

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Windscape Apartments, LLC

§
§
§
§Case No. 24-10417Debtor(s)Lead Case No. 24-10545☒ Jointly Administered**Monthly Operating Report**

Chapter 11

Reporting Period Ended: 08/31/2025Petition Date: 08/06/2024Months Pending: 13Industry 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# 2486 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	\$794,442	
b. Total receipts (net of transfers between accounts)	\$209,241	\$2,904,527
c. Total disbursements (net of transfers between accounts)	\$243,401	\$2,321,151
d. Cash balance end of month (a+b-c)	\$760,282	
e. Disbursements made by third party for the benefit of the estate	\$0	\$-47,111
f. Total disbursements for quarterly fee calculation (c+e)	\$243,401	\$2,274,040

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$21,783
b. Accounts receivable over 90 days outstanding (net of allowance)	\$29,316
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$13,854,329
e. Total assets	\$95,763,366
f. Postpetition payables (excluding taxes)	\$969,193
g. Postpetition payables past due (excluding taxes)	\$794,239
h. Postpetition taxes payable	\$889,026
i. Postpetition taxes past due	\$889,026
j. Total postpetition debt (f+h)	\$1,858,219
k. Prepetition secured debt	\$35,734,381
l. Prepetition priority debt	\$90,329
m. Prepetition unsecured debt	\$7,079,329
n. Total liabilities (debt) (j+k+l+m)	\$44,762,258
o. Ending equity/net worth (e-n)	\$51,001,108

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	\$0
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$0
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$0

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)	\$210,528	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$210,528	
d. Selling expenses	\$0	
e. General and administrative expenses	\$125,323	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$97,506	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$-12,301	\$807,911

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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	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/ea/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

