

## UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Ginko Tree, LP

§  
§  
§  
§Case No. 24-10506Debtor(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: 

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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# 2449 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	\$68,573	
b. Total receipts (net of transfers between accounts)	\$316,924	\$589,836
c. Total disbursements (net of transfers between accounts)	\$21,592	\$207,252
d. Cash balance end of month (a+b-c)	\$363,905	
e. Disbursements made by third party for the benefit of the estate	\$801,070	\$801,070
f. Total disbursements for quarterly fee calculation (c+e)	\$822,662	\$1,008,322

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$14,692
b. Accounts receivable over 90 days outstanding (net of allowance)	\$2,892
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$406,148
e. Total assets	\$7,033,922
f. Postpetition payables (excluding taxes)	\$157,402
g. Postpetition payables past due (excluding taxes)	\$134,660
h. Postpetition taxes payable	\$101,932
i. Postpetition taxes past due	\$101,932
j. Total postpetition debt (f+h)	\$259,334
k. Prepetition secured debt	\$2,868,750
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$1,344,680
n. Total liabilities (debt) (j+k+l+m)	\$4,472,764
o. Ending equity/net worth (e-n)	\$2,561,158

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$1,099,000	\$1,099,000
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$801,070	\$801,070
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$297,930	\$297,930

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)	\$-571,625	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$-571,625	
d. Selling expenses	\$0	
e. General and administrative expenses	\$68,036	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$8,500	
i. Taxes (local, state, and federal)	\$27,376	
j. Reorganization items	\$16,485	
k. Profit (loss)	\$-692,023	\$-611,606

**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						
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	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

