

## UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Sienna Pointe, LLC

§  
§  
§  
§Case No. 24-10530Debtor(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# 2427 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	\$745,152	
b. Total receipts (net of transfers between accounts)	\$1,661,253	\$4,421,765
c. Total disbursements (net of transfers between accounts)	\$277,779	\$2,350,601
d. Cash balance end of month (a+b-c)	\$2,128,626	
e. Disbursements made by third party for the benefit of the estate	\$142,767	\$142,767
f. Total disbursements for quarterly fee calculation (c+e)	\$420,546	\$2,493,368

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$24,438
b. Accounts receivable over 90 days outstanding (net of allowance)	\$106,689
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$3,332,798
e. Total assets	\$74,571,950
f. Postpetition payables (excluding taxes)	\$313,239
g. Postpetition payables past due (excluding taxes)	\$291,760
h. Postpetition taxes payable	\$502,983
i. Postpetition taxes past due	\$502,983
j. Total postpetition debt (f+h)	\$816,222
k. Prepetition secured debt	\$33,589,731
l. Prepetition priority debt	\$151,888
m. Prepetition unsecured debt	\$9,603,797
n. Total liabilities (debt) (j+k+l+m)	\$44,161,638
o. Ending equity/net worth (e-n)	\$30,410,312

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$1,500,000	\$1,500,000
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$142,767	\$142,767
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$1,357,233	\$1,357,233

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)	\$-272,227	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$-272,227	
d. Selling expenses	\$0	
e. General and administrative expenses	\$171,904	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$108,148	
i. Taxes (local, state, and federal)	\$32,617	
j. Reorganization items	\$25,303	
k. Profit (loss)	\$-610,199	\$514,229

**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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	xc					
	xcii					
	xciii					
	xciv					
	xcv					
	xcvi					
	xcvii					
	xcviii					
	xcix					
	c					
	ci					

b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>					
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i						
ii						
iii						
iv						
v						
vi						
vii						
viii						
ix						
x						
xi						
xii						
xiii						
xiv						

	xv					
	xvi					
	xvii					
	xviii					
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	xliii					
	xliv					
	xlv					
	xlvi					
	xlvii					
	xlviii					
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	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/eo/rules\\_regulations/index.htm](http://www.justice.gov/ust/eo/rules_regulations/index.htm). Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

