

## UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Valley Oak Investments, LP

§  
§  
§  
§Case No. 24-10535Debtor(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 LLP

101 Montgomery Street, Suite 1950

San 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# 2428 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	\$551,467	
b. Total receipts (net of transfers between accounts)	\$413,404	\$1,664,119
c. Total disbursements (net of transfers between accounts)	\$97,040	\$928,204
d. Cash balance end of month (a+b-c)	\$867,831	
e. Disbursements made by third party for the benefit of the estate	\$704,027	\$704,027
f. Total disbursements for quarterly fee calculation (c+e)	\$801,067	\$1,632,231

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$66,778
b. Accounts receivable over 90 days outstanding (net of allowance)	\$49,371
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$1,349,048
e. Total assets	\$15,822,455
f. Postpetition payables (excluding taxes)	\$601,496
g. Postpetition payables past due (excluding taxes)	\$390,042
h. Postpetition taxes payable	\$36,406
i. Postpetition taxes past due	\$36,406
j. Total postpetition debt (f+h)	\$637,902
k. Prepetition secured debt	\$6,466,940
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$1,296,287
n. Total liabilities (debt) (j+k+l+m)	\$8,401,129
o. Ending equity/net worth (e-n)	\$7,421,326

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$1,031,000	\$1,031,000
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$704,027	\$704,027
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$326,973	\$326,973

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)	\$262,975	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$262,975	
d. Selling expenses	\$0	
e. General and administrative expenses	\$127,625	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$33,186	
i. Taxes (local, state, and federal)	\$6,684	
j. Reorganization items	\$15,327	
k. Profit (loss)	\$80,154	\$534,515

**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						
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	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](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