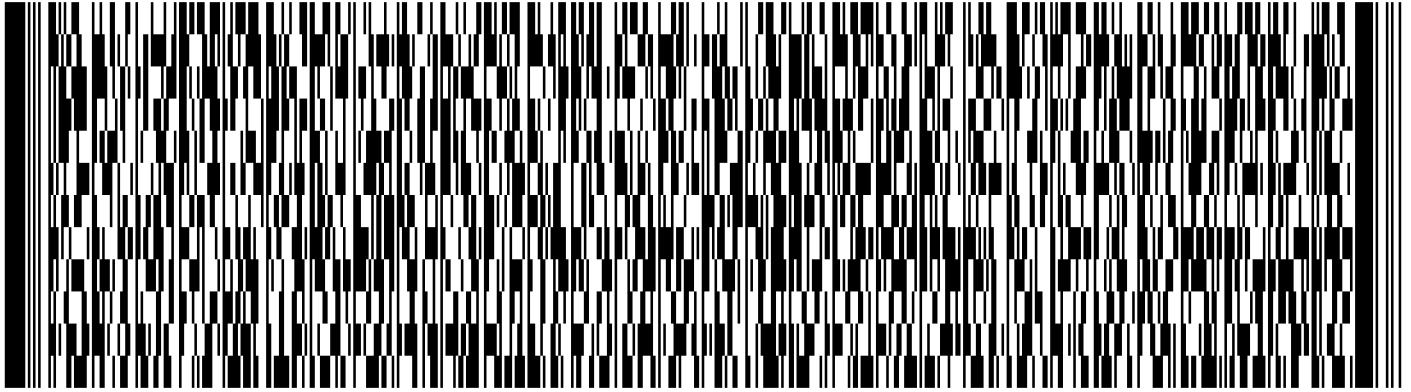
Title

Bradley D. Sharp

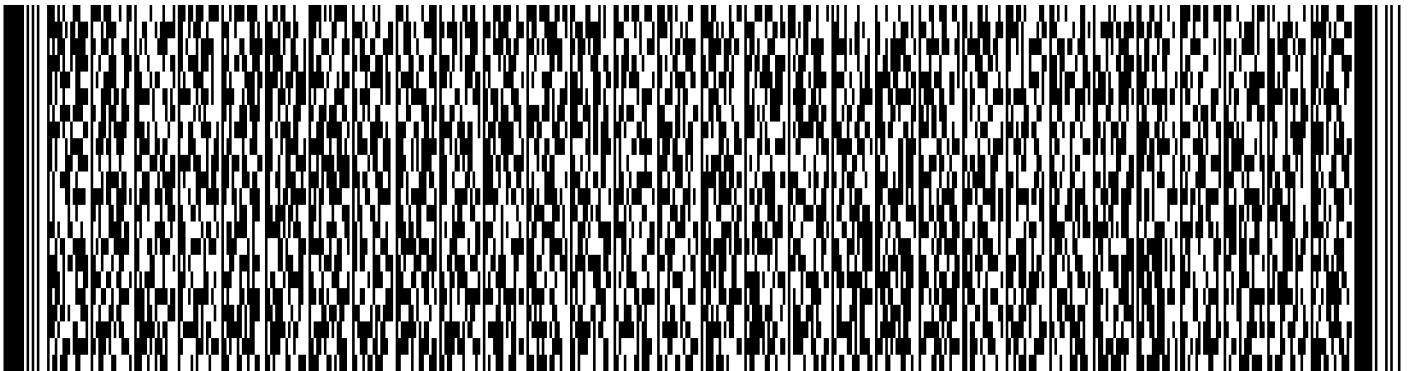
Printed Name of Responsible Party

09/26/2025

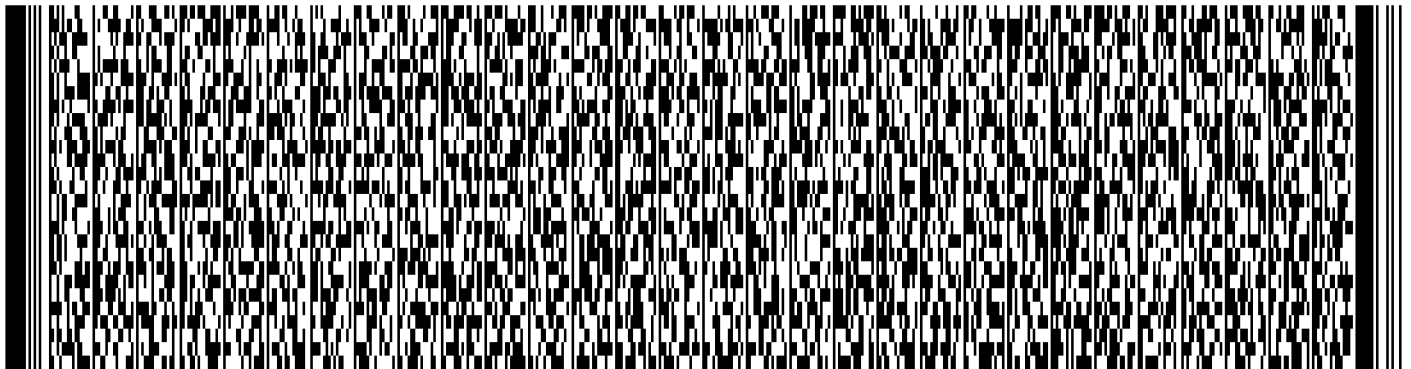
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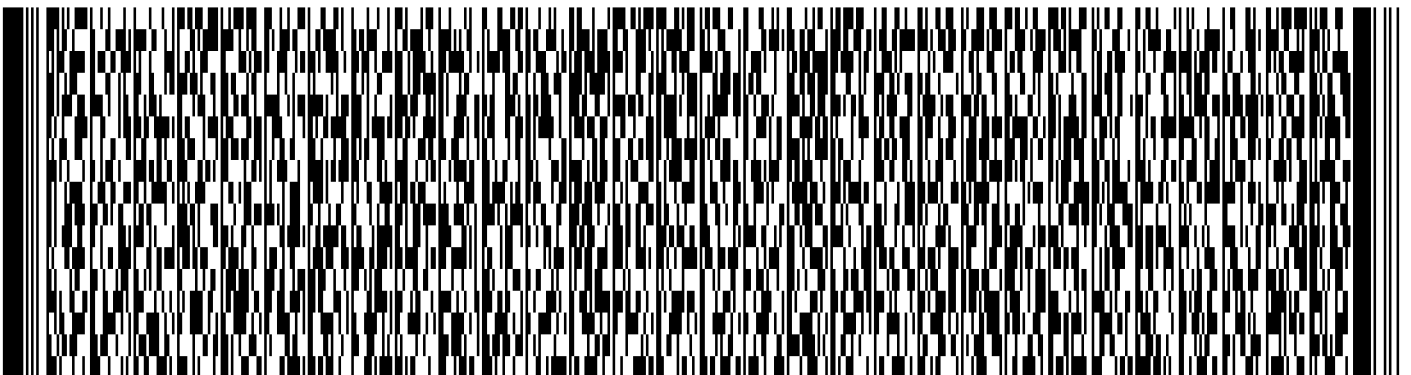
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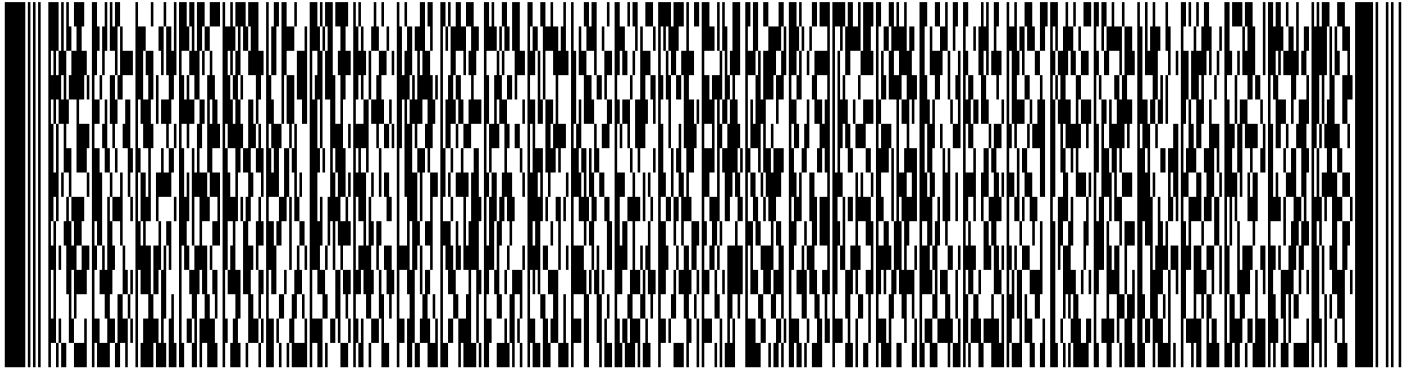
