

## UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Black Walnut, LP

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

Chapter 11

Reporting Period Ended: 08/31/2025Petition Date: 09/12/2024Months Pending: 12Industry Classification: 

5	3	1	3
---	---	---	---

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# 2434 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	\$1,732,949	
b. Total receipts (net of transfers between accounts)	\$1,704	\$1,398,812
c. Total disbursements (net of transfers between accounts)	\$5,025	\$73,702
d. Cash balance end of month (a+b-c)	\$1,729,628	
e. Disbursements made by third party for the benefit of the estate	\$0	\$1,863,638
f. Total disbursements for quarterly fee calculation (c+e)	\$5,025	\$1,937,340

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$20,488
b. Accounts receivable over 90 days outstanding (net of allowance)	\$5,141
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$3,215,479
e. Total assets	\$7,553,070
f. Postpetition payables (excluding taxes)	\$6,412
g. Postpetition payables past due (excluding taxes)	\$2,334
h. Postpetition taxes payable	\$87,199
i. Postpetition taxes past due	\$87,199
j. Total postpetition debt (f+h)	\$93,611
k. Prepetition secured debt	\$2,340,301
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$1,383,012
n. Total liabilities (debt) (j+k+l+m)	\$3,816,924
o. Ending equity/net worth (e-n)	\$3,736,146

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$0	\$3,120,000
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$1,863,638
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$1,256,362

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)	Current Month	Cumulative
a. Gross income/sales (net of returns and allowances)	\$1,704	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$1,704	
d. Selling expenses	\$0	
e. General and administrative expenses	\$4,525	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$500	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$-3,321	\$-969,126

**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						
	xv						
	xvi						
	xvii						
	xviii						
	xix						
	xx						
	xxi						
	xxii						
	xxiii						
	xxiv						
	xxv						
	xxvi						
	xxvii						
	xxviii						
	xxix						
	xxx						
xxxi							
xxxii							
xxxiii							
xxxiv							
xxxv							
xxxvi							

	xxxvii					
	xxxvii					
	xxxix					
	xl					
	xli					
	xlII					
	xlIII					
	xliv					
	xlV					
	xlvi					
	xlVII					
	xlVIII					
	xlIX					
	l					
	li					
	lii					
	liii					
	liv					
	lv					
	lvi					
	lvii					
	lviii					
	lix					
	lx					
	lxi					
	lxii					
	lxiii					
	lxiv					
	lxv					
	lxvi					
	lxvii					
	lxviii					
	lxix					
	lxx					
	lxxi					
	lxxii					
	lxxiii					
	lxxiv					
	lxxv					
	lxxvi					
	lxxvii					
	lxxviii					



	xv					
	xvi					
	xvii					
	xviii					
	xix					
	xx					
	xxi					
	xxii					
	xxiii					
	xxiv					
	xxv					
	xxvi					
	xxvii					
	xxviii					
	xxix					
	xxx					
	xxxi					
	xxxii					
	xxxiii					
	xxxiv					
	xxxv					
	xxxvi					
	xxxvii					
	xxxviii					
	xxxix					
	xl					
	xli					
	xlii					
	xliii					
	xliv					
	xlv					
	xlvi					
	xlvii					
	xlviii					
	xliv					
	l					
	li					
	lii					
	liii					
	liv					
	lv					
	lvi					