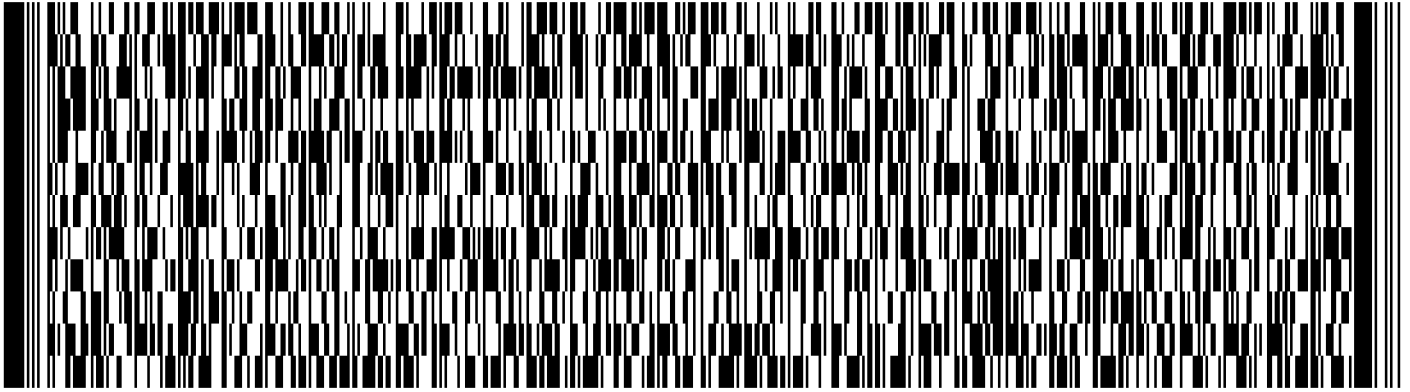
Title

Bradley D. Sharp

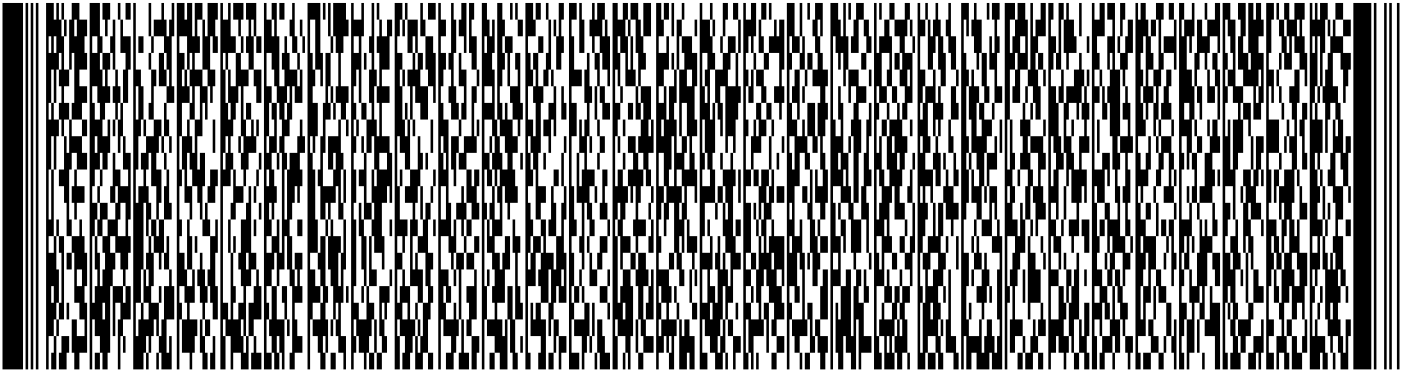
Printed Name of Responsible Party

09/26/2025

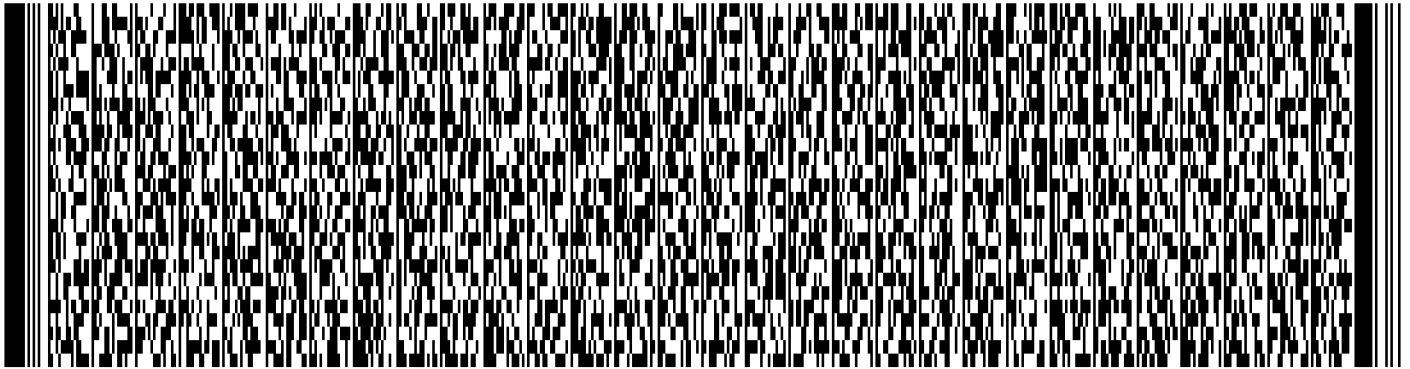
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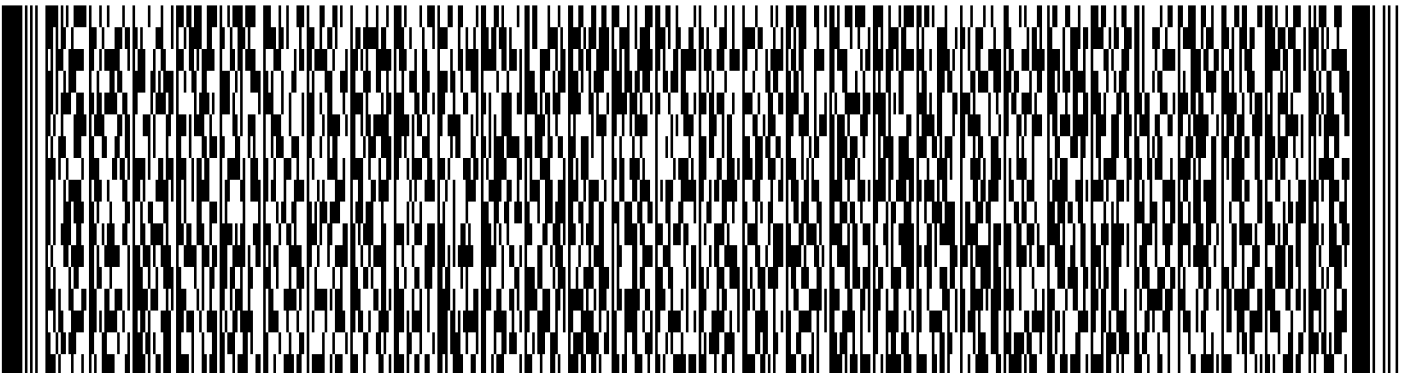
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PageTwoPartTwo