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

/s/ Bradley D. Sharp

Signature of Responsible Party

Chief Restructuring Officer

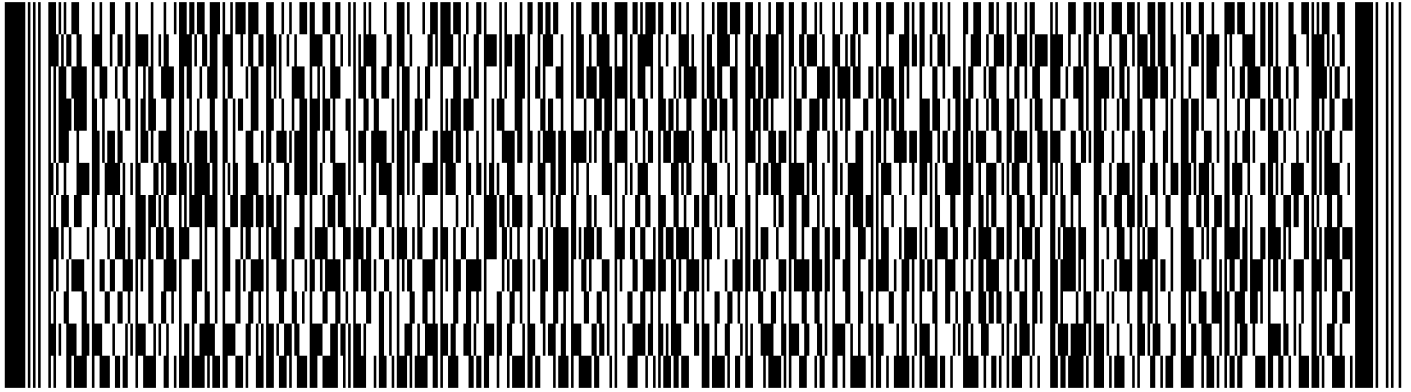
Title

Bradley D. Sharp

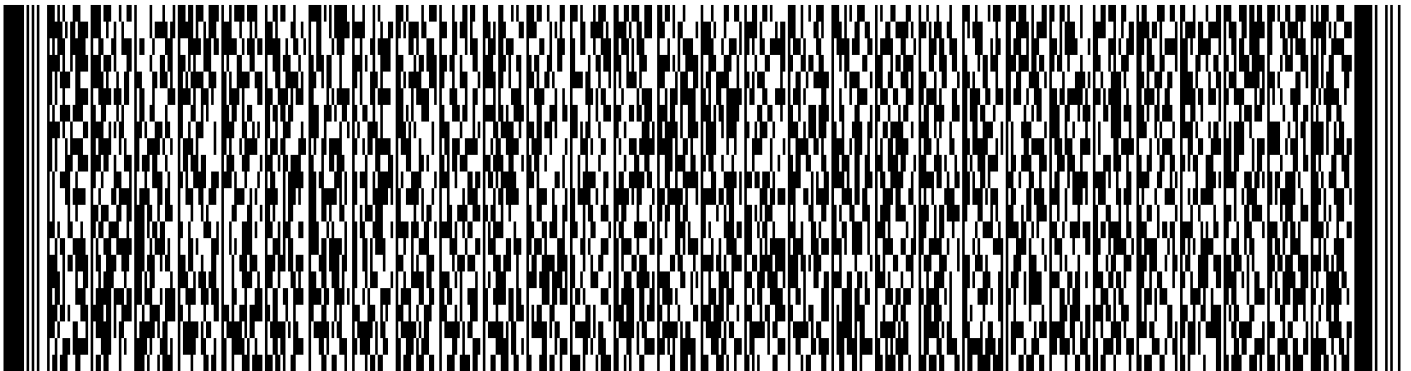
Printed Name of Responsible Party

09/26/2025

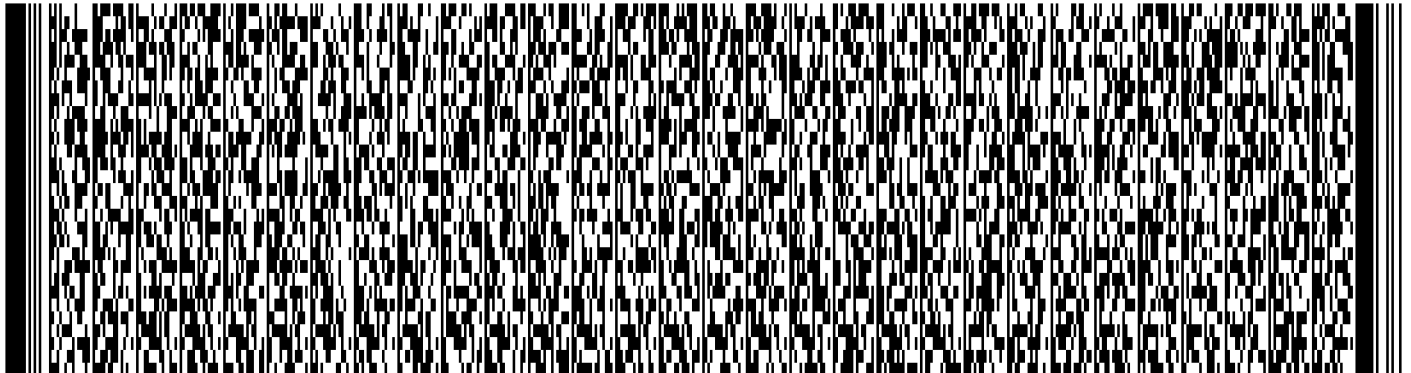
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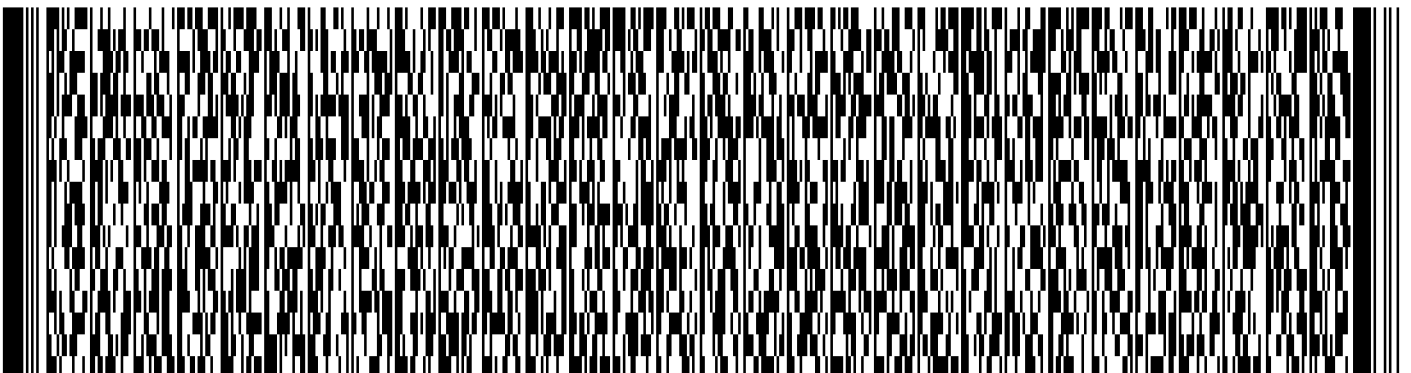
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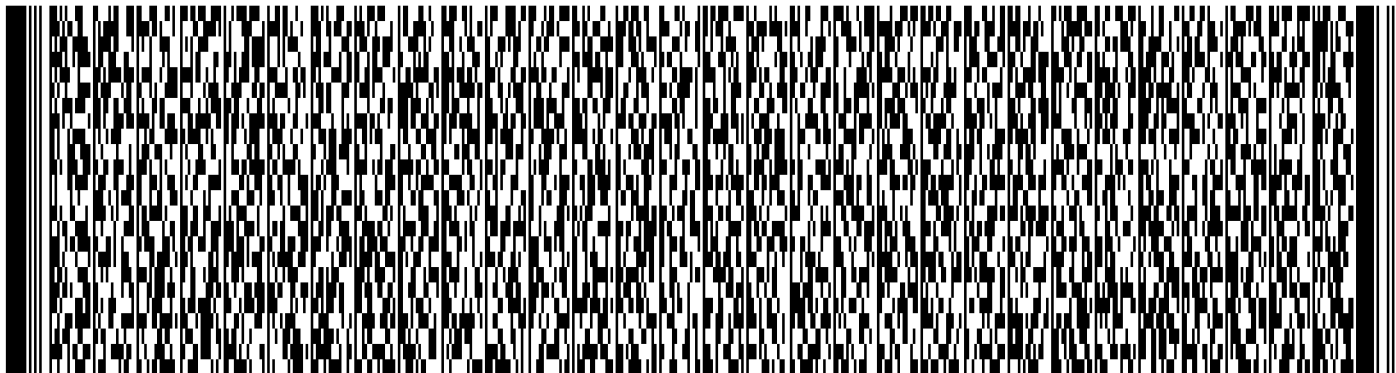
Bankruptcy51to100



