## UNITED STATES BANKRUPTCY COURT

	Northern DIST	RICT OF California
In Re. Yellow Poplar, LP		Case No. <u>24-10542</u> S Lead Case No. <u>24-10545</u>
Debtor(s)		S
Monthly Operating Report		Chapter 11
Reporting Period Ended: 08/31/2025		Petition Date: 09/12/2024
Months Pending: 12		Industry Classification: 5 3 1 3
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
Statement of cash receipts and di	sbursements imary and detail of the r loss statement) onals onciliations for the re	9.
/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; therefor 1320.4(a)(2) applies.



Case: 24-10545 Doc# 2489

Filed: 09/26/25

Entered: 09/2

Par	t 1: Cash Receipts and Disbursements	<b>Current Month</b>	Cumulative
a.	Cash balance beginning of month	\$34,630	
b.	Total receipts (net of transfers between accounts)	\$2,356	\$145,450
c.	Total disbursements (net of transfers between accounts)	\$1,474	\$130,451
d.	Cash balance end of month (a+b-c)	\$35,512	
e.	Disbursements made by third party for the benefit of the estate	\$0	\$0
f.	Total disbursements for quarterly fee calculation (c+e)	\$1,474	\$130,451
Par (No	t 2: Asset and Liability Status of generally applicable to Individual Debtors. See Instructions.)	<b>Current Month</b>	
a.	Accounts receivable (total net of allowance)	\$352,000	
b.	Accounts receivable over 90 days outstanding (net of allowance)	\$330,000	
c.	Inventory (Book • Market Other (attach explanation))	\$0	
d	Total current assets	\$1,274,144	
e.	Total assets	\$7,719,839	
f.	Postpetition payables (excluding taxes)	\$10,500	
g.	Postpetition payables past due (excluding taxes)	\$0	
h.	Postpetition taxes payable	\$62,969	
i.	Postpetition taxes past due	\$62,969	
j.	Total postpetition debt (f+h)	\$73,469	
k.	Prepetition secured debt	\$3,800,000	
l.	Prepetition priority debt	\$0	
m.	Prepetition unsecured debt	\$483,732	
n.	Total liabilities (debt) (j+k+l+m)	\$4,357,201	
0.	Ending equity/net worth (e-n)	\$3,362,638	
Pa	rt 3: Assets Sold or Transferred	<b>Current Month</b>	Cumulative
a.	Total cash sales price for assets sold/transferred outside the ordinary	ĊO	¢0
b.	course of business Total payments to third parties incident to assets being sold/transferred		\$0
Б.	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
Par	rt 4: Income Statement (Statement of Operations)	Current Month	Cumulative
	ot generally applicable to Individual Debtors. See Instructions.)	Current Worth	Cumulative
a.	Gross income/sales (net of returns and allowances)	\$2,356	
b.	Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c.	Gross profit (a-b)	\$2,356	
d.	Selling expenses	\$0	
e.	General and administrative expenses	\$1,474	
f.	Other expenses	\$0	
g.	Depreciation and/or amortization (not included in 4b)	\$0	
h.	Interest	\$0	
i.	Taxes (local, state, and federal)	\$0	
j.	Reorganization items	\$0	A
k.	Profit (loss)	\$882	\$15,476

Case: 24-10545 Doc# 2489 Filed: 09/26/25 Entered: 09/26/25 16:19:49 Page 2 of

Itemized		Role	Approved Current Month	Approved Cumulative	Month	Cumulati
Itemized  File of the property	l Breakdown by Firm Firm Name					
i 0 ii iii iiv v vi vii viii ix x xi	Firm Name	Role				
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Case: 24-10545 Doc# 2489 Filed: 09/26/25 Entered: 09/26/25 16:19:49 Page 3 of

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				Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
b.	Debto	Debtor's professional fees & expenses (nonbankruptcy) Aggregate Total					
	Itemized Breakdown by Firm						
		Firm Name	Role				
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Case: 24-10545 Doc# 2489 Filed: 09/26/25 Entered: 09/26/25 16:19:49 Page 5 of

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Debtor's Name	Yellow Poplar, LP
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Case No. 24-10542

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	С				
c.	All professional fees and expenses (debtor & committees)				

