

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. LeFever Mattson, a California corporation

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§
§Case No. 24-10545Debtor(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 Party09/26/2025Date

Thomas B. Rupp

Printed Name of Responsible Party

Keller Benvenuti Kim LLP

101 Montgomery Street, Suite 1950

San Francisco, CA 94104Address

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

Case: 24-10545 Doc# 2426 Filed: 09/26/25 Entered: 09/26/25 12:00:00 PM



Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$1,385,167	
b. Total receipts (net of transfers between accounts)	\$515,212	\$8,186,048
c. Total disbursements (net of transfers between accounts)	\$678,796	\$8,005,040
d. Cash balance end of month (a+b-c)	\$1,221,583	
e. Disbursements made by third party for the benefit of the estate	\$-68,742	\$-1,666,572
f. Total disbursements for quarterly fee calculation (c+e)	\$610,054	\$6,338,468

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$30,788
b. Accounts receivable over 90 days outstanding (net of allowance)	\$36,402
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$34,199,347
e. Total assets	\$70,888,116
f. Postpetition payables (excluding taxes)	\$528,099
g. Postpetition payables past due (excluding taxes)	\$279,984
h. Postpetition taxes payable	\$300,625
i. Postpetition taxes past due	\$300,625
j. Total postpetition debt (f+h)	\$828,724
k. Prepetition secured debt	\$13,350,903
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$31,719,052
n. Total liabilities (debt) (j+k+l+m)	\$45,898,679
o. Ending equity/net worth (e-n)	\$24,989,437

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$520,000	\$520,000
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$359,858	\$359,858
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$160,142	\$160,142

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)	\$570,507	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$570,507	
d. Selling expenses	\$0	
e. General and administrative expenses	\$233,797	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$21,733	
i. Taxes (local, state, and federal)	\$961	
j. Reorganization items	\$21,229	
k. Profit (loss)	\$292,788	\$-2,723,880

Part 5: Professional Fees and Expenses

a.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>		\$717,318	\$4,611,874	\$0	\$1,970,320
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i	Verita Global LLC	Other	\$0	\$470,189	\$0	\$433,989
ii	Keller Benvenutti Kim	Lead Counsel	\$255,728	\$2,307,991	\$0	\$755,989
iii	PricewaterhouseCoopers LLP	Financial Professional	\$461,590	\$625,415	\$0	\$0
iv	Pachulski Stang Ziehl & Jones L	Lead Counsel	\$0	\$1,208,279	\$0	\$780,342
v	FTI	Other	\$0	\$0	\$0	\$0
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b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>		\$33,157	\$450,927	\$0	\$42,052
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i	SSL Law Firm LLP	Special Counsel	\$0	\$375,718	\$0	\$0
ii	Buchalter	Special Counsel	\$33,157	\$33,157	\$0	\$0
iii						
iv	Law Office of Donald S. Davids	Special Counsel	\$0	\$42,052	\$0	\$42,052
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c.	All professional fees and expenses (debtor & committees)			\$750,475	\$5,062,801	\$0	\$2,012,372

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/ea/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

