

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Sienna Pointe, LLC

§
§
§
§Case No. 24-10530Debtor(s)Lead Case No. 24-10545☒ Jointly Administered**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 Party

09/26/2025

Date

Thomas B. Rupp

Printed Name of Responsible Party

Keller Benvenutti 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# 2477 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	\$2,128,626	
b. Total receipts (net of transfers between accounts)	\$1,280,984	\$5,702,749
c. Total disbursements (net of transfers between accounts)	\$239,958	\$2,590,559
d. Cash balance end of month (a+b-c)	\$3,169,652	
e. Disbursements made by third party for the benefit of the estate	\$87,156	\$229,923
f. Total disbursements for quarterly fee calculation (c+e)	\$327,114	\$2,820,482

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$56,908
b. Accounts receivable over 90 days outstanding (net of allowance)	\$110,639
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$3,078,407
e. Total assets	\$73,314,682
f. Postpetition payables (excluding taxes)	\$308,512
g. Postpetition payables past due (excluding taxes)	\$287,128
h. Postpetition taxes payable	\$502,983
i. Postpetition taxes past due	\$502,983
j. Total postpetition debt (f+h)	\$811,495
k. Prepetition secured debt	\$33,540,245
l. Prepetition priority debt	\$151,888
m. Prepetition unsecured debt	\$8,275,910
n. Total liabilities (debt) (j+k+l+m)	\$42,779,538
o. Ending equity/net worth (e-n)	\$30,535,144

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$1,075,000	\$2,575,000
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$87,156	\$229,923
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$987,844	\$2,345,077

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)	\$371,057	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$371,057	
d. Selling expenses	\$0	
e. General and administrative expenses	\$167,975	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$83,082	
i. Taxes (local, state, and federal)	\$16,241	
j. Reorganization items	\$16,125	
k. Profit (loss)	\$87,635	\$601,863

Part 5: Professional Fees and Expenses

			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative	
a.	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>						
	<i>Itemized Breakdown by Firm</i>						
		Firm Name	Role				
	i	0					
	ii						
	iii						
	iv						
	v						
	vi						
	vii						
	viii						
	ix						
	x						
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	xcix						
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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					
	vi					
	vii					
	viii					
	ix					
	x					
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	xlvii					
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	lvi					

