,080
Total Operating Expense	\$ 165,727	\$ 221,185
Non-Operating Expense		
Restructuring Fees	\$ 47,050	\$ 47,800
Interest Expense	500	11,000
Tax	52,353	52,353
Total Non-Operating Expense	\$ 99,903	\$ 111,153
Total Expense	\$ 265,630	\$ 332,338
Net Income	\$ (1,010,485)	\$ (965,805)

Black Walnut, LP
24-10492
AR Aging Report
7/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Romero Manuel	-	1,210	-	-	-	1,210
Harvey M. Cohen (Harvey's)	-	4,674	4,674	-	467	9,814
Wolfe Ari	-	3,000	-	-	-	3,000
Vargas Luisa	(2,200)	-	(2,643)	-	-	(4,843)
Grand Total	(2,200)	8,884	2,031	-	467	9,181

Black Walnut, LP
24-10492
AP Aging Report
7/31/2025

Note: Payables due to "KS Mattson Partners", "Ken Mattson", 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	Alejandro's Yard Maintenance	-	1,120	-	70	1,190
	City of Sonoma	-	-	-	66	66
	Erick Roeser, CPA	-	-	-	87,199	87,199
	Gary's Pool Service	-	-	-	2,299	2,299
	Pacific Gas & Electric	-	-	-	(101)	(101)
	LeFever Mattson Property Management	-	(4)	-	-	(4)
	White Wave Financial dba Sonoma Pool Service	-	-	411	-	411
Post-Petition Total		-	1,117	411	89,532	91,060
Pre-Petition	Alejandro's Yard Maintenance	-	-	-	455	455
	City of Sonoma	-	-	-	592	592
	Gary's Pool Service	-	-	-	1,152	1,152
	Israel Rojas Landscaping	-	-	-	180	180
	Keith Alan & Anne Michelle Gockel, TTEE	-	-	-	2,354	2,354
	Kevin Garrett Construction	-	-	-	590	590
	LeFever Mattson, Inc.	-	-	-	56,404	56,404
	Pacific Gas & Electric	-	-	-	645	645
	Valley of the Moon Water District	-	-	-	492	492
	LeFever Mattson Property Management	-	-	-	5,450	5,450
	Delfino Portillo	-	-	-	21,728	21,728
Pre-Petition Total		-	-	-	90,044	90,044
Grand Total		-	1,117	411	179,576	181,103

Black Walnut, LP
24-10492
Statement of Capital Assets
7/31/2025

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		As of 7/31/2025	
19020/19022/19030 A/B Railroad	\$	1,400,000	\$	1,400,000
20564 Broadway	\$	1,750,000	\$	1,750,000
391-455 Oak and 19173 Railroad Ave	\$	1,000,000	\$	1,000,000
Grand Total	\$	4,150,000	\$	4,150,000

Black Walnut, LP
24-10492
Bank Reconciliation
7/31/2025

Bank Account	Balance Per Bank Statement	Outstanding Deposits	Outstanding Checks	Attributed to Other Debtors	Attributed to Non-Debtors	Other Activity	Reconciled Balance
Spring Glenn - Citizens	1,089	-	-	18,273	-	(250)	19,112
East West Black Walnut, LP	568,532	-	(659)	-	-	-	567,873
Axos Black Walnut Money Market	1,145,965	-	-	-	-	-	1,145,965
Grand Total	1,715,585	-	(659)	18,273	-	(250)	1,732,949

Black Walnut, LP
24-10492
Payments on Pre-Petition Debt
7/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Black Walnut, LP	7/10/2025	7/10/2025	Socotra Capital	500
Grand Total				500

Black Walnut, LP
24-10492
Schedule of Assets Sold or Transferred
7/31/2025

Property	See Order Approving Asset Sale
653 3rd Street West, Sonoma, CA 95476	Docket #1561
789 Cordilleras Drive, Sonoma, CA 95476	Docket #1560



Commonwealth Land Title Company

99 Almaden Boulevard, Suite 840

San Jose, CA 95113

Phone: (669)231-7680

Seller's Final Settlement Statement

Closing Date: June 30, 2025
Proration Date: June 30, 2025
Order Number: 972500178
Escrow Officer: Kiley Demaree
Buyer: Mario Kovatchev
P.O Box 2154
South San Francisco, CA 94083
Seller: Black Walnut, LP, a California limited partnership
333 South Grand Avenue, Suite 4100
Los Angeles, CA 90071
Property: 653 3rd Street West
Sonoma, CA 95476