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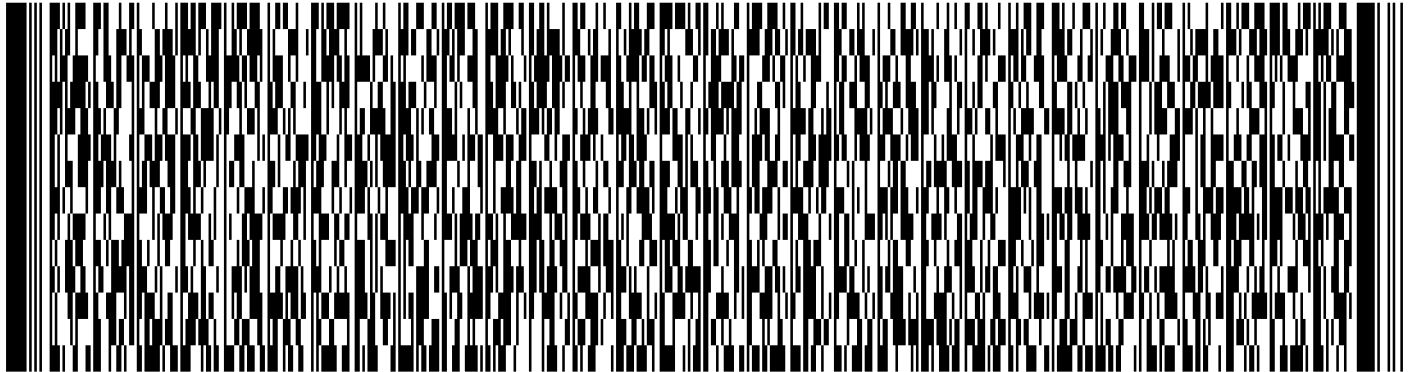
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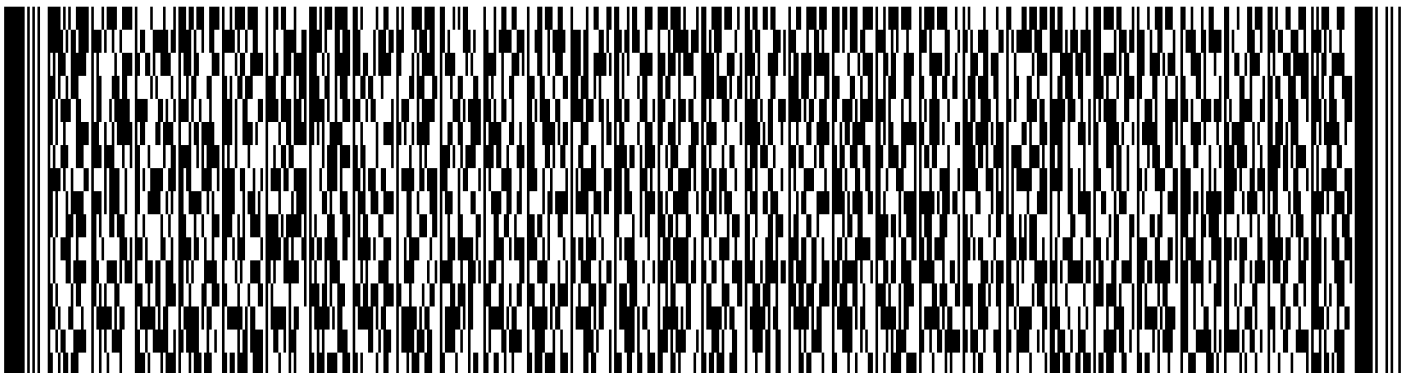
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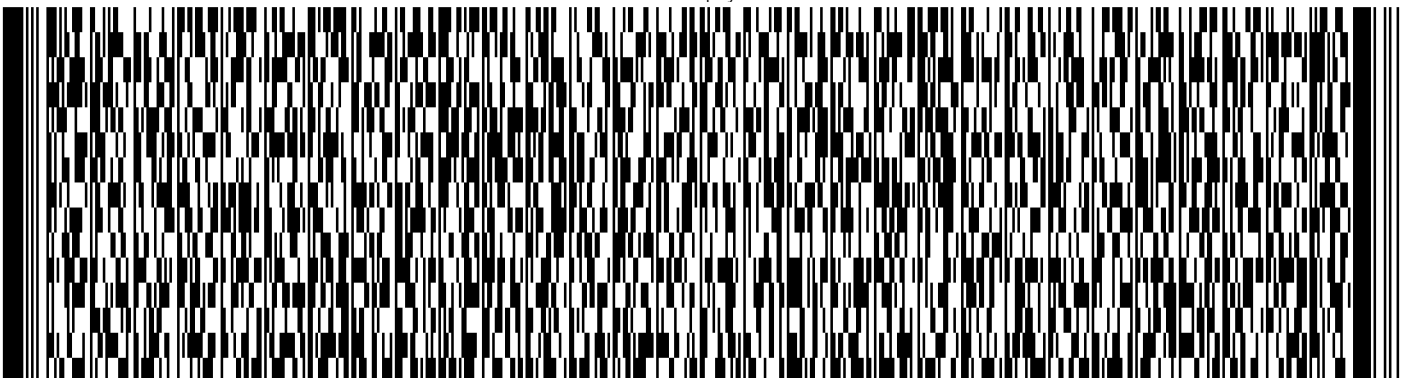
Bankruptcy1to50