c.	xcix						
	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

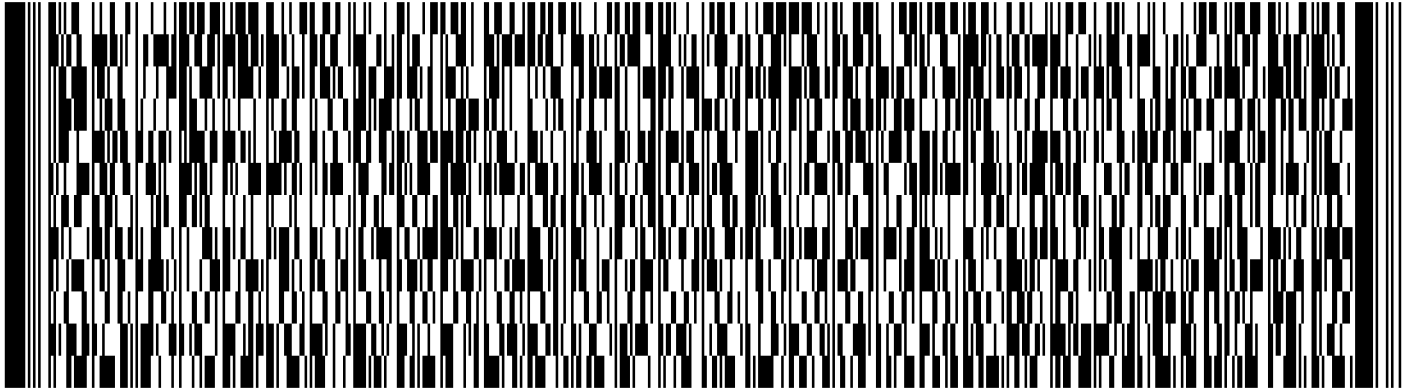
Title

Bradley D. Sharp

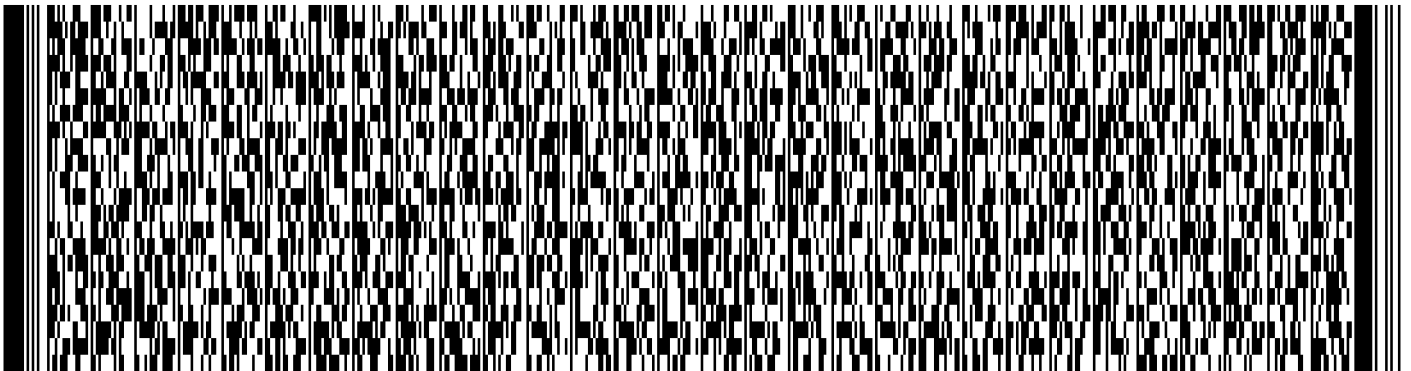
Printed Name of Responsible Party

09/26/2025

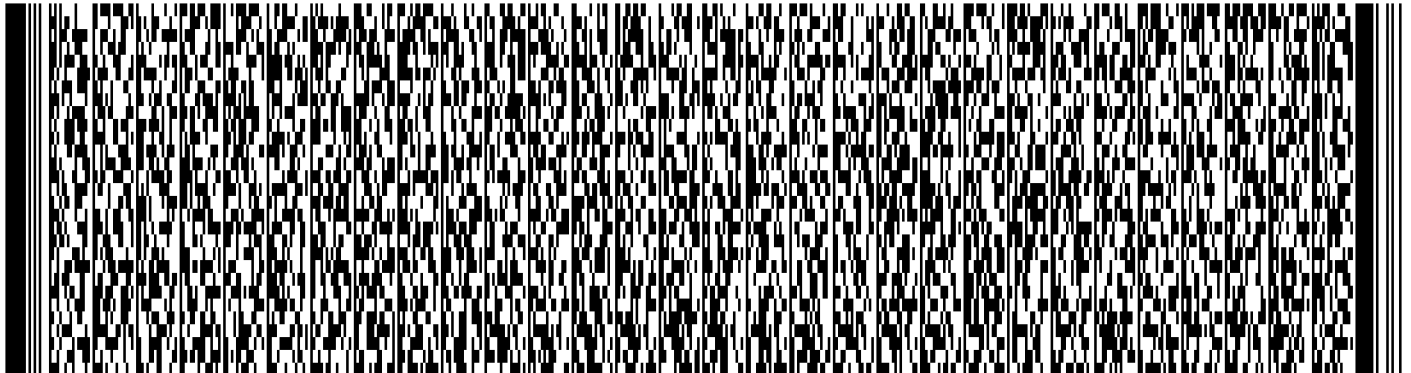
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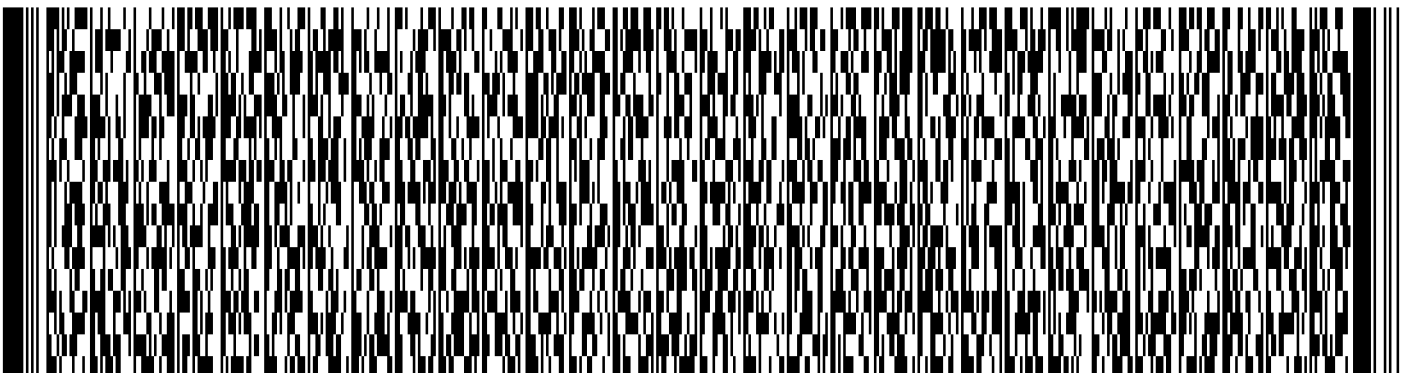
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Bankruptcy1to50



