

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Valley Oak Investments, LP

§
§
§
§Case No. 24-10535Debtor(s)Lead Case No. 24-10545☒ Jointly Administered**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# 2481 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	\$867,831	
b. Total receipts (net of transfers between accounts)	\$91,858	\$1,755,977
c. Total disbursements (net of transfers between accounts)	\$32,269	\$960,473
d. Cash balance end of month (a+b-c)	\$927,420	
e. Disbursements made by third party for the benefit of the estate	\$0	\$704,027
f. Total disbursements for quarterly fee calculation (c+e)	\$32,269	\$1,664,500

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$37,668
b. Accounts receivable over 90 days outstanding (net of allowance)	\$16,399
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$1,379,527
e. Total assets	\$15,852,934
f. Postpetition payables (excluding taxes)	\$608,592
g. Postpetition payables past due (excluding taxes)	\$487,615
h. Postpetition taxes payable	\$36,406
i. Postpetition taxes past due	\$36,406
j. Total postpetition debt (f+h)	\$644,998
k. Prepetition secured debt	\$6,466,046
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$1,296,287
n. Total liabilities (debt) (j+k+l+m)	\$8,407,331
o. Ending equity/net worth (e-n)	\$7,445,603

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$0	\$1,031,000
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$704,027
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$326,973

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)	Current Month	Cumulative
a. Gross income/sales (net of returns and allowances)	\$93,226	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$93,226	
d. Selling expenses	\$0	
e. General and administrative expenses	\$30,387	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$3,250	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$59,589	\$594,104

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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xcviii						
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ci						

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						
xi						
xii						
xiii						
xiv						

	xv					
	xvi					
	xvii					
	xviii					
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	xlviii					
	xliv					
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	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