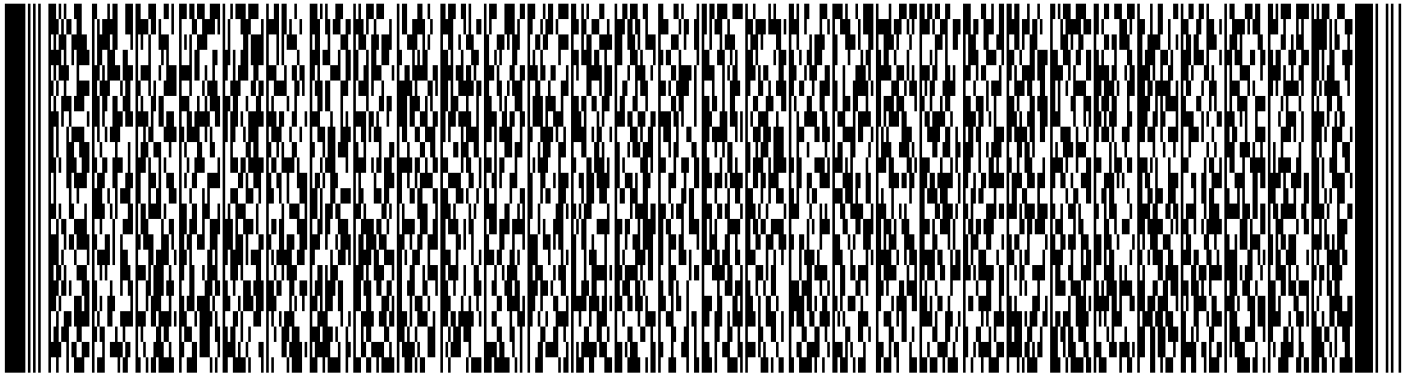
Bankruptcy51to100



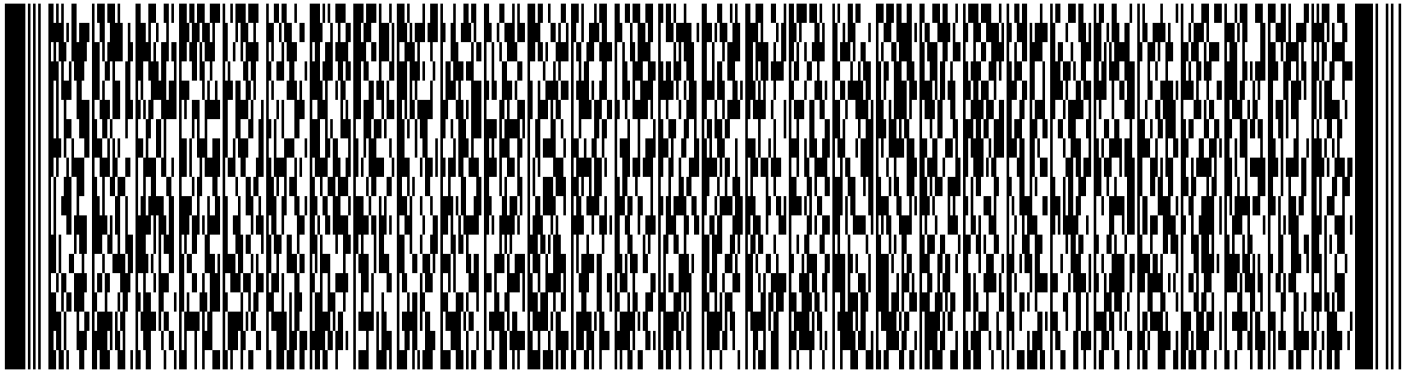
NonBankruptcy1to50



NonBankruptcy51to100



PageThree



PageFour

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

Lead Case No. 24-10545 (CN)

Global Notes to Monthly Operating Reports

General Notes: On September 12, 2024 (the “Petition Date”), LeFever Mattson, a California corporation, (“LeFever Mattson”) and certain of its affiliates (collectively, the “Debtors”), each filed a voluntary petition for relief under chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”) with the United States Bankruptcy Court for the Northern District of California (Santa Rosa Division) (the “Bankruptcy Court”), commencing the chapter 11 cases now jointly administered, for procedural purposes only, under Lead Case No. 24-10545 (the “Chapter 11 Cases”).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.

Windscape Apartments, LLC
24-10417
Statement of Cash Receipts and Disbursements
8/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 208,622	\$ 2,887,440
Other Operating Cash Receipts	558	10,849
Total Operating Receipts	<u>\$ 209,180</u>	<u>\$ 2,898,289</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ 62	\$ 4,956
Intercompany Transfers	-	1,283
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	-	-
Escrowed Proceeds (Socotra)	-	-
Total Non-Operating Receipts	<u>\$ 62</u>	<u>\$ 6,239</u>
Total Receipts	<u>\$ 209,242</u>	<u>\$ 2,904,528</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ -	\$ 7,613
Insurance	27,629	274,038
Utilities	17,707	191,543
Repairs & Maintenance	64,486	487,452
Admin Expense	1,399	54,903
Professional Fees	-	-
Other Operating Disbursements	3,881	41,629
Management Fees	8,935	124,863
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 124,037</u>	<u>\$ 1,182,041</u>
Non-Operating		
Debt Service	\$ 119,364	\$ 1,083,635
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	8,364
Owner Distributions	-	-
Intercompany Transfers	-	47,111
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 119,364</u>	<u>\$ 1,139,110</u>
Total Disbursements	<u>\$ 243,401</u>	<u>\$ 2,321,151</u>
Net Cash Receipts and Disbursements	<u>\$ (34,159)</u>	<u>\$ 583,377</u>
Total Disbursements less Intercompany Disbursements	<u>\$ 243,401</u>	<u>\$ 2,274,040</u>