Pa	rt 6: Postpetition Taxo	es	Cur	rent Month	Cumulative
a.	Postpetition income t	axes accrued (local, state, and federal)		\$0	\$0
b.	Postpetition income t	axes paid (local, state, and federal)		\$0	\$0
c.	Postpetition employe	r payroll taxes accrued		\$0	\$0
d.	Postpetition employe	r payroll taxes paid		\$0	\$0
e.	Postpetition property	taxes paid		\$0	\$0
f.	Postpetition other tax	ses accrued (local, state, and federal)		\$0	\$0
g.	Postpetition other tax	tes paid (local, state, and federal)		\$0	\$0
Pa	rt 7: Questionnaire - D	Ouring this reporting period:			
a.	Were any payments n	nade on prepetition debt? (if yes, see Instructions)	Yes 🔘	No 💿	
b.		nade outside the ordinary course of business al? (if yes, see Instructions)	Yes $\bigcirc$	No 💿	
c.	Were any payments n	nade to or on behalf of insiders?	Yes $\bigcirc$	No 💿	
d.	Are you current on po	ostpetition tax return filings?	Yes	No 🔘	
e.	Are you current on po	ostpetition estimated tax payments?	Yes $\bigcirc$	No 💿	
f.	Were all trust fund ta	xes remitted on a current basis?	Yes	No 🔿	
g.	Was there any postpe (if yes, see Instruction	tition borrowing, other than trade credit? is)	Yes $\bigcirc$	No 💿	
h.	Were all payments mathe court?	ade to or on behalf of professionals approved by	Yes $\bigcirc$	No O N/A •	
i.	Do you have:	Worker's compensation insurance?	Yes $\bigcirc$	No 💿	
		If yes, are your premiums current?	Yes $\bigcirc$	No O N/A •	(if no, see Instructions)
		Casualty/property insurance?	Yes	No 🔿	
		If yes, are your premiums current?	Yes 💿	No O N/A O	(if no, see Instructions)
		General liability insurance?	Yes •	No 🔘	
		If yes, are your premiums current?	Yes •	No O N/A O	(if no, see Instructions)
j.	Has a plan of reorgan	ization been filed with the court?	Yes $\bigcirc$	No 💿	
k.	Has a disclosure state	ment been filed with the court?	Yes $\bigcirc$	No 💿	
l.	Are you current with set forth under 28 U	quarterly U.S. Trustee fees as .S.C. § 1930?	Yes •	No 🔿	

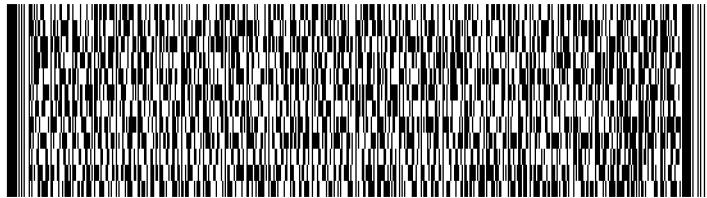
Case: 24-10545 Doc# 2489 Filed: 09/26/25 Entered: 09/26/25 16:19:49 Page 8 of **12** 

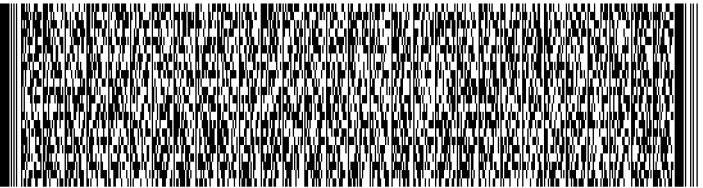
Par	rt 8: Individual Chapter 11 Debtors (Only)	
a.	Gross income (receipts) from salary and wages	\$0
b.	Gross income (receipts) from self-employment	\$0
c.	Gross income from all other sources	\$0
d.	Total income in the reporting period (a+b+c)	\$0
e.	Payroll deductions	\$0
f.	Self-employment related 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 $\S$ 101(14A)?	Yes O No •
m.	If yes, have you made all Domestic Support Obligation payments?	Yes ○ No ○ N/A •
the prometer of the control of the c	704, 1106, and 1107. The United States Trustee will use this information (S.C. § 1930(a)(6). The United States Trustee will also use this information (b) bankruptcy system, including the likelihood of a plan of reorganization by esecuted in good faith. This information may be disclosed to a bankruptcy eded to perform the trustee's or examiner's duties or to the appropriate fee forcement agency when the information indicates a violation or potential routine purposes. For a discussion of the types of routine disclosures that fice for United States Trustee's systems of records notice, UST-001, "Bankid. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained trules_regulations/index.htm. Failure to provide this information could real regulations of the raction by the United States Trustee. 11 U.S.C. § 11	to evaluate a chapter 11 debtor's progress through leing confirmed and whether the case is being by trustee or examiner when the information is leral, state, local, regulatory, tribal, or foreign law violation of law. Other disclosures may be made may be made, you may consult the Executive ruptcy Case Files and Associated Records." See 71 d at the following link: http://www.justice.gov/ust/esult in the dismissal or conversion of your
<u>do</u>	leclare under penalty of perjury that the foregoing Monthly Oper cumentation are true and correct and that I have been authorized Bradley D. Sharp	
		Name of Responsible Party
Ch	ief Restructuring Officer 09/26	/2025