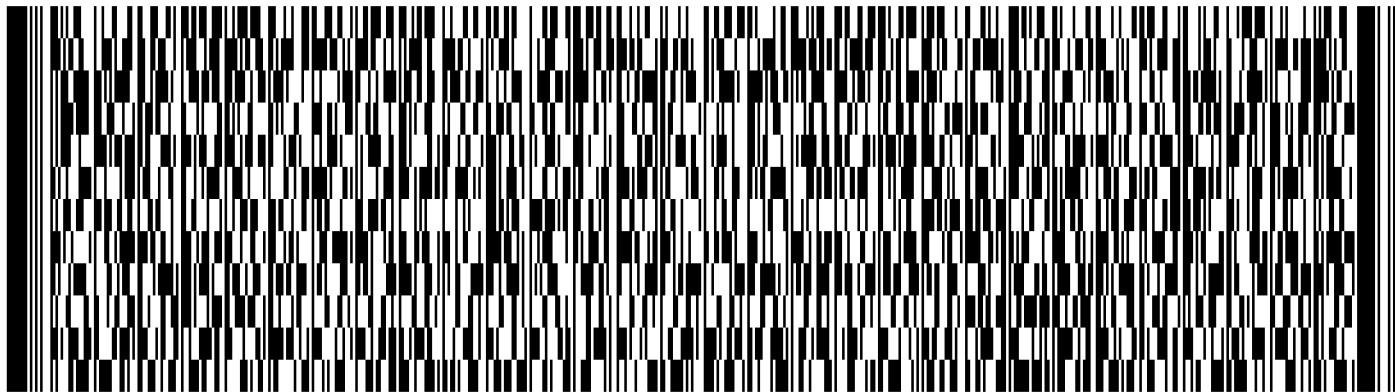
Title

Bradley D. Sharp

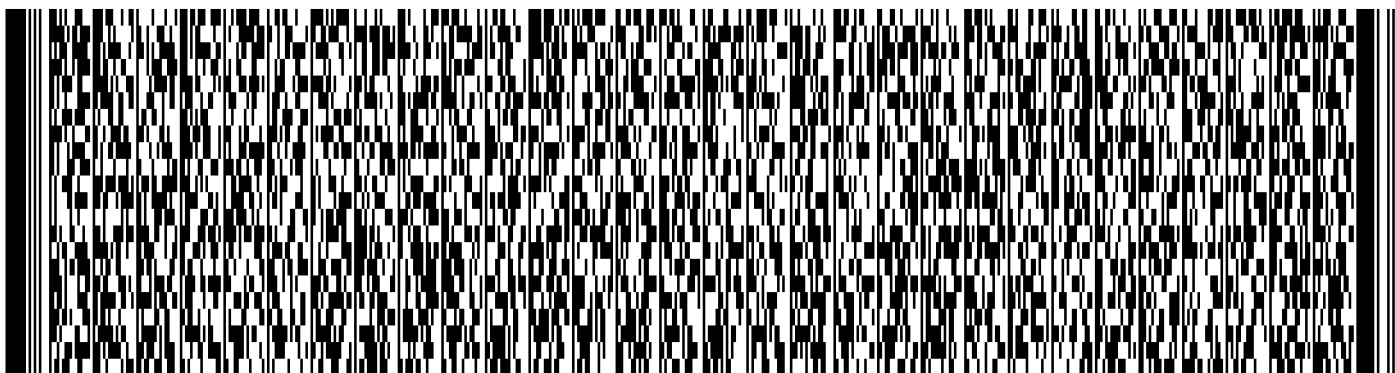
Printed Name of Responsible Party

09/26/2025

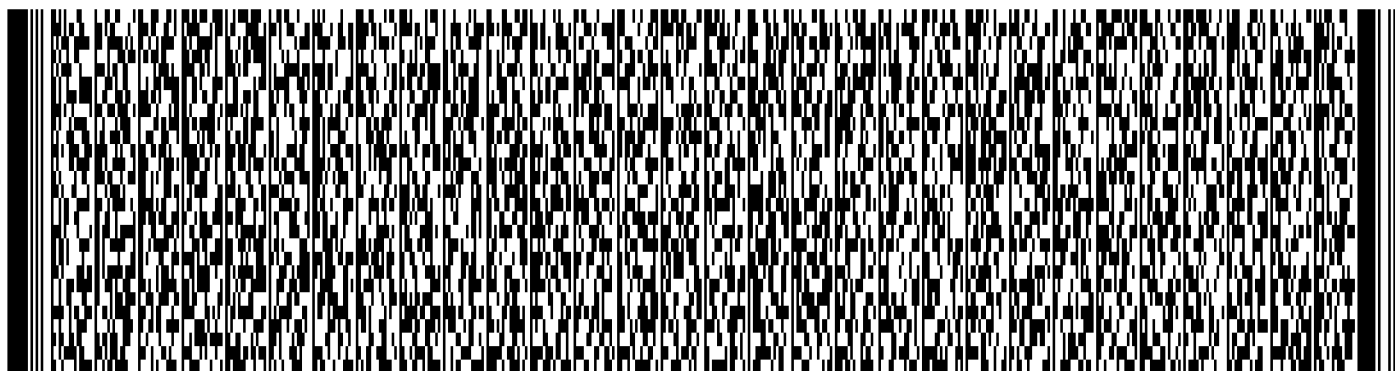
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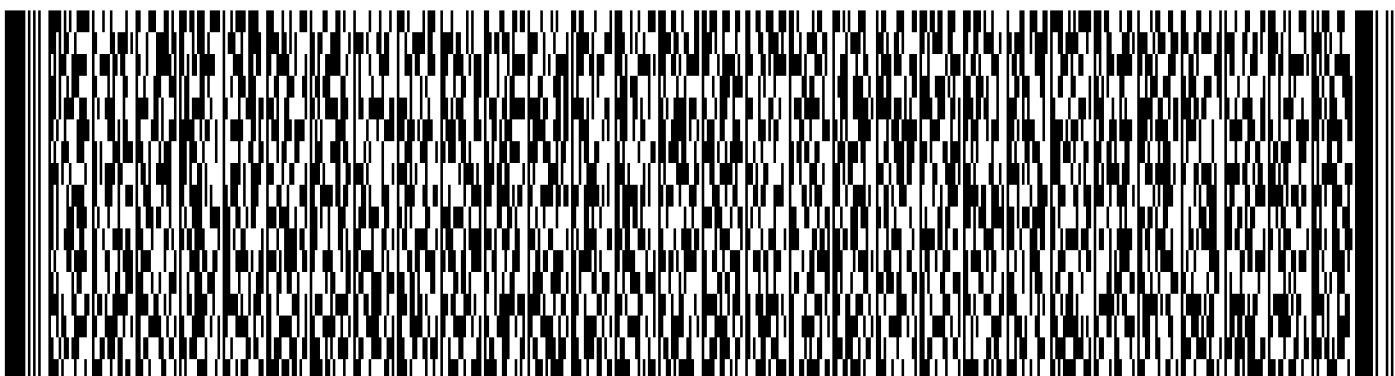
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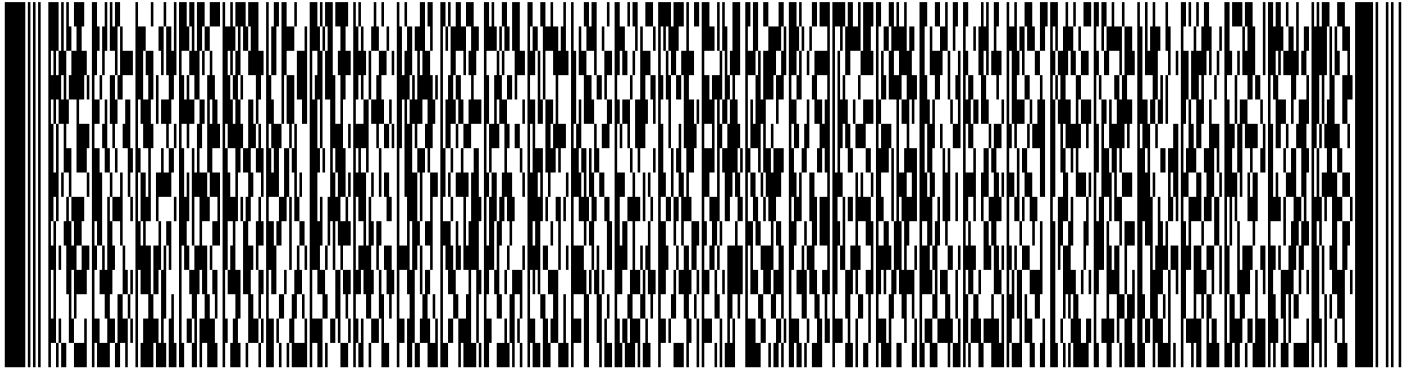