	Seller	
	Debit	Credit
Total Consideration		
Purchase Price		1,300,000.00
Prorations / Adjustments		
2nd Installment Tax 1 days @ 60.22011 per day at \$21,980.34 06/30/25-07/01/25		60.22
Payoffs		
Payoff First Mortgage to The Socotra Opportunity Fund, LLC, a California Limited Liability Company	783,750.00	
Title / Settlement Charges		
FTB Processing Fee to Commonwealth Land Title Company	45.00	
Escrow Settlement Fee SPLIT 50/50 to Commonwealth Land Title Company	1,500.00	
FedEx Fee to Commonwealth Land Title Company	79.77	
Recording Charges		
Recording Fee - Court Order to Simplifile	250.00	
Recording Fee - Release/Reconveyance to Simplifile	250.00	
Sonoma County Transfer Tax to Simplifile	1,430.00	
Miscellaneous Charges		
Mobile Notary Fee to Cykix	150.00	
Transaction Fee to FTI Consulting Inc	19,500.00	
1st and 2nd Delq. taxes and penalties/018-283-005-000 to Sonoma County Treasurer & Tax Collector	24,543.07	
Seller Proceeds 4% to Black Walnut, LP, a California limited partnership	47,492.50	
Remaining balance of seller proceeds-Escrowed Funds to Axos Bank	356,069.88	
Commissions		
Listing Agent Commission to Compass California II Inc	32,500.00	

Seller's Final Settlement Statement

	Seller	
	Debit	Credit
Commissions (continued)		
Selling Agent Commission to Compass California II INC	32,500.00	
Subtotals	1,300,060.22	1,300,060.22
Balance Due TO Seller	0.00	
Totals	1,300,060.22	1,300,060.22

THIS IS A CERTIFIED COPY OF THE ORIGINAL DOCUMENT(S) BY
COMMONWEALTH LAND TITLE COMPANY



Commonwealth Land Title Company, Settlement Agent



Commonwealth Land Title Company

99 Almaden Boulevard, Suite 840

San Jose, CA 95113

Phone: (669)231-7680 Fax: (408)273-6471

Seller's Final Settlement Statement

Closing Date: June 30, 2025
Order Number: 972500154
Escrow Officer: Kiley Demaree
Buyer: Jolinda Gladstein
789 Cordilleras Drive
Sonoma, CA 95476
Seller: Black Walnut, LP, a California Limited Partnership
333 South Grand Avenue, Suite 4100
Los Angeles, CA 90071
Property: 789 Cordilleras Drive
Sonoma, CA 95476

	Seller	
	Debit	Credit
Total Consideration		
Purchase Price		1,820,000.00
Prorations / Adjustments		
2024-2025 Tax Proration/023-010-069-000 1 days @ 68.563616 per day at \$25,025.72 07/01/24-07/01/25		68.56
Payoffs		
Payoff First Mortgage NEED DEMAND EST to The Socotra Opportunity Fund, LLC, a California limited Liability company 81.88% of Outstanding Socotra Principal Balance	816,753.00	
Title / Settlement Charges		
FTB Processing Fee to Commonwealth Land Title Company	45.00	
Escrow Settlement Fee SPLIT 50/50 to Commonwealth Land Title Company	1,500.00	
Overnight/Messenger Fees to Commonwealth Land Title Company	79.77	
Recording Charges		
Sonoma County Transfer Tax to Simplifile	2,002.00	
Recording Fee - Release/Reconveyance*if required to Simplifile	250.00	
Recording Fee-Court Order*EST to Simplifile	250.00	
Miscellaneous Charges		
Mobile Notary Fee to Cykix	150.00	
Transaction Fee to FTI Consulting	27,300.00	
1st and 2nd Delq. taxes and penalties/023-010-069-000 to Sonoma County Treasurer & Tax Collector	27,938.67	
Seller Proceeds 4% to Black Walnut, LP, a California Limited Partnership	66,782.12	
Remaining balance of seller proceeds-Escrowed Funds to Axos Bank	786,018.00	
Commissions		
Listing Agent Commission to Compass	45,500.00	

Seller's Final Settlement Statement

	Seller	
	Debit	Credit
Commissions (continued)		
Selling Agent Commission to Sotheby's International Realty-Sonoma \$1,820,000.00 @ 2.5000% = \$45,500.00	45,500.00	
Subtotals	1,820,068.56	1,820,068.56
Balance Due TO Seller	0.00	
Totals	1,820,068.56	1,820,068.56

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COMMONWEALTH LAND TITLE COMPANY



Commonwealth Land Title Company, Settlement Agent

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

Managing Your Accounts

Phone Number 888.222.5432

Website cbbank.comEmail customersupport@cbbank.com**IMPORTANT INFORMATION ABOUT YOUR CITIZENS BUSINESS BANK AGREEMENTS**

The Citizens Business Bank Disclosure Information and Agreement, Treasury Management Services Agreement, Treasury Management Services Standard Schedule of Fees, along with the Business Banking Products, Services, and Fees governing your account(s), will be updated effective October 1, 2025. Please review the Addendum Information at the end of your statement carefully and note that you may not be impacted by these changes.