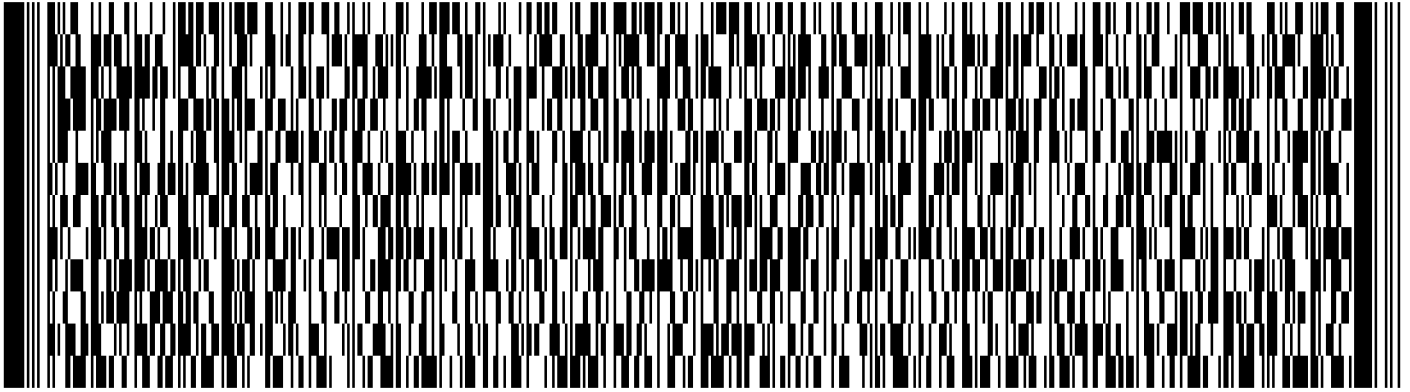
Title

Bradley D. Sharp

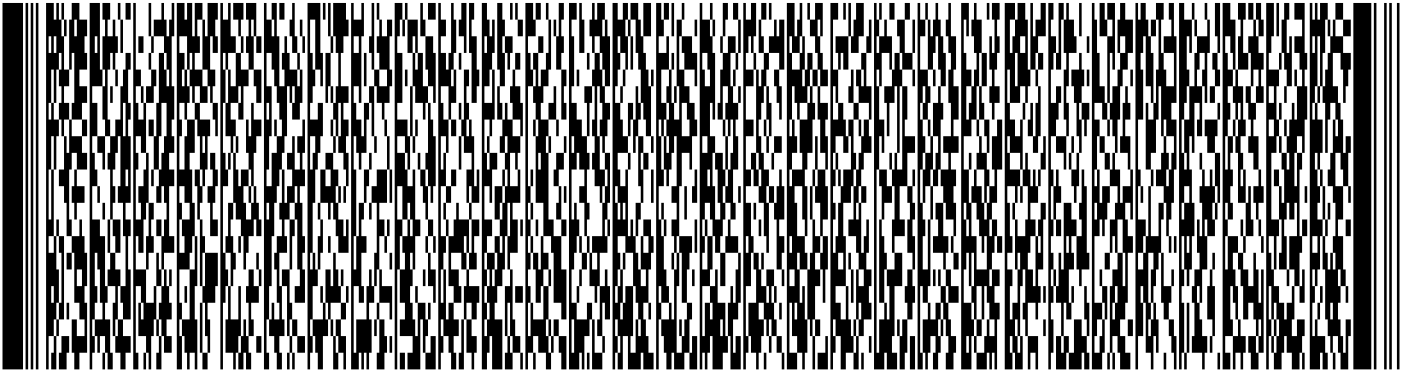
Printed Name of Responsible Party

09/26/2025

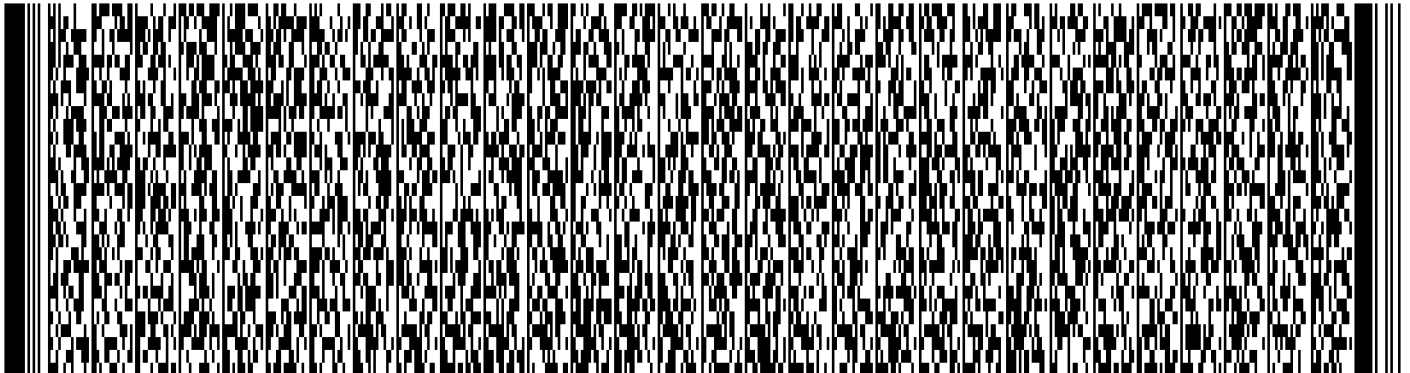
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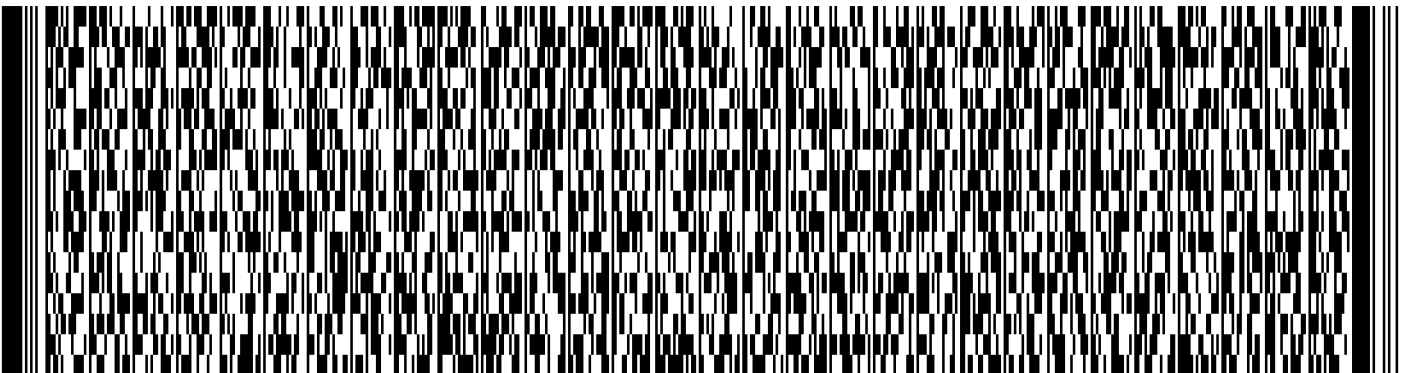
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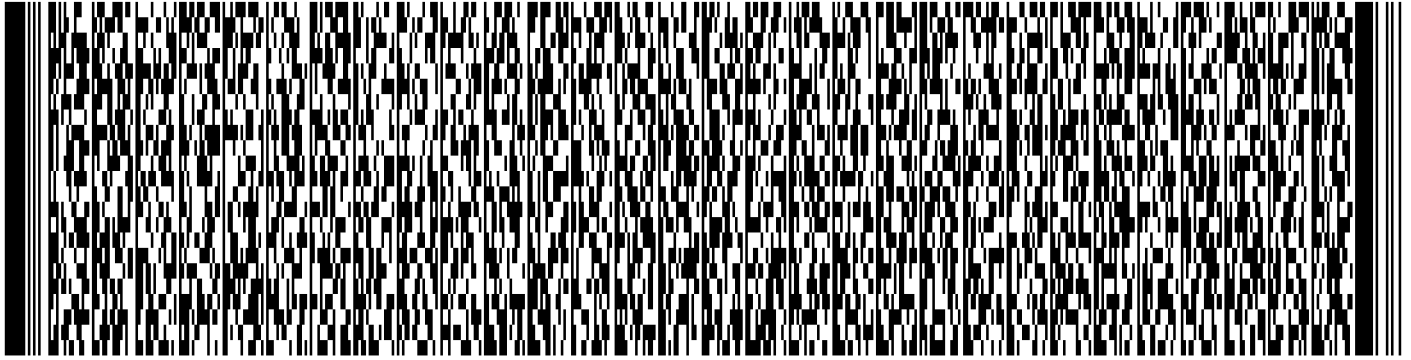
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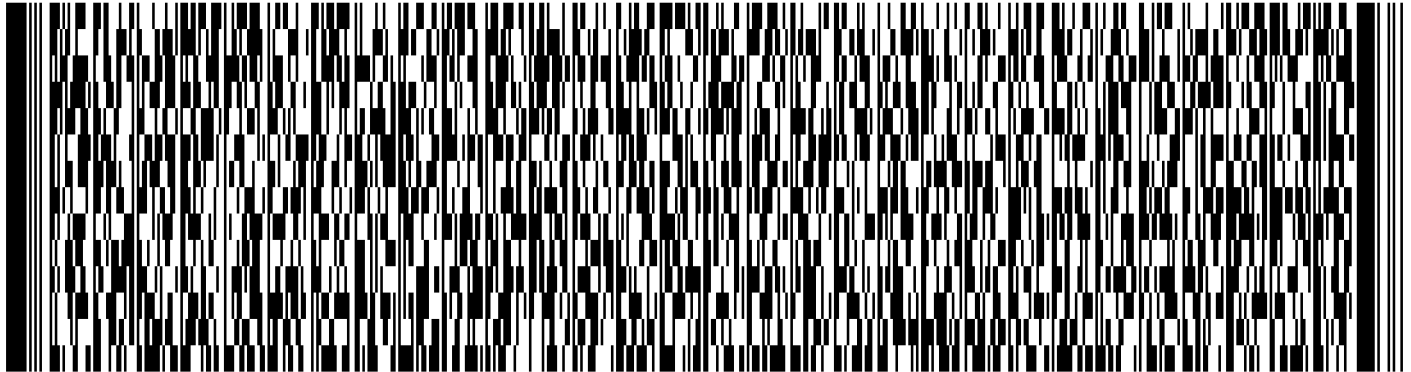