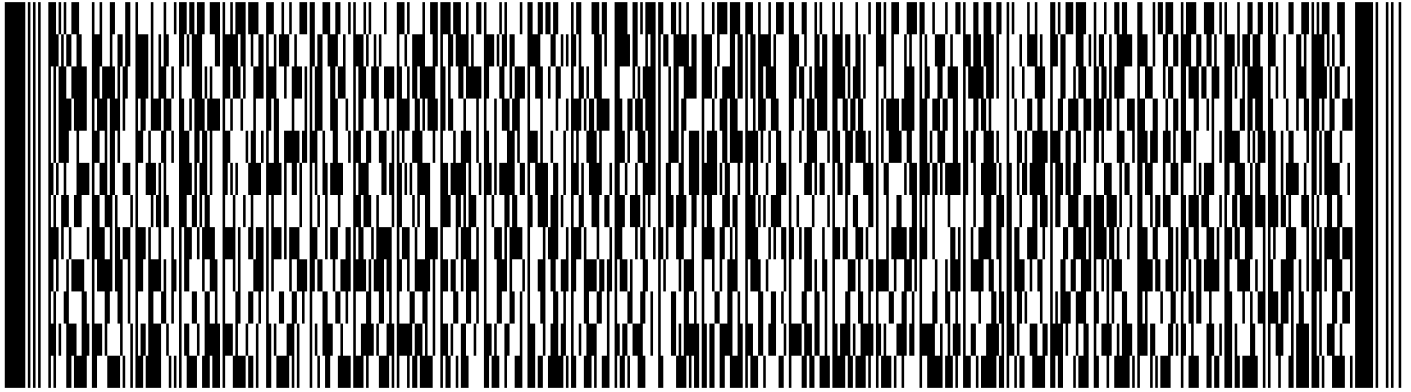
Title

Bradley D. Sharp

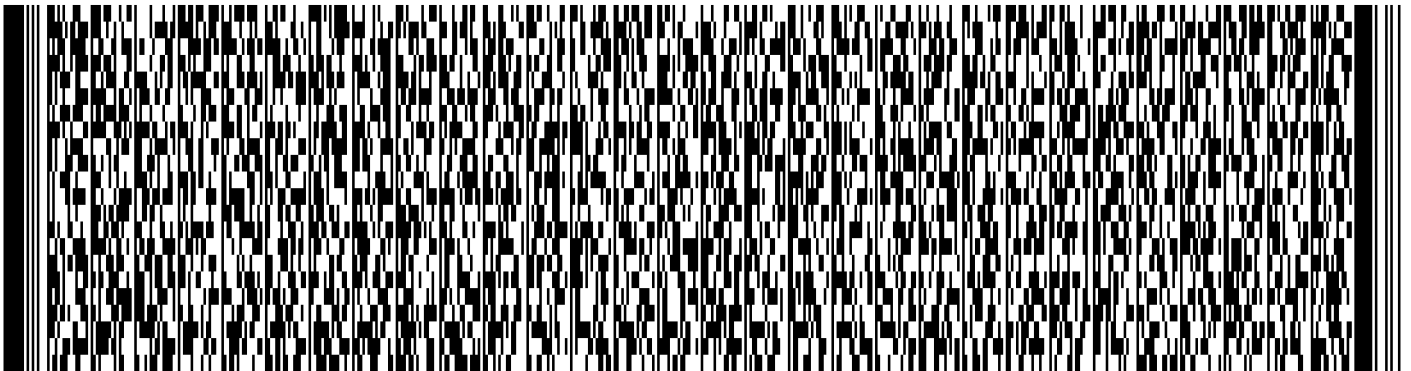
Printed Name of Responsible Party

09/26/2025

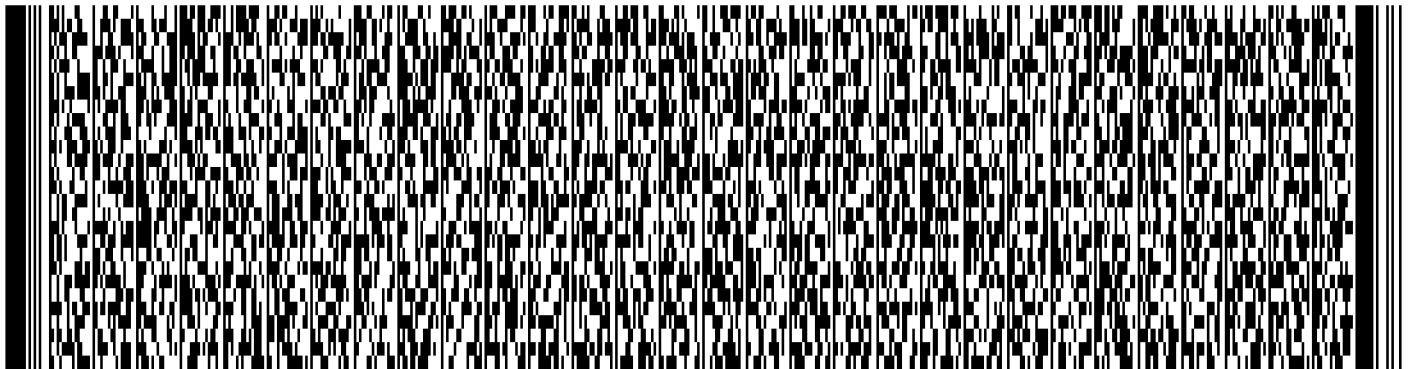
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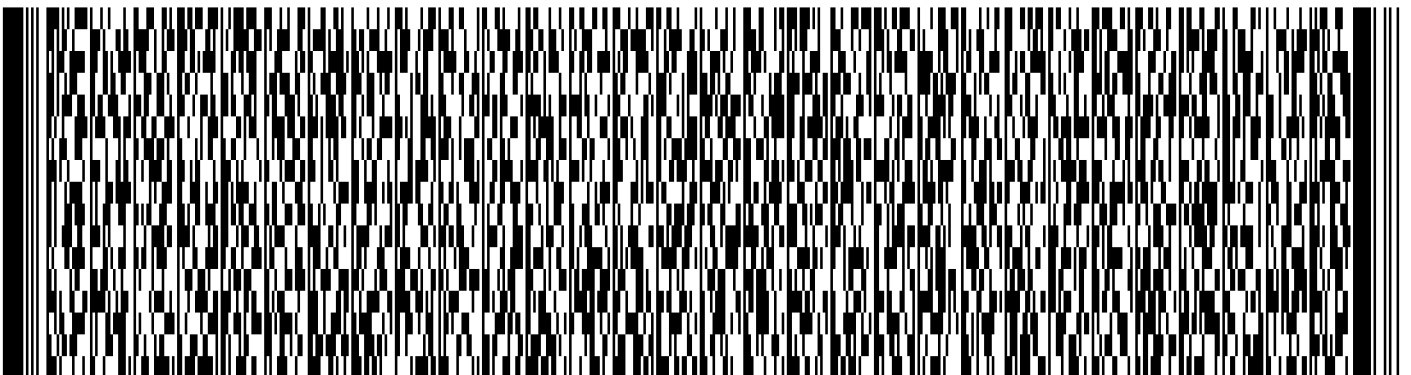