Windscape Apartments, LLC
24-10417
Balance Sheet
8/31/2025

	<u>Current Month</u>
Assets	
Current Assets	
Cash & Equivalents	\$ 760,281
Accounts Receivable	-
Notes Receivable	5,000,000
Intercompany Receivables	8,072,264
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
Total Current Assets	<u>\$ 13,832,545</u>
Fixed Assets	
FF&E	\$ -
Capital Assets	79,490,000
Accumulated Depreciation	-
Total Fixed Assets	<u>\$ 79,490,000</u>
Other Assets	\$ 2,419,036
Other Assets (To Be Reconciled)	-
Total Other Assets	<u>\$ 2,419,036</u>
Total Assets	<u>\$ 95,741,582</u>
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	155,926
Other Payables	1,408
Intercompany Liabilities - LM	2,369,186
Intercompany Liabilities - Other	4,452,915
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	10,274
Other Liabilities (To Be Reconciled)	171,364
Total Current Liabilities	<u>\$ 7,161,073</u>
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 37,971,331
Notes Payable	37,352,853
Notes Payable - LM	-
Total Long-Term Liabilities	<u>\$ 75,324,185</u>
Total Liabilities	<u>\$ 82,485,257</u>
Equity	
Capital	\$ 6,299,456
Retained Earnings	5,639,228
YTD Net Income	1,317,641
Total Equity	<u>\$ 13,256,325</u>
Total Liabilities and Equity	<u>\$ 95,741,582</u>

Windscape Apartments, LLC
24-10417
Statement of Operations
8/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 208,523	\$ 2,548,081
Garage Income	-	-
Other Revenue		
Other Income	2,005	362,261
Gain/(Loss) on Sale of Assets	-	-
Total Revenue	\$ 210,528	\$ 2,910,342
Expense		
Operating Expense		
Admin Expense	\$ 11,576	\$ 171,091
Bank Fees	44	379
Commissions	-	-
Garage Expense	-	-
Insurance	27,389	266,002
Landscaping	-	-
Licenses & Fees	-	8,029
Marketing	464	3,559
Payroll	-	7,594
Professional Fees	-	(600)
Property Expense	3,881	91,034
Rent Expense	-	7,016
Repairs & Maintenance	64,302	463,642
Utilities	17,467	179,597
Other Operating Expense	200	5,500
Total Operating Expense	\$ 125,323	\$ 1,202,843
Non-Operating Expense		
Restructuring Fees	\$ -	\$ 8,364
Interest Expense	97,506	891,550
Tax	-	(326)
Total Non-Operating Expense	\$ 97,506	\$ 899,588
Total Expense	\$ 222,829	\$ 2,102,431
Net Income	\$ (12,301)	\$ 807,911

Windscape Apartments, LLC
24-10417
AR Aging Report
8/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
First Place for Youth	(937)	-	(5)	-	-	(942)
EA Family Services	-	98	-	68	-	167
Eye Level Learning (New Line Education LLC)	-	1,030	-	1,165	870	3,065
Moncini Christina	(52)	-	-	-	-	(52)
Grant Jennifer	(1,938)	-	-	-	-	(1,938)
Agbigay Andrea	-	1,670	-	1,670	3,905	7,245
Inc. (Tina Conley) Shelter	(459)	-	-	-	-	(459)
Rentschler Joshua	(8)	-	-	-	-	(8)
White Zachary	-	163	-	-	-	163
Gerald Silver	(87)	-	-	-	-	(87)
Retail Realm Distribution	(3,617)	-	-	-	-	(3,617)
Anthony's Tailoring	(2,145)	-	-	-	-	(2,145)
Strauch Arco AM/PM	(819)	-	-	-	-	(819)
Pandya Real Estate Corporation	(1,523)	-	-	-	(1,043)	(2,566)
T-Mobile West Corporation (Tower)	(4,520)	-	-	-	-	(4,520)
Cennox Project and Security Solutions, LLC	-	155	-	-	-	155
Armando Hernandez Engineering Lease	-	4,779	180	4,714	19,001	28,674
Rojas Jose Osvaldo Torres	(20)	-	-	-	-	(20)
Erwin John (Michael)	-	21	-	12	12	45
Martinez Priscilla	(51)	-	-	-	-	(51)
Shoephoerster Linda	-	35	-	-	-	35
Clark Robert	(46)	-	-	-	-	(46)
Sky Sushi (Sushi Mon)	(8,031)	-	-	-	-	(8,031)
Beer and Wine - Singh, LLC	-	6,110	-	-	-	6,110
Davis Cassidy	(1,125)	-	-	-	-	(1,125)
Bradley and Nina Jackson	-	-	-	268	2,107	2,375
Indian Market	-	544	106	544	4,450	5,646
Woodcreek Dentistry	-	133	-	-	-	133
V Nails Salon & Spa	-	2,959	-	1,101	-	4,060
Ethan Conrad	-	319	-	-	-	319
Tiger Tile and Stone, Inc and Moises Gomez	-	3,995	-	-	-	3,995
Beach Hut Deli	-	4,212	426	-	13	4,651
IES Communications, LLC	(8,832)	-	-	-	-	(8,832)
Urgent Care & Telehealth Inc.	(4,717)	-	-	-	-	(4,717)
The Rose Woodcreek Barber	(5,072)	-	-	-	-	(5,072)
Shultz Nicole	(8)	-	-	-	-	(8)
Grand Total	(44,008)	26,226	707	9,543	29,316	21,783