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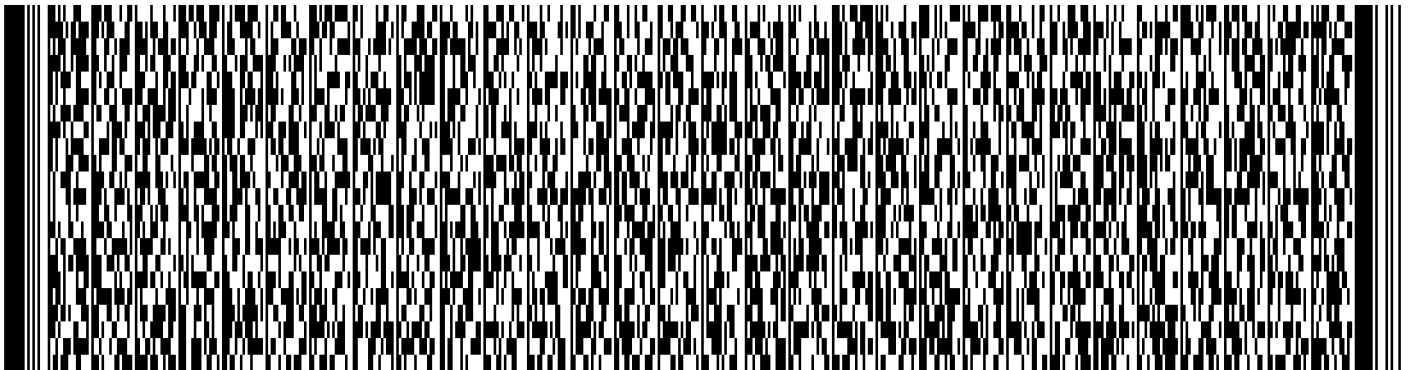
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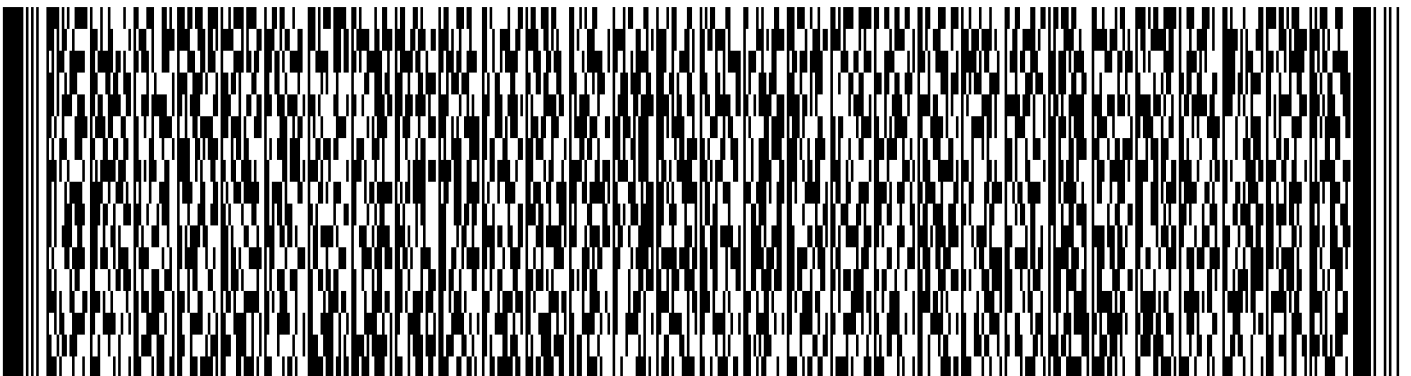
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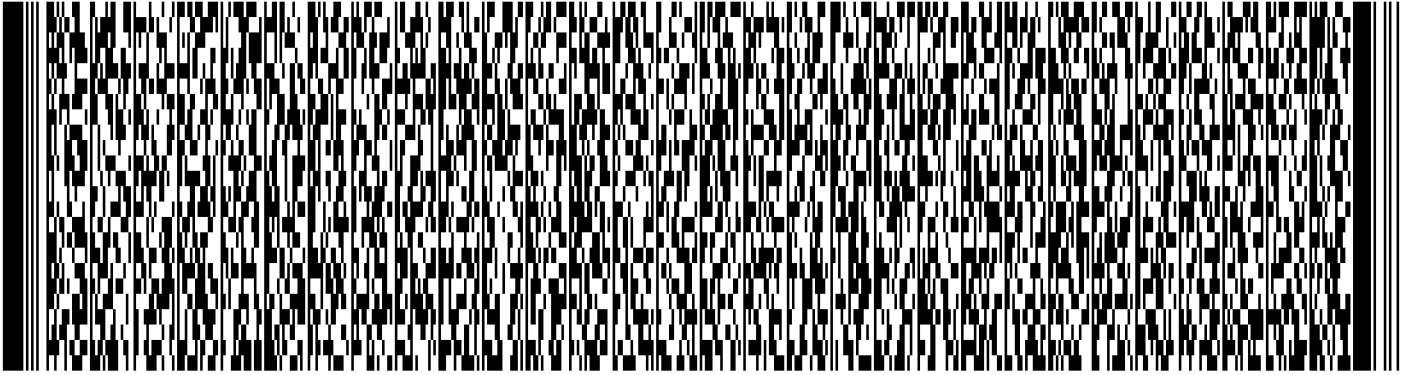
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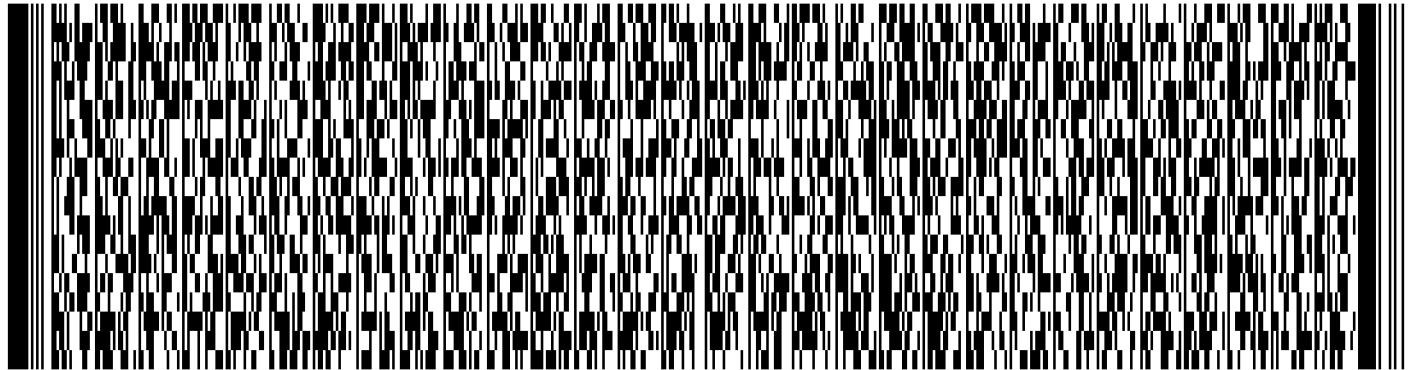
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NonBankruptcy51to100