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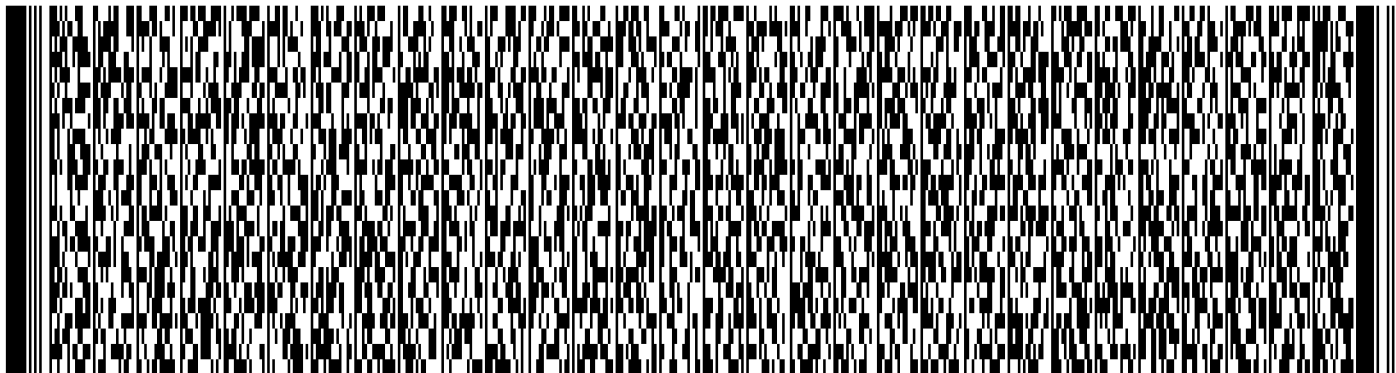
Bankruptcy51to100



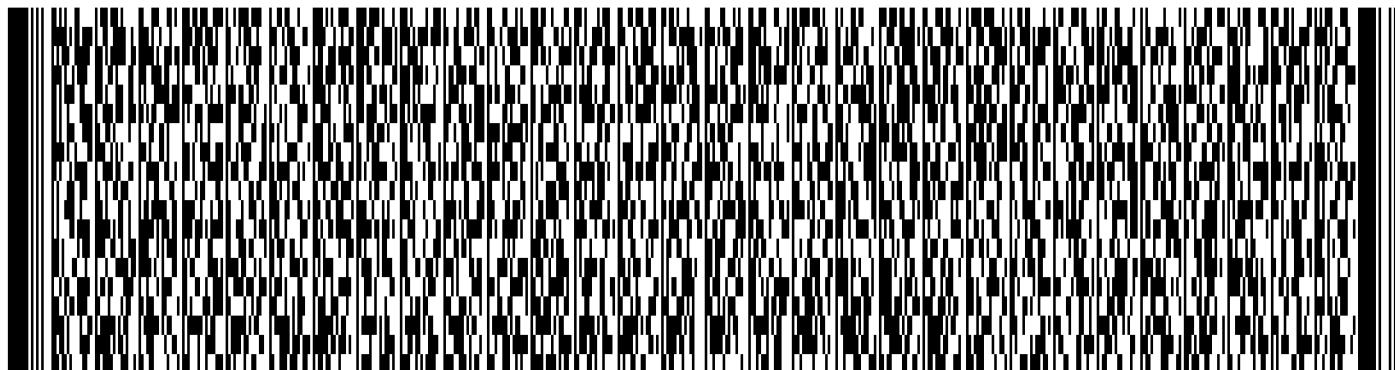
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**In re LeFever Mattson, a California corporation, et al.**