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

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

**Part 7: Questionnaire - During this reporting period:**

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



**Part 8: Individual Chapter 11 Debtors (Only)**

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

**Privacy Act Statement**

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

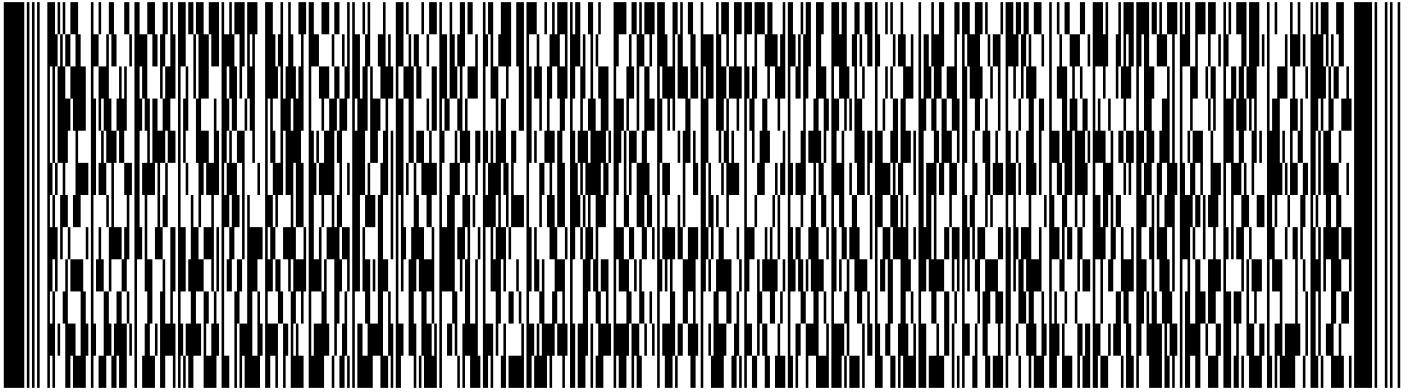
Title

Bradley D. Sharp

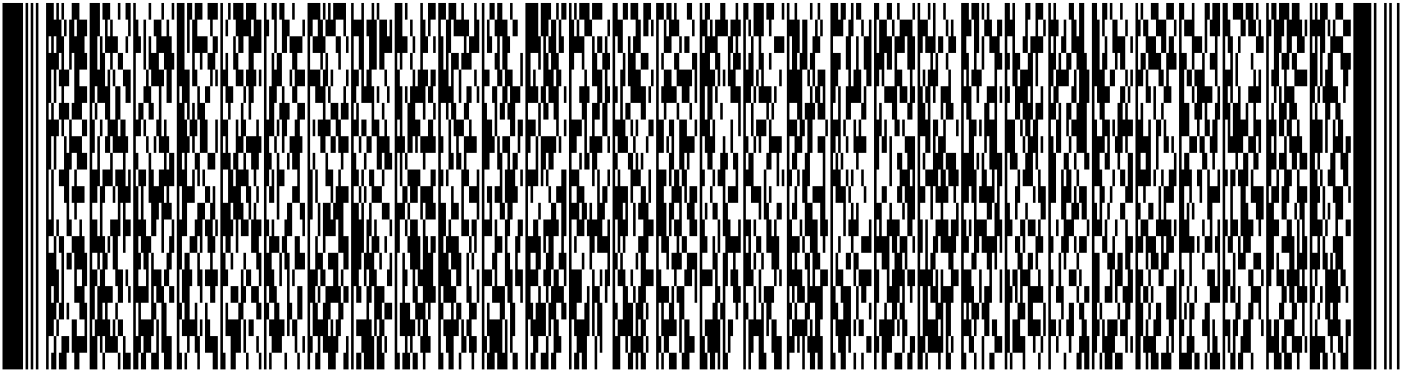
Printed Name of Responsible Party

09/26/2025

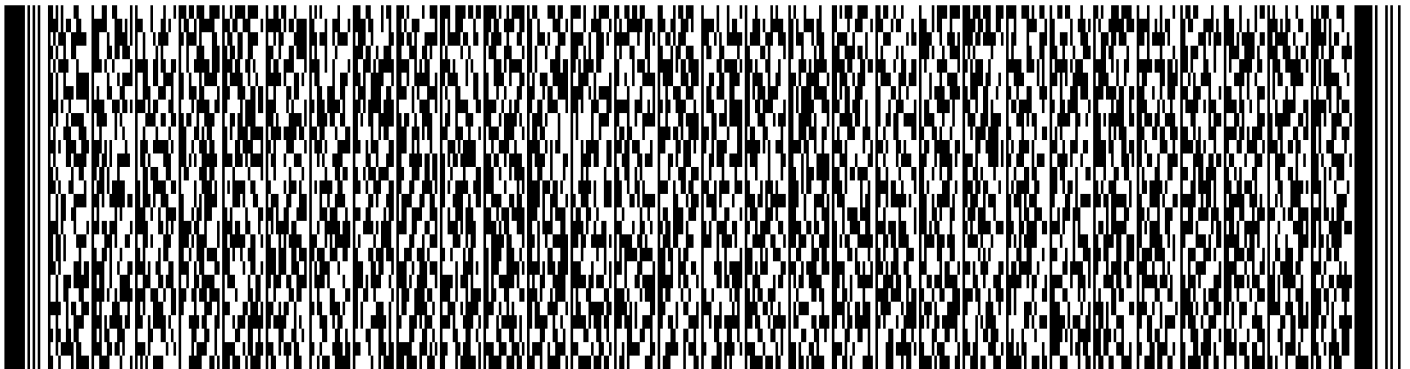
Date



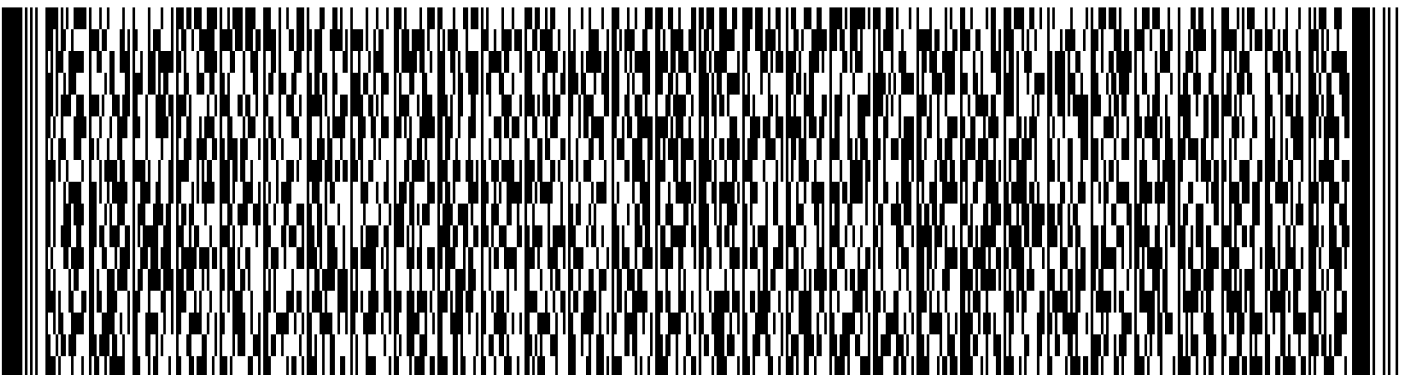
PageOnePartOne



PageOnePartTwo



PageTwoPartOne



PageTwoPartTwo



Bankruptcy1to50



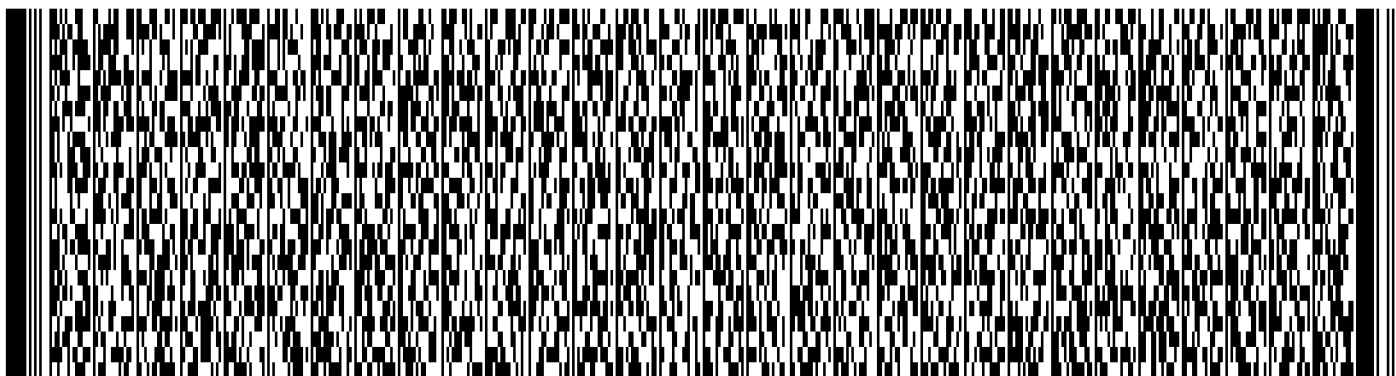
Bankruptcy51to100



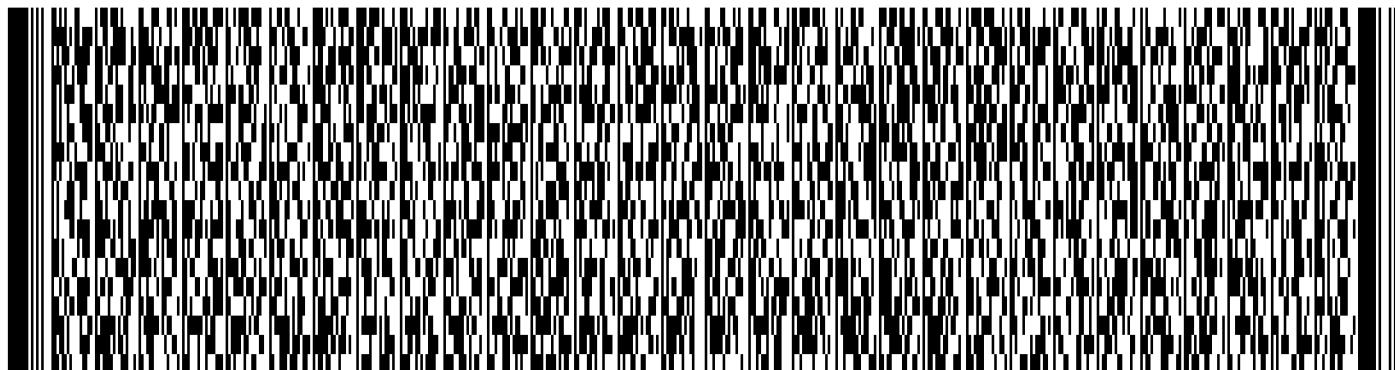
NonBankruptcy1to50



NonBankruptcy51to100



PageThree



PageFour

