

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Red Oak Tree, LP

§
§
§
§Case No. 24-10520Debtor(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
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Reporting Method:

Accrual Basis ☐Cash Basis ☒

Debtor's Full-Time Employees (current):

0

Debtor's Full-Time Employees (as of date of order for relief):

0**Supporting Documentation** (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- ☒ Statement of cash receipts and disbursements
- ☒ Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- ☒ Statement of operations (profit or loss statement)
- ☒ Accounts receivable aging
- ☒ Postpetition liabilities aging
- ☒ Statement of capital assets
- ☐ Schedule of payments to professionals
- ☐ Schedule of payments to insiders
- ☒ All bank statements and bank reconciliations for the reporting period
- ☒ Description of the assets sold or transferred and the terms of the sale or transfer

/s/ Thomas B. Rupp

Signature of Responsible Party09/26/2025Date

Thomas B. Rupp

Printed Name of Responsible Party

Keller Benvenuti Kim LLP

101 Montgomery Street, Suite 1950

San Francisco, CA 94104Address

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

Case: 24-10545 Doc# 2466 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	\$642,655	
b. Total receipts (net of transfers between accounts)	\$575,611	\$1,054,813
c. Total disbursements (net of transfers between accounts)	\$28,478	\$483,533
d. Cash balance end of month (a+b-c)	\$1,189,788	
e. Disbursements made by third party for the benefit of the estate	\$493,395	\$493,113
f. Total disbursements for quarterly fee calculation (c+e)	\$521,873	\$976,646

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$-9,085
b. Accounts receivable over 90 days outstanding (net of allowance)	\$120
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$1,414,178
e. Total assets	\$3,854,676
f. Postpetition payables (excluding taxes)	\$31,421
g. Postpetition payables past due (excluding taxes)	\$2,522
h. Postpetition taxes payable	\$62,510
i. Postpetition taxes past due	\$62,510
j. Total postpetition debt (f+h)	\$93,931
k. Prepetition secured debt	\$937,805
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$95,928
n. Total liabilities (debt) (j+k+l+m)	\$1,127,664
o. Ending equity/net worth (e-n)	\$2,727,012

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$1,025,000	\$1,025,000
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$493,395	\$493,395
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$531,605	\$531,605

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)	\$155,773	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$155,773	
d. Selling expenses	\$0	
e. General and administrative expenses	\$58,508	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$9,348	
i. Taxes (local, state, and federal)	\$22,093	
j. Reorganization items	\$22,875	
k. Profit (loss)	\$42,948	\$60,997

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

	xv					
	xvi					
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	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. 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