**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.

Ginko Tree, LP  
24-10506  
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	\$ 18,994	\$ 287,256
Other Operating Cash Receipts	-	-
<b>Total Operating Receipts</b>	<u>\$ 18,994</u>	<u>\$ 287,256</u>
<b>Non-Operating</b>		
Other Non-Operating Cash Receipts	\$ -	\$ 0
Intercompany Transfers	-	4,650
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	39,942	39,942
Escrowed Proceeds (Socotra)	257,988	257,988
<b>Total Non-Operating Receipts</b>	<u>\$ 297,930</u>	<u>\$ 302,580</u>
<b>Total Receipts</b>	<u><b>\$ 316,924</b></u>	<u><b>\$ 589,836</b></u>
<b>Disbursements</b>		
<b>Operating</b>		
Payroll & Payroll Taxes	\$ -	\$ 10
Insurance	1,441	15,846
Utilities	2,286	27,702
Repairs & Maintenance	8,005	76,925
Admin Expense	213	7,955
Professional Fees	-	-
Other Operating Disbursements	-	52
Management Fees	1,147	9,648
Taxes (sales, property, other)	-	-
<b>Total Operating Disbursements</b>	<u>\$ 13,092</u>	<u>\$ 138,137</u>
<b>Non-Operating</b>		
Debt Service	\$ 8,500	\$ 68,000
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	1,115
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
<b>Total Non-Operating Disbursements</b>	<u>\$ 8,500</u>	<u>\$ 69,115</u>
<b>Total Disbursements</b>	<u><b>\$ 21,592</b></u>	<u><b>\$ 207,252</b></u>
<b>Net Cash Receipts and Disbursements</b>	<u><b>\$ 295,332</b></u>	<u><b>\$ 382,584</b></u>
 <b>Total Disbursements less Intercompany Disbursements</b>	 <u><b>\$ 21,592</b></u>	 <u><b>\$ 207,252</b></u>

Ginko Tree, LP  
24-10506  
Balance Sheet  
8/31/2025

	Current Month
<b>Assets</b>	
<b>Current Assets</b>	
Cash & Equivalents	\$ 363,904
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	27,551
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
<b>Total Current Assets</b>	<b>\$ 391,455</b>
<b>Fixed Assets</b>	
FF&E	\$ -
Capital Assets	6,380,000
Accumulated Depreciation	-
<b>Total Fixed Assets</b>	<b>\$ 6,380,000</b>
Other Assets	\$ 247,775
Other Assets (To Be Reconciled)	-
<b>Total Other Assets</b>	<b>\$ 247,775</b>
<b>Total Assets</b>	<b>\$ 7,019,230</b>
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Current Liabilities	\$ -
Security Deposits	22,435
Other Payables	-
Intercompany Liabilities - LM	155,900
Intercompany Liabilities - Other	168,566
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	615,816
Other Liabilities (To Be Reconciled)	154,128
<b>Total Current Liabilities</b>	<b>\$ 1,116,845</b>
<b>Long-Term Liabilities</b>	
Deferred Gain (Loss)	\$ 3,380,120
Notes Payable	3,415,455
Notes Payable - LM	-
<b>Total Long-Term Liabilities</b>	<b>\$ 6,795,575</b>
<b>Total Liabilities</b>	<b>\$ 7,912,420</b>
<b>Equity</b>	
Capital	\$ (102,885)
Retained Earnings	(176,980)
YTD Net Income	(613,326)
<b>Total Equity</b>	<b>\$ (893,190)</b>
<b>Total Liabilities and Equity</b>	<b>\$ 7,019,230</b>