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

**Lead Case No. 24-10545 (CN)**

**Global Notes to Monthly Operating Reports**

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

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

---

<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.

Black Walnut, LP  
24-10492  
Statement of Cash Receipts and Disbursements  
8/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
<b>Receipts</b>		
<b>Operating</b>		
Rental Income	\$ 1,100	\$ 115,038
Other Operating Cash Receipts	-	(627)
<b>Total Operating Receipts</b>	<u>\$ 1,100</u>	<u>\$ 114,411</u>
<b>Non-Operating</b>		
Other Non-Operating Cash Receipts	\$ 604	\$ 4,481
Intercompany Transfers	-	23,558
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	-	114,275
Escrowed Proceeds (Socotra)	-	1,142,088
<b>Total Non-Operating Receipts</b>	<u>\$ 604</u>	<u>\$ 1,284,401</u>
<b>Total Receipts</b>	<u><b>\$ 1,704</b></u>	<u><b>\$ 1,398,812</b></u>
<b>Disbursements</b>		
<b>Operating</b>		
Payroll & Payroll Taxes	\$ -	\$ -
Insurance	1,270	16,369
Utilities	612	15,443
Repairs & Maintenance	2,126	14,180
Admin Expense	216	3,201
Professional Fees	-	-
Other Operating Disbursements	-	4,387
Management Fees	300	7,055
Taxes (sales, property, other)	-	-
<b>Total Operating Disbursements</b>	<u>\$ 4,525</u>	<u>\$ 60,635</u>
<b>Non-Operating</b>		
Debt Service	\$ 500	\$ 12,067
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	1,000
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
<b>Total Non-Operating Disbursements</b>	<u>\$ 500</u>	<u>\$ 13,067</u>
<b>Total Disbursements</b>	<u><b>\$ 5,025</b></u>	<u><b>\$ 73,702</b></u>
<b>Net Cash Receipts and Disbursements</b>	<u><b>\$ (3,321)</b></u>	<u><b>\$ 1,325,110</b></u>
<b>Total Disbursements less Intercompany Disbursements</b>	<u><b>\$ 5,025</b></u>	<u><b>\$ 73,702</b></u>