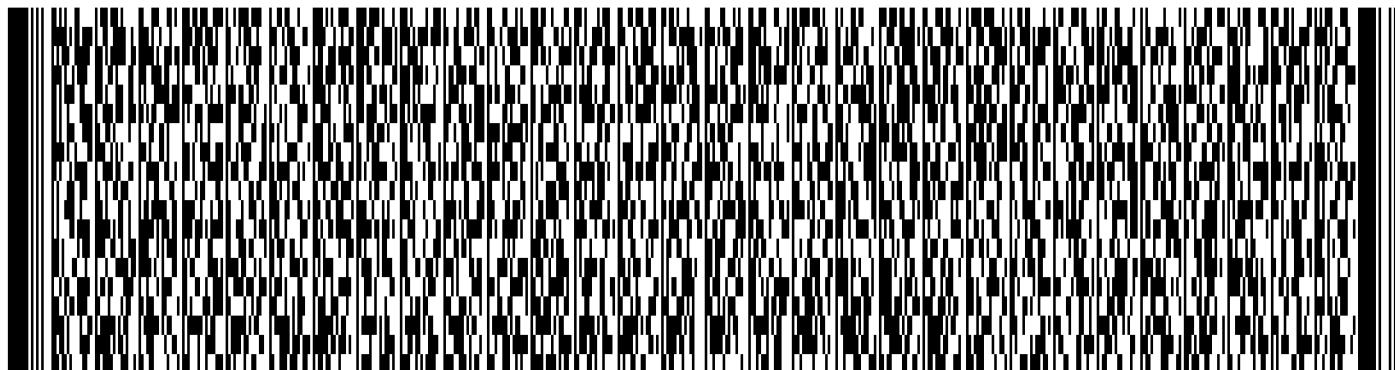
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**In re LeFever Mattson, a California corporation, et al.**

**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”).<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.

Sienna Pointe, LLC  
24-10530  
Statement of Cash Receipts and Disbursements  
7/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
<b>Receipts</b>		
<b>Operating</b>		
Rental Income	\$ 304,020	\$ 3,012,810
Other Operating Cash Receipts	-	38,723
<b>Total Operating Receipts</b>	<u>\$ 304,020</u>	<u>\$ 3,051,532</u>
<b>Non-Operating</b>		
Other Non-Operating Cash Receipts	\$ -	\$ 13,000
Intercompany Transfers	-	-
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	1,357,233	1,357,233
Escrowed Proceeds (Socotra)	-	-
<b>Total Non-Operating Receipts</b>	<u>\$ 1,357,233</u>	<u>\$ 1,370,233</u>
<b>Total Receipts</b>	<u><b>\$ 1,661,253</b></u>	<u><b>\$ 4,421,765</b></u>
<b>Disbursements</b>		
<b>Operating</b>		
Payroll & Payroll Taxes	\$ 875	\$ 875
Insurance	5,095	96,910
Utilities	20,748	167,013
Repairs & Maintenance	56,941	430,105
Admin Expense	3,072	119,550
Professional Fees	374	374
Other Operating Disbursements	17,023	160,797
Management Fees	11,674	71,607
Taxes (sales, property, other)	-	1,289
<b>Total Operating Disbursements</b>	<u>\$ 115,800</u>	<u>\$ 1,048,520</u>
<b>Non-Operating</b>		
Debt Service	\$ 159,176	\$ 1,293,740
Other Non-Operating Disbursements	-	-
Restructuring Fees	2,803	8,341
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
<b>Total Non-Operating Disbursements</b>	<u>\$ 161,979</u>	<u>\$ 1,302,081</u>
<b>Total Disbursements</b>	<u><b>\$ 277,779</b></u>	<u><b>\$ 2,350,601</b></u>
<b>Net Cash Receipts and Disbursements</b>	<u><b>\$ 1,383,474</b></u>	<u><b>\$ 2,071,164</b></u>
<b>Total Disbursements less Intercompany Disbursements</b>	<u><b>\$ 277,779</b></u>	<u><b>\$ 2,350,601</b></u>