Ginko Tree, LP  
24-10506  
Statement of Operations  
8/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
<b>Income</b>		
<b>Revenue</b>		
Rental Income	\$ 18,895	\$ 277,280
Garage Income	-	-
<b>Other Revenue</b>		
Other Income	93	8,664
Gain/(Loss) on Sale of Assets	(590,613)	(590,613)
<b>Total Revenue</b>	<b>\$ (571,625)</b>	<b>\$ (304,669)</b>
<b>Expense</b>		
<b>Operating Expense</b>		
Admin Expense	\$ 1,200	\$ 10,523
Bank Fees	-	(0)
Commissions	-	-
Garage Expense	-	-
Insurance	1,435	15,828
Landscaping	-	-
Licenses & Fees	-	625
Marketing	-	-
Payroll	-	-
Professional Fees	-	-
Property Expense	-	4,654
Rent Expense	-	4
Repairs & Maintenance	63,116	132,023
Utilities	2,286	29,622
Other Operating Expense	-	682
<b>Total Operating Expense</b>	<b>\$ 68,036</b>	<b>\$ 193,961</b>
<b>Non-Operating Expense</b>		
Restructuring Fees	\$ 16,485	\$ 17,600
Interest Expense	8,500	68,000
Tax	27,376	27,376
<b>Total Non-Operating Expense</b>	<b>\$ 52,361</b>	<b>\$ 112,976</b>
<b>Total Expense</b>	<b>\$ 120,397</b>	<b>\$ 306,937</b>
<b>Net Income</b>	<b>\$ (692,023)</b>	<b>\$ (611,606)</b>

Ginko Tree, LP  
24-10506  
AR Aging Report  
8/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Gulbranson Catherine	-	542	-	-	-	542
Kenneth Lakritz, Ph.D.	-	26	-	14	-	40
Sue Warnock-Brooks, M. Ed.	(250)	-	-	-	-	(250)
Sonoma Valley Chamber of Commerce	-	1,302	-	-	-	1,302
The Strength Studio	-	387	-	27	-	413
Lin Haley	-	-	-	-	14	14
Nidza Clarke, LMFT	-	7	-	-	-	7
Zach Medoff, Ph. D.	-	-	-	-	478	478
Edward Jones & Co., LP	-	5,172	-	4,436	2,399	12,007
Eric Dahl	-	137	-	-	-	137
<b>Grand Total</b>	<b>(250)</b>	<b>7,574</b>	<b>-</b>	<b>4,477</b>	<b>2,892</b>	<b>14,692</b>

Ginko Tree, LP  
24-10506  
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	-	240	-	-	240
	City of Sonoma	-	-	-	239	239
	Comcast	53	-	-	-	53
	Erick Roeser, CPA	-	-	-	101,932	101,932
	Israel Rojas Landscaping	-	-	-	270	270
	Pacific Gas & Electric	14	-	-	-	14
	Socotra Capital	-	-	-	131,365	131,365
	LeFever Mattson Property Management	-	-	-	2,786	2,786
<b>Post-Petition Total</b>		<b>67</b>	<b>240</b>	<b>-</b>	<b>236,592</b>	<b>236,899</b>
Pre-Petition	Bay Alarm Company	-	-	-	255	255
	City of Sonoma	-	-	-	732	732
	Comcast	-	-	-	12	12
	Israel Rojas Landscaping	-	-	-	670	670
	Kevin Garrett Construction	-	-	-	868	868
	KS Mattson Partners	-	-	-	206,250	206,250
	LeFever Mattson, Inc.	-	-	-	3,083	3,083
	Pacific Gas & Electric	-	-	-	2,056	2,056
	Quinonez Cleaning Service	-	-	-	35,765	35,765
	RentGrow, Inc	-	-	-	3	3
	Sonoma Garbage Collectors, Inc	-	-	-	57	57
	Walshs Chem-Dry	-	-	-	183	183
	LeFever Mattson Property Management	-	-	-	337	337
<b>Pre-Petition Total</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>250,270</b>	<b>250,270</b>
<b>Grand Total</b>		<b>67</b>	<b>240</b>	<b>-</b>	<b>486,862</b>	<b>487,169</b>