Summary of Accounts

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

SPECIALTY BANKING A/A BUSINESS - [REDACTED] 9065**Account Summary**

Date	Description	Amount
07/01/2025	Beginning Balance	\$1,088.92
	0 Credit(s) This Period	\$0.00
	0 Debit(s) This Period	\$0.00
07/31/2025	Ending Balance	\$1,088.92

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

ACCOUNT STATEMENT

Page 1 of 6

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

Total days in statement period: 31

1021

(19)

BLACK WALNUT, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10492
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200Receive money using Direct Deposits!
Set up direct deposit and have your
paycheck or other recurring payments
sent to your bank account automatically.
Talk to your payer or call 888.895.5650
for more details.

Commercial Analysis Checking

Account number	1021	Beginning balance	\$462,325.82
Enclosures	19	Total additions	(5) 116,648.50
Low balance	\$568,532.02	Total subtractions	(20) 10,442.30
Average balance	\$573,076.50	Ending balance	\$568,532.02

CREDITS

Number	Date	Transaction Description	Additions
	07-01	Wire Trans-IN a40e2802-643a-409a-bdb2-009538c24d3c COMMONWEALTH LAND 121122676 FN 972500178	
		CASE NO 24-10492 653 3R	47,492.50
	07-01	Wire Trans-IN dd06487d-8a44-4071-b19b-bbb111d98ad1 COMMONWEALTH LAND 121122676 FN 972500154	
		789 C ORDILLERAS DR. SON	66,782.12
	07-07	Deposit Bridge	1,100.00
	07-08	Deposit Bridge	948.88
	07-17	Deposit Bridge	325.00

CHECKS

Number	Date	Amount	Number	Date	Amount
30042	07-01	450.00	30052	07-15	215.52
30043	07-09	540.58	30053	07-18	135.00
30044	07-08	1,016.24	30054	07-21	357.54
30045	07-11	623.88	30056 *	07-23	181.45
30046	07-22	640.00	30057	07-21	213.25
30047	07-21	900.00	30058	07-22	981.24
30048	07-16	497.07	30059	07-21	899.32
30049	07-22	280.00	30060	07-28	540.58
30050	07-10	900.00	30064 *	07-31	50.70
30051	07-18	519.93	* Skip in check sequence		

DEBITS

Date	Transaction Description	Subtractions
07-10	Outgoing Wire ACD32EAP00003387 Socotra Capital, I 121133416 20564 Broadway	500.00

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

BLACK WALNUT, LP

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

1021

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
06-30	462,325.82	07-11	574,618.62	07-22	569,304.75
07-01	576,150.44	07-15	574,403.10	07-23	569,123.30
07-07	577,250.44	07-16	573,906.03	07-28	568,582.72
07-08	577,183.08	07-17	574,231.03	07-31	568,532.02
07-09	576,642.50	07-18	573,576.10		
07-10	575,242.50	07-21	571,205.99		

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



PO BOX 911039
San Diego, CA 92191-1039

(888) 374-8267
axosfiduciaryservices.com

Date 7/31/25
Primary Account

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32953933

Black Walnut, LP
Debtor in Possession, Case #24-10492;
Escrow
6359 Auburn blvd. Ste. B
Citrus Heights, CA 95621

Account Title: Black Walnut, LP
Debtor in Possession, Case #24-10492;
Escrow

Commercial Interest Checking		Number of Enclosures	0
Account Number	4282	Statement Dates	7/01/25 thru 7/31/25
Previous Balance	.00	Days in the statement period	31
2 Deposits/Credits	1,142,087.88	Avg Daily Ledger	1,142,087.88
Checks/Debits	.00	Avg Daily Collected	1,142,087.88
Maintenance Fee	.00	Interest Earned	3,876.62
Interest Paid	3,876.62	Annual Percentage Yield Earned	4.07%
Ending Balance	1,145,964.50	2025 Interest Paid	3,876.62

Deposits and Other Credits

Date	Description	Amount
7/01	Wire Transfer Credit COMMONWEALTH LAND TITLE COMPAN 4210 RIVERWALK PARKWAY STE 200 ATTN: ACCOUNTING DEPT. RIVERSIDE, CA, 92505 US FN 972500178 653 3RD ST. WEST NOMA CA PROCEEDS PROPADDR 653 TREET WEST, SONOMA, CA 95476 20250701MMQFMP31007903 20250701MMQFMP9N000808 07011711FT03	356,069.88
7/01	Wire Transfer Credit COMMONWEALTH LAND TITLE COMPAN	786,018.00



Date 7/31/25
Primary Account

Page 2
[REDACTED] 4282

Commercial Interest Checking [REDACTED] 4282 (Continued)

Deposits and Other Credits

Date	Description	Amount
	4210 RIVERWALK PARKWAY STE 200 ATTN: ACCOUNTING DEPT. RIVERSIDE, CA, 92505 US FN 972500154 789 CORDILLERAS SONOMA, CA ESCROWED FUNDS CASE 4 10492 ESCROW PROPADDR 789 CO ERAS DRIVE, SONOMA, CA 95476 20250701MMQFMP31006671 20250701MMQFMP9N000642 07011529FT03	
7/31	Interest Paid	3,876.62

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
7/01	1,142,087.88	7/31	1,145,964.50

*** END OF STATEMENT ***