Sienna Pointe, LLC  
24-10530  
Balance Sheet  
7/31/2025

	Current Month
<b>Assets</b>	
<b>Current Assets</b>	
Cash & Equivalents	\$ 2,128,625
Accounts Receivable	-
Notes Receivable	600,000
Intercompany Receivables	579,735
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
<b>Total Current Assets</b>	<b>\$ 3,308,360</b>
<b>Fixed Assets</b>	
FF&E	\$ -
Capital Assets	68,675,000
Accumulated Depreciation	-
<b>Total Fixed Assets</b>	<b>\$ 68,675,000</b>
Other Assets	\$ 2,564,152
Other Assets (To Be Reconciled)	-
<b>Total Other Assets</b>	<b>\$ 2,564,152</b>
<b>Total Assets</b>	<b>\$ 74,547,512</b>
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Current Liabilities	\$ 227,905
Security Deposits	14,686
Other Payables	53,034
Intercompany Liabilities - LM	3,138,669
Intercompany Liabilities - Other	5,930,607
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	9,124
Other Liabilities (To Be Reconciled)	85,411
<b>Total Current Liabilities</b>	<b>\$ 9,459,436</b>
<b>Long-Term Liabilities</b>	
Deferred Gain (Loss)	\$ 51,154,120
Notes Payable	33,069,731
Notes Payable - LM	-
<b>Total Long-Term Liabilities</b>	<b>\$ 84,223,852</b>
<b>Total Liabilities</b>	<b>\$ 93,683,287</b>
<b>Equity</b>	
Capital	\$ (34,609,026)
Retained Earnings	14,834,064
YTD Net Income	639,187
<b>Total Equity</b>	<b>\$ (19,135,775)</b>
<b>Total Liabilities and Equity</b>	<b>\$ 74,547,512</b>



Sienna Pointe, LLC  
24-10530  
Statement of Operations  
7/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
<b>Income</b>		
<b>Revenue</b>		
Rental Income	\$ 252,008	\$ 2,514,536
Garage Income	41,356	570,595
<b>Other Revenue</b>		
Other Income	10,505	129,035
Gain/(Loss) on Sale of Assets	(576,096)	(576,096)
<b>Total Revenue</b>	<b>\$ (272,227)</b>	<b>\$ 2,638,070</b>
<b>Expense</b>		
<b>Operating Expense</b>		
Admin Expense	\$ 22,516	\$ 241,748
Bank Fees	1	276
Commissions	-	55,809
Garage Expense	10,483	119,149
Insurance	5,095	100,245
Landscaping	3,193	27,931
Licenses & Fees	-	-
Marketing	-	-
Payroll	-	7,415
Professional Fees	-	6,080
Property Expense	374	1,429
Rent Expense	-	-
Repairs & Maintenance	94,731	357,587
Utilities	20,951	238,383
Other Operating Expense	14,562	124,730
<b>Total Operating Expense</b>	<b>\$ 171,904</b>	<b>\$ 1,280,783</b>
<b>Non-Operating Expense</b>		
Restructuring Fees	\$ 25,303	\$ 30,841
Interest Expense	108,148	777,914
Tax	32,617	34,304
<b>Total Non-Operating Expense</b>	<b>\$ 166,068</b>	<b>\$ 843,059</b>
<b>Total Expense</b>	<b>\$ 337,973</b>	<b>\$ 2,123,841</b>
<b>Net Income</b>	<b>\$ (610,199)</b>	<b>\$ 514,229</b>

Sienna Pointe, LLC  
24-10530  
AR Aging Report  
7/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Adams Broadwell Joseph & Cardozo	(6,529)	-	-	-	-	(6,529)
Bold, Polisner, Maddow, Nelson & Judson	-	200	-	-	-	200
California-America Water Company	-	54	-	-	-	54
Capitol Resource Institute	-	688	-	-	-	688
Engstrom Properties	(5,876)	-	-	-	-	(5,876)
Relation Insurance Services, Inc.	(31,477)	-	-	-	-	(31,477)
SP+ Parking	-	600	-	-	-	600
Union of American Physicians and Dentists	(10,966)	-	-	-	-	(10,966)
Zions Bancorporation, N.A.	(32,960)	-	528	-	-	(32,432)
Beeson, Tayer & Bodine	-	140	-	-	-	140
MB Public Affairs, Inc.	(5,435)	2,730	-	-	-	(2,705)
Witan Law	(200)	-	-	-	-	(200)
Harrow Cellars, Inc.	-	3,950	3,950	-	106,650	114,550
David Allen, Artefact Design & Salvage, Inc.	-	4,169	-	-	-	4,169
Contreras Samuel	(600)	-	-	-	-	(600)
Judicial Council of California	-	15,075	-	-	-	15,075
CivicWell	(6,155)	-	-	-	-	(6,155)
Joewad Homran	-	-	-	-	39	39
Pineapple Bear	(7,700)	-	-	-	-	(7,700)
Tom DeWitt; Pauline DeWitt	(6,438)	-	-	-	-	(6,438)
<b>Grand Total</b>	<b>(114,335)</b>	<b>27,606</b>	<b>4,478</b>	<b>-</b>	<b>106,689</b>	<b>24,438</b>