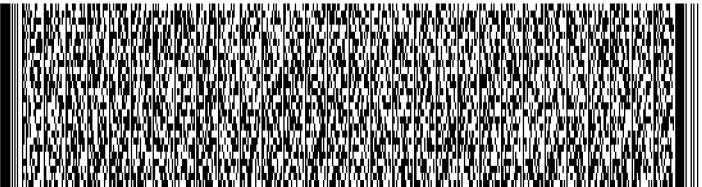
Case: 24-10545 Doc# 2489 Filed: 09/26/25 Entered: 09/26/25 16:19:49 Page 9 of

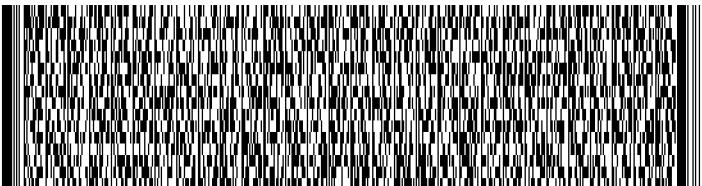
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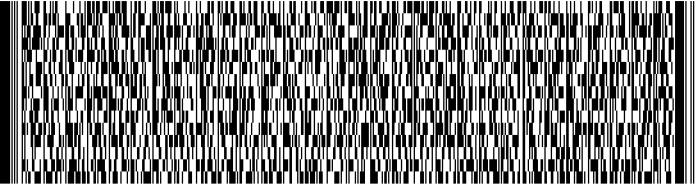




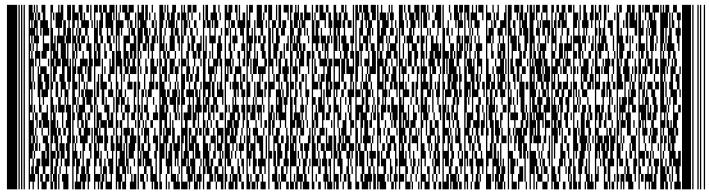




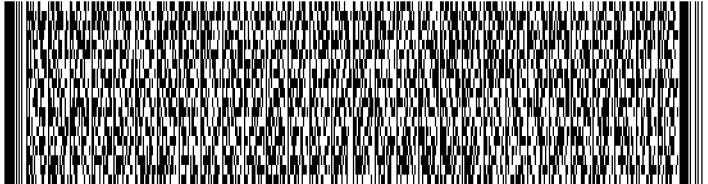
Doc# 2489 Filed: 09/26/25 Entered: 09/26/25 16:19:49 Page 10 Case: 24-10545 of012



Doc# 2489 Filed: 09/26/25 Entered: 09/26/25 16:19:49 Page 11 Case: 24-10545 of 112



PageThree



PageFour

Case: 24-10545 Doc# 2489 Filed: 09/26/25 Entered: 09/26/25 16:19:49 Page 12 UST Form 11-MOR (12/01/2021) of 212

# 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"). 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

Case: 24-10545 Doc# 2489-1 Filed: 09/26/25 Entered: 09/26/25 16:19:49 Page 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.

<u>Reservation of Rights</u>: 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.

<u>Internal Transfers</u>: 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.