PageThree



PageFour

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

Lead Case No. 24-10545 (CN)

Global Notes to Monthly Operating Reports

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

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

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

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

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

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

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

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

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

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

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

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

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

LeFever Mattson, a California corporation
24-10545
Statement of Cash Receipts and Disbursements
7/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 50,571	\$ 551,377
Other Operating Cash Receipts	4,500	48,858
Total Operating Receipts	<u>\$ 55,071</u>	<u>\$ 600,235</u>
Non-Operating		
Other Non-Operating Cash Receipts ^[1]	\$ 300,000	\$ 469,494
Intercompany Transfers	-	923,512
Adjustments to Intercompany Balances	-	177,666
DIP Funding	-	5,855,000
Asset Sales	160,142	160,142
Escrowed Proceeds (Socotra)	-	-
Total Non-Operating Receipts	<u>\$ 460,142</u>	<u>\$ 7,585,813</u>
Total Receipts	<u>\$ 515,212</u>	<u>\$ 8,186,048</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ 41,750	\$ 286,797
Insurance	45,287	440,249
Utilities	7,239	77,580
Repairs & Maintenance	6,997	53,690
Admin Expense	5,279	42,742
Professional Fees	99,200	557,792
Other Operating Disbursements	989	30,403
Management Fees	5,507	19,649
Taxes (sales, property, other)	-	3,512
Total Operating Disbursements	<u>\$ 212,248</u>	<u>\$ 1,512,413</u>
Non-Operating		
Debt Service	\$ 23,270	\$ 210,644
Other Non-Operating Disbursements	-	163,437
Restructuring Fees	14,679	2,032,540
Owner Distributions	-	-
Intercompany Transfers	428,600	2,026,430
Transfers to Non-Debtors	-	2,059,575
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 466,549</u>	<u>\$ 6,492,627</u>
Total Disbursements	<u>\$ 678,796</u>	<u>\$ 8,005,040</u>
Net Cash Receipts and Disbursements	<u>\$ (163,584)</u>	<u>\$ 181,008</u>
 Total Disbursements less Intercompany Disbursements	 <u>\$ 250,196</u>	 <u>\$ 5,978,610</u>

[1] Relates to payoff of secured debt owed to LeFever Mattson from the sale of 5521/5523 Missie Way.

LeFever Mattson, a California corporation
24-10545
Balance Sheet
7/31/2025

	<u>Current Month</u>
Assets	
Current Assets	
Cash & Equivalents	\$ 1,221,582
Accounts Receivable	-
Notes Receivable	9,463,723
Intercompany Receivables	23,427,754
Intercompany Receivables - US Trustee Fees	11,500
Other Receivables	44,000
Total Current Assets	<u>\$ 34,168,559</u>
Fixed Assets	
FF&E	\$ 121,767
Capital Assets	1,012,000
Accumulated Depreciation	(2)
Total Fixed Assets	<u>\$ 1,133,765</u>
Other Assets	\$ 3,425,094
Other Assets (To Be Reconciled)	32,129,910
Total Other Assets	<u>\$ 35,555,004</u>
Total Assets	<u>\$ 70,857,328</u>
Liabilities	
Current Liabilities	
Current Liabilities	\$ 3,034,243
Security Deposits	3,585
Other Payables	-
Intercompany Liabilities - LM	2,048
Intercompany Liabilities - Other	15,955,301
Intercompany Liabilities - US Trustee Fees	-
DIP Loan	6,000,000
Other Liabilities	4,489,013
Other Liabilities (To Be Reconciled)	-
Total Current Liabilities	<u>\$ 29,484,191</u>
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 2,855,040
Notes Payable	1,605,249
Notes Payable - LM	-
Total Long-Term Liabilities	<u>\$ 4,460,289</u>
Total Liabilities	<u>\$ 33,944,480</u>
Equity	
Capital	\$ 3,922,317
Retained Earnings	22,918,230
YTD Net Income	10,072,300
Total Equity	<u>\$ 36,912,848</u>
Total Liabilities and Equity	<u>\$ 70,857,328</u>

LeFever Mattson, a California corporation
24-10545
Statement of Operations
7/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 51,525	\$ 568,669
Garage Income	-	-
Other Revenue		
Other Income	160	10,732
Gain/(Loss) on Sale of Assets	518,823	518,823
Total Revenue	\$ 570,507	\$ 1,098,224
Expense		
Operating Expense		
Admin Expense	\$ 5,105	\$ 66,265
Bank Fees	4,020	22,537
Commissions	-	-
Garage Expense	-	-
Insurance	52,959	454,257
Landscaping	-	-
Licenses & Fees	323	4,118
Marketing	-	-
Payroll	34,042	283,901
Professional Fees	125,200	653,792
Property Expense	-	-
Rent Expense	-	1,095
Repairs & Maintenance	3,669	49,744
Utilities	7,239	76,092
Other Operating Expense	1,239	3,338
Total Operating Expense	\$ 233,797	\$ 1,615,140
Non-Operating Expense		
Restructuring Fees	\$ 21,229	\$ 2,028,840
Interest Expense	21,733	173,651
Tax	961	4,473
Total Non-Operating Expense	\$ 43,923	\$ 2,206,964
Total Expense	\$ 277,719	\$ 3,822,104
Net Income	\$ 292,788	\$ (2,723,880)