Ginko Tree, LP  
24-10506  
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.

Property Address	As of Petition Date		8/31/2025	
1151 Broadway	\$	635,000	\$	640,000
1161-1167 Broadway	\$	1,365,000	\$	1,365,000
635 Broadway	\$	875,000	\$	875,000
645-651 Broadway/10 Maple St	\$	3,500,000	\$	3,500,000
<b>Grand Total</b>	<b>\$</b>	<b>6,375,000</b>	<b>\$</b>	<b>6,380,000</b>

Bank Account	Balance Per Bank Statement	Outstanding Deposits	Outstanding Checks	Attributed to Other Debtors	Attributed to Non-Debtors	Other Activity	Reconciled Balance
Broadway/Maple Office	1,660	-	(875)	(13,309)	-	-	(12,524)
East West 50% Ginko Tree/50% Buckeye Tree	154,780	-	-	(77,390)	-	-	77,390
East West Ginko Tree LP	41,049	-	-	-	-	-	41,049
Axos Ginko Tree	258,411	-	(423)	-	-	-	257,988
Grand Total	455,901	-	(1,298)	(90,699)	-	-	363,904

Ginko Tree, LP  
24-10506  
Payments on Pre-Petition Debt  
8/31/2025

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

Ginko Tree, LP  
24-10506  
Schedule of Assets Sold or Transferred  
8/31/2025

Property	See Order Approving Asset Sale
596 3rd Street East, Sonoma, CA 95476	Docket #1986



## 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:** August 18, 2025  
**Order Number:** 972500144  
**Escrow Officer:** Kiley Demaree  
**Buyer:** Carol J. Welch, Trustee of the Carol J. Welch Revocable Trust, dated August 18, 1999 and Emmalee K. Gruesen and Nicolaus C. Gruesen  
1725 Chesapeake Street  
Charlottesville, VA 22902  
  
Emmalee K. Gruesen and Nicolaus C. Gruesen  
**Seller:** Ginko Tree, LP, a California Limited Partnership  
333 South Grand Avenue, Suite 4100  
Los Angeles, CA 90071  
**Property:** 596 3rd Street East  
Sonoma, CA 95476

	Seller	
	Debit	Credit
<b>Total Consideration</b>		
Purchase Price		1,099,000.00
<b>Prorations / Adjustments</b>		
EST 2025-2026 1st Installment 48 days @ 49.958411 per day at \$18,234.82 07/01/25-08/18/25	2,398.00	
<b>Payoffs</b>		
Payoff First Mortgage to Socotra Capital Inc	700,625.00	
<b>Title / Settlement Charges</b>		
FTB Processing Fee to Commonwealth Land Title Company	45.00	
Overnight/Messenger Fees to Commonwealth Land Title Company	79.77	
<b>Recording Charges</b>		
Sonoma County Transfer Tax to Simplifile	1,208.90	
Recording Fee - Release/Reconveyance EST to Title Court	300.00	
<b>Miscellaneous Charges</b>		
Transaction Fee to FTI Consulting	16,485.00	
Defaulted Taxes 2024-2025 to Sonoma County Treasurer & Tax Collector ASMT 990-378-102-000 and 018-271-037-000	22,909.61	
Sales Proceeds 4% to Ginko Tree, LP, a California Limited Partnership	39,942.20	
Escrowed Balances to Axos Bank	257,987.90	
Defaulted Taxes 2023 to Sonoma County Treasurer & Tax Collector	2,068.62	
<b>Commissions</b>		
Listing Agent Commission to Compass	27,475.00	
Selling Agent Commission to Keller-Williams Realty \$1,099,000.00 @ 2.5000% = \$27,475.00	27,475.00	