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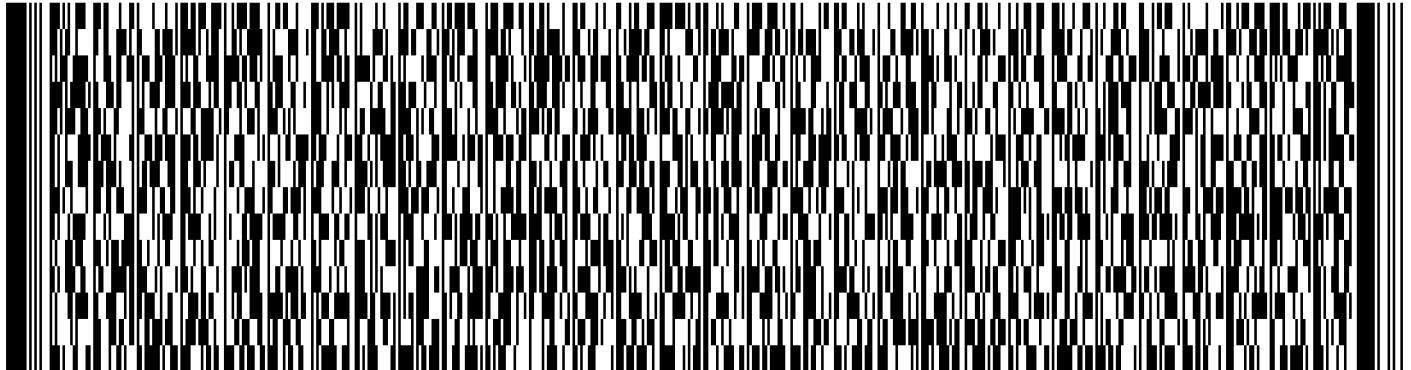
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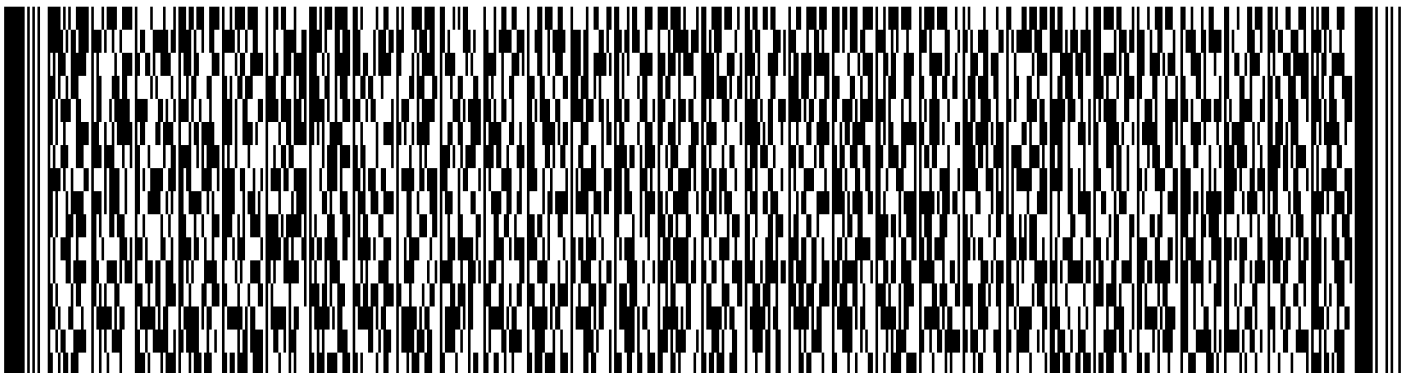
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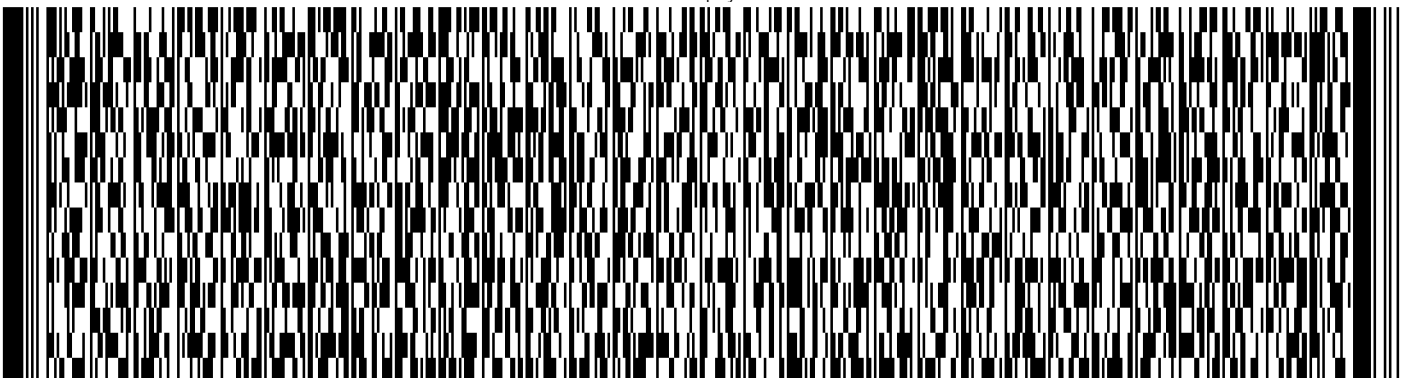
Bankruptcy1to50