Bankruptcy1to50



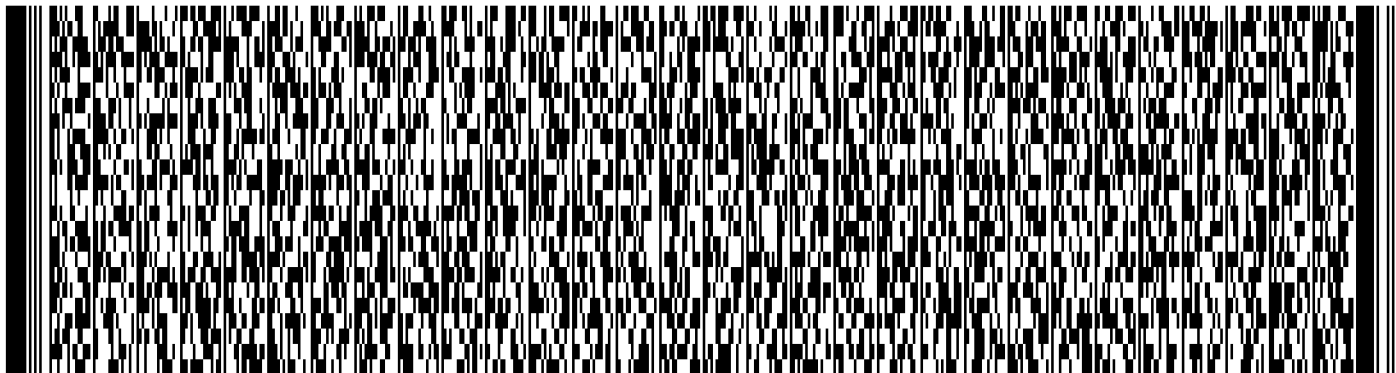
Bankruptcy51to100



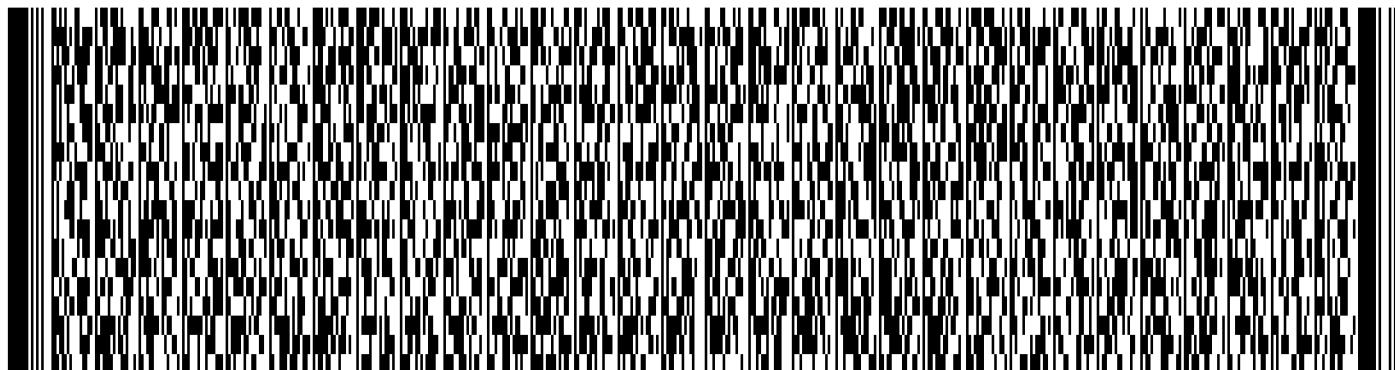
NonBankruptcy1to50



NonBankruptcy51to100



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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.

Valley Oak Investments, LP  
24-10535  
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	\$ 86,263	\$ 858,920
Other Operating Cash Receipts	167	2,019
<b>Total Operating Receipts</b>	<u>\$ 86,430</u>	<u>\$ 860,938</u>
<b>Non-Operating</b>		
Other Non-Operating Cash Receipts	\$ -	\$ 476,207
Intercompany Transfers	-	-
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	326,973	326,973
Escrowed Proceeds (Socotra)	-	-
<b>Total Non-Operating Receipts</b>	<u>\$ 326,973</u>	<u>\$ 803,181</u>
<b>Total Receipts</b>	<u><b>\$ 413,404</b></u>	<u><b>\$ 1,664,119</b></u>
<b>Disbursements</b>		
<b>Operating</b>		
Payroll & Payroll Taxes	\$ 2,477	\$ 19,817
Insurance	4,089	36,367
Utilities	18,598	142,587
Repairs & Maintenance	48,739	510,842
Admin Expense	975	18,615
Professional Fees	-	4,704
Other Operating Disbursements	-	216
Management Fees	4,025	50,074
Taxes (sales, property, other)	-	-
<b>Total Operating Disbursements</b>	<u>\$ 78,904</u>	<u>\$ 783,222</u>
<b>Non-Operating</b>		
Debt Service	\$ 17,058	\$ 141,324
Other Non-Operating Disbursements	-	-
Restructuring Fees	1,078	3,658
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
<b>Total Non-Operating Disbursements</b>	<u>\$ 18,136</u>	<u>\$ 144,982</u>
<b>Total Disbursements</b>	<u><b>\$ 97,040</b></u>	<u><b>\$ 928,204</b></u>
<b>Net Cash Receipts and Disbursements</b>	<u><b>\$ 316,364</b></u>	<u><b>\$ 735,915</b></u>
<b>Total Disbursements less Intercompany Disbursements</b>	<u><b>\$ 97,040</b></u>	<u><b>\$ 928,204</b></u>