LeFever Mattson, a California corporation
24-10545
AR Aging Report
7/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Washington Angela	-	447	-	-	-	447
Cannard Tom	-	2,082	2,082	70	17,110	21,344
Tim LeFever - Payroll Reimbursement Only	-	-	-	-	13,757	13,757
Paopao Letofia	-	12	535	-	-	547
Mott III Major	-	-	-	-	5,535	5,535
LeFever Mattson Property Management	(9,667)	-	-	-	-	(9,667)
Castillo Alejandro	(1,175)	-	-	-	-	(1,175)
Grand Total	(10,842)	2,541	2,617	70	36,402	30,788

LeFever Mattson, a California corporation
24-10545
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						
	Auerbach Engineering Corporation	-	-	-	3,172	3,172
	California American Water	250	-	-	-	250
	Charles Lomeli-TTCCC	-	-	-	21,797	21,797
	City of Suisun City	-	-	-	(12,691)	(12,691)
	City of Vacaville	281	-	-	-	281
	City of Vallejo	65	-	-	-	65
	Erick Roeser, CPA	-	-	-	21,042	21,042
	Fairfield Municipal Utilities	-	-	-	521	521
	Liberty Mutual Insurance	-	224	-	-	224
	Liberty Utilities	207	-	-	(77)	130
	Lopez Landscaping	286	-	-	-	286
	McGowan TTEE	-	-	-	6,500	6,500
	Mr Cooper	-	800	8,519	29,879	39,198
	Pacific Gas & Electric	367	-	-	(23)	343
	Paragon Pest Control	160	-	-	-	160
	PHH Mortgage Services	-	-	10,779	32,343	43,121
	Placer County Tax Collector	-	-	-	255,044	255,044
	Sacramento County Tax Collector	-	-	-	2,742	2,742
	Sacramento County Utilites	299	-	-	-	299
	Select Portfolio Servicing, Inc.	5,760	5,563	11,125	33,375	55,823
	Shellpoint Mortgage Servicing	-	2,415	2,415	14,493	19,324
	Sherman Family Living Trust dtd 3/13/00	-	-	-	15,844	15,844
	SMUD	937	-	-	-	937
	Socotra Capital	-	-	-	133,125	133,125
	Wyman Property Management	-	-	-	1,380	1,380
	LeFever Mattson Property Management	1,378	79	120	14,780	16,356
	Sierra Small Jobs	100	-	-	-	100
	Pear Tree Homeowners Assn	-	690	690	4,830	6,210
	Rollingwood Pointe Condominium HOA	-	400	400	-	800
	Tri Counties Bank	2,370	-	-	-	2,370
	Wells Fargo Home Mortgage	1,277	2,554	1,277	2,535	7,644
	Verita Global LLC	-	69,240	113,503	-	182,743
Post-Petition Total		13,737	81,966	148,827	580,609	825,139
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
	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	-	-	-	1,172,481	1,172,481
	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	-	-	-	4,472	4,472
	Ken Mattson	-	-	-	29,949	29,949
Pre-Petition Total		-	-	-	2,238,446	2,238,446
Grand Total		13,737	81,966	148,827	2,819,055	3,063,585

LeFever Mattson, a California corporation
24-10545
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	
110 Fordham Circle	\$	-	\$	-
1130 Pear Tree Lane	\$	-	\$	-
1173 Araquipa Court	\$	-	\$	-
1191 Araquipa Court	\$	-	\$	-
157 James River Road	\$	-	\$	-
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	\$	-	\$	-
Grand Total	\$	1,012,000	\$	1,012,000

LeFever Mattson, a California corporation
24-10545
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
LeFever Mattson, Inc - FB	22,752	2,500	(1,059)	(411)	169,198	(21,273)	171,707
LM Inc Distribution - Citizens	-	-	-	-	-	(2,250)	(2,250)
East West LeFever Mattson EW Bank	880,501	-	(15,429)	(8,125)	-	(8,500)	848,447
East West 6359 Auburb Blvd	211	-	-	-	(70)	-	141
East West Firetree II LP	1,200	-	(1,406)	137	-	-	(69)
East West LeFever Mattson Inc	12,559	-	(405)	-	3,565	1,103	16,821
East West Pinyon Creek Development	5,389	-	(733)	-	-	-	4,656
East West Pinyon Creek Rentals	183,176	-	(1,046)	-	-	-	182,130
Grand Total	1,105,788	2,500	(20,080)	(8,399)	172,692	(30,920)	1,221,582

LeFever Mattson, a California corporation
24-10545
Payments on Pre-Petition Debt
7/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
LeFever Mattson, a California corporation	7/10/2025	7/10/2025	Socotra Capital	17,500
LeFever Mattson, a California corporation	7/7/2025	7/7/2025	Tri Counties Bank	2,370
LeFever Mattson, a California corporation	7/7/2025	7/15/2025	Mr Cooper	1,800
LeFever Mattson, a California corporation	7/1/2025	7/23/2025	McAbee	1,600
Grand Total				23,270

LeFever Mattson, a California corporation
24-10545
Post-Petition Payments to Insiders
7/31/2025

Date	Insider Payee	Description	Payment
7/31/2025	Home Tax Service of America, Inc., dba LeFever M	07/31/2025 LM loan to HTSA for 08.03.2025 Payroll	75,000
7/2/2025	Home Tax Service of America, Inc., dba LeFever M	LM Inc loan to PR for 7.3.25 PR	60,000
7/11/2025	Nut Pine, LP	07/11/2025 LM Loan to Commerce Court (Nut Pine)	10,000
7/18/2025	Scotch Pine, LP	07/18/2025 LM Loan to Scotch Pine (Shelfield) to cover negative cash b:	10,000
7/21/2025	Home Tax Service of America, Inc., dba LeFever M	LM Inc loan to PR for 7.18.25 PR	100,000
7/15/2025	Cambria Pines, LP	07/15/2025 LM Loan to Cambria Pine (Camelia) to cove negative cash b	6,500
7/15/2025	Foxtail Pine, LP	07/15/2025 LM Loan to Foxtail Pine (Sharis) to cover negative cash bala	7,000
7/15/2025	Heacock Park Apartments, LP	LM loan to Cornerstone 7.15.25	36,500
7/15/2025	Pinecone, LP	07/15/2025 LM Loan to Tradewinds LP (Napa Elm) to cover negative ca:	6,000
7/9/2025	Scotch Pine, LP	07/09/2025 LM Loan to Shelfield (Scotch Pine) for Roof Replacement	31,000
7/28/2025	Scotch Pine, LP	07/28/2025 LM Loan to Scotch Pine (Shelfield) to cover negative cash b:	85,000
7/30/2025	Country Oaks I, LP	07/30/2025 LM Loan to Country Oaks I, LP	800
7/30/2025	River Tree Partners, LP	07/30/2025 LM Loan to River Tree Partners, LP	800
Grand Total			428,600