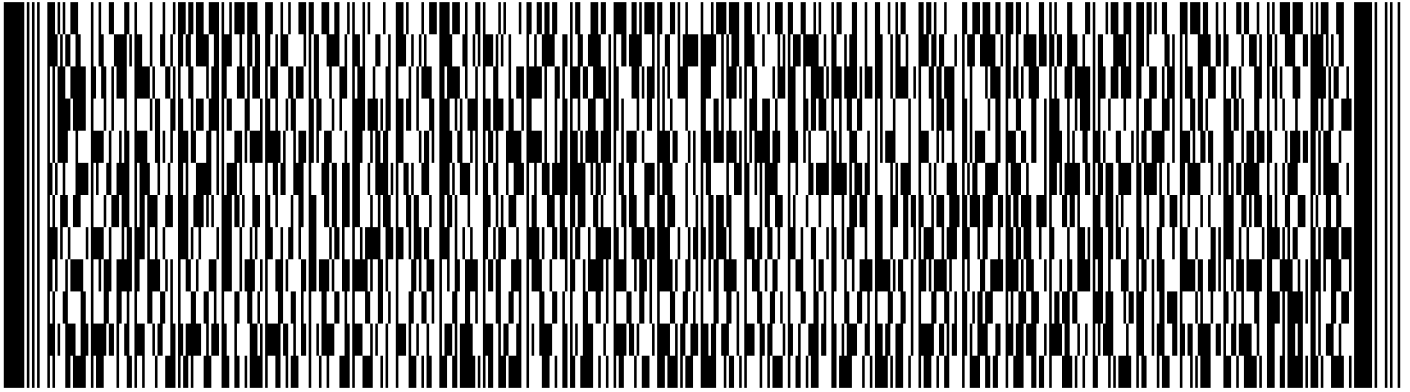
Title

Bradley D. Sharp

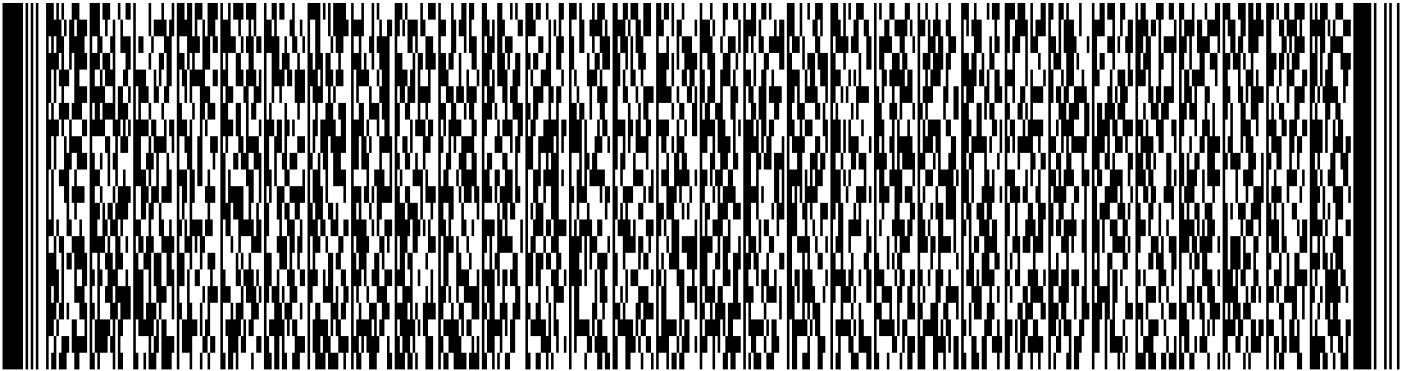
Printed Name of Responsible Party

09/26/2025

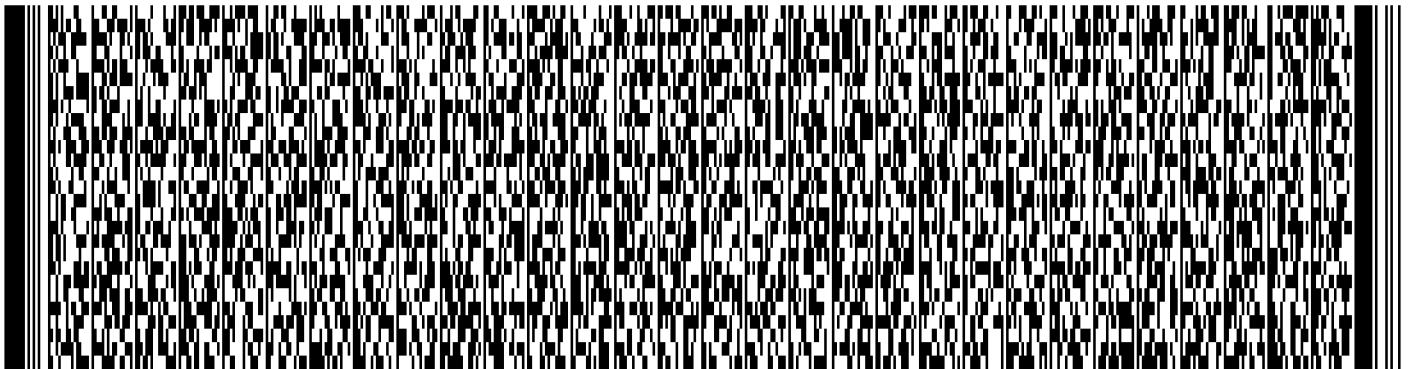
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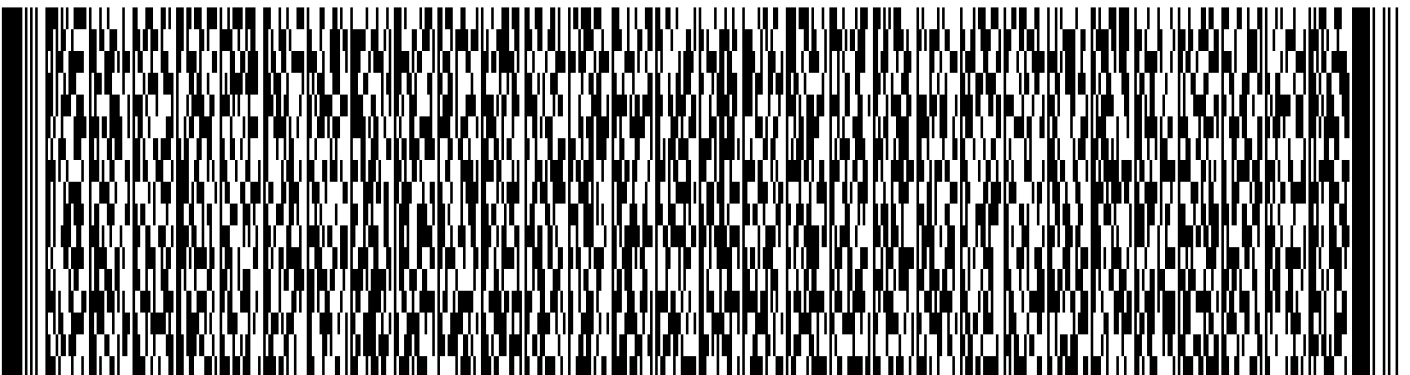