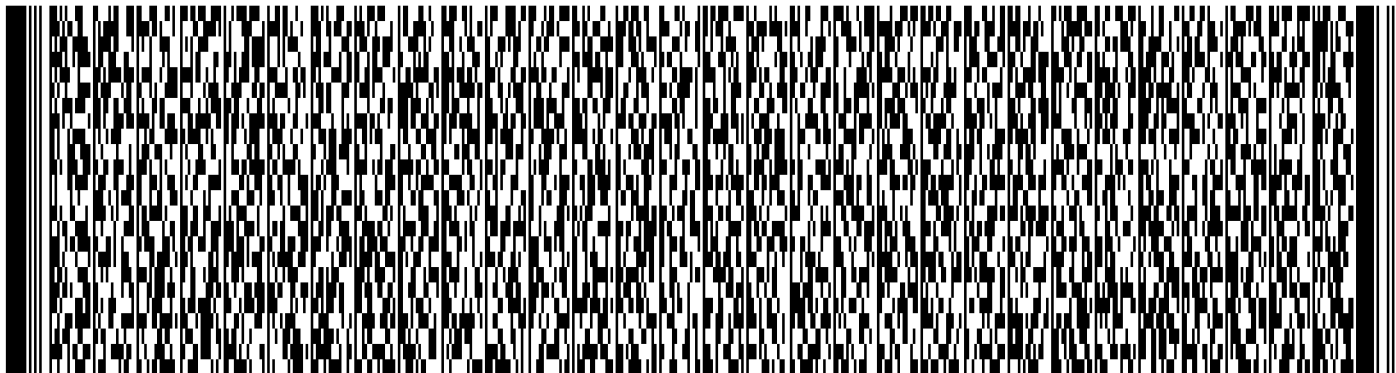
Bankruptcy51to100



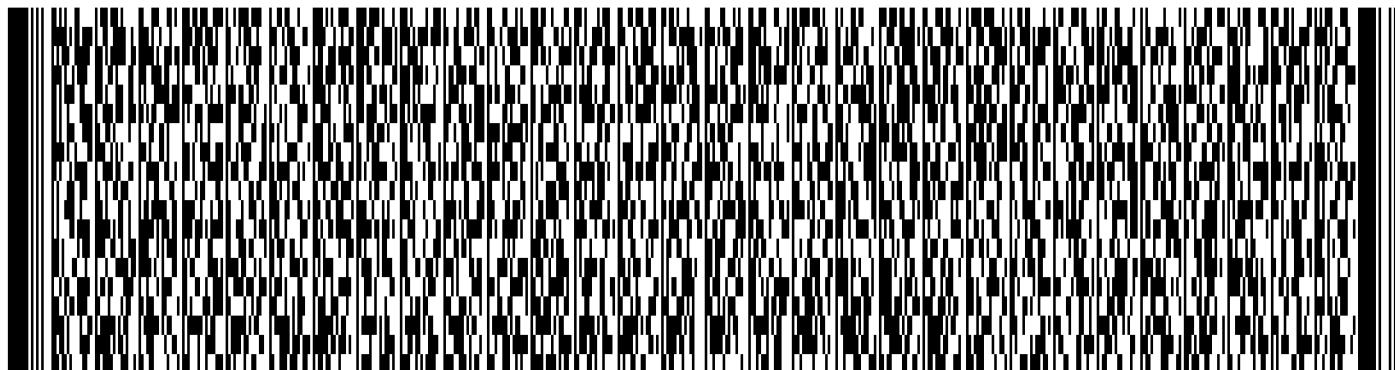
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PageFour

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.

Sienna Pointe, LLC
24-10530
Statement of Cash Receipts and Disbursements
8/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 291,435	\$ 3,304,244
Other Operating Cash Receipts	195	38,918
Total Operating Receipts	<u>\$ 291,630</u>	<u>\$ 3,343,162</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ 1,510	\$ 14,510
Intercompany Transfers	-	-
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	987,844	2,345,077
Escrowed Proceeds (Socotra)	-	-
Total Non-Operating Receipts	<u>\$ 989,354</u>	<u>\$ 2,359,587</u>
Total Receipts	<u>\$ 1,280,984</u>	<u>\$ 5,702,749</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ -	\$ 875
Insurance	9,671	106,582
Utilities	16,661	183,674
Repairs & Maintenance	55,377	485,481
Admin Expense	3,592	123,142
Professional Fees	-	374
Other Operating Disbursements	11,121	171,918
Management Fees	10,968	82,575
Taxes (sales, property, other)	-	1,289
Total Operating Disbursements	<u>\$ 107,390</u>	<u>\$ 1,155,910</u>
Non-Operating		
Debt Service	\$ 132,568	\$ 1,426,308
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	8,341
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 132,568</u>	<u>\$ 1,434,649</u>
Total Disbursements	<u>\$ 239,958</u>	<u>\$ 2,590,559</u>
Net Cash Receipts and Disbursements	<u>\$ 1,041,025</u>	<u>\$ 3,112,189</u>
Total Disbursements less Intercompany Disbursements	<u>\$ 239,958</u>	<u>\$ 2,590,559</u>