Windscape Apartments, LLC
24-10417
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						
	Accurate Cleaning Inc	185	-	-	-	185
	Alejandro's Yard Maintenance	-	1,960	-	-	1,960
	AT&T	-	-	-	309	309
	Charles Lomeli-TTCCC	-	-	-	220,384	220,384
	City of Vacaville	-	-	-	1,294	1,294
	Comcast	-	-	-	7	7
	Complete Plumbing Services	14,350	-	-	-	14,350
	Erick Roeser, CPA	-	-	-	588,833	588,833
	Israel Rojas Landscaping	-	-	-	300	300
	Neighborly Pest Management	98	-	-	-	98
	Pacific Gas & Electric	-	253	(388)	563	428
	PJ's Junk Removal	1,800	-	-	-	1,800
	Placer County Tax Collector	-	-	-	79,808	79,808
	RentGrow, Inc	-	-	-	6	6
	Shoo Fly Pest Control	135	-	-	-	135
	Socotra Capital	-	-	-	766,321	766,321
	Universal Site Services, Inc	369	-	-	-	369
	YES Energy Management	-	-	-	40	40
	LeFever Mattson Property Management	66	-	-	19,703	19,769
	Poppy Bank	-	-	-	5,291	5,291
	State Water Resources Control Board	-	-	-	144	144
	A-2-Z Landscaping	-	(1,100)	1,300	-	200
	Percy	-	-	-	262	262
Post-Petition Total		17,003	1,113	913	1,683,264	1,702,293
Pre-Petition						
	A-1 Appliance Hac	-	-	-	599	599
	Alejandro's Yard Maintenance	-	-	-	280	280
	All In One Carpet Care	-	-	-	955	955
	City of Sonoma	-	-	-	1,246	1,246
	City of Vacaville	-	-	-	413	413
	Consolidated Communications	-	-	-	17	17
	Environmental Aqua, Inc.	-	-	-	833	833
	Erick Roeser, CPA	-	-	-	80,216	80,216
	Garcia's Pool Service	-	-	-	140	140
	Israel Rojas Landscaping	-	-	-	3,015	3,015
	James	-	-	-	40	40
	LeFever Mattson, Inc.	-	-	-	2,081	2,081
	Lopez Landscaping	-	-	-	160	160
	Pacific Gas & Electric	-	-	-	2,994	2,994
	Parish Termite & Pest Management, Inc.	-	-	-	25	25
	Placer County Tax Collector	-	-	-	10,113	10,113
	Power Pole Service Inc	-	-	-	294	294
	ProVex Pest Management	-	-	-	160	160
	Recology Sonoma Marin	-	-	-	3,138	3,138
	Recology Vacaville Solano	-	-	-	3,038	3,038
	Sacramento Control Systems, Inc.	-	-	-	1,213	1,213
	Storm Water Inspection & Maintenance Services, Inc	-	-	-	628	628
	Valley of the Moon Water District	-	-	-	224	224
	Veronica Padilla	-	-	-	130	130
	Weintraub & Tobin	-	-	-	1,172	1,172
	Wilson's Locksmith	-	-	-	6	6
	Wine Country Hot Tub Services	-	-	-	6	6
	Zillow, Inc	-	-	-	25	25
	LeFever Mattson Property Management	-	-	-	35,292	35,292
	All Pro Backflow, Inc.	-	-	-	90	90
	R 11 Services LLC	-	-	-	2,800	2,800
	DesignRx Pharmaceuticals Inc.	-	-	-	13,168	13,168
Pre-Petition Total		-	-	-	164,511	164,511
Grand Total		17,003	1,113	913	1,847,775	1,866,804

Windscape Apartments, LLC
24-10417
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
1025 Napa St	\$	3,000,000	\$ 3,000,000
1045 Bart Rd	\$	2,500,000	\$ 2,500,000
18701 Gehricke Road	\$	9,000,000	\$ 9,000,000
18935 W 5th St	\$	4,500,000	\$ 4,500,000
24120 Arnold Dr	\$	8,000,000	\$ 8,000,000
24160 Turkey Rd24237 Arnold Rd.	\$	3,250,000	\$ 3,250,000
280, 310, 312, 350 Butcher Road	\$	3,500,000	\$ 3,500,000
370 Butcher Rd	\$	6,500,000	\$ 6,500,000
400 West Spain	\$	4,500,000	\$ 4,500,000
430 West Napa	\$	4,000,000	\$ 4,000,000
446, 454, 462 W. Napa	\$	5,000,000	\$ 5,000,000
4950-4970 Allison Parkway	\$	6,500,000	\$ 6,500,000
520/530/532 Studley & 525 W Napa	\$	7,500,000	\$ 7,500,000
7456 Foothills Blvd	\$	7,500,000	\$ 7,500,000
900 E Napa St	\$	2,740,000	\$ 2,740,000
424 W 2nd St	\$	1,500,000	\$ 1,500,000
Grand Total	\$	79,490,000	\$ 79,490,000

Windscape Apartments, LLC
24-10417
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
Windscape Village - Citizens	-	-	(1,167)	(1,500)	1,167	3,892	2,392
East West Windscape Apts LLC	688,212	8,139	(1,184)	10,430	228	2,002	707,827
East West Windscape Apts Money Market	50,062	-	-	-	-	-	50,062
Axos Windscape Apartments LLC	-	-	-	-	-	-	-
Grand Total	738,274	8,139	(2,351)	8,930	1,395	5,894	760,281

Windscape Apartments, LLC
24-10417
Payments on Pre-Petition Debt
8/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Windscape Apartments, LLC	8/12/2025	8/12/2025	Chase	16,015
Windscape Apartments, LLC	8/8/2025	8/8/2025	Duggan Mission Chapel	10,000
Windscape Apartments, LLC	8/8/2025	8/8/2025	Socotra Capital	17,550
Windscape Apartments, LLC	8/26/2025	8/26/2025	Duggan Mission Chapel	24,076
Windscape Apartments, LLC	8/14/2025	8/14/2025	Citizens Business Bank	23,553
Windscape Apartments, LLC	8/25/2025	8/25/2025	Citizens Business Bank	28,170
Grand Total				119,364

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

ACCOUNT STATEMENT

Page 1 of 19
STARTING DATE: August 01, 2025
ENDING DATE: August 31, 2025
Total days in statement period: 31
0748
(89)WINDSCAPE APARTMENTS, LLC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10417
6359 AUBURN BLVD STE B
CITRUS HEIGHTS CA 95621-5200Switch to e-statements via our Mobile App
or Online Banking for a paperless
experience! You can access up to seven
years of account history easily at your
fingertips. Learn more by visiting
eastwestbank.com/mobile or call
833.468.8356 for details.**Commercial Analysis Checking**