Sienna Pointe, LLC  
24-10530  
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	-	1,000	-	480	1,480
	California Fair Plan	915	-	-	-	915
	City of Sonoma	-	-	-	183	183
	Erick Roeser, CPA	-	-	-	502,983	502,983
	Israel Rojas Landscaping	-	-	-	3,210	3,210
	Needleman/Hayes Family Trust	-	-	-	13,000	13,000
	Santa Rosa Fire Equipment, Inc	227	-	50	-	277
	Shoo Fly Pest Control	255	135	-	-	390
	Socotra Capital	-	-	-	239,240	239,240
	Sonoma Garbage Collectors, Inc	-	-	-	264	264
	Virginia Ghirladucci Revocable Trust dtd 1/27/15	-	-	-	21,000	21,000
	Wilson's Locksmith	-	-	-	15	15
	LeFever Mattson Property Management	-	371	-	11,689	12,060
	Oregon Mutual Insurance	469	-	-	-	469
	State Water Resources Control Board	-	-	-	800	800
	The Hanover Insurance Group	3,370	-	-	-	3,370
	Sun Valley Carpets, Inc.	-	-	-	1,879	1,879
Post-Petition Total		5,237	1,506	50	794,743	801,536
Pre-Petition	Arolo Company Inc	-	-	-	922	922
	City of Sonoma	-	-	-	710	710
	Erick Roeser, CPA	-	-	-	151,888	151,888
	Garcia	-	-	-	7	7
	Israel Rojas Landscaping	-	-	-	178	178
	Johnson	-	-	-	215	215
	KS Mattson Partners	-	-	-	129,000	129,000
	Pacific Gas & Electric	-	-	-	(547)	(547)
	Santa Rosa Fire Equipment, Inc	-	-	-	175	175
	Shoo Fly Pest Control	-	-	-	127	127
	Sonoma Garbage Collectors, Inc	-	-	-	441	441
	Virginia Ghirladucci Revocable Trust dtd 1/27/15	-	-	-	7,000	7,000
	LeFever Mattson Property Management	-	-	-	18,660	18,660
	Wheeler	-	-	-	174	174
	Ruano	-	-	-	14	14
	Palmer	-	-	-	33	33
	Pascual	-	-	-	624	624
	Lopez Vidal	-	-	-	1,304	1,304
	Paniagua-Coria	-	-	-	5	5
	Cameron	-	-	-	5	5
Pre-Petition Total		-	-	-	310,935	310,935
Grand Total		5,237	1,506	50	1,105,678	1,112,471

Sienna Pointe, LLC  
24-10530  
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	
101, 103, 310 Meadowlark Lane & 24101, 24151 Arnold Drive	\$	5,600,000	\$	5,600,000
1383 Larkin Drive	\$	975,000	\$	975,000
141-145 E. Napa Street	\$	2,500,000	\$	2,500,000
171 W. Spain Street	\$	2,500,000	\$	2,500,000
20490 Broadway	\$	3,900,000	\$	3,900,000
23250 Maffei Road	\$	2,500,000	\$	2,500,000
241 1st Street West	\$	3,000,000	\$	3,000,000
302 304 310 1st Street East	\$	5,500,000	\$	5,500,000
430 W. Spain Street	\$	3,000,000	\$	3,000,000
520 Capitol Mall	\$	32,000,000	\$	32,000,000
801 W. Napa St & 802 Studley St	\$	2,400,000	\$	2,400,000
925-927 Broadway Street	\$	2,500,000	\$	2,500,000
967 Broadway Street	\$	2,300,000	\$	2,300,000
<b>Grand Total</b>	<b>\$</b>	<b>68,675,000</b>	<b>\$</b>	<b>68,675,000</b>

Sienna Pointe, LLC  
24-10530  
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
Sienna Pointe LLC	754,666	19,066	(71,511)	-	-	-	702,220
Sienna Pt SP Capitol Mall Pshp Umpqua	1,463	-	-	-	-	-	1,463
East West Sienna Pointe, LLC	1,427,347	-	(3,336)	(70)	-	1,000	1,424,942
<b>Grand Total</b>	<b>2,183,476</b>	<b>19,066</b>	<b>(74,847)</b>	<b>(70)</b>	<b>-</b>	<b>1,000</b>	<b>2,128,625</b>