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Bankruptcy1to50



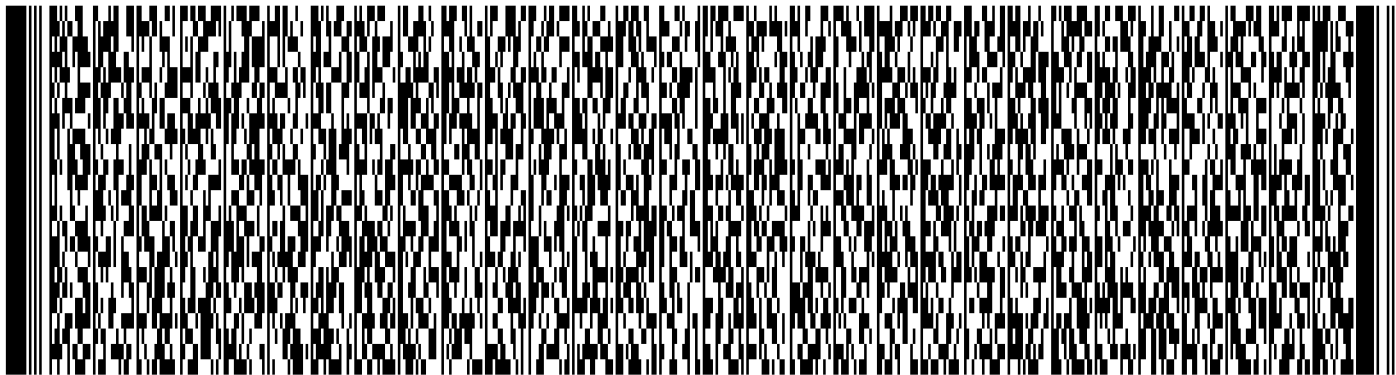
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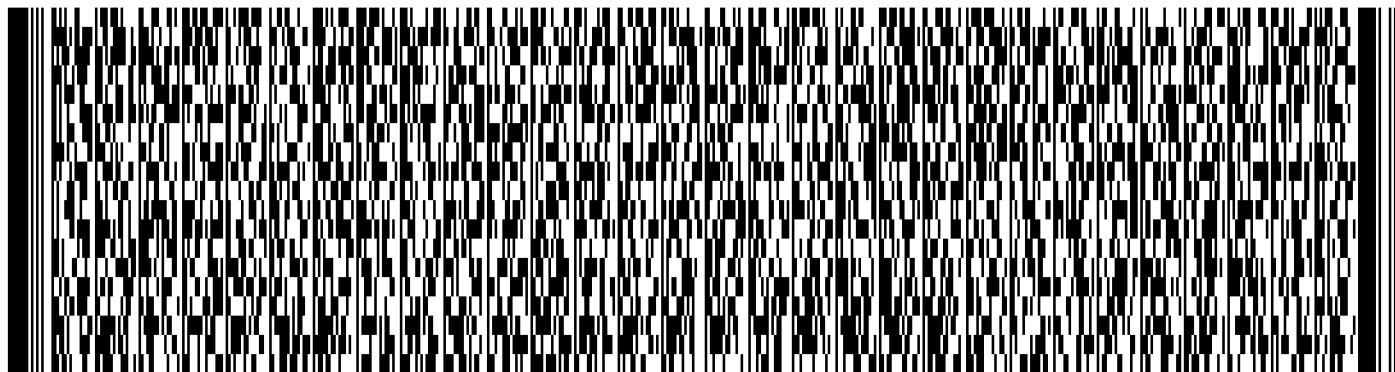
NonBankruptcy1to50