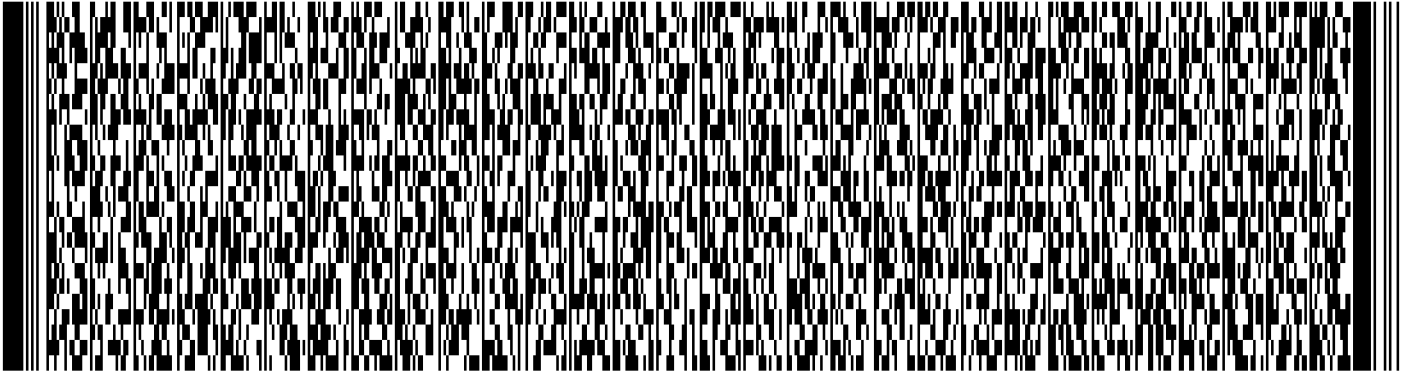
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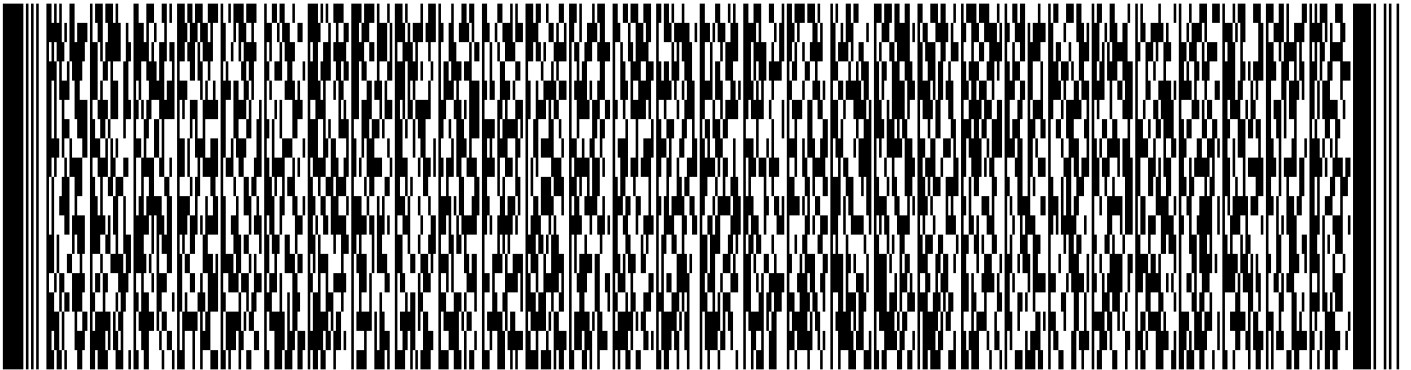
NonBankruptcy1to50