Sienna Pointe, LLC  
24-10530  
Payments on Pre-Petition Debt  
7/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Sienna Pointe, LLC	7/10/2025	7/10/2025	Socotra Capital	23,585
Sienna Pointe, LLC	7/8/2025	7/9/2025	Michael R. and Ana R. Cavanaugh Family Tru	4,000
Sienna Pointe, LLC	7/22/2025	7/23/2025	Michael R. and Ana R. Cavanaugh Family Tru	23,608
Sienna Pointe, LLC	7/28/2025	7/28/2025	Needleman/Hayes Family Trust	6,500
Sienna Pointe, LLC	7/5/2025	7/7/2025	Umpqua Bank	101,483
<b>Grand Total</b>				<b>159,176</b>

Sienna Pointe, LLC  
24-10530  
Schedule of Assets Sold or Transferred  
7/31/2025

Property	See Order Approving Asset Sale
830-848 Studley Street, Sonoma, CA 95476	Docket #1683

# 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 21, 2025

**Disbursement Date:** July 21, 2025

**Escrow Number:** 972500131A

**Escrow Officer:** Kiley Demaree

**Email:** Kiley.Demaree@cltic.com

**Buyer:** First American Exchange Company, LLC as Qualified Intermediary for David A. Herrick Jr. and Antoinette Grasso, as trustees of the Herrick Grasso Family Trust Dated July 14, 2021

**Seller:** Sienna Pointe LLC, A California Limited Liability Company  
333 South Grand Avenue, Suite  
4100  
Los Angeles, CA 90071

**Property:** 830-848 Studley Street  
Sonoma, CA 95476

		\$	DEBITS	\$	CREDITS
<b>FINANCIAL CONSIDERATION</b>					
Sale Price of Property					1,500,000.00
<b>PRORATIONS/ADJUSTMENTS</b>					
2025-2026 Taxes at \$27,834.86	07/01/25 to 07/21/25 (\$27,834.86 / 360 X 20 days)		1,546.38		
Rent(s) Monthly at \$7,400.00	07/21/25-08/01/25 (\$7,400.00 / 31 X 11 days)		2,625.81		
Security Deposits			7,650.00		
<b>COMMISSIONS</b>					
Commission - Listing Broker	Marcus & Millichap		37,500.00		
Commission - Selling Broker	Sotheby's International Realty		37,500.00		
\$1,500,000.00 @ 2.5000% = \$37,500.00					
<b>TITLE &amp; ESCROW CHARGES</b>					
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		
<b>GOVERNMENT CHARGES</b>					
Recording Fee-Court Order- EST	Simplifile		500.00		
Sonoma County Transfer Tax (\$1,650.00)	Simplifile		1,650.00		
<b>MISCELLANEOUS CHARGES</b>					
Delinquent Property Taxes amount good thru 7/31	Sonoma County Treasurer & Tax Collector		31,070.86		
APN 018-443-022 Delinquent Property Taxes					
NHD	JCP LGS		119.00		
Transaction Fee	FTI Consulting		22,500.00		
<b>Subtotals</b>			142,767.23		1,500,000.00
<b>Balance Due TO Seller</b>			<b>1,357,232.77</b>		
<b>TOTALS</b>			1,500,000.00		1,500,000.00

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



*D. Magliocco*

Commonwealth Land Title Company  
Settlement Agent

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

*D. Magliocco*

Commonwealth Land Title Company, Settlement Agent



July 31, 2025

Page: 1 of 2

Customer Service:  
1-866-486-7782

BRENNAN PROPERTIES, INC.  
SIENNA POINTE, LLC  
CLIENT TRUST ACCOUNT  
2870 GATEWAY OAKS DRIVE SUITE 110  
SACRAMENTO CA 95833-4324

Last statement: June 30, 2025  
This statement: July 31, 2025

### ANALYZED BUSINESS CHECKING

Account number	XXXXXX2271	Beginning balance	\$719,000.33
Low balance	\$628,369.65	Deposits/Additions	\$207,265.37
Average balance	\$705,830.26	Withdrawals/Subtractions	\$171,599.63
Interest earned	\$0.00	Ending balance	\$754,666.07

### ACH and Electronic Deposits/Additions

Date	Description	Additions
07-01	ACH Credit Btv-siennapm Settlement 000024333068246 20250701	11,813.57
07-01	ACH Credit Bank Of Marin Banktel 2579 Jul2025	8,829.96
07-02	ACH Credit Btv-siennapm Settlement 000024358904718 20250702	4,235.07
07-03	ACH Credit Btv-siennapm Settlement 000024376281942 20250703	195.00
07-07	ACH Credit Btv-siennapm Settlement 000024391003146 20250707	1,245.00
07-08	ACH Credit Btv-siennapm Settlement 000024420930718 20250708	21,604.20
07-08	ACH Credit Titan Law Group ACH Paymen 5005947 20250708	200.00
07-09	ACH Credit Btv-siennapm Settlement 000024431746550 20250709	44,529.48
07-10	ACH Credit Btv-siennapm Settlement 000024440368082 20250710	10,118.00
07-10	ACH Credit Mms Strategies Bill_pay Mms Strategies 20250710	7,356.63
07-14	ACH Credit Btv-siennapm Settlement 000024458602946 20250714	15,995.34
07-18	ACH Credit Btv-siennapm Settlement 000024496781174 20250718	300.00
07-18	ACH Credit Sp Plus Corporat EDI Pymnts 20250718 298291	3,164.48
07-25	ACH Credit ACH Debits N 1172244 20250724	33,369.49
07-28	ACH Credit Relation Insuran Payments 20250728 20555107	30,935.94
07-28	ACH Credit Relation Insuran Payments 20250728 20555098	37.00
07-28	ACH Credit Btv-siennapm Settlement 000024549855490 20250728	6,154.62
07-28	ACH Credit ACH Debits N 1172453 20250725	452.50
07-31	ACH Credit Adams Broadwell Month End Sienna Pointe Acct. Sienna T0000 94807/22/25 Statement	6,529.09
07-31	ACH Credit Titan Law Group ACH Paymen 5148531 20250731	200.00
<b>Total ACH and Electronic Deposits/Additions</b>		<b>\$207,265.37</b>