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”).¹ The Debtors are authorized to operate their businesses and manage their properties as debtors in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. The Debtors are providing the information and documents provided herewith (collectively, and for all Debtors, the “Monthly Operating Reports”) pursuant to the in response to the *Uniform Periodic Reports in Cases Filed Under Chapter 11 of Title 11*, promulgated by the United States Trustee Program, and the *United States Trustee Chapter 11 Operating and Reporting Guidelines for Debtors in Possession* (Revised March 31, 2023). All information in these Monthly Operating Reports relates solely to the Debtors, and not to any non-Debtor affiliate. The following notes and statements and limitations should be referred to, and referenced in connection with, any review of the Monthly Operating Reports.

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

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

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

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

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

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

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

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

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

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

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

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

Red Oak Tree, LP
24-10520
Statement of Cash Receipts and Disbursements
8/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 42,142	\$ 460,829
Other Operating Cash Receipts	-	15,609
Total Operating Receipts	<u>\$ 42,142</u>	<u>\$ 476,438</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ 1,864	\$ 46,771
Intercompany Transfers	-	0
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	531,605	531,605
Escrowed Proceeds (Socotra)	-	-
Total Non-Operating Receipts	<u>\$ 533,468</u>	<u>\$ 578,375</u>
Total Receipts	<u>\$ 575,611</u>	<u>\$ 1,054,813</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ 1,684	\$ 18,002
Insurance	-	58,605
Utilities	2,207	53,374
Repairs & Maintenance	14,076	215,684
Admin Expense	822	18,042
Professional Fees	-	3,395
Other Operating Disbursements	14	5,700
Management Fees	2,124	22,910
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 20,927</u>	<u>\$ 395,712</u>
Non-Operating		
Debt Service	\$ 7,551	\$ 85,638
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	1,900
Owner Distributions	-	-
Intercompany Transfers	-	283
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 7,551</u>	<u>\$ 87,820</u>
Total Disbursements	<u>\$ 28,478</u>	<u>\$ 483,533</u>
Net Cash Receipts and Disbursements	<u>\$ 547,133</u>	<u>\$ 571,281</u>
Total Disbursements less Intercompany Disbursements	<u>\$ 28,478</u>	<u>\$ 483,250</u>