Sienna Pointe, LLC
24-10530
Balance Sheet
8/31/2025

	Current Month
Assets	
Current Assets	
Cash & Equivalents	\$ 3,169,651
Accounts Receivable	-
Notes Receivable	600,000
Intercompany Receivables	(748,152)
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
Total Current Assets	\$ 3,021,499
Fixed Assets	
FF&E	\$ -
Capital Assets	67,700,000
Accumulated Depreciation	-
Total Fixed Assets	\$ 67,700,000
Other Assets	\$ 2,536,274
Other Assets (To Be Reconciled)	-
Total Other Assets	\$ 2,536,274
Total Assets	\$ 73,257,773
Liabilities	
Current Liabilities	
Current Liabilities	\$ 227,905
Security Deposits	14,686
Other Payables	53,034
Intercompany Liabilities - LM	3,138,669
Intercompany Liabilities - Other	4,602,720
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	9,124
Other Liabilities (To Be Reconciled)	85,411
Total Current Liabilities	\$ 8,131,549
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 51,154,120
Notes Payable	33,020,245
Notes Payable - LM	-
Total Long-Term Liabilities	\$ 84,174,365
Total Liabilities	\$ 92,305,914
Equity	
Capital	\$ (34,609,026)
Retained Earnings	14,834,064
YTD Net Income	726,821
Total Equity	\$ (19,048,141)
Total Liabilities and Equity	\$ 73,257,773

Sienna Pointe, LLC
24-10530
Statement of Operations
8/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 243,564	\$ 2,758,100
Garage Income	50,384	620,978
Other Revenue		
Other Income	12,238	141,273
Gain/(Loss) on Sale of Assets	64,872	(511,224)
Total Revenue	\$ 371,057	\$ 3,009,127
Expense		
Operating Expense		
Admin Expense	\$ 22,769	\$ 264,516
Bank Fees	66	343
Commissions	-	55,809
Garage Expense	9,563	128,712
Insurance	9,674	109,919
Landscaping	1,973	29,904
Licenses & Fees	-	-
Marketing	-	-
Payroll	-	7,415
Professional Fees	-	6,080
Property Expense	1,072	2,501
Rent Expense	-	-
Repairs & Maintenance	88,848	446,434
Utilities	22,360	260,743
Other Operating Expense	11,650	136,381
Total Operating Expense	\$ 167,975	\$ 1,448,758
Non-Operating Expense		
Restructuring Fees	\$ 16,125	\$ 46,966
Interest Expense	83,082	860,996
Tax	16,241	50,544
Total Non-Operating Expense	\$ 115,447	\$ 958,506
Total Expense	\$ 283,423	\$ 2,407,264
Net Income	\$ 87,635	\$ 601,863

Sienna Pointe, LLC
24-10530
AR Aging Report
8/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Adams Broadwell Joseph & Cardozo	(6,529)	-	-	-	-	(6,529)
Bold, Polisner, Maddow, Nelson & Judson	-	345	-	-	-	345
Capitol Resource Institute	-	688	-	688	-	1,376
Engstrom Properties	(5,876)	-	-	-	-	(5,876)
Fiona Hutton & Associates	(4,820)	-	-	-	-	(4,820)
MMS Strategies, LLC	(7,523)	-	-	-	-	(7,523)
Relation Insurance Services, Inc.	(36,591)	195	-	-	-	(36,396)
SP+ Parking	-	600	-	600	-	1,200
Union of American Physicians and Dentists	(12,313)	-	-	-	-	(12,313)
Zions Bancorporation, N.A.	(33,591)	-	-	-	-	(33,591)
Beeson, Tayer & Bodine	(1,245)	-	-	-	-	(1,245)
MB Public Affairs, Inc.	(5,435)	1,365	2,730	-	-	(1,340)
Witan Law	(200)	-	-	-	-	(200)
Harrow Cellars, Inc.	-	3,950	-	3,950	110,600	118,500
David Allen, Artefact Design & Salvage, Inc.	-	9,150	-	4,169	-	13,319
Contreras Samuel	(600)	-	-	-	-	(600)
Judicial Council of California	-	30,249	-	-	-	30,249
Joewad Homran	-	-	-	-	39	39
Pineapple Bear	-	10,885	-	-	-	10,885
Tom DeWitt; Pauline DeWitt	(6,438)	-	-	-	-	(6,438)
Sojourn Tasting Room	(4,922)	-	-	-	-	(4,922)
Jolly Todd	-	2,787	-	-	-	2,787
Grand Total	(126,082)	60,214	2,730	9,407	110,639	56,908