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.

Valley Oak Investments, LP
24-10535
Statement of Cash Receipts and Disbursements
8/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 71,344	\$ 930,264
Other Operating Cash Receipts	20,000	22,019
Total Operating Receipts	<u>\$ 91,344</u>	<u>\$ 952,282</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ 514	\$ 476,721
Intercompany Transfers	-	-
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	-	326,973
Escrowed Proceeds (Socotra)	-	-
Total Non-Operating Receipts	<u>\$ 514</u>	<u>\$ 803,695</u>
Total Receipts	<u>\$ 91,858</u>	<u>\$ 1,755,977</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ 2,477	\$ 22,294
Insurance	-	36,367
Utilities	16,100	158,687
Repairs & Maintenance	6,252	517,094
Admin Expense	151	18,766
Professional Fees	-	4,704
Other Operating Disbursements	14	230
Management Fees	4,025	54,099
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 29,019</u>	<u>\$ 812,241</u>
Non-Operating		
Debt Service	\$ 3,250	\$ 144,574
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	3,658
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 3,250</u>	<u>\$ 148,232</u>
Total Disbursements	<u>\$ 32,269</u>	<u>\$ 960,473</u>
Net Cash Receipts and Disbursements	<u>\$ 59,589</u>	<u>\$ 795,504</u>
Total Disbursements less Intercompany Disbursements	<u>\$ 32,269</u>	<u>\$ 960,473</u>

Valley Oak Investments, LP
24-10535
Balance Sheet
8/31/2025

	Current Month
Assets	
Current Assets	
Cash & Equivalents	\$ 927,419
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	414,439
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
Total Current Assets	\$ 1,341,859
Fixed Assets	
FF&E	\$ -
Capital Assets	13,825,000
Accumulated Depreciation	-
Total Fixed Assets	\$ 13,825,000
Other Assets	\$ 648,407
Other Assets (To Be Reconciled)	-
Total Other Assets	\$ 648,407
Total Assets	\$ 15,815,266
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	51,101
Other Payables	-
Intercompany Liabilities - LM	952,736
Intercompany Liabilities - Other	59,969
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	-
Other Liabilities (To Be Reconciled)	204,438
Total Current Liabilities	\$ 1,268,243
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 6,027,353
Notes Payable	6,288,131
Notes Payable - LM	-
Total Long-Term Liabilities	\$ 12,315,484
Total Liabilities	\$ 13,583,727
Equity	
Capital	\$ (639,316)
Retained Earnings	2,308,939
YTD Net Income	561,916
Total Equity	\$ 2,231,538
Total Liabilities and Equity	\$ 15,815,266