Red Oak Tree, LP
24-10520
Balance Sheet
8/31/2025

	Current Month
Assets	
Current Assets	
Cash & Equivalents	\$ 1,189,788
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	233,475
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
Total Current Assets	\$ 1,423,263
Fixed Assets	
FF&E	\$ -
Capital Assets	2,394,000
Accumulated Depreciation	-
Total Fixed Assets	\$ 2,394,000
Other Assets	\$ 46,498
Other Assets (To Be Reconciled)	-
Total Other Assets	\$ 46,498
Total Assets	\$ 3,863,761
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	23,977
Other Payables	-
Intercompany Liabilities - LM	-
Intercompany Liabilities - Other	-
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	21,466
Other Liabilities (To Be Reconciled)	-
Total Current Liabilities	\$ 45,444
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 826,340
Notes Payable	936,625
Notes Payable - LM	8,000
Total Long-Term Liabilities	\$ 1,770,965
Total Liabilities	\$ 1,816,408
Equity	
Capital	\$ 145,252
Retained Earnings	(240,352)
YTD Net Income	2,142,452
Total Equity	\$ 2,047,352
Total Liabilities and Equity	\$ 3,863,761

Red Oak Tree, LP
24-10520
Statement of Operations
8/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 42,211	\$ 465,112
Garage Income	-	-
Other Revenue		
Other Income	113,562	163,988
Gain/(Loss) on Sale of Assets	-	-
Total Revenue	\$ 155,773	\$ 629,100
Expense		
Operating Expense		
Admin Expense	\$ 4,016	\$ 49,496
Bank Fees	25	35
Commissions	-	-
Garage Expense	-	-
Insurance	(252)	61,286
Landscaping	-	-
Licenses & Fees	-	4,950
Marketing	822	3,894
Payroll	1,684	18,002
Professional Fees	36,000	39,395
Property Expense	-	-
Rent Expense	14	3,525
Repairs & Maintenance	13,816	211,595
Utilities	2,123	49,098
Other Operating Expense	260	5,038
Total Operating Expense	\$ 58,508	\$ 446,313
Non-Operating Expense		
Restructuring Fees	\$ 22,875	\$ 24,775
Interest Expense	9,348	74,923
Tax	22,093	22,093
Total Non-Operating Expense	\$ 54,316	\$ 121,791
Total Expense	\$ 112,825	\$ 568,104
Net Income	\$ 42,948	\$ 60,997

Red Oak Tree, LP
24-10520
AR Aging Report
8/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Brilliant Corners, Inc.	(3,098)	-	-	-	-	(3,098)
EA Family Services	-	-	-	-	1	1
Greene Nealy	(1,822)	-	-	-	-	(1,822)
Wiskur Bonnie	(132)	75	-	-	-	(57)
Cook Bree	(880)	-	-	-	-	(880)
Robinson Camilya	(146)	-	-	-	-	(146)
Alexander Jr. Ricky	(146)	252	-	-	-	106
Rodriguez David	(3,544)	-	-	-	-	(3,544)
Hopkins September	-	7	-	-	-	7
Chamay Silverio	-	75	75	91	119	360
Dor Tomiko	(12)	-	-	-	-	(12)
Grand Total	(9,780)	409	75	91	120	(9,085)