Valley Oak Investments, LP  
24-10535  
Balance Sheet  
7/31/2025

	Current Month
<b>Assets</b>	
<b>Current Assets</b>	
Cash & Equivalents	\$ 867,831
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	414,439
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
<b>Total Current Assets</b>	<u>\$ 1,282,270</u>
<b>Fixed Assets</b>	
FF&E	\$ -
Capital Assets	13,825,000
Accumulated Depreciation	-
<b>Total Fixed Assets</b>	<u>\$ 13,825,000</u>
Other Assets	\$ 648,407
Other Assets (To Be Reconciled)	-
<b>Total Other Assets</b>	<u>\$ 648,407</u>
<b>Total Assets</b>	<u><b>\$ 15,755,677</b></u>
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Current Liabilities	\$ -
Security Deposits	51,101
Other Payables	-
Intercompany Liabilities - LM	952,736
Intercompany Liabilities - Other	59,969
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	-
Other Liabilities (To Be Reconciled)	204,438
<b>Total Current Liabilities</b>	<u>\$ 1,268,243</u>
<b>Long-Term Liabilities</b>	
Deferred Gain (Loss)	\$ 6,027,353
Notes Payable	6,288,131
Notes Payable - LM	-
<b>Total Long-Term Liabilities</b>	<u>\$ 12,315,484</u>
<b>Total Liabilities</b>	<u><b>\$ 13,583,727</b></u>
<b>Equity</b>	
Capital	\$ (639,316)
Retained Earnings	2,308,939
YTD Net Income	502,327
<b>Total Equity</b>	<u>\$ 2,171,950</u>
<b>Total Liabilities and Equity</b>	<u><b>\$ 15,755,677</b></u>



Valley Oak Investments, LP  
24-10535  
Statement of Operations  
7/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
<b>Income</b>		
<b>Revenue</b>		
Rental Income	\$ 88,500	\$ 891,713
Garage Income	-	-
<b>Other Revenue</b>		
Other Income	303	471,960
Gain/(Loss) on Sale of Assets	174,172	174,172
<b>Total Revenue</b>	<b>\$ 262,975</b>	<b>\$ 1,537,844</b>
<b>Expense</b>		
<b>Operating Expense</b>		
Admin Expense	\$ 6,124	\$ 71,580
Bank Fees	-	(0)
Commissions	-	-
Garage Expense	-	-
Insurance	4,737	34,211
Landscaping	-	-
Licenses & Fees	112	10,603
Marketing	-	-
Payroll	2,477	19,817
Professional Fees	46,395	51,099
Property Expense	-	-
Rent Expense	-	5,186
Repairs & Maintenance	49,218	510,119
Utilities	18,450	137,741
Other Operating Expense	112	3,441
<b>Total Operating Expense</b>	<b>\$ 127,625</b>	<b>\$ 843,798</b>
<b>Non-Operating Expense</b>		
Restructuring Fees	\$ 15,327	\$ 17,907
Interest Expense	33,186	134,906
Tax	6,684	6,718
<b>Total Non-Operating Expense</b>	<b>\$ 55,196</b>	<b>\$ 159,531</b>
<b>Total Expense</b>	<b>\$ 182,821</b>	<b>\$ 1,003,329</b>
<b>Net Income</b>	<b>\$ 80,154</b>	<b>\$ 534,515</b>

Valley Oak Investments, LP  
24-10535  
AR Aging Report  
7/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Jose De Jesus Melendez	(20)	-	-	-	-	(20)
Reyna Juvenal Madriz	-	55	33	-	166	254
Garibay Fernando	-	20	-	-	-	20
Limas Tomas	(88)	-	-	-	-	(88)
Camacho Sabrina Ann	-	486	472	-	3,797	4,754
Contreras Marina	(1,905)	-	-	-	-	(1,905)
Summerfield Clayton Akaash	-	12	12	-	1,838	1,862
Merjorado Osker	-	1,402	1,390	70	2,419	5,281
Lampe Lisa	-	1,642	-	-	-	1,642
Haggins Rosa	(52)	-	-	-	-	(52)
Hunt Cynthia	-	266	12	-	-	278
Carrillo Rigovert	-	1,191	12	-	436	1,639
Rodriguez Chrystal	-	814	12	-	436	1,262
Belloso-Velasco aka Jorge Belloso Jorge	-	10	-	-	-	10
Kajmic Fatka	-	7	-	-	-	7
Dright Tracey	(232)	-	-	-	-	(232)
Gomez aka Victor Gomez Valadez Victor	-	12	12	-	255	279
Johnson Harvey	-	1,477	1,477	70	2,561	5,585
Lindsey Lataya	-	1,693	309	-	-	2,002
Lewis Raven	-	1,632	641	70	2,368	4,711
Ratowski Silencio	(220)	-	-	-	-	(220)
Franco Cordova Saul Antonio	(2,051)	-	-	-	-	(2,051)
Shirley Susan	(1,362)	-	-	-	-	(1,362)
Stanikzai N Matullah	(173)	-	-	-	-	(173)
Dunn Jacqueline	(12)	-	-	-	-	(12)
Archuleta Mariah	-	1,600	1,600	70	8,418	11,688
Vega Ruben	-	20	-	-	-	20
Castillo Gerardo	-	20	-	-	-	20
Arias Clara	(751)	-	-	-	-	(751)
Carranza Mayra	(742)	-	-	-	-	(742)
Vasquez Jose Luis	(645)	-	-	-	-	(645)
Bloyed Alex	(1)	-	-	-	-	(1)
Crandall Billy Allen	(44)	20	15	-	-	(9)
Cervantes Katia	(3)	-	-	-	-	(3)
Sanchez Margarita Garcia	-	1,850	328	-	69	2,247
Henderson Ruth	-	1,532	1,532	70	544	3,678
Sutton Jeremy	-	1,395	1,395	70	26,064	28,924
Diefenderfer Jeffrey	(1,120)	-	-	-	-	(1,120)
<b>Grand Total</b>	<b>(9,420)</b>	<b>17,155</b>	<b>9,252</b>	<b>420</b>	<b>49,371</b>	<b>66,778</b>