**Other Withdrawals/Subtractions**

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
07-07	Automatic Ln Paymt Automatic Loan Pay	101,483.22
07-25	Online Book Trsfr Db Ref 2061616I Funds Transfer To Dep 6935988334 From Bank Fees	1.19
<b>Total Other Withdrawals/Subtractions</b>		<b>\$101,484.41</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
06-30	719,000.33	07-10	684,972.01	07-23	689,553.67
07-01	739,039.86	07-14	700,967.35	07-24	688,842.90
07-02	731,175.87	07-15	699,993.35	07-25	721,726.20
07-03	728,607.87	07-16	698,941.35	07-28	756,039.72
07-07	628,369.65	07-18	690,507.55	07-29	754,409.47
07-08	634,473.78	07-22	690,382.55	07-31	754,666.07
07-09	679,003.26				

**Overdraft Fee Summary**

	<b>Total For This Period</b>	<b>Total Year-to-Date</b>
<b>Total Overdraft Fees</b>	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$0.00	\$0.00

**Checks**

<u>Check</u> <input type="checkbox"/>	<u>Amount</u>	<u>Date</u>	<u>Check</u> <input type="checkbox"/>	<u>Amount</u>	<u>Date</u>
2340	\$10,968.90	07-08	2357	\$10,730.52	07-18
2341	\$2,918.00	07-02	2358	\$710.77	07-24
2342	\$590.00	07-15	2359	\$160.92	07-23
2343	\$2,113.00	07-03	2360	\$667.96	07-23
2344	\$1,662.29	07-08	2361	\$1,167.76	07-18
2345	\$139.00	07-01	2362	\$485.00	07-25
2346	\$1,052.00	07-16	2363	\$560.00	07-29
2347	\$465.00	07-01	<input type="checkbox"/> 2365	\$743.45	07-31
2348	\$125.00	07-22	2366	\$2,243.00	07-31
2349	\$650.00	07-03	2367	\$565.18	07-28
2350	\$9,181.06	07-02	2368	\$1,730.09	07-31
2351	\$765.00	07-08	2369	\$139.00	07-29
2352	\$384.00	07-15	2370	\$755.95	07-31
2353	\$1,743.88	07-08	<input type="checkbox"/> 2372	\$1,000.00	07-31
2354	\$100.00	07-10	2373	\$2,701.36	07-28
2355	\$560.00	07-08	<input type="checkbox"/> 2376	\$931.25	07-29
2356	\$11,405.88	07-10			

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

Total Checks paid: 33 for **-\$70,115.22**



July 31, 2025

Page: 1 of 1

Customer Service:  
1-866-486-7782

SIENNA POINTE LLC  
PARTNERSHIP ACCOUNT  
2870 GATEWAY OAKS DRIVE SUITE 110  
SACRAMENTO CA 95833-4324

Last statement: June 30, 2025  
This statement: July 31, 2025

## ANALYZED BUSINESS CHECKING

Account number	XXXXXX8539	Beginning balance	\$1,463.14
Low balance	\$1,463.14	Deposits/Additions	\$0.00
Average balance	\$1,463.14	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$1,463.14

## Daily Balances

Date	Amount	Date	Amount
06-30	1,463.14	07-31	1,463.14

## Overdraft Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

## Checks

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

Total Checks paid: 0 for **-\$0.00**

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

Direct inquiries to:  
888 761-3967

**ACCOUNT STATEMENT**

Page 1 of 8

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

Total days in statement period: 31

1196

( 30)

SIENNA POINTE, LLC  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #24-10530  
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	1196	Beginning balance	\$62,992.11
Enclosures	30	Total additions	( 19) 1,447,554.56
Low balance	\$69,754.05	Total subtractions	( 39) 83,199.50
Average balance	\$512,498.97	Ending balance	\$1,427,347.17