Red Oak Tree, LP
24-10520
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	Charles Lomeli-TTCCC	-	-	-	62,510	62,510
	Complete Plumbing Services	2,025	925	-	450	3,400
	Fairfield Municipal Utilities	-	-	-	2,644	2,644
	Pacific Gas & Electric	-	-	248	(627)	(379)
	PJ's Junk Removal	700	-	-	-	700
	Zillow, Inc	-	-	-	55	55
	LeFever Mattson Property Management	-	-	1,024	-	1,024
Post-Petition Total		2,725	925	1,272	65,032	69,954
Pre-Petition	Complete Plumbing Services	-	-	-	325	325
	Fairfield Municipal Utilities	-	-	-	1,800	1,800
	Lopez Landscaping	-	-	-	474	474
	Pacific Gas & Electric	-	-	-	206	206
	Pamela C. Jackson, Inc.	-	-	-	745	745
	Parish Termite & Pest Management, Inc.	-	-	-	112	112
	Pinewood Village Condominiums	-	-	-	5,760	5,760
	PJ's Junk Removal	-	-	-	150	150
	RentGrow, Inc	-	-	-	11	11
	YES Energy Management	-	-	-	80	80
	Zillow, Inc	-	-	-	354	354
	LeFever Mattson Property Management	-	-	-	55,108	55,108
	Tenant Move Out Refund	-	-	-	686	686
	Thompson	-	-	-	651	651
Pre-Petition Total		-	-	-	66,462	66,462
Grand Total		2,725	925	1,272	131,494	136,416

Red Oak Tree, LP
24-10520
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	
905 Broadway St	\$	826,000	\$	826,000
Carpenter & Washington St	\$	1,568,000	\$	1,568,000
Grand Total	\$	2,394,000	\$	2,394,000

Red Oak Tree, LP
24-10520
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
Fairfield Red Oak Tree-Citizns	-	-	-	-	-	250	250
East West Red Oak Tree LP	602,289	146	-	-	-	-	602,435
East West Red Oak Tree LP - MM	587,103	-	-	-	-	-	587,103
Grand Total	1,189,392	146	-	-	-	250	1,189,788

Red Oak Tree, LP
24-10520
Payments on Pre-Petition Debt
8/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Red Oak Tree, LP	8/11/2025	8/11/2025	Chase	7,551
Grand Total				7,551

Red Oak Tree, LP
24-10520
Schedule of Assets Sold or Transferred
8/31/2025

Property	See Order Approving Asset Sale
500 Jackson Street, Fairfield, CA 94533	Docket #1990



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 22, 2025
Order Number: 972500094
Escrow Officer: Kiley Demaree
Buyer: Infinity Property Enterprises, LLC, a California limited liability company
1891 Woolner Ave Ste C
Fairfield, CA 94533
Seller: Red Oak Tree, LP, a California limited partnership
333 S Grand Ave Ste 4100
Los Angeles, CA 90071
Property: 500 Jackson Street
Fairfield, CA 94533-6108

	Seller	
	Debit	Credit
Total Consideration		
Purchase Price		1,025,000.00
Prorations / Adjustments		
EST 2025 Taxes	1,982.65	
52 days @ 38.12789 per day at \$13,916.68		
07/01/25-08/22/25		
DEL. 2024 -Taxes	15,725.84	
to Solano County Treasurer & Tax Collector		
01/01/01-01/01/01		
DEL. 2022 Supplemental Bill 223470	188.96	
to Solano County Treasurer & Tax Collector		
01/01/01-01/01/01		
DEL. 2022 Supplemental Bill 223541	2,574.78	
to Solano County Treasurer & Tax Collector		
01/01/01-01/01/01		
DEL. 2022 Escape 409513	1,046.58	
to Solano County Treasurer & Tax Collector		
01/01/01-01/01/01		
DEL. 2021 Supplemental Bill 223115	574.48	
to Solano County Treasurer & Tax Collector		
01/01/01-01/01/01		
Security Deposits	4,085.00	
Rent Monthly	2,271.94	
10 days @ 227.193548 per day at \$7,043.00		
08/22/25-09/01/25		
Credit to Buyer	65,000.00	
Independent Consideration		100.00
Payoffs		
Payoff First Mortgage to JPMorgan Chase Bank, N.A	347,128.56	
Principal Balance	337,202.16	
Interest To 09/08/25	2,271.40	