LeFever Mattson, a California corporation
24-10545
Schedule of Assets Sold or Transferred
7/31/2025

Property	See Order Approving Asset Sale
1864 Quail Meadows Circle, Vacaville, CA 95787	Docket #1726

Commonwealth Land Title Company

99 Almaden Boulevard, Suite 840, San Jose, CA 95113

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

FINAL SELLER'S STATEMENT

Settlement Date: July 22, 2025

Disbursement Date: July 22, 2025

Escrow Number: 972500102A

Escrow Officer: Kiley Demaree

Email: Kiley.Demaree@cltic.com

Buyer: Tony Villarreal
1864 Quail Meadows Circle
Vacaville, CA 95687-6566

Buyer: Patty Kramer
1864 Quail Meadows Circle
Vacaville, CA 95687-6566

Seller: LeFever Mattson Inc., a California corporation
333 South Grand Avenue Suite
4100
Los Angeles, CA 90071

Property: 1864 Quail Meadows Circle
Vacaville, CA 95687-6566
Rm Bk 60 Pg 80 Lt 26 Quail Meadows Amended

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION					
Sale Price of Property					520,000.00
PRORATIONS/ADJUSTMENTS					
County Taxes at \$1,412.60	07/01/25 to 07/23/25 (\$1,412.60 / 180 X 22 days)		172.65		
COMMISSIONS					
Commission - Listing Broker	Coldwell Banker Kappel Gateway Realty \$520,000.00 @ 2.5000% = \$13,000.00		13,000.00		
Commission - Selling Broker	Realty One Group Fox \$520,000.00 @ 2.5000% = \$13,000.00		13,000.00		
TITLE & ESCROW CHARGES					
Title - FTB Processing Fee	Commonwealth Land Title Company		45.00		
Title - Overnight/Messenger Fees	Commonwealth Land Title Company		53.18		
Title - Recording Service Fee (CA 999) Simplifile			7.00		
GOVERNMENT CHARGES					
Recording Fee - Release/ Reconveyance	Simplifile		500.00		
Solano County Transfer Tax (\$572.00)	Simplifile		572.00		
PAYOFFS					
Payoff of First Mortgage Loan	PHH Mortgage Services		323,919.97		
Loan Payoff		323,919.97			
MISCELLANEOUS CHARGES					
unsecured tax lien 0075061040 2022-23	Contra Costa County Treasurer & Tax Collector		220.94		
Transaction Fee	FTI Consulting		7,800.00		
unsecured tax lien 0075061040 2023-24	Contra Costa County Treasurer & Tax Collector		567.51		

Subtotals	359,858.25	520,000.00
Balance Due TO Seller	160,141.75	
TOTALS	520,000.00	520,000.00

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



Commonwealth Land Title Company, Settlement Agent



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: June 30, 2025
This statement: July 31, 2025
Total days in statement period: 31

Page 1
XXXXXX4107
(27)

Direct inquiries to:
800 760-2265

C I Walnut Creek
2185 N California Blvd Suite 250
Walnut Creek CA 94596

EFFECTIVE 9/1/2025, FIRST BANK WILL BE ADJUSTING THE PRICING FOR BUSINESS GENERAL FEES, TREASURY SERVICES, AND BUSINESS ELECTRONIC BANKING SERVICES. FOR ADDITIONAL DETAILS, PLEASE CONTACT YOUR BRANCH MANAGER OR TREASURY OFFICER.

Commercial Checking

Account number	XXXXXX4107	Beginning balance	\$20,406.28
Enclosures	27	Total additions	47,486.25
Low balance	\$20,406.28	Total subtractions	45,140.28
Average balance	\$31,917.55	Ending balance	\$22,752.25
Avg collected balance	\$30,491		

CHECKS

Number	Date	Amount	Number	Date	Amount
19684	07-09	214.40	19697 *	07-18	52.43
19685	07-08	129.66	19698	07-18	1,250.00
19686	07-16	2,568.33	19699	07-15	570.00
19687	07-16	6,401.92	19700	07-22	327.60
19688	07-16	1,218.51	19701	07-21	323.31
19689	07-16	715.01	19702	07-17	4,240.17
19690	07-16	607.92	19703	07-17	148.72
19691	07-15	3,279.15	19704	07-16	6,433.33
19692	07-18	5,747.72	19705	07-22	223.92
19693	07-18	2,255.45			
19694	07-17	1,145.40			

* Skip in check sequence



HOME TAX SERVICE OF AMERICA INC
July 31, 2025

Page: 2 of 4
XXXXXX4107

DEBITS

Date	Description	Subtractions
07-09	' ACH Withdrawal BANK OF AMERICA MORTGAGE 250709	7,287.33

CREDITS

Date	Description	Additions
07-02	' ACH Deposit LeFever Mattson- Settlement 250702 000024358436358	5,925.00
07-02	Remote Deposit	2,500.00
07-03	' ACH Deposit LeFever Mattson- Settlement 250703 000024375964178	1,800.00
07-03	Remote Deposit	1,485.00
07-07	Remote Deposit	4,425.00
07-07	Remote Deposit	3,375.00
07-07	Remote Deposit	2,976.25
07-10	Remote Deposit	10,000.00
07-14	Remote Deposit	15,000.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
06-30	20,406.28	07-09	35,261.14	07-17	32,932.68
07-02	28,831.28	07-10	45,261.14	07-18	23,627.08
07-03	32,116.28	07-14	60,261.14	07-21	23,303.77
07-07	42,892.53	07-15	56,411.99	07-22	22,752.25
07-08	42,762.87	07-16	38,466.97		

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

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

ACCOUNT STATEMENT

Page 1 of 3

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

Total days in statement period: 31

0797

(6)

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

Receive money using Direct Deposits!
Set up direct deposit and have your
paycheck or other recurring payments
sent to your bank account automatically.
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for more details.