**Black Walnut, LP**  
**24-10492**  
**Balance Sheet**  
**8/31/2025**

	<u>Current Month</u>
<b>Assets</b>	
<b>Current Assets</b>	
Cash & Equivalents	\$ 1,729,629
Accounts Receivable	-
Notes Receivable	1,100,000
Intercompany Receivables	365,364
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
<b>Total Current Assets</b>	<u>\$ 3,194,992</u>
<b>Fixed Assets</b>	
FF&E	\$ -
Capital Assets	4,150,000
Accumulated Depreciation	-
<b>Total Fixed Assets</b>	<u>\$ 4,150,000</u>
Other Assets	\$ 187,591
Other Assets (To Be Reconciled)	-
<b>Total Other Assets</b>	<u>\$ 187,591</u>
<b>Total Assets</b>	<u><b>\$ 7,532,583</b></u>
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Current Liabilities	\$ -
Security Deposits	2,900
Other Payables	-
Intercompany Liabilities - LM	-
Intercompany Liabilities - Other	290,464
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	102,431
Other Liabilities (To Be Reconciled)	900,074
<b>Total Current Liabilities</b>	<u>\$ 1,295,869</u>
<b>Long-Term Liabilities</b>	
Deferred Gain (Loss)	\$ 189,471
Notes Payable	1,555,747
Notes Payable - LM	-
<b>Total Long-Term Liabilities</b>	<u>\$ 1,745,218</u>
<b>Total Liabilities</b>	<u><b>\$ 3,041,087</b></u>
<b>Equity</b>	
Capital	\$ (943,133)
Retained Earnings	6,184,937
YTD Net Income	(750,308)
<b>Total Equity</b>	<u>\$ 4,491,496</u>
<b>Total Liabilities and Equity</b>	<u><b>\$ 7,532,583</b></u>



**Black Walnut, LP**  
**24-10492**  
**Statement of Operations**  
**8/31/2025**

	<u>Current Month</u>	<u>Accumulated Total</u>
<b>Income</b>		
<b>Revenue</b>		
Rental Income	\$ 1,100	\$ 113,922
Garage Income	-	-
<b>Other Revenue</b>		
Other Income	604	4,796
Gain/(Loss) on Sale of Assets	-	(750,482)
<b>Total Revenue</b>	<b>\$ 1,704</b>	<b>\$ (631,763)</b>
<b>Expense</b>		
<b>Operating Expense</b>		
Admin Expense	\$ 516	\$ 22,630
Bank Fees	-	(0)
Commissions	-	-
Garage Expense	-	-
Insurance	1,681	17,347
Landscaping	-	-
Licenses & Fees	-	-
Marketing	-	-
Payroll	-	-
Professional Fees	-	156,000
Property Expense	-	-
Rent Expense	-	-
Repairs & Maintenance	1,715	13,210
Utilities	612	15,443
Other Operating Expense	-	1,080
<b>Total Operating Expense</b>	<b>\$ 4,525</b>	<b>\$ 225,710</b>
<b>Non-Operating Expense</b>		
Restructuring Fees	\$ -	\$ 47,800
Interest Expense	500	11,500
Tax	-	52,353
<b>Total Non-Operating Expense</b>	<b>\$ 500</b>	<b>\$ 111,653</b>
<b>Total Expense</b>	<b>\$ 5,025</b>	<b>\$ 337,363</b>
<b>Net Income</b>	<b>\$ (3,321)</b>	<b>\$ (969,126)</b>

Black Walnut, LP  
24-10492  
AR Aging Report  
8/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Harvey M. Cohen (Harvey's)	-	4,674	-	4,674	5,141	14,488
Wolfe Ari	-	3,000	-	3,000	-	6,000
<b>Grand Total</b>	-	<b>7,674</b>	-	<b>7,674</b>	<b>5,141</b>	<b>20,488</b>