Account number	0748	Beginning balance	\$786,794.11
Enclosures	89	Total additions	(46) 205,298.38
Low balance	\$688,212.44	Total subtractions	(103) 303,880.05
Average balance	\$803,890.07	Ending balance	\$688,212.44

CREDITS

Number	Date	Transaction Description	Additions
	08-01	Onln Bkg Trft C FR ACC 05500021077	5,156.33
	08-01	Pre-Auth Credit CA Settlement 250801 000024595573074	1,125.00
	08-01	Deposit Bridge	544.48
	08-01	Deposit Bridge	1,830.00
	08-01	Deposit Bridge	3,896.36
	08-04	Pre-Auth Credit CA Settlement 250804 000024637407414	16,092.80
	08-04	Pre-Auth Credit CA Settlement 250804 000024621219602	28,695.07
	08-04	Deposit Bridge	7,932.33
	08-05	Pre-Auth Credit YARDI CARD DEP EWINDAPT 250805 114077602	51.33
	08-05	Pre-Auth Credit CA Settlement 250805 000024652870478	8,035.14
	08-05	Deposit Bridge	587.00
	08-05	Deposit Bridge	3,592.66
	08-05	Deposit Bridge	8,031.39
	08-06	Pre-Auth Credit FLEX Rent 250806 YA4463229945311	5,168.99
	08-06	Pre-Auth Credit CA Settlement 250806 000024666541766	12,331.61
	08-06	Deposit Bridge	503.99
	08-06	Deposit Bridge	558.19
	08-06	Deposit Bridge	2,500.00
	08-06	Deposit Bridge	2,550.00
	08-06	Deposit Bridge	3,060.00
	08-06	Deposit Bridge	6,007.00
	08-07	Pre-Auth Credit CA Settlement 250807 000024677589050	2,119.33
	08-07	Pre-Auth Credit SonomaVlyEscapes ACH Paymen 250807	6,309.09
	08-07	Pre-Auth Credit SonomaVlyEscapes ACH Paymen 250807	13,132.72
	08-07	Deposit Bridge	3,986.05
	08-07	Deposit Bridge	5,885.79
	08-08	Pre-Auth Credit YARDI CARD DEP EWINDAPT 250808 114604199	5,983.95
	08-08	Deposit Bridge	4,607.85

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

WINDSCAPE APARTMENTS, LLC

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

0748

Number	Date	Transaction Description	Additions
	08-11	Pre-Auth Credit CA Settlement 250811 000024695980454	399.30
	08-11	Pre-Auth Credit CA Settlement 250811 000024702136890	544.48
	08-12	Pre-Auth Credit YARDI CARD DEP EWWINDAPT 250812 114805700	2,861.33
	08-12	Deposit Bridge	424.00
	08-13	Pre-Auth Credit YARDI CARD DEP EWWINDAPT 250813 114896547	107.52
	08-13	Deposit Bridge	5,439.00
	08-15	Pre-Auth Credit YARDI CARD DEP EWWINDAPT 250815 115089538	2,028.56
	08-15	Deposit Bridge	1,000.00
	08-18	Pre-Auth Credit CA Settlement 250818 000024750264702	131.52
	08-18	Deposit Bridge	955.00
	08-19	Deposit Bridge	51.33
	08-19	Deposit Bridge	7,123.64
	08-20	Deposit Bridge	263.33
	08-20	Deposit Bridge	2,098.33
	08-21	Pre-Auth Credit CA Settlement 250821 000024773691590	11,774.52
	08-25	Deposit Bridge	4,416.00
	08-26	Pre-Auth Credit CA Settlement 250826 000024807220494	4,281.07
	08-29	Pre-Auth Credit CA Settlement 250829 000024831509234	1,125.00

CHECKS

Number	Date	Amount	Number	Date	Amount
3303	08-04	250.00	3333	08-13	1,500.00
3304	08-04	250.00	3334	08-14	880.00
3305	08-04	250.00	3335	08-13	239.98
3306	08-04	2,212.00	3336	08-15	137.00
3307	08-04	250.00	3337	08-12	5,400.00
3309 *	08-05	52.57	3338	08-12	832.63
3310	08-05	553.25	3339	08-12	10,882.84
3311	08-06	16.00	3340	08-12	98.00
3312	08-06	750.66	3341	08-12	582.27
3313	08-05	1,284.53	3342	08-19	5,198.24
3314	08-05	121.37	3343	08-14	406.66
3315	08-06	409.93	3344	08-13	5,330.50
3316	08-05	466.48	3351 *	08-18	360.58
3317	08-06	16.00	3353 *	08-13	47.39
3318	08-07	596.16	3354	08-13	342.82
3319	08-06	2,316.57	3355	08-13	782.50
3322 *	08-04	8,218.85	3356	08-13	7,667.00
3323	08-04	373.75	3357	08-13	1,202.50
3324	08-06	1,119.00	3358	08-29	2,120.00
3325	08-13	804.68	3359	08-25	825.00
3326	08-12	1,420.00	3360	08-25	1,680.00
3327	08-12	130.00	3362 *	08-22	358.65
3328	08-14	2,200.00	3363	08-20	945.38
3329	08-12	190.00	3365 *	08-28	1,880.00
3330	08-18	6,450.00	3366	08-25	3,881.16
3331	08-12	545.53	3367	08-25	150.00
3332	08-13	1,644.50	3368	08-25	42.26