Commercial Analysis Checking

Account number	0797	Beginning balance	\$1,059,633.52
Enclosures	6	Total additions	(2) 460,141.75
Low balance	\$634,044.63	Total subtractions	(21) 639,274.34
Average balance	\$791,288.80	Ending balance	\$880,500.93

CREDITS

Number	Date	Transaction Description	Additions
	07-22	Wire Trans-IN 88f47a63-e25f-4eb0-9e40-4af475c0cfbb COMMONWEALTH LAND USBKUS44IMT FN	
		972500102A CASE NO 24-10545 LEFEV	160,141.75
	07-31	Wire Trans-IN b98f886f-9452-4fa8-9b61-76f582dd406c COMMONWEALTH LAND USBKUS44IMT FN	
		972500074A CASE 24-10545 LOAN PAY	300,000.00

CHECKS

Number	Date	Amount	Number	Date	Amount
20111	07-01	27,303.70	20117	07-16	20,875.09
20112	07-01	20,875.10	20119 *	07-30	19,665.00
20115 *	07-17	19,535.00	* Skip in check sequence		
20116	07-15	36,500.00			

DEBITS

Date	Transaction Description	Subtractions
07-02	Onln Bkg Trfn D TO ACC 05500020986	60,000.00
07-09	Outgoing Wire ACD32E9P00002090 Niro LLC (Rishi Ja 021000021 RJain BOD Fee Inv 6 & 7 6	30,000.00
07-09	Outgoing Wire ACD32E9P00002099 FJM Ventures, Inc 322271627 LMiller BOD Fee In v 5006 6	30,000.00
07-09	Onln Bkg Trfn D TO ACC 05500020958	10,000.00
07-09	Onln Bkg Trfn D TO ACC 05500021182	31,000.00
07-11	Onln Bkg Trfn D TO ACC 05500020776	10,000.00
07-15	Onln Bkg Trfn D TO ACC 05500021203	6,000.00
07-15	Onln Bkg Trfn D TO ACC 05500021049	6,500.00
07-15	Onln Bkg Trfn D TO ACC 05500021077	7,000.00
07-16	Onln Bkg Trfn D TO ACC 05500020986	100,000.00

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

LEFEVER MATTSON, INC

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

0797

Date	Transaction Description	Subtractions
07-18	Onln Bkg Trfn D TO ACC 05500021182	10,000.00
07-22	Analysis Servic ANALYSIS ACTIVITY FOR 06/25	4,020.45
07-24	Onln Bkg Trfn D TO ACC 05500020958	30,000.00
07-24	Onln Bkg Trfn D TO ACC 05500021182	85,000.00
07-31	Onln Bkg Trfn D TO ACC 05500020986	75,000.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
06-30	1,059,633.52	07-15	784,454.72	07-24	675,165.93
07-01	1,011,454.72	07-16	663,579.63	07-30	655,500.93
07-02	951,454.72	07-17	644,044.63	07-31	880,500.93
07-09	850,454.72	07-18	634,044.63		
07-11	840,454.72	07-22	790,165.93		

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

9300 Flair Dr., 1St FL
El Monte, CA. 91731Direct inquiries to:
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ACCOUNT STATEMENT

Page 1 of 3

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

Total days in statement period: 31

[REDACTED] 0944

(3)

LEFEVER MATTSON, INC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10545
(6359 AUBURN)
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200

Receive money using Direct Deposits!
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for more details.

Commercial Analysis Checking

Account number	[REDACTED] 0944	Beginning balance		\$46.77
Enclosures	3	Total additions	(2)	7,750.00
Low balance	\$46.77	Total subtractions	(5)	7,585.59
Average balance	\$1,685.37	Ending balance		\$211.18

CREDITS

Number	Date	Transaction Description	Additions
	07-02	Deposit Bridge	6,750.00
	07-15	Deposit Bridge	1,000.00

CHECKS

Number	Date	Amount	Number	Date	Amount
121	07-08	372.68	124 *	07-15	1,482.81
122	07-11	772.92	* Skip in check sequence		

DEBITS

Date	Transaction Description	Subtractions
07-07	Preauth Debit TRI CO BNK LOAN PAYMENT 003929102640	3,554.81
07-11	Preauth Debit LEFEVER-ARCACB WEB PMTS 250711	1,402.37

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
06-30	46.77	07-07	3,241.96	07-11	693.99
07-02	6,796.77	07-08	2,869.28	07-15	211.18

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

LEFEVER MATTSON, INC

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

0944

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

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

Direct inquiries to:
888 761-3967

ACCOUNT STATEMENT

Page 1 of 2

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

Total days in statement period: 31

1063

(1)

FIRETREE II, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10503
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200

Receive 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	1063	Beginning balance	\$1,410.33
Enclosures	1	Total additions	(0) .00
Low balance	\$1,200.33	Total subtractions	(1) 210.00
Average balance	\$1,207.10	Ending balance	\$1,200.33

CHECKS

Number	Date	Amount	Number	Date	Amount
10009	07-02	210.00			

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
06-30	1,410.33	07-02	1,200.33		

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

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

Direct inquiries to:
888 761-3967

ACCOUNT STATEMENT

Page 1 of 7

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

Total days in statement period: 31

0965

(25)

LEFEVER MATTSON, INC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10545
(RENTAL PROPERTIES)
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200

Receive 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	0965	Beginning balance	\$ 16,991.92
Enclosures	25	Total additions	(10) 18,294.00
Low balance	\$ 11,383.65	Total subtractions	(27) 22,727.27
Average balance	\$ 17,742.00	Ending balance	\$ 12,558.65

CREDITS

Number	Date	Transaction Description	Additions
	07-02	Pre-Auth Credit YARDI CARD DEP EWLMLRENTT: 250702 112078670	40.00
	07-02	Pre-Auth Credit LEFEVER-EWLMLRENT Settlement 250702 000024358440610	583.00
	07-02	Pre-Auth Credit SACRAMENTO HOUSI 2 250701 680262554	8,145.00
	07-02	Deposit Bridge	1,175.00
	07-07	Pre-Auth Credit LEFEVER-EWLMLRENT Settlement 250707 000024407811450	584.00
	07-07	Deposit Bridge	2,220.00
	07-09	Pre-Auth Credit LEFEVER-EWLMLRENT Settlement 250709 000024431333278	2,502.00
	07-14	Pre-Auth Credit LEFEVER-EWLMLRENT Settlement 250714 000024464394146	950.00
	07-15	Pre-Auth Credit LEFEVER-EWLMLRENT Settlement 250715 000024472912234	920.00
	07-31	Deposit Bridge	1,175.00