Seller's Final Settlement Statement

	Seller	
	Debit	Credit
Commissions (continued)		
Subtotals	1,099,000.00	1,099,000.00
Balance Due TO Seller	0.00	
Totals	1,099,000.00	1,099,000.00

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



Commonwealth Land Title Company, Settlement Agent



A Financial Services Company

PO Box 3938, Ontario, CA 91761

HOME TAX SERVICE OF AMERICA  
LEFEVER MATTSON PROPERTY  
THE BROADWAY OFFICE  
6359 AUBURN BLVD STE B  
CITRUS HEIGHTS CA 95621-5200

## Statement Ending 08/29/2025

HOME TAX SERVICE OF AMERICA

Page 1 of 2

Account Number: [REDACTED] 1404

### 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] 1404	\$1,660.07

### SPECIALTY BANKING A/A BUSINESS - [REDACTED] 1404

#### Account Summary

Date	Description	Amount
08/01/2025	Beginning Balance	\$1,660.07
	0 Credit(s) This Period	\$0.00
	0 Debit(s) This Period	\$0.00
08/29/2025	Ending Balance	\$1,660.07

Member FDIC

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

## ACCOUNT STATEMENT

Page 1 of 6

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

Total days in statement period: 31

1231

( 19)

BUCKEYE TREE, LP  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #24-10494  
BROADWAY MAPLE OFFICE  
6359 AUBURN BLVD SUITE B  
CITRUS HEIGHTS CA 95621-5200Switch to e-statements via our Mobile App  
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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	1231	Beginning balance	\$ 161,364.66
Enclosures	19	Total additions	( 10) 37,987.10
Low balance	\$ 154,780.07	Total subtractions	( 20) 44,571.69
Average balance	\$ 171,930.00	Ending balance	\$ 154,780.07

**CREDITS**

Number	Date	Transaction Description	Additions
	08-01	Pre-Auth Credit EDWARD JONES EDI PYMNTS 250801 01921600	10,324.86
	08-01	Deposit Bridge	846.00
	08-01	Deposit Bridge	7,951.47
	08-04	Pre-Auth Credit LEFEVER-EWGINKBR Settlement 25 0804	
		000024637407454	1,109.00
	08-04	Pre-Auth Credit LEFEVER-EWGINKBR Settlement 25 0804	
		000024621219646	8,180.04
	08-05	Deposit Bridge	343.81
	08-06	Pre-Auth Credit LEFEVER-EWGINKBR Settlement 25 0806	
		000024666541774	944.92
	08-07	Deposit Bridge	5,887.00
	08-15	Deposit Bridge	1,900.00
	08-25	Deposit Bridge	500.00

**CHECKS**

Number	Date	Amount	Number	Date	Amount
30079	08-07	178.60	30090	08-25	2,240.00
30080	08-07	122.64	30091	08-25	188.68
30081	08-05	1,320.85	30092	08-25	132.79
30082	08-05	69.76	30093	08-21	1,113.94
30083	08-04	2,293.73	30094	08-26	7,439.35
30084	08-14	320.00	30095	08-21	2,587.63
30085	08-13	2,691.98	30096	08-22	4,500.00
30086	08-14	105.33	30097	08-28	300.00
30087	08-14	294.20	30098	08-26	1,574.71
30089 *	08-13	97.50	* Skip in check sequence		