Valley Oak Investments, LP
24-10535
Statement of Operations
8/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 71,320	\$ 963,032
Garage Income	-	-
Other Revenue		
Other Income	21,906	493,866
Gain/(Loss) on Sale of Assets	-	174,172
Total Revenue	\$ 93,226	\$ 1,631,070
Expense		
Operating Expense		
Admin Expense	\$ 5,976	\$ 77,557
Bank Fees	-	(0)
Commissions	-	-
Garage Expense	-	-
Insurance	(285)	33,926
Landscaping	-	-
Licenses & Fees	45	10,648
Marketing	-	-
Payroll	2,477	22,294
Professional Fees	-	51,099
Property Expense	-	-
Rent Expense	14	5,200
Repairs & Maintenance	5,960	516,079
Utilities	16,055	153,796
Other Operating Expense	145	3,586
Total Operating Expense	\$ 30,387	\$ 874,185
Non-Operating Expense		
Restructuring Fees	\$ -	\$ 17,907
Interest Expense	3,250	138,156
Tax	-	6,718
Total Non-Operating Expense	\$ 3,250	\$ 162,781
Total Expense	\$ 33,637	\$ 1,036,966
Net Income	\$ 59,589	\$ 594,104

Valley Oak Investments, LP
24-10535
AR Aging Report
8/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Mendoza Jacinto	(25)	-	-	-	-	(25)
Reyna Juvenal Madriz	-	33	20	35	112	200
Limas Tomas	(53)	-	-	-	-	(53)
Arcica Jose Luis	(2)	-	-	-	-	(2)
Camacho Sabrina Ann	-	480	-	486	4,269	5,234
Contreras Marina	(97)	-	-	-	-	(97)
Summerfield Clayton Akaash	-	12	-	12	1,845	1,869
Merjorado Osker	-	1,320	-	1,320	2,893	5,533
Lampe Lisa	-	94	-	-	-	94
Haggins Rosa	(52)	-	-	-	-	(52)
Hunt Cynthia	-	251	-	12	12	275
Medina Ponce Araceli	-	12	-	-	-	12
Carrillo Rigovert	-	676	70	12	448	1,206
Rodriguez Chrystal	-	802	-	12	448	1,262
Belloso-Velasco aka Jorge Belloso Jorge	(38)	-	-	-	-	(38)
Kajmic Fatka	-	8	-	-	-	8
Dright Tracey	(150)	-	-	-	70	(80)
Gomez aka Victor Gomez Valadez Victor	-	12	-	12	256	280
Johnson Harvey	-	1,407	70	1,477	2,638	5,592
Lindsey Lataya	-	1,693	-	321	-	2,014
Lewis Raven	-	1,562	70	1,632	3,009	6,273
Ratowski Silencio	(225)	-	-	-	-	(225)
Franco Cordova Saul Antonio	(201)	-	-	-	-	(201)
Shirley Susan	(47)	-	-	-	-	(47)
Stanikzai N Matullah	(183)	-	-	-	-	(183)
Dunn Jacqueline	-	88	-	-	-	88
Estrada Santos Pizarro	(25)	-	-	-	-	(25)
Rodarte Daniel	-	18	-	-	-	18
Castillo Gerardo	-	20	-	-	-	20
Bloyed Alex	(34)	-	-	-	-	(34)
Crandall Billy Allen	(3)	-	-	-	-	(3)
Cervantes Katia	(3)	-	-	-	-	(3)
Sanchez Margarita Garcia	-	1,920	70	1,124	139	3,253
Henderson Ruth	-	-	-	1,450	260	1,710
Diefenderfer Jeffrey	(1,120)	-	-	-	-	(1,120)
Castle Kevin	-	1,637	-	-	-	1,637
Rodriguez Randolph	-	1,807	-	-	-	1,807
Stanley Stephanie	-	1,470	-	-	-	1,470
Grand Total	(2,256)	15,321	300	7,904	16,399	37,668