Seller's Final Settlement Statement

		Seller	
		Debit	Credit
Payoffs (continued)			
Recording Fees	10.00		
Recording Fee	75.00		
Lien Release fee	45.00		
Unpaid NSF Charges	25.00		
Attorney Fee	7,500.00		
Total Payoff	347,128.56		
Title / Settlement Charges			
FTB Processing Fee to Commonwealth Land Title Company		45.00	
Overnight/Messenger Fees to Commonwealth Land Title Company		53.18	
Recording Charges			
Recording Fee - Deed to Simplifile		16.00	
Solano County Transfer Tax to Simplifile		1,127.50	
Recording Fee - Release/Reconveyance to Simplifile		300.00	
Miscellaneous Charges			
Transaction Fee to FTI Consulting		15,375.00	
Commissions			
Listing Agent Commission to Marcus & Millichap		36,000.00	
Subtotals		493,495.47	1,025,100.00
Balance Due TO Seller		531,604.53	
Totals		1,025,100.00	1,025,100.00

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
INC
DBA LEFEVER MATTSON PROPERTY
HITF RED OAK TREE LP
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] 0185

Managing Your Accounts



Phone Number 888.222.5432



Website cbbank.com



Email customersupport@cbbank.com

Final Statement

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] 0185	\$0.00

SPECIALTY BANKING A/A BUSINESS - [REDACTED] 0185

Account Summary

Date	Description	Amount
08/01/2025	Beginning Balance	\$11,492.23
	1 Credit(s) This Period	\$1,007.50
	2 Debit(s) This Period	\$12,499.73
08/29/2025	Ending Balance	\$0.00

Deposit Credits

Date	Description	Amount
08/20/2025	RDC Deposit	\$1,007.50
		1 item(s) totaling \$1,007.50

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
0	08/26/2025	\$0.00	20143*	08/21/2025	\$12,499.73

* Indicates skipped check number

2 item(s) totaling \$12,499.73

Daily Balances

Date	Amount	Date	Amount	Date	Amount
08/20/2025	\$12,499.73	08/21/2025	\$0.00	08/26/2025	\$0.00

Member FDIC

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

Direct inquiries to:
888 761-3967

ACCOUNT STATEMENT

Page 1 of 7

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

Total days in statement period: 31

1147

(24)

RED OAK TREE, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10520
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 or call 833.468.8356 for details.

Commercial Analysis Checking

Account number	1147	Beginning balance	\$49,843.24
Enclosures	24	Total additions	(28) 589,420.53
Low balance	\$49,843.24	Total subtractions	(29) 36,974.50
Average balance	\$233,279.17	Ending balance	\$602,289.27

CREDITS

Number	Date	Transaction Description	Additions
	08-04	Pre-Auth Credit LEFEVER-EWROTREE Settlement 250804 000024637407386	1,729.13
	08-04	Pre-Auth Credit LEFEVER-EWROTREE Settlement 250804 000024621219546	3,643.20
	08-04	Deposit Bridge	1,566.13
	08-05	Deposit Bridge	1,553.00
	08-05	Deposit Bridge	2,000.00
	08-05	Deposit Bridge	2,064.47
	08-06	Pre-Auth Credit FLEX Rent 250806 YA6381389462065	1,797.36
	08-06	Deposit Bridge	1,119.00
	08-06	Deposit Bridge	1,385.00
	08-07	Pre-Auth Credit FLEX Rent 250807 YA8728910524680	1,483.00
	08-07	Pre-Auth Credit FLEX Rent 250807 YA9575568615160	1,508.31
	08-07	Pre-Auth Credit FLEX Rent 250807 YA7440568407654	1,700.58
	08-07	Pre-Auth Credit LEFEVER-EWROTREE Settlement 250807 000024677589034	1,729.66
	08-08	Pre-Auth Credit FLEX Rent 250808 YA8854365225327	1,523.31
	08-08	Pre-Auth Credit FLEX Rent 250808 YA3610683190916	3,345.26
	08-11	Pre-Auth Credit LEFEVER-EWROTREE Settlement 250811 000024702136882	1,462.00
	08-13	Deposit Bridge	4,873.00
	08-18	Redeposited lte	1,660.00
	08-20	Deposit Bridge	12,499.73
	08-22	Wire Trans-IN 5c8be478-1e75-4482 -a5de-5f2ef7b7fad7 COMMONWEALTH LAND USBKUS44IMT FN 972500094 CASE2 4-10520 -500 JACKS	34.00