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

BUCKEYE TREE, LP

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

1231

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**DEBITS**

Date	Transaction Description	Subtractions
08-08	Outgoing Wire ACD3308P00002728 Socotra Capital, I 121133416 10 MAPLE 645-65 1 B ROADWAY	17,000.00

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**DAILY BALANCES**

Date	Amount	Date	Amount	Date	Amount
07-31	161,364.66	08-07	192,966.18	08-21	170,655.60
08-01	180,486.99	08-08	175,966.18	08-22	166,155.60
08-04	187,482.30	08-13	173,176.70	08-25	164,094.13
08-05	186,435.50	08-14	172,457.17	08-26	155,080.07
08-06	187,380.42	08-15	174,357.17	08-28	154,780.07

**OVERDRAFT/RETURN ITEM FEES**

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

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

Page 1 of 2

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

Total days in statement period: 31

1084

( 5)

GINKO TREE, LP  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #24-10506  
6359 AUBURN BLVD SUITE B  
CITRUS HEIGHTS CA 95621-5200

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**Commercial Analysis Checking**

Account number	1084	Beginning balance	\$1,606.29
Enclosures	5	Total additions	( 1) 39,942.20
Low balance	\$1,164.69	Total subtractions	( 5) 499.10
Average balance	\$19,259.96	Ending balance	\$41,049.39

**CREDITS**

Number	Date	Transaction Description	Additions
	08-18	Wire Trans-IN d78acc38-b386-4434 -a6a7 -cd195a982092 COMMONWEALTH LAND USBKUS44IMT FN 972500144 97250 0144 596 3RD ST EA	39,942.20

**CHECKS**

Number	Date	Amount	Number	Date	Amount
20019	08-04	312.00	20022	08-21	20.72
20020	08-05	35.02	20023	08-26	36.78
20021	08-13	94.58			

**DAILY BALANCES**

Date	Amount	Date	Amount	Date	Amount
07-31	1,606.29	08-13	1,164.69	08-26	41,049.39
08-04	1,294.29	08-18	41,106.89		
08-05	1,259.27	08-21	41,086.17		

**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



PO BOX 911039  
San Diego, CA 92191-1039

(888) 374-8267  
axosfiduciaryservices.com

Date 8/29/25  
Primary Account

Page 1  
4381

**33447939**

GINKO TREE, LP  
Debtor in Possession, Case #24-10506;  
Escrow  
6359 AUBURN BLVD. STE. B  
CITRUS HEIGHTS, CA 95621

Account Title: GINKO TREE, LP  
Debtor in Possession, Case #24-10506;  
Escrow

Commercial Interest Checking		Number of Enclosures	0
Account Number	4381	Statement Dates	8/01/25 thru 9/01/25
Previous Balance	.00	Days in the statement period	32
1 Deposits/Credits	257,987.90	Avg Daily Ledger	120,931.82
Checks/Debits	.00	Avg Daily Collected	120,931.82
Maintenance Fee	.00	Interest Earned	423.35
Interest Paid	423.35	Annual Percentage Yield Earned	4.07%
Ending Balance	258,411.25	2025 Interest Paid	423.35

### Deposits and Other Credits

Date	Description	Amount
8/18	Wire Transfer Credit GINKO TREE, LP 121122676 890000214381 FN 972500144 972500144 596 3RD ST E SONOMA CA PROPADDR 596 3 RD STREETEAST, SONOMA, CA 9547 6 20250818I1Q73AGC004463 20250818MMQFMP9N00051708181626 FT03 20250818MMQFMP9N00051708181626 FT03	257,987.90
9/01	Interest Paid	423.35

Date 8/29/25  
Primary Account

Page 2  
890000214381

Commercial Interest Checking

890000214381 (Continued)

**DAILY BALANCE INFORMATION**

Date	Balance	Date	Balance
8/01	.00	8/18	257,987.90
		9/01	258,411.25

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