Black Walnut, LP  
24-10492  
AP Aging Report  
8/31/2025

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	-	1,080	-	70	1,150
	City of Sonoma	-	-	-	66	66
	Comcast	102	-	-	-	102
	Erick Roeser, CPA	-	-	-	87,199	87,199
	Gary's Pool Service	-	-	-	2,299	2,299
	Pacific Gas & Electric	-	-	-	(101)	(101)
	LeFever Mattson Property Management	-	-	(4)	-	(4)
Post-Petition Total		102	1,080	(4)	89,532	90,711
Pre-Petition	Alejandro's Yard Maintenance	-	-	-	455	455
	City of Sonoma	-	-	-	592	592
	Gary's Pool Service	-	-	-	1,152	1,152
	Israel Rojas Landscaping	-	-	-	180	180
	Keith Alan & Anne Michelle Gockel, TTEE	-	-	-	2,354	2,354
	Kevin Garrett Construction	-	-	-	590	590
	LeFever Mattson, Inc.	-	-	-	56,404	56,404
	Pacific Gas & Electric	-	-	-	645	645
	Valley of the Moon Water District	-	-	-	492	492
	LeFever Mattson Property Management	-	-	-	5,450	5,450
	Delfino Portillo	-	-	-	21,728	21,728
Pre-Petition Total		-	-	-	90,044	90,044
Grand Total		102	1,080	(4)	179,576	180,754

**Black Walnut, LP**  
**24-10492**  
**Statement of Capital Assets**  
**8/31/2025**

Note: All property values included in the table below are representative of book values per the company's books and records.

<b>Property Address</b>	<b>As of Petition Date</b>		<b>8/31/2025</b>	
19020/19022/19030 A/B Railroad	\$	1,400,000	\$	1,400,000
20564 Broadway	\$	1,750,000	\$	1,750,000
391-455 Oak and 19173 Railroad Ave	\$	1,000,000	\$	1,000,000
<b>Grand Total</b>	<b>\$</b>	<b>4,150,000</b>	<b>\$</b>	<b>4,150,000</b>

Black Walnut, LP  
24-10492  
Bank Reconciliation  
8/31/2025

Bank Account	Balance Per Bank Statement	Outstanding Deposits	Outstanding Checks	Attributed to Other Debtors	Attributed to Non-Debtors	Other Activity	Reconciled Balance
Spring Glenn - Citizens	1,089	-	-	18,273	-	(250)	19,112
East West Black Walnut, LP	73,948	-	-	-	-	-	73,948
Axos Black Walnut Money Market	1,149,980	-	(4,015)	-	-	-	1,145,965
East West Black Walnut Money Market	490,604	-	-	-	-	-	490,604
Grand Total	1,715,621	-	(4,015)	18,273	-	(250)	1,729,629

Black Walnut, LP  
24-10492  
Payments on Pre-Petition Debt  
8/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Black Walnut, LP	8/8/2025	8/8/2025	Socotra Capital	500
Grand Total				500

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

**Managing Your Accounts**

Phone Number 888.222.5432

Website [cbbank.com](http://cbbank.com)Email [customersupport@cbbank.com](mailto:customersupport@cbbank.com)**IMPORTANT INFORMATION ABOUT YOUR CITIZENS BUSINESS BANK AGREEMENTS**

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

**Summary of Accounts**

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

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

Date	Description	Amount
08/01/2025	Beginning Balance	\$1,088.92
	0 Credit(s) This Period	\$0.00
	0 Debit(s) This Period	\$0.00
08/29/2025	Ending Balance	\$1,088.92

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

## ACCOUNT STATEMENT

Page 1 of 5

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

Total days in statement period: 31

1021

( 14)

BLACK WALNUT, LP  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #24-10492  
6359 AUBURN BLVD SUITE B  
CITRUS HEIGHTS CA 95621-5200

Switch to e-statements via our Mobile App or Online Banking for a paperless experience! You can access up to seven years of account history easily at your fingertips. Learn more by visiting [eastwestbank.com/mobile](http://eastwestbank.com/mobile) or call 833.468.8356 for details.