Valley Oak Investments, LP  
24-10535  
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
<b>Post-Petition</b>	Bank of America, N.A.	-	2,555	2,555	17,054	22,163
	California American Water	155	-	-	-	155
	Chase	1,863	1,863	4,884	12,676	21,287
	Elk Grove Water District	-	-	-	200	200
	Mr Cooper	-	400	13,088	89,364	102,852
	PHH Mortgage Services	-	-	24,702	85,233	109,934
	Republic Services	-	-	-	(291)	(291)
	Sac Val Plumbing	-	-	-	502	502
	Sacramento County Tax Collector	-	-	-	9,985	9,985
	Sacramento County Utilites	2,013	-	-	-	2,013
	Select Portfolio Servicing, Inc.	26,683	26,132	52,346	181,248	286,408
	SMUD	26	-	-	-	26
	TID Water & Power	495	-	-	-	495
	LeFever Mattson Property Management	-	-	-	1,276	1,276
	Absolute European Painting	-	-	-	1,600	1,600
	Barry Lame Management Services	-	-	-	685	685
	Stanislaus County Taxes - Collector	-	-	-	26,421	26,421
	Preferred Plumbing & Drain	160	-	-	-	160
	Mainline Plumbing, Inc	275	-	-	-	275
	Bullseye Leak Detection	-	-	-	495	495
	Overhead Door Company of Sac., Inc.	160	-	-	-	160
<b>Post-Petition Total</b>		<b>31,830</b>	<b>30,949</b>	<b>97,574</b>	<b>426,447</b>	<b>586,801</b>
<b>Pre-Petition</b>	1-888-4-Abatement Inc	-	-	-	27,989	27,989
	Aero Mechanics Inc	-	-	-	847	847
	Applegate Teeple's Drilling Co., Inc.	-	-	-	480	480
	California American Water	-	-	-	4,626	4,626
	Citrus Heights Water District	-	-	-	85	85
	City Of Ceres	-	-	-	2,083	2,083
	Elk Grove Water District	-	-	-	57	57
	KS Mattson Partners	-	-	-	10,501	10,501
	Maid to Order	-	-	-	1,485	1,485
	Mize Guys Heating & Cooling	-	-	-	314	314
	Pacific Gas & Electric	-	-	-	189	189
	Republic Services	-	-	-	33	33
	Sac Val Plumbing	-	-	-	3,045	3,045
	Sacramento County Utilites	-	-	331	1,456	1,788
	Sacramento Suburban Water District	-	-	-	159	159
	SMUD	-	-	-	60	60
	Spectrum	-	-	-	36	36
	Sun Valley Pumping Inc	-	-	-	800	800
	TID Water & Power	-	-	-	215	215
	LeFever Mattson Property Management	-	-	-	23,010	23,010
	Absolute European Painting	-	-	-	1,200	1,200
	Barry Lame Management Services	-	-	-	23	23
	Zajic Appliance Service Inc.	-	-	-	120	120
<b>Pre-Petition Total</b>		<b>-</b>	<b>-</b>	<b>331</b>	<b>78,813</b>	<b>79,144</b>
<b>Grand Total</b>		<b>31,830</b>	<b>30,949</b>	<b>97,905</b>	<b>505,260</b>	<b>665,945</b>