### CREDITS

Number	Date	Transaction Description	Additions
	07-01	Wire Trans-IN 6e435b0d-4ab6-4941-bbc2-3f8eb5fef7ee PINEAPPLE BEAR MNBDUS6S CASE#24-10514 171 W SPAIN AN INN TOR	7,700.00
	07-01	Wire Trans-IN c483ec0b-e6d1-4400-95b5-846b7d504327 PINEAPPLE BEAR MNBDUS6S CASE#24-10514 301 1ST E COTTAGE INNA	10,885.00
	07-01	Deposit Bridge	600.00
	07-02	Pre-Auth Credit LEFEVER-EWSIENPO Settlement 250702 000024358440462	1,709.00
	07-02	Deposit Bridge	4,863.84
	07-03	Pre-Auth Credit LEFEVER-EWSIENPO Settlement 250703 000024375986098	3,600.00
	07-07	Pre-Auth Credit LEFEVER-EWSIENPO Settlement 250707 000024407811278	2,450.00
	07-07	Deposit Bridge	2,450.00
	07-07	Deposit Bridge	6,438.00
	07-09	Wire Trans-IN 7c4e24d1-1174-46db-aad8-aa0002033860 HARROW CELLARS SOJ MNBDUS6S CASE#24-10514 141 E NAPA SOJOURN 07.	3,000.00
	07-09	Pre-Auth Credit LEFEVER-EWSIENPO Settlement 250709 000024431333162	2,500.00
	07-14	Deposit Bridge	9,150.00
	07-22	Wire Trans-IN 086eef59-c743-49f2-ab03-a4b4d5c1fae7 PINEAPPLE BEAR Case#24-10514 171 W Spain An Inn toR	7,700.00
	07-22	Wire Trans-IN f32b2d8b-1d65-440f-8ae0-32ad66ba0b77 PINEAPPLE BEAR Case#24-10514 301 1st E Cottage Inna	10,885.00

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

SIENNA POINTE, LLC

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

1196

Number	Date	Transaction Description	Additions
	07-22	Wire Trans-IN 0bfaf617-5d47-4cfd-8d33-36ed415b82b8 COMMONWEALTH LAND USBKUS44IMT FN 972500131A PROC EEDS CASE NO 24-10	1,357,232.77
	07-25	Deposit Bridge	202.95
	07-25	Deposit Bridge	600.00
	07-29	Deposit Bridge	6,438.00
	07-31	Deposit Bridge	9,150.00

### CHECKS

Number	Date	Amount	Number	Date	Amount
30121	07-01	1,409.85	30138	07-10	150.00
30122	07-01	637.50	30139	07-18	255.00
30123	07-01	600.00	30144 *	07-18	121.50
30124	07-09	469.42	30145	07-16	65.00
30125	07-08	332.08	30146	07-16	845.00
30126	07-08	82.02	30147	07-22	720.00
30128 *	07-22	1,680.00	30149 *	07-17	900.00
30129	07-16	875.00	30150	07-21	743.85
30130	07-18	373.50	30151	07-22	229.96
30131	07-10	2,200.00	30152	07-24	838.41
30132	07-15	97.01	30153	07-21	332.08
30133	07-18	510.00	30154	07-28	694.02
30134	07-21	1,047.06	30155	07-29	240.00
30135	07-18	2,209.32	30162 *	07-31	105.53
30136	07-21	720.00	* Skip in check sequence		
30137	07-16	420.15			

### DEBITS

Date	Transaction Description	Subtractions
07-01	Preauth Debit PG&E/EZ-PAY UTILITIES 250701	4,667.33
07-09	Outgoing Wire ACD32E9P00000757 Michael & Ana Cava 12 1000358 801 W Napa 802 St u dley Sienna Pt d	4,000.00
07-10	Outgoing Wire ACD32EAP00003385 Socotra Capital, I 121133416 925 927 BROADWAY	2,000.00
07-10	Outgoing Wire ACD32EAP00003411 Socotra Capital, I 121133416 141 145 E NAPA	3,000.00
07-10	Outgoing Wire ACD32EAP00003426 Socotra Capital, I 121133416 171 W SPAIN	7,700.00
07-10	Outgoing Wire ACD32EAP00003431 Socotra Capital, I 121133416 302 TO 310 1ST ST E	10,885.00
07-18	Preauth Debit G.L. ANDERSON IN J2587 OOFF TRN *1* CZ10000GG5YV C\RM R*IK*G.L. ANDE RSON INSURANCE\	936.23
07-23	Outgoing Wire ACD32F7P00002851 Michael & Ana Cava 12 1000358 Adequate Protectio n True Up 801 W N	23,607.68
07-28	Outgoing Wire ACD32FCP00001411 Needleman/Hayes Fa 121000248 20490 Broadway Ade Prot Payment	6,500.00

### DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
06-30	62,992.11	07-02	81,435.27	07-07	96,373.27
07-01	74,862.43	07-03	85,035.27	07-08	95,959.17

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

SIENNA POINTE, LLC

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

1196

Date	Amount	Date	Amount	Date	Amount
07-09	96,989.75	07-17	77,002.59	07-24	1,418,495.77
07-10	71,054.75	07-18	72,597.04	07-25	1,419,298.72
07-14	80,204.75	07-21	69,754.05	07-28	1,412,104.70
07-15	80,107.74	07-22	1,442,941.86	07-29	1,418,302.70
07-16	77,902.59	07-23	1,419,334.18	07-31	1,427,347.17

**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