Sienna Pointe, LLC
24-10530
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	Aegis General Insurance Agency	3,203	-	-	-	3,203
	Alejandro's Yard Maintenance	480	1,400	-	-	1,880
	City of Sonoma	-	-	-	183	183
	Erick Roeser, CPA	-	-	-	502,983	502,983
	Israel Rojas Landscaping	-	-	-	880	880
	Needleman/Hayes Family Trust	-	-	-	13,000	13,000
	Shoo Fly Pest Control	510	-	-	-	510
	Socotra Capital	-	-	-	239,240	239,240
	Sonoma Garbage Collectors, Inc	-	-	-	264	264
	Virginia Ghirladucci Revocable Trust dtd 1/27/15	-	-	-	21,000	21,000
	Wilson's Locksmith	-	-	-	15	15
	LeFever Mattson Property Management	-	734	371	9,867	10,972
	State Water Resources Control Board	-	-	-	800	800
	Sun Valley Carpets, Inc.	-	-	-	1,879	1,879
Post-Petition Total		4,193	2,134	371	790,111	796,809
Pre-Petition	Arolo Company Inc	-	-	-	922	922
	City of Sonoma	-	-	-	710	710
	Erick Roeser, CPA	-	-	-	151,888	151,888
	Garcia	-	-	-	7	7
	Israel Rojas Landscaping	-	-	-	178	178
	Johnson	-	-	-	215	215
	KS Mattson Partners	-	-	-	129,000	129,000
	Pacific Gas & Electric	-	-	-	(547)	(547)
	Santa Rosa Fire Equipment, Inc	-	-	-	175	175
	Shoo Fly Pest Control	-	-	-	127	127
	Sonoma Garbage Collectors, Inc	-	-	-	441	441
	Virginia Ghirladucci Revocable Trust dtd 1/27/15	-	-	-	7,000	7,000
	LeFever Mattson Property Management	-	-	-	18,660	18,660
	Wheeler	-	-	-	174	174
	Ruano	-	-	-	14	14
	Palmer	-	-	-	33	33
	Pascual	-	-	-	624	624
	Lopez Vidal	-	-	-	1,304	1,304
	Paniagua-Coria	-	-	-	5	5
	Cameron	-	-	-	5	5
Pre-Petition Total		-	-	-	310,935	310,935
Grand Total		4,193	2,134	371	1,101,046	1,107,744

Sienna Pointe, LLC
24-10530
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
101, 103, 310 Meadowlark Lane & 24101, 24151 Arnold Drive	\$	5,600,000	\$ 5,600,000
141-145 E. Napa Street	\$	2,500,000	\$ 2,500,000
171 W. Spain Street	\$	2,500,000	\$ 2,500,000
20490 Broadway	\$	3,900,000	\$ 3,900,000
23250 Maffei Road	\$	2,500,000	\$ 2,500,000
241 1st Street West	\$	3,000,000	\$ 3,000,000
302 304 310 1st Street East	\$	5,500,000	\$ 5,500,000
430 W. Spain Street	\$	3,000,000	\$ 3,000,000
520 Capitol Mall	\$	32,000,000	\$ 32,000,000
801 W. Napa St & 802 Studley St	\$	2,400,000	\$ 2,400,000
925-927 Broadway Street	\$	2,500,000	\$ 2,500,000
967 Broadway Street	\$	2,300,000	\$ 2,300,000
Grand Total	\$	67,700,000	\$ 67,700,000

Bank Account	Balance Per Bank Statement	Outstanding Deposits	Outstanding Checks	Attributed to Other Debtors	Attributed to Non-Debtors	Other Activity	Reconciled Balance
Sienna Pointe LLC	832,896	11,961	(50,599)	-	-	-	794,258
Sienna Pt SP Capitol Mall Pshp Umpqua	81	-	-	-	-	-	81
East West Sienna Pointe, LLC	1,147,871	-	-	(70)	-	1,000	1,148,801
East West Sienna Pointe Money Market	1,226,510	-	-	-	-	-	1,226,510
Grand Total	3,207,359	11,961	(50,599)	(70)	-	1,000	3,169,651

Sienna Pointe, LLC
24-10530
Payments on Pre-Petition Debt
8/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Sienna Pointe, LLC	8/8/2025	8/8/2025	Socotra Capital	23,585
Sienna Pointe, LLC	8/5/2025	8/5/2025	Umpqua Bank	101,483
Sienna Pointe, LLC	8/27/2025	8/27/2025	Needleman/Hayes Family Trust	6,500
Sienna Pointe, LLC	8/6/2025	8/6/2025	Michael R. and Ana R. Cavanaugh Family Tru	1,000
Grand Total				132,568