Valley Oak Investments, LP  
24-10535  
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
2030 E Grayson Rd	\$	3,950,000	\$	3,950,000
5335/5337 Gibbons Drive	\$	500,000	\$	500,000
5509 Orange/7343 Arleta	\$	425,000	\$	425,000
5513/5515 Missie Way	\$	400,000	\$	400,000
5537/5539 Missie Way	\$	425,000	\$	425,000
5601/5603 Orange Avenue	\$	400,000	\$	400,000
5605 Orange Avenue/7320 Berna Way	\$	400,000	\$	400,000
7210/7212 Grady Drive	\$	425,000	\$	425,000
7300 Berna/7325 Arleta	\$	425,000	\$	425,000
7303/7305 Berna Way	\$	425,000	\$	425,000
7304/7306 Arleta Court	\$	425,000	\$	425,000
7308/7310 Arleta Court	\$	425,000	\$	425,000
7312/7314 Berna Way	\$	425,000	\$	425,000
7316/7318 Arleta Court	\$	425,000	\$	425,000
7319 Arleta/7301 Berna	\$	425,000	\$	425,000
7319/7321 Berna Way	\$	425,000	\$	425,000
7320/7322 Arleta Court	\$	425,000	\$	425,000
7324/7326 Arleta Court	\$	425,000	\$	425,000
7327/7329 Berna Way	\$	450,000	\$	450,000
7328/7330 Arleta Court	\$	425,000	\$	425,000
7332/7334 Arleta Court	\$	450,000	\$	450,000
7335/7337 Arleta Court	\$	450,000	\$	450,000
7339/7341 Arleta Court	\$	450,000	\$	450,000
9120 Polhemus Drive/9300 Mazatlan Way	\$	425,000	\$	425,000
<b>Grand Total</b>	<b>\$</b>	<b>13,825,000</b>	<b>\$</b>	<b>13,825,000</b>

Valley Oak Investments, LP  
24-10535  
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
Valley Oaks /Boulder Citz	-	-	-	(321,105)	-	738	(320,368)
East West Valley Oak Investments, LP	901,191	-	(34,598)	321,105	-	500	1,188,198
Grand Total	901,191	-	(34,598)	-	-	1,238	867,831

Valley Oak Investments, LP  
24-10535  
Payments on Pre-Petition Debt  
7/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Valley Oak Investments, LP	7/7/2025	7/15/2025	Mr Cooper	3,250
Valley Oak Investments, LP	7/1/2025	7/1/2025	Citizens Business Bank	6,739
Valley Oak Investments, LP	7/31/2025	7/31/2025	Citizens Business Bank	7,069
<b>Grand Total</b>				<b>17,058</b>

Valley Oak Investments, LP  
24-10535  
Schedule of Assets Sold or Transferred  
7/31/2025

Property	See Order Approving Asset Sale
5521/5523 Missie Way, Sacramento, CA 95841	Docket #1778
6346/6348 Sorrell Court, Citrus Heights, CA 95621	Docket #1775

# 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 29, 2025

**Escrow Number:** 972500074A

**Disbursement Date:** July 29, 2025

**Escrow Officer:** Kiley Demaree

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

**Buyer:** Yuriy Honchar and Lesya Honchar  
5406 Crossings Drive Ste 102  
Rocklin, CA 95677

**Seller:** Valley Oak Investments LP  
333 South Grand Avenue Suite  
4100  
Los Angeles, CA 90071

**Property:** 5521-5523 Missie Way  
County of Sacramento, CA 95841-2522  
Madison Woods 02, Lot 17

		\$	DEBITS	\$	CREDITS
<b>FINANCIAL CONSIDERATION</b>					
Sale Price of Property					470,000.00
<b>PRORATIONS/ADJUSTMENTS</b>					
County Taxes EST 2025 at \$5,131.76	07/01/25 to 07/29/25 (\$5,131.76 / 365 X 28 days)		393.67		
Rent(s) Monthly at \$1,495.00	07/29/25-08/01/25 (\$1,495.00 / 31 X 3 days)		144.68		
Security Deposits			1,995.00		
<b>COMMISSIONS</b>					
Commission - Listing Broker	Coldwell Banker Realty \$470,000.00 @ 2.0000% = \$9,400.00		9,400.00		
Commission - Selling Broker	RealtyOne Group Complete \$470,000.00 @ 2.5000% = \$11,750.00		11,750.00		
<b>TITLE &amp; ESCROW CHARGES</b>					
Title - Document Preparation	Commonwealth Land Title Company		50.00		
Title - Escrow Settlement Fee	Commonwealth Land Title Company		1,000.00		
Title - FTB Processing Fee	Commonwealth Land Title Company		45.00		
Title - Overnight/Messenger Fees	Commonwealth Land Title Company		100.00		
Title - Owner's Title Insurance	Commonwealth Land Title Company		758.50		
Policies to be issued:					
Owners Policy					
Coverage: \$470,000.00 Premium: \$1,517.00 Version: CLTA Standard Coverage					
Owner's Policy - 2022					
<b>GOVERNMENT CHARGES</b>					
Recording Fee - Court Order	Simplifile		500.00		
Recording Fee Reconveyance	Simplifile		500.00		
Sacramento County Transfer Tax	Simplifile		258.50		
SPLIT 50/50 (\$517.00)					
<b>PAYOFFS</b>					
Payoff of First Mortgage Loan	LeFever Mattson		300,000.00		
Total Payoff		300,000.00			
<b>MISCELLANEOUS CHARGES</b>					
Del. Property Taxes 2024-2025	Sacramento County Treasurer & Tax Collector		5,833.90		



	\$	DEBITS	\$	CREDITS
<b>MISCELLANEOUS CHARGES</b>				
NHD SPLIT 50/50		49.98		
Transaction Fee		5,833.90		
<b>Subtotals</b>		338,613.13		470,000.00
<b>Balance Due TO Seller</b>		<b>131,386.87</b>		
<b>TOTALS</b>		470,000.00		470,000.00