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

RED OAK TREE, LP

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

1147

Number	Date	Transaction Description	Additions
	08-22	Wire Trans-IN 87725893-967d-48e7 -a65c-8d882a2e5ab7 COMMONWEALTH LAND USBKUS44IMT FN 972500094 97250 0094-JACKSON ST FA	531,570.53
	08-25	Deposit Bridge	782.00
	08-26	Deposit Bridge	1,628.00
	08-26	Deposit Bridge	1,821.86
	08-28	Deposit Bridge	550.00
	08-29	Deposit Bridge	1,189.00
	08-29	Deposit Bridge	1,584.00
	08-29	Deposit Bridge	1,619.00

CHECKS

Number	Date	Amount	Number	Date	Amount
30117	08-04	457.00	30131	08-12	2,550.00
30118	08-07	2,482.02	30132	08-12	198.24
30119	08-06	780.22	30136 *	08-13	4,922.50
30121 *	08-04	2,123.65	30137	08-22	826.13
30122	08-04	1,684.32	30138	08-21	28.84
30123	08-13	1,553.56	30139	08-21	700.00
30124	08-12	1,200.00	30140	08-22	1,775.77
30125	08-15	275.00	30141	08-25	204.00
30126	08-14	1,304.00	30142	08-25	411.00
30127	08-18	14.00	30143	08-26	260.00
30128	08-14	585.00	30144	08-21	1,007.50
30129	08-26	350.00	* Skip in check sequence		
30130	08-15	411.00			

DEBITS

Date	Transaction Description	Subtractions
08-11	Preauth Debit JPMORGAN CHASE LOAN DRAFT 250811 772528303	1,996.95
08-11	Preauth Debit JPMORGAN CHASE LOAN DRAFT 250811 772528428	2,020.17
08-11	Preauth Debit JPMORGAN CHASE LOAN DRAFT 250811 772528378	3,533.63
08-18	Dep Rtn NSF	1,660.00
08-21	Dep Rtn NSF	1,660.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	49,843.24	08-12	60,426.45	08-22	594,340.41
08-04	52,516.73	08-13	58,823.39	08-25	594,507.41
08-05	58,134.20	08-14	56,934.39	08-26	597,347.27
08-06	61,655.34	08-15	56,248.39	08-28	597,897.27
08-07	65,594.87	08-18	56,234.39	08-29	602,289.27
08-08	70,463.44	08-20	68,734.12		
08-11	64,374.69	08-21	65,337.78		

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

RED OAK TREE, LP

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

1147

OVERDRAFT/RETURN ITEM FEES

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

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

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ACCOUNT STATEMENT

Page 1 of 1

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

Total days in statement period: 31

1378

(0)

RED OAK TREE, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10520
6359 AUBURN BLVD STE B
CITRUS HEIGHTS CA 95621-5200

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Business Money Market

Account number	1378	Beginning balance	\$585,238.60
Low balance	\$585,238.60	Total additions	(1) 1,863.94
Average balance	\$585,238.60	Total subtractions	(0) 0.00
Interest paid year to date	\$12,276.54	Ending balance	\$587,102.54

CREDITS

Number	Date	Transaction Description	Additions
	08-31	Interest Credit	1,863.94

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	585,238.60	08-31	587,102.54		

INTEREST INFORMATION

Annual percentage yield earned	3.82%	Interest-bearing days	31
Average balance for APY	\$585,238.60	Interest earned	\$1,863.94

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