Sienna Pointe, LLC
24-10530
Schedule of Assets Sold or Transferred
8/31/2025

Property	See Order Approving Asset Sale
1383 Larkin Drive, Sonoma, CA 95476	Docket #1991

Commonwealth Land Title Company

99 Almaden Boulevard, Suite 840, San Jose, CA 95113

Phone: (669)231-7680 | Fax: (408)273-6471

FINAL SELLER'S STATEMENT

Settlement Date: August 21, 2025

Disbursement Date: August 21, 2025

Escrow Number: 9725000135A

Escrow Officer: Kiley Demaree

Email: Kiley.Demaree@cltic.com

Buyer: Todd Jolly and Lauren Jolly

1383 Larkin Drive
Sonoma, CA 95476

Seller: Sienna Pointe LLC, A California Limited Liability Company

333 South Grand Avenue, Suite
4100
Los Angeles, CA 90071

Property: 1383 Larkin Drive
Sonoma, CA 95476

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION					
Sale Price of Property					1,075,000.00
PRORATIONS/ADJUSTMENTS					
County Taxes at \$6,385.83	07/01/25 to 08/21/25 (\$6,385.83 / 180 X 50 days)		1,773.84		
Rent					1,509.60
COMMISSIONS					
Commission - Listing Broker	Compass		26,875.00		
	\$1,075,000.00 @ 2.5000% = \$26,875.00				
Commission - Selling Broker	Sotheby's International Realty -Sonoma		26,875.00		
	\$1,075,000.00 @ 2.5000% = \$26,875.00				
TITLE & ESCROW CHARGES					
Escrow Fee SPLIT 50/50	Commonwealth Land Title Company		907.50		
Title - FTB Processing Fee	Commonwealth Land Title Company		45.00		
Title - Overnight/Messenger Fees	Commonwealth Land Title Company		100.00		
Title - Recording Service Fee (CA 999) Simplifile			15.00		
GOVERNMENT CHARGES					
est. court order	Simplifile		300.00		
Sonoma County Transfer Tax (\$1,182.50)	Simplifile		1,182.50		
MISCELLANEOUS CHARGES					
Property Taxes	Sonoma County Treasurer & Tax Collector		14,466.97		
Transaction Fee	FTI Consulting		16,125.00		
Subtotals			88,665.81		1,076,509.60
Balance Due TO Seller			987,843.79		
TOTALS			1,076,509.60		1,076,509.60

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



Commonwealth Land Title Company, Settlement Agent



August 31, 2025

Page: 1 of 2

Customer Service:
1-866-486-7782

BRE███A█ PROPERTIES, I█C.
SIE███A POI█TE, LLC
CLIE█T TR█ST ACCO█T
2870 GATE█AY OAKS DR S█ITE 110
SACRAME█TO CA 95833-4324

Last statement: July 31, 2025
This statement: August 31, 2025

ANALYZED BUSINESS CHECKING

Account number	XXXXXX2271	Beginning balance	\$754,666.07
Low balance	\$646,162.78	Deposits/Additions	\$282,388.14
Average balance	\$749,837.53	Withdrawals/Subtractions	\$204,157.92
Interest earned	\$0.00	Ending balance	\$832,896.29

ACH and Electronic Deposits/Additions

Date	Description	Additions
08-01	AC█ Credit Btv-siennapm Settlement 000024595597958 20250801	1,376.00
08-01	AC█ Credit Relation Insuran Payments 20250801	195.00
08-01	AC█ Credit Bank Of Marin Banktel 2579 Aug2025	8,829.96
08-04	AC█ Credit Btv-siennapm Settlement 000024621611874 20250804	19,324.64
08-05	AC█ Credit Btv-siennapm Settlement 000024652972150 20250805	14,880.07
08-05	AC█ Credit AC█ ions █s █ 1173985 20250804	527.50
08-06	AC█ Credit Awccvvendor EDI AC█ 20250806	15,152.48
08-07	AC█ Credit Btv-siennapm Settlement 000024677701150 20250807	9,184.43
08-07	AC█ Credit Mms Strategies Bill█pay Mms Strategies 20250807	7,356.63
08-08	AC█ Credit Btv-siennapm Settlement 000024686136534 20250808	9,454.16
08-08	AC█ Credit Relation Insuran 0000641024 20250808	61.00
08-11	AC█ Credit Btv-siennapm Settlement 000024692003602 20250811	44,529.48
08-12	AC█ Credit Btv-siennapm Settlement 000024711772466 20250812	27,564.35
08-12	AC█ Credit Awccvvendor EDI AC█ 20250812	37.00
08-15	AC█ Credit Relation Insuran 0000643182 20250815	4,723.74
08-19	AC█ Credit Btv-siennapm Settlement 000024758671358 20250819	390.00
08-20	AC█ Credit Sp Plus Corporat EDI Pymnts 20250820 301742	5,065.11
08-22	AC█ Credit Relation Insuran 0000645385 20250822	30,935.94
08-25	AC█ Credit Btv-siennapm Settlement 000024792845854 20250825	71.16
08-26	AC█ Credit AC█ ions █s █ 1177217 20250825	33,785.86
08-26	AC█ Credit Btv-siennapm Settlement 000024807255762 20250826	19,700.14
08-27	AC█ Credit Mms Strategies Bill█pay Mms Strategies 20250827	7,534.76
08-27	AC█ Credit Relation Insuran 0000646739 20250827	5,655.00
08-28	AC█ Credit Btv-siennapm Settlement 000024822991542 20250828	1,245.00
08-28	AC█ Credit AC█ ions █s █ 1177656 20250827	386.00
08-29	AC█ Credit Btv-siennapm Settlement 000024831564286 20250829	7,693.64