Valley Oak Investments, LP
24-10535
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	Bank of America, N.A.	-	-	2,555	19,608	22,163
	Chase	-	1,863	1,863	17,560	21,287
	Clark Pest Control	112	-	-	-	112
	Elk Grove Water District	-	-	-	200	200
	Mize Guys Heating & Cooling	844	-	-	-	844
	Mr Cooper	-	400	400	102,452	103,252
	PHH Mortgage Services	-	-	-	109,934	109,934
	Republic Services	-	-	-	(291)	(291)
	Sac Val Plumbing	-	-	-	502	502
	Sacramento County Tax Collector	-	-	-	9,985	9,985
	Sacramento County Utilites	1,813	-	-	-	1,813
	Select Portfolio Servicing, Inc.	-	26,683	26,132	233,594	286,408
	SMUD	26	-	-	-	26
	TID Water & Power	158	-	-	-	158
	LeFever Mattson Property Management	4,149	-	-	1,276	5,425
	Absolute European Painting	-	-	-	1,600	1,600
	Barry Lame Management Services	-	-	-	685	685
	Stanislaus County Taxes - Collector	-	-	-	26,421	26,421
	Preferred Plumbing & Drain	-	-	2,676	-	2,676
	Bullseye Leak Detection	-	-	-	495	495
	Jorgensen Company	-	203	-	-	203
Post-Petition Total		7,103	29,148	33,625	524,021	593,898
Pre-Petition	1-888-4-Abatement Inc	-	-	-	27,989	27,989
	Aero Mechanics Inc	-	-	-	847	847
	Applegate Teeples Drilling Co., Inc.	-	-	-	480	480
	California American Water	-	-	-	4,626	4,626
	Citrus Heights Water District	-	-	-	85	85
	City Of Ceres	-	-	-	2,083	2,083
	Elk Grove Water District	-	-	-	57	57
	KS Mattson Partners	-	-	-	10,501	10,501
	Maid to Order	-	-	-	1,485	1,485
	Mize Guys Heating & Cooling	-	-	-	314	314
	Pacific Gas & Electric	-	-	-	189	189
	Republic Services	-	-	-	33	33
	Sac Val Plumbing	-	-	-	3,045	3,045
	Sacramento County Utilites	-	-	-	1,788	1,788
	Sacramento Suburban Water District	-	-	-	159	159
	SMUD	-	-	-	60	60
	Spectrum	-	-	-	36	36
	Sun Valley Pumping Inc	-	-	-	800	800
	TID Water & Power	-	-	-	215	215
	LeFever Mattson Property Management	-	-	-	23,010	23,010
	Absolute European Painting	-	-	-	1,200	1,200
	Barry Lame Management Services	-	-	-	23	23
	Zajic Appliance Service Inc.	-	-	-	120	120
Pre-Petition Total		-	-	-	79,144	79,144
Grand Total		7,103	29,148	33,625	603,165	673,042

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

Valley Oak Investments, LP
24-10535
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
Valley Oaks /Boulder Citz	-	-	-	(321,105)	-	738	(320,368)
East West Valley Oak Investments, LP	533,418	-	(24,750)	321,105	-	500	830,273
East West Valley Oak Money Market	417,514	-	-	-	-	-	417,514
Grand Total	950,932	-	(24,750)	-	-	1,238	927,419

Valley Oak Investments, LP
24-10535
Payments on Pre-Petition Debt
8/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Valley Oak Investments, LP	8/5/2025	8/21/2025	Mr Cooper	1,400
Valley Oak Investments, LP	8/31/2025	8/31/2025	Mr Cooper	1,850
Grand Total				3,250

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

ACCOUNT STATEMENT

Page 1 of 15
STARTING DATE: August 01, 2025
ENDING DATE: August 31, 2025
Total days in statement period: 31
1210
(67)VALLEY OAK INVESTMENTS, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10535
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200Switch to e-statements via our Mobile App
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Account number	1210	Beginning balance	\$901,190.82
Enclosures	67	Total additions	(37) 91,343.94
Low balance	\$533,417.54	Total subtractions	(68) 459,117.22
Average balance	\$790,626.06	Ending balance	\$533,417.54

CREDITS

Number	Date	Transaction Description	Additions
	08-01	Deposit Bridge	1,240.00
	08-01	Deposit Bridge	1,681.00
	08-01	Deposit Bridge	1,695.00
	08-01	Deposit Bridge	2,148.20
	08-04	Wire Trans-IN cd738f96-157e-4c65 -8e9b-4ce270d0ba91 COMMONWEALTH LAND USBKUS44IMT FN 972500086A INIT IAL DEPOSIT-CANCEL	20,000.00
	08-04	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250804 000024621219558	1,327.00
	08-04	Deposit Bridge	1,697.00
	08-04	Deposit Bridge	2,547.00
	08-04	Deposit Bridge	2,854.79
	08-04	Deposit Bridge	5,060.45
	08-04	Deposit Bridge	5,191.28
	08-05	Deposit Bridge	3,342.83
	08-06	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250806 000024666862770	4,232.00
	08-06	Deposit Bridge	1,124.00
	08-06	Deposit Bridge	1,500.00
	08-06	Deposit Bridge	1,692.00
	08-06	Deposit Bridge	2,875.15
	08-07	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250807 000024677748106	3,225.00
	08-07	Deposit Bridge	722.00
	08-07	Deposit Bridge	1,606.00
	08-08	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250808 000024686275586	7,067.00
	08-08	Deposit Bridge	746.00