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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:** July 30, 2025  
**Order Number:** 972500087  
**Escrow Officer:** Kiley Demaree  
**Buyer:** Konstantin Zubov  
3828 Berryessa Pl  
West Sacramento, CA 95691  
**Seller:** Valley Oak Investments LP, a California limited partnership  
6346/6348 Sorrell Court  
Citrus Heights, CA 95621-1035  
**Property:** 6346/6348 Sorrell Court  
Citrus Heights, CA 95621-1035

	Seller	
	Debit	Credit
<b>Total Consideration</b>		
Purchase Price		561,000.00
<b>Prorations / Adjustments</b>		
2025-2026 Taxes EST	419.40	
29 days @ 14.461918 per day at \$5,278.60		
07/01/25-07/30/25		
Rent Monthly	199.68	
2 days @ 99.83871 per day at \$3,095.00		
07/30/25-08/01/25		
Deposit	3,190.00	
<b>Payoffs</b>		
Payoff First Mortgage to Mr. Cooper	325,139.02	
Principal Balance	302,762.79	
Interest To 07/24/25	18,982.82	
Additional Interest (From 07/24/25 To 08/01/25 @	547.44	
68.430000 Per Diem)		
County Recording Fee	190.00	
Lender Paid Expenses	1,473.00	
Escrow Advances	1,157.97	
Third Party Recon Prep Fee	25.00	
Total Payoff	325,139.02	
<b>Title / Settlement Charges</b>		
FTB Processing Fee to Commonwealth Land Title Company	45.00	
Payoff Demand Fee to Commonwealth Land Title Company	25.00	
Owner's Policy Premium to Commonwealth Land Title Company	841.00	
Coverage: \$561,000.00		
Version: ALTA Owner's Policy 2021		
Escrow Settlement Fee SPLIT 50/50 to Commonwealth Land Title Company	625.00	
Overnight/Messenger Fees to Commonwealth Land Title Company	53.18	

# Seller's Final Settlement Statement

	Seller	
	Debit	Credit
<b>Recording Charges</b>		
Sacramento County Transfer Tax to Simplifile	617.10	
Recording Fee - Release/Reconveyance to Simplifile	422.00	
Court Order Document request Fee to Title Court Service, Inc.	78.00	
<b>Miscellaneous Charges</b>		
NHD Fee to Property ID	99.00	
Transaction Fee to FTI Consulting	8,415.00	
<b>Commissions</b>		
Listing Agent Commission to Coldwell Banker Realty \$561,000.00 @ 2.0000% = \$11,220.00	11,220.00	
Selling Agent Commission to Winsen Realty Group \$561,000.00 @ 2.5000% = \$14,025.00	14,025.00	
<b>Subtotals</b>	365,413.38	561,000.00
<b>Balance Due TO Seller</b>	<b>195,586.62</b>	
<b>Totals</b>	561,000.00	561,000.00

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COMMONWEALTH LAND TITLE COMPANY



Commonwealth Land Title Company, Settlement Agent

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

## ACCOUNT STATEMENT

Page 1 of 18

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

Total days in statement period: 31

1210

( 82)

VALLEY OAK INVESTMENTS, LP  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #24-10535  
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	1210	Beginning balance	\$646,573.76
Enclosures	82	Total additions	( 41) 417,268.84
Low balance	\$576,580.18	Total subtractions	( 83) 162,651.78
Average balance	\$652,629.55	Ending balance	\$901,190.82

**CREDITS**

Number	Date	Transaction Description	Additions
	07-01	Deposit Bridge	1,287.00
	07-01	Deposit Bridge	4,263.09
	07-02	Deposit Bridge	1,120.00
	07-02	Deposit Bridge	1,681.00
	07-02	Deposit Bridge	3,192.00
	07-02	Deposit Bridge	4,762.07
	07-03	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250703 000024375986766	3,187.00
	07-03	Deposit Bridge	2,534.03
	07-07	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250707 000024400102582	1,327.00
	07-07	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250707 000024391222502	1,577.00
	07-07	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250707 000024407811430	1,737.00
	07-07	Deposit Bridge	2,192.06
	07-07	Deposit Bridge	2,955.00
	07-07	Deposit Bridge	5,604.74
	07-07	Deposit Bridge	6,334.52
	07-07	Deposit Bridge	7,099.00
	07-08	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250708 000024421079502	1,625.00
	07-08	Pre-Auth Credit LEFEVER_TPP-EWVO Settlement 250708 000024420191062	1,637.00
	07-08	Deposit Bridge	1,124.00
	07-08	Deposit Bridge	1,399.04
	07-08	Deposit Bridge	1,606.00