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-29	AC Credit Adams Broadwell Month-end Sienna Pointe Acct. Sienna T0000 948 Adams	6,529.09
	Broadwel L Joseph & Cardo	
08-29	AC Credit itan Law Group AC Paymen 5323734 20250829	200.00
Total ACH and Electronic Deposits/Additions		\$282,388.14

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
08-05	Automatic Ln Paymt Automatic Loan Pay	101,483.22
08-20	Online Book Trsfr Db Ref 2321308I Funds Transfer To Dep 6935988334 From Account	31.29
	Analysis F Ee	
Total Other Withdrawals/Subtractions		\$101,514.51

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
07-31	754,666.07	08-11	716,657.32	08-20	734,147.90
08-01	764,944.03	08-12	744,258.67	08-22	764,937.55
08-04	758,423.54	08-13	742,983.67	08-25	765,008.71
08-05	646,162.78	08-14	740,790.94	08-26	817,751.26
08-06	661,165.26	08-15	745,514.68	08-27	816,842.56
08-07	677,706.32	08-18	743,193.27	08-28	818,473.56
08-08	686,981.25	08-19	741,428.29	08-29	832,896.29
				08-31	832,896.29

Overdraft Fee Summary

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

Checks

<u>Check</u>	<u>Amount</u>	<u>Date</u>	<u>Check</u>	<u>Amount</u>	<u>Date</u>
2364	\$1,113.00	08-11	2389	\$950.00	08-14
2371	\$895.00	08-13	2390	\$15.61	08-18
2374	\$123.00	08-01	2391	\$1,242.73	08-14
2375	\$13,594.02	08-04	2392	\$719.90	08-18
2377	\$427.36	08-05	2393	\$160.92	08-18
2378	\$380.00	08-13	2394	\$669.03	08-18
2379	\$318.75	08-19	2395	\$755.95	08-18
2380	\$24,107.75	08-05	2396	\$11,826.62	08-20
2381	\$1,360.68	08-04	2397	\$1,086.23	08-19
2382	\$2,855.00	08-04	2398	\$743.45	08-26
2383	\$1,650.00	08-05	2399	\$23.29	08-22
2384	\$150.00	08-06	2400	\$750.00	08-19
2385	\$7,981.96	08-04	2401	\$487.59	08-20
2386	\$53.47	08-04	2402	\$123.00	08-22
2387	\$240.23	08-08	2403	\$14,098.46	08-27
2388	\$13,740.41	08-11			

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

Total Checks paid: 31 for **-\$102,643.41**



August 31, 2025

Page: 1 of 2

Customer Service:
1-866-486-7782SIE□□A POI□TE LLC
PART□ERS□IP ACCO□□T
2870 GATE□AY OAKS DR S□ITE 110
SACRAME□TO CA 95833-4324Last statement: July 31, 2025
This statement: August 31, 2025**ANALYZED BUSINESS CHECKING**

Account number	XXXXXX8539	Beginning balance	\$1,463.14
Low balance	-\$358.82	Deposits/Additions	\$475.00
Average balance	\$868.29	Withdrawals/Subtractions	\$1,856.96
Interest earned	\$0.00	Ending balance	\$81.18

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-20	Remote Capture Dep 0001	475.00
Total Other Deposits/ Additions		\$475.00

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
08-19	Overdraft Fee For Overdraft Check □ 3017	35.00
Total Other Withdrawals/Subtractions		\$35.00

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
07-31	1,463.14	08-19	-393.82	08-20	81.18
				08-31	81.18

Overdraft Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$35.00	\$35.00
Total Returned Item Fees	\$0.00	\$0.00

Checks

Check ☐
3017

Amount
\$1,821.96

Date
08-19

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

Total Checks paid: 1 for **-\$1,821.96**

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

ACCOUNT STATEMENT

Page 1 of 8

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

Total days in statement period: 31

1196

(31)

SIENNA POINTE, LLC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10530
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200

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Commercial Analysis Checking