CHECKS

Number	Date	Amount	Number	Date	Amount
2063	07-02	1,600.00	2073	07-07	1,875.00
2065 *	07-01	245.00	2074	07-07	1,203.00
2066	07-08	1,049.04	2075	07-02	2,656.00
2067	07-08	345.91	2076	07-02	1,681.00
2068	07-08	459.27	2077	07-15	1,800.00
2069	07-08	99.30	2078	07-22	324.04
2070	07-08	298.49	2079	07-22	375.00
2071	07-09	110.13	2080	07-23	113.92
2072	07-09	213.20	2081	07-17	545.00

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

LEFEVER MATTSON, INC

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

0965

Number	Date	Amount	Number	Date	Amount
2082	07-30	642.00	2086	07-21	1,200.00
2083	07-23	1,600.00	2087	07-24	531.19
2084	07-22	370.00	2088	07-22	1,049.04
2085	07-21	40.08	* Skip in check sequence		

DEBITS

Date	Transaction Description	Subtractions
07-16	Preauth Debit LEFEVER-EWLMRENT Return 250716 000024478194742	950.00
07-30	Preauth Debit G.L. ANDERSON IN J2599 OOFF TRN*1*CZ10000GQKBJ C/RMR*IK*G.L. ANDERSON INSURANCE\	1,351.66

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
06-30	16,991.92	07-14	21,355.58	07-23	13,908.50
07-01	16,746.92	07-15	20,475.58	07-24	13,377.31
07-02	20,752.92	07-16	19,525.58	07-30	11,383.65
07-07	20,478.92	07-17	18,980.58	07-31	12,558.65
07-08	18,226.91	07-21	17,740.50		
07-09	20,405.58	07-22	15,622.42		

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

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

ACCOUNT STATEMENT

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STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

Total days in statement period: 31

0958

(9)

LEFEVER MATTSON, INC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10545
(PINYON CREEK DEVELOPMENT)
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200

Receive 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	0958	Beginning balance		\$7,094.67
Enclosures	9	Total additions	(2)	40,000.00
Low balance	\$-395.24	Total subtractions	(10)	41,705.71
Average balance	\$9,931.14	Ending balance		\$5,388.96

CREDITS

Number	Date	Transaction Description	Additions
	07-09	Onlin Bkg Trft C FR ACC 05500020797	10,000.00
	07-24	Onlin Bkg Trft C FR ACC 05500020797	30,000.00

CHECKS

Number	Date	Amount	Number	Date	Amount
5052	07-08	887.98	5057	07-21	347.63
5053	07-08	6,601.93	5058	07-21	887.98
5054	07-09	208.22	5059	07-22	6,619.93
5055	07-15	614.45	5060	07-22	323.38
5056	07-15	245.78			

DEBITS

Date	Transaction Description	Subtractions
07-28	Preauth Debit ACRISURE PARTNER J2595 OOFF TRN*1*CZ10000GMTD3 C\RMR*IK*ACRISURE PARTNERS WEST COAS	24,968.43

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
06-30	7,094.67	07-15	8,536.31	07-24	30,357.39
07-08	-395.24	07-21	7,300.70	07-28	5,388.96
07-09	9,396.54	07-22	357.39		

9300 Flair Dr., 1St FL
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LEFEVER MATTSON, INC

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

0958

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

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

ACCOUNT STATEMENT

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STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

Total days in statement period: 31

[REDACTED] 0951

(12)

LEFEVER MATTSON, INC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10545
(PINYON CREEK RENTALS)
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200

Receive 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	[REDACTED] 0951	Beginning balance		\$ 171,354.44
Enclosures	12	Total additions	(6)	33,775.00
Low balance	\$ 170,184.44	Total subtractions	(19)	21,953.33
Average balance	\$ 176,318.24	Ending balance		\$ 183,176.11

CREDITS

Number	Date	Transaction Description	Additions
	07-03	Pre-Auth Credit LEFEVER-EWPINRNT Settlement 25 0703 000024375986814	5,000.00
	07-07	Wire Trans-IN ef04d485-8db1-4914 -93c9-f05827d66acc TREVOR JAMES CLAIB CSCHUS6SWTS APPLY TO 10306 BAD GER LN	5,550.00
	07-07	Pre-Auth Credit LEFEVER-EWPINRNT Settlement 25 0707 000024400102606	5,500.00
	07-10	Pre-Auth Credit LEFEVER-EWPINRNT Settlement 25 0710 000024440355558	6,225.00
	07-21	Wire Trans-IN 49dcdc1a-5b29-4e4d -9b6f-5d9e1312273d TRACI STRUBLE MASO WFBUS6S 10328 Badger In Tr uckee	5,700.00
	07-31	Pre-Auth Credit LEFEVER-EWPINRNT Settlement 25 0731 000024583439526	5,800.00

CHECKS

Number	Date	Amount	Number	Date	Amount
1088	07-01	195.00	1095	07-21	250.00
1089	07-01	195.00	1096	07-23	437.35
1090	07-01	195.00	1097	07-15	936.51
1091	07-01	195.00	1105 *	07-21	14.67
1092	07-01	195.00	1106	07-21	822.40
1093	07-01	195.00	* Skip in check sequence		
1094	07-08	822.40			

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

LEFEVER MATTSON, INC

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

0951

DEBITS

Date	Transaction Description	Subtractions
07-10	Outgoing Wire ACD32EAP00003386 Socotra Capital, I 121133416 10306 Badger Ln	2,500.00
07-10	Outgoing Wire ACD32EAP00003392 Socotra Capital, I 121133416 10326 Badger Ln	2,500.00
07-10	Outgoing Wire ACD32EAP00003390 Socotra Capital, I 121133416 10328 Badger Ln	2,500.00
07-10	Outgoing Wire ACD32EAP00003409 Socotra Capital, I 121133416 10334 Badger Ln	2,500.00
07-10	Outgoing Wire ACD32EAP00003410 Socotra Capital, I 121133416 10336 Badger Ln	2,500.00
07-10	Outgoing Wire ACD32EAP00003412 Socotra Capital, I 121133416 109 Quail Court	2,500.00
07-10	Outgoing Wire ACD32EAP00003414 Socotra Capital, I 121133416 107 Quail Ct	2,500.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
06-30	171,354.44	07-08	185,412.04	07-23	177,376.11
07-01	170,184.44	07-10	174,137.04	07-31	183,176.11
07-03	175,184.44	07-15	173,200.53		
07-07	186,234.44	07-21	177,813.46		

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