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

VALLEY OAK INVESTMENTS, LP

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

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Number	Date	Transaction Description	Additions
	07-09	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250709 000024431501322	8,231.00
	07-10	Pre-Auth Credit YARDI CARD DEP EWVOAKSTra 250710 112798477	1,175.00
	07-10	Pre-Auth Credit YARDI CARD DEP EWVOAKSTra 250710 112794403	1,470.00
	07-10	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250710 000024440460502	2,500.00
	07-10	Deposit Bridge	1,995.00
	07-11	Deposit Bridge	712.44
	07-14	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250714 000024458654986	1,399.00
	07-14	Deposit Bridge	167.40
	07-14	Deposit Bridge	762.00
	07-17	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250717 000024489784606	1,300.00
	07-18	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250718 000024496754290	150.00
	07-21	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250721 000024511181418	1,000.00
	07-22	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250722 000024519730390	1,550.00
	07-25	Deposit Bridge	780.00
	07-25	Deposit Bridge	1,167.00
	07-29	Deposit Bridge	750.00
	07-29	Deposit Bridge	3,972.96
	07-30	Wire Trans-IN ad2f04d1-ff24-416a-b7e4-77b1adc36146 COMMONWEALTH LAND USBKUS44IMT FN 972500074A 5521 -5523 MISSIE WAYPR	131,386.87
	07-30	Wire Trans-IN bebf9d37-fbbb-44a0-b42a-49ff1567d08b COMMONWEALTH LAND USBKUS44IMT FN 972500087 6346 SORRELL CT CITRUS	195,586.62
	07-31	Deposit Bridge	2,970.00

## CHECKS

Number	Date	Amount	Number	Date	Amount
20171	07-02	1,400.00	20188	07-08	156.42
20174 *	07-01	2,477.08	20189	07-08	210.56
20176 *	07-14	75,000.00	20190	07-08	336.89
20177	07-09	375.40	20191	07-08	276.86
20178	07-08	2,953.00	20192	07-08	224.09
20179	07-08	159.24	20193	07-08	233.11
20180	07-08	206.04	20194	07-08	304.00
20181	07-08	238.25	20195	07-08	214.73
20182	07-08	148.39	20196	07-08	115.81
20183	07-08	206.04	20197	07-08	176.13
20184	07-08	183.49	20198	07-08	1,861.36
20185	07-08	147.40	20199	07-08	184.55
20186	07-08	261.18	20200	07-11	407.94
20187	07-08	129.34	20201	07-11	378.06

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

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

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**VALLEY OAK INVESTMENTS, LP**

Number	Date	Amount	Number	Date	Amount
20202	07-11	424.95	20230	07-16	160.00
20203	07-11	378.06	20231	07-23	38,103.54
20204	07-11	378.06	20232	07-16	220.77
20205	07-11	378.06	20233	07-10	49.56
20206	07-11	391.04	20234	07-10	2,670.00
20207	07-11	378.06	20235	07-10	2,531.25
20208	07-11	219.66	20236	07-10	4,025.00
20209	07-18	198.56	20237	07-15	292.50
20210	07-10	380.94	20238	07-16	574.91
20211	07-09	383.80	20239	07-18	295.38
20212	07-10	26.20	20240	07-21	383.80
20213	07-09	149.25	20241	07-21	420.47
20214	07-08	425.58	20242	07-22	86.90
20215	07-15	1,400.00	20243	07-23	1,195.00
20216	07-15	1,850.00	20244	07-24	375.40
20217	07-16	276.30	20245	07-30	454.30
20218	07-16	242.69	20246	07-30	305.35
20219	07-16	200.18	20247	07-30	194.66
20220	07-16	268.23	20248	07-30	199.77
20221	07-16	149.60	20249	07-30	304.15
20222	07-16	233.65	20250	07-31	2,032.10
20223	07-16	273.82	20251	07-29	112.00
20224	07-16	200.38	20253 *	07-31	385.40
20225	07-16	117.54	20254	07-30	169.52
20226	07-16	258.78	20261 *	07-30	149.25
20227	07-16	327.49	20265 *	07-31	627.24
20228	07-16	209.14	* Skip in check sequence		
20229	07-16	179.11			

**DEBITS**

Date	Transaction Description	Subtractions
07-31	Preauth Debit CITIZENSBUSINESS EXTERNALT PAYMENT TO LN 9011 18800	7,069.07

**DAILY BALANCES**

Date	Amount	Date	Amount	Date	Amount
06-30	646,573.76	07-11	693,745.92	07-23	576,955.58
07-01	649,646.77	07-14	621,074.32	07-24	576,580.18
07-02	659,001.84	07-15	617,531.82	07-25	578,527.18
07-03	664,722.87	07-16	613,639.23	07-29	583,138.14
07-07	693,549.19	07-17	614,939.23	07-30	908,334.63
07-08	691,587.77	07-18	614,595.29	07-31	901,190.82
07-09	698,910.32	07-21	614,791.02		
07-10	696,367.37	07-22	616,254.12		

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

VALLEY OAK INVESTMENTS, LP

STARTING DATE: July 01, 2025

ENDING DATE: July 31, 2025

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**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