Account number	1196	Beginning balance	\$1,427,347.17
Enclosures	31	Total additions	(6) 1,010,189.23
Low balance	\$166,262.22	Total subtractions	(41) 1,289,665.57
Average balance	\$1,277,232.19	Ending balance	\$1,147,870.83

CREDITS

Number	Date	Transaction Description	Additions
	08-01	Deposit Bridge	4,863.84
	08-04	Pre-Auth Credit LEFEVER-EWSIENPO Settlement 250804 000024621219466	1,709.00
	08-05	Pre-Auth Credit LEFEVER-EWSIENPO Settlement 250805 000024652870310	813.00
	08-21	Wire Trans-IN 47d5f2fd-8b68-43c3-b42e-acec8cb2c77b COMMONWEALTH LAND USBKUS44IMT FN 9725000135A CAS E 24-10530 -SALEPR	987,843.79
	08-25	Deposit Bridge	7,921.60
	08-29	Deposit Bridge	7,038.00

CHECKS

Number	Date	Amount	Number	Date	Amount
30158	08-04	2,803.00	30180 *	08-13	900.00
30159	08-04	250.00	30181	08-13	3,046.25
30160	08-05	214.00	30182	08-13	536.25
30161	08-05	68.54	30183	08-25	2,160.00
30163 *	08-04	194.55	30184	08-18	135.00
30164	08-04	547.50	30185	08-21	108.22
30168 *	08-14	1,480.00	30186	08-25	425.00
30169	08-14	127.45	30187	08-28	1,530.00
30170	08-15	390.00	30188	08-25	400.00
30171	08-29	2,330.00	30189	08-21	2,095.00
30172	08-14	3,370.13	30190	08-21	485.98
30173	08-13	469.38	30191	08-22	248.18
30174	08-13	2,330.82	30192	08-26	349.52
30175	08-14	1,108.08	30193	08-26	332.08

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

SIENNA POINTE, LLC

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

1196

Number	Date	Amount	Number	Date	Amount
30195 *	08-21	475.00	30197	08-26	54.52
30196	08-26	1,444.78	* Skip in check sequence		

DEBITS

Date	Transaction Description	Subtractions
08-06	Outgoing Wire ACD3306P00001259 Michael & Ana Cava 121000358 801 W Napa 802 Stuley Sienna Pt d	1,000.00
08-08	Outgoing Wire ACD3308P00002702 Socotra Capital, I 121133416 925 927 BROADWAY	2,000.00
08-08	Outgoing Wire ACD3308P00002711 Socotra Capital, I 121133416 141 145 E NAPA	3,000.00
08-08	Outgoing Wire ACD3308P00002730 Socotra Capital, I 121133416 171 W SPAIN	7,700.00
08-08	Outgoing Wire ACD3308P00002726 Socotra Capital, I 121133416 302 TO 310 1ST ST E	10,885.00
08-08	Preauth Debit California FAIR debitpmt 250808	436.25
08-08	Preauth Debit California FAIR debitpmt 250808	478.59
08-20	Onln Bkg Trfn D TO ACC 05500022568	1,225,000.00
08-25	Preauth Debit California FAIR debitpmt 250825	2,256.50
08-27	Outgoing Wire ACD331BP00001403 Needleman/Hayes Fa 121000248 20490 Broadway Ade Prot Payment	6,500.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	1,427,347.17	08-13	1,397,872.88	08-22	1,150,693.63
08-01	1,432,211.01	08-14	1,391,787.22	08-25	1,153,373.73
08-04	1,430,124.96	08-15	1,391,397.22	08-26	1,151,192.83
08-05	1,430,655.42	08-18	1,391,262.22	08-27	1,144,692.83
08-06	1,429,655.42	08-20	166,262.22	08-28	1,143,162.83
08-08	1,405,155.58	08-21	1,150,941.81	08-29	1,147,870.83

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:
888 761-3967

ACCOUNT STATEMENT

Page 1 of 1

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

Total days in statement period: 31

2568

(0)

SIENNA POINTE, LLC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10530
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200

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Business Money Market

Account number	2568	Beginning balance	\$-10.00
Low balance	\$0.00	Total additions	(3) 1,226,520.27
Average balance	\$474,193.55	Total subtractions	(0) 0.00
Interest paid year to date	\$1,510.27	Ending balance	\$1,226,510.27

CREDITS

Number	Date	Transaction Description	Additions
	08-01	Credit Memo REV FEE	10.00
	08-20	Onlin Bkg Trft C FR ACC 05500021196	1,225,000.00
	08-31	Interest Credit	1,510.27

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	-10.00	08-20	1,225,000.00		
08-01	0.00	08-31	1,226,510.27		

INTEREST INFORMATION

Annual percentage yield earned	3.82%	Interest-bearing days	31
Average balance for APY	\$474,193.55	Interest earned	\$1,510.27

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