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

VALLEY OAK INVESTMENTS, LP

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

1210

Number	Date	Transaction Description	Additions
	08-08	Deposit Bridge	1,995.00
	08-11	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250811 000024696099278	1,400.00
	08-11	Deposit Bridge	755.90
	08-11	Deposit Bridge	1,450.00
	08-12	Pre-Auth Credit YARDI CARD DEP EWVOAKSTra 250812 114799882	800.00
	08-12	Deposit Bridge	3,260.00
	08-14	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250814 000024727662218	400.00
	08-14	Deposit Bridge	1,450.00
	08-15	Pre-Auth Credit YARDI CARD DEP EWVOAKSTra 250815 115090080	375.00
	08-19	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250819 000024758717290	480.00
	08-21	Deposit Bridge	734.34
	08-22	Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250822 000024780415294	2,050.00
	08-22	Deposit Bridge	750.00
	08-25	Deposit Bridge	750.00
	08-29	Deposit Bridge	1,120.00

CHECKS

Number	Date	Amount	Number	Date	Amount
20252	08-04	4,869.26	20283	08-15	409.82
20255 *	08-04	396.54	20284	08-18	412.40
20256	08-01	415.18	20285	08-18	269.12
20257	08-01	415.18	20286	08-12	495.42
20258	08-01	416.85	20287	08-13	2,570.00
20259	08-01	241.93	20288	08-13	4,025.00
20260	08-01	415.18	20289	08-25	1,356.85
20262 *	08-04	1,078.00	20290	08-26	376.46
20263	08-04	250.00	20291	08-25	192.17
20264	08-06	1,349.72	20292	08-25	359.97
20267 *	08-04	2,477.08	20293	08-26	251.54
20268	08-21	1,400.00	20294	08-25	181.08
20269	08-13	1,850.00	20295	08-25	77.07
20270	08-12	160.00	20296	08-25	246.97
20271	08-18	14.00	20297	08-25	151.07
20272	08-14	275.00	20298	08-25	475.70
20273	08-15	562.00	20299	08-25	146.50
20274	08-13	160.00	20300	08-25	224.13
20275	08-12	145.00	20301	08-26	262.88
20276	08-12	2,380.00	20302	08-25	231.14
20277	08-13	154.70	20303	08-26	303.19
20278	08-13	218.52	20304	08-25	119.09
20279	08-15	396.44	20305	08-25	228.70
20280	08-15	396.44	20306	08-26	292.64
20281	08-15	396.44	20307	08-25	260.66
20282	08-15	413.98	20308	08-25	315.48

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

VALLEY OAK INVESTMENTS, LP

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

1210

Number	Date	Amount	Number	Date	Amount
20309	08-27	1,871.52	20317	08-29	417.40
20310	08-25	491.94	20318	08-28	435.08
20311	08-28	172.02	20319	08-29	403.82
20312	08-29	403.82	20320	08-28	452.89
20313	08-28	403.82	20321	08-27	164.30
20314	08-28	403.82	20322	08-29	221.02
20315	08-29	238.21	20323	08-27	151.25
20316	08-29	403.82	* Skip in check sequence		

DEBITS

Date	Transaction Description	Subtractions
08-20	Onln Bkg Trfn D TO ACC 05500022687	417,000.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	901,190.82	08-12	968,920.08	08-22	544,235.56
08-01	906,050.70	08-13	959,941.86	08-25	539,927.04
08-04	935,657.34	08-14	961,516.86	08-26	538,440.33
08-05	939,000.17	08-15	959,316.74	08-27	536,253.26
08-06	949,073.60	08-18	958,621.22	08-28	534,385.63
08-07	954,626.60	08-19	959,101.22	08-29	533,417.54
08-08	964,434.60	08-20	542,101.22		
08-11	968,040.50	08-21	541,435.56		

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 07, 2025

ENDING DATE: August 31, 2025

Total days in statement period: 25

2687
(0)

VALLEY OAK INVESTMENTS, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10535
(MMA)
6359 AUBURN BLVD STE B
CITRUS HEIGHTS CA 95621-5200

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Business Money Market

Account number	2687	Beginning balance	\$0.00
Low balance	\$0.00	Total additions	(2) 417,514.11
Average balance	\$200,160.00	Total subtractions	(0) 0.00
Interest paid year to date	\$514.11	Ending balance	\$417,514.11

CREDITS

Number	Date	Transaction Description	Additions
	08-20	Onlin Bkg Trft C FR ACC 05500021210	417,000.00
	08-31	Interest Credit	514.11

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-20	417,000.00	08-31	417,514.11		

INTEREST INFORMATION

Annual percentage yield earned	3.82%	Interest-bearing days	25
Average balance for APY	\$200,160.00	Interest earned	\$514.11

OVERDRAFT/RETURN ITEM FEES

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