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

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

0748

WINDSCAPE APARTMENTS, LLC

Number	Date	Amount	Number	Date	Amount
3369	08-22	4,723.04	3388	08-25	244.00
3370	08-19	420.00	3389	08-22	137.00
3371	08-26	385.00	3390	08-21	10.89
3372	08-28	1,250.00	3391	08-25	600.00
3373	08-29	12,943.00	3392	08-21	545.53
3374	08-25	2,725.00	3393	08-21	1,380.00
3375	08-21	2,595.51	3394	08-21	145.00
3376	08-21	295.00	3395	08-25	280.00
3377	08-22	504.50	3396	08-26	1,457.97
3378	08-20	125.00	3397	08-26	200.00
3379	08-22	368.77	3398	08-25	285.26
3380	08-29	357.50	3399	08-26	1,524.10
3381	08-25	112.00	3400	08-26	409.13
3383 *	08-25	102.88	3401	08-26	842.13
3384	08-25	733.85	3402	08-26	5,442.37
3385	08-21	1,240.00	3403	08-26	91.16
3386	08-21	1,350.00	3404	08-27	202.97
3387	08-22	123.36	* Skip in check sequence		

DEBITS

Date	Transaction Description	Subtractions
08-06	Preauth Debit G.L. ANDERSON IN J2606 OOFF TRN *1*CZ10000GZUXF C\RMR*IK*G.L. ANDE RSON INSURANCE\	3,523.19
08-08	Outgoing Wire ACD3308P00002697 Socotra Capital, I 121133416 900 E NAPA	1,000.00
08-08	Outgoing Wire ACD3308P00002699 Socotra Capital, I 121133416 446 W NAPA	2,000.00
08-08	Outgoing Wire ACD3308P00002717 Socotra Capital, I 121133416 18935 5TH ST W	3,500.00
08-08	Outgoing Wire ACD3308P00002713 Socotra Capital, I 121133416 424 W 2ND ST	5,500.00
08-08	Outgoing Wire ACD3308P00002716 Socotra Capital, I 121133416 454 W NAPA	5,550.00
08-08	Outgoing Wire ACD3308P00001438 Duggans Mission Ch 121140218 /ROC/ACD3308P00001 438	10,000.00
08-12	Preauth Debit JPMORGAN CHASE LOAN DRAFT 250812 625860391	16,014.54
08-14	Preauth Debit CITIZENSBUSINESS EXTERNALT LOAN PAYMENT	23,553.45
08-20	Onln Bkg Trfn D TO ACC 05500022694	50,000.00
08-20	Preauth Debit CA Return 250820 000024763130446	131.52
08-25	Analysis Servic ANALYSIS ACTIVITY FOR 07/25	44.04
08-25	Preauth Debit CITIZENSBUSINESS EXTERNALT LOAN PAYMENT	28,170.01
08-26	Outgoing Wire ACD331AP00003127 Duggans Mission Ch 121140218 July Excess Cash P ayment to Duggans	24,076.19

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	786,794.11	08-11	897,432.03	08-20	773,450.08
08-01	799,346.28	08-12	864,621.55	08-21	777,662.67
08-04	840,261.88	08-13	850,606.20	08-22	771,447.35
08-05	858,081.20	08-14	823,566.09	08-25	735,987.89
08-06	882,609.63	08-15	826,457.65	08-26	705,840.91
08-07	913,446.45	08-18	820,733.59	08-27	705,637.94
08-08	896,488.25	08-19	822,290.32	08-28	702,507.94

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

WINDSCAPE APARTMENTS, LLC

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

0748

Date	Amount	Date	Amount	Date	Amount
08-29	688,212.44				

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

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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

[REDACTED] 2694

(0)

WINDSCAPE APARTMENTS, LLC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10417
(MMA)
6359 AUBURN BLVD STE B
CITRUS HEIGHTS CA 95621-5200Switch to e-statements via our Mobile App
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years of account history easily at your
fingertips. Learn more by visiting
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833.468.8356 for details.**Business Money Market**

Account number	[REDACTED] 2694	Beginning balance		\$0.00
Low balance	\$0.00	Total additions	(2)	50,061.64
Average balance	\$24,000.00	Total subtractions	(0)	0.00
Interest paid year to date	\$61.64	Ending balance		\$50,061.64

CREDITS

Number	Date	Transaction Description	Additions
	08-20	Onlin Bkg Trft C FR ACC 05500020748	50,000.00
	08-31	Interest Credit	61.64

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-20	50,000.00	08-31	50,061.64		

INTEREST INFORMATION

Annual percentage yield earned	3.82%	Interest-bearing days	25
Average balance for APY	\$24,000.00	Interest earned	\$61.64

OVERDRAFT/RETURN ITEM FEES

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



PO BOX 911039
San Diego, CA 92191-1039

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axosfiduciaryservices.com

Date 8/29/25
Primary Account

Page 1
4407

33447941

WINDSCAPE APARTMENTS, LLC
DEBTOR IN POSSESSION, CASE #24-10492;
ESCROW
6359 AUBURN BLVD. STE. B
CITRUS HEIGHTS CA 95621

Account Title: WINDSCAPE APARTMENTS, LLC
DEBTOR IN POSSESSION, CASE #24-10492;
ESCROW

Commercial Interest Checking		Number of Enclosures	0
Account Number	4407	Statement Dates	8/01/25 thru 9/01/25
Previous Balance	.00	Days in the statement period	32
Deposits/Credits	.00	Avg Daily Ledger	.00
Checks/Debits	.00	Avg Daily Collected	.00
Maintenance Fee	.00		
Interest Paid	.00		
Ending Balance	.00		

DAILY BALANCE INFORMATION

Date	Balance
8/01	.00

*** END OF STATEMENT ***