**Commercial Analysis Checking**

Account number	1021	Beginning balance	\$568,532.02
Enclosures	14	Total additions	( 1) 1,100.00
Low balance	\$73,948.35	Total subtractions	( 16) 495,683.67
Average balance	\$376,607.22	Ending balance	\$73,948.35

**CREDITS**

Number	Date	Transaction Description	Additions
	08-06	Deposit Bridge	1,100.00

**CHECKS**

Number	Date	Amount	Number	Date	Amount
30061	08-04	250.00	30071	08-13	260.00
30062	08-05	131.69	30072	08-22	498.50
30063	08-05	86.85	30073	08-25	216.45
30065 *	08-05	190.35	30074	08-21	40.50
30066	08-14	1,120.00	30075	08-22	203.91
30067	08-13	745.96	30076	08-26	567.61
30068	08-13	571.85	* Skip in check sequence		
30070 *	08-13	300.00			

**DEBITS**

Date	Transaction Description	Subtractions
08-08	Outgoing Wire ACD3308P00002696 Socotra Capital, I 121133416 20564 Broadway	500.00
08-20	Onln Bkg Trfn D TO ACC 05500022673	490,000.00

**DAILY BALANCES**

Date	Amount	Date	Amount	Date	Amount
07-31	568,532.02	08-08	568,473.13	08-21	75,434.82
08-04	568,282.02	08-13	566,595.32	08-22	74,732.41
08-05	567,873.13	08-14	565,475.32	08-25	74,515.96
08-06	568,973.13	08-20	75,475.32	08-26	73,948.35



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

BLACK WALNUT, LP

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

1021

**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



PO BOX 911039  
San Diego, CA 92191-1039

(888) 374-8267  
axosfiduciaryservices.com

Date 8/29/25  
Primary Account

Page 1  
4282

**33447935**

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

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

Commercial Interest Checking		Number of Enclosures	0
Account Number	4282	Statement Dates	8/01/25 thru 9/01/25
Previous Balance	1,145,964.50	Days in the statement period	32
Deposits/Credits	.00	Avg Daily Ledger	1,145,964.50
Checks/Debits	.00	Avg Daily Collected	1,145,964.50
Maintenance Fee	.00	Interest Earned	4,015.48
Interest Paid	4,015.48	Annual Percentage Yield Earned	4.07%
Ending Balance	1,149,979.98	2025 Interest Paid	7,892.10

#### Deposits and Other Credits

Date	Description	Amount
9/01	Interest Paid	4,015.48

#### DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
8/01	1,145,964.50	9/01	1,149,979.98

\*\*\* END OF STATEMENT \*\*\*

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

## ACCOUNT STATEMENT

Page 1 of 1

STARTING DATE: August 07, 2025

ENDING DATE: August 31, 2025

Total days in statement period: 25

2673

( 0)

BLACK WALNUT, LP  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #24-10492  
(MMA)  
6359 AUBURN BLVD STE B  
CITRUS HEIGHTS CA 95621-5200Switch to e-statements via our Mobile App  
or Online Banking for a paperless  
experience! You can access up to seven  
years of account history easily at your  
fingertips. Learn more by visiting  
eastwestbank.com/mobile or call  
833.468.8356 for details.**Business Money Market**

Account number	2673	Beginning balance	\$0.00
Low balance	\$0.00	Total additions	( 2) 490,604.11
Average balance	\$235,200.00	Total subtractions	( 0) 0.00
Interest paid year to date	\$604.11	Ending balance	\$490,604.11

**CREDITS**

Number	Date	Transaction Description	Additions
	08-20	Onlin Bkg Trft C FR ACC 05500021021	490,000.00
	08-31	Interest Credit	604.11

**DAILY BALANCES**

Date	Amount	Date	Amount	Date	Amount
08-20	490,000.00	08-31	490,604.11		

**INTEREST INFORMATION**

Annual percentage yield earned	3.82%	Interest-bearing days	25
Average balance for APY	\$235,200.00	Interest earned	\$604.11

**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