<u>Payments Made on Prepetition Debt</u>: On or about September 25, 2024, the Bankruptcy Court entered interim orders (the "<u>Interim Orders</u>") 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 "<u>Final Orders</u>," and, collectively with the Interim Orders, the "<u>First Day Orders</u>"). Payments made on prepetition debt pursuant to the First Day Orders are not recorded in Attachment 1.

<u>Payments to Insiders</u>: 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.

<u>Windtree, LP</u>: 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.

<u>1050 Elm Street</u>: 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.

Case: 24-10545 Doc# 2489-1 Filed: 09/26/25 Entered: 09/26/25 16:19:49 Page 2

#### Yellow Poplar, LP 24-10542 Statement of Cash Receipts and Disbursements 8/31/2025

	Curre	Accumulate rrent Month Total		
Receipts				
Operating				
Rental Income	\$	-	\$	142,869
Other Operating Cash Receipts		-		225
Total Operating Receipts	\$	-	\$	143,094
Non-Operating				
Other Non-Operating Cash Receipts	\$	2,356	\$	2,356
Intercompany Transfers		-		-
Adjustments to Intercompany Balances		-		-
DIP Funding		-		-
Asset Sales		-		-
Escrowed Proceeds (Socotra)				
Total Non-Operating Receipts	\$	2,356	\$	2,356
Total Receipts	\$	2,356	\$	145,450
Disbursements				
Operating				
Payroll & Payroll Taxes	\$	-	\$	-
Insurance		-		22,679
Utilities		191		2,269
Repairs & Maintenance		640		17,699
Admin Expense		-		3,347
Professional Fees		-		-
Other Operating Disbursements		120		1,152
Management Fees		524		5,706
Taxes (sales, property, other)				
Total Operating Disbursements	\$	1,474	\$	52,852
Non-Operating				
Debt Service	\$	-	\$	76,599
Other Non-Operating Disbursements		-		-
Restructuring Fees		-		1,000
Owner Distributions		-		-
Intercompany Transfers		-		-
Transfers to Non-Debtors		-		-
Adjustments to Intercompany Balances		-		-
Capital Expenditures		-		
Total Non-Operating Disbursements	\$	-	\$	77,599
Total Disbursements	\$	1,474	\$	130,451
Net Cash Receipts and Disbursements	\$	882	\$	14,999
Total Disbursements less Intercompany Disbursements	_\$	1,474	\$	130,451

Case: 24-10545 Doc# 2489-2 Filed: 09/26/25 Entered: 09/26/25 16:19:49 Page 1

Yellow Poplar, LP 24-10542 Balance Sheet 8/31/2025

. <del></del>	Current Month	
Assets		
Current Assets		
Cash & Equivalents	\$	35,511
Accounts Receivable		-
Notes Receivable		<del>-</del>
Intercompany Receivables		886,632
Intercompany Receivables - US Trustee Fees		-
Other Receivables	<del></del>	<u> </u>
Total Current Assets	\$	922,143
Fixed Assets		
FF&E	\$	-
Capital Assets		6,250,000
Accumulated Depreciation		
Total Fixed Assets	\$	6,250,000
Other Assets	\$	195,695
Other Assets (To Be Reconciled)		-
Total Other Assets	\$	195,695
Total Assets	\$	7,367,838
Liabilities		
Current Liabilities		
Current Liabilities	\$	-
Security Deposits	·	10,500
Other Payables		, <u> </u>
Intercompany Liabilities - LM		51,450
Intercompany Liabilities - Other		309,702
Intercompany Liabilities - US Trustee Fees		-
Other Liabilities		-
Other Liabilities (To Be Reconciled)		110,000
Total Current Liabilities	\$	481,652
Long-Term Liabilities		
Deferred Gain (Loss)	\$	1,928,010
Notes Payable	•	3,530,000
Notes Payable - LM		-
Total Long-Term Liabilities	\$	5,458,010
Total Liabilities	\$	5,939,661
Equity		
Capital	\$	(101,285)
Retained Earnings	Ψ	1,533,170
YTD Net Income		(3,708)
Total Equity	\$	1,428,177
Total Liabilities and Equity	\$	7,367,838
. Jun. 2.55 una Equity		.,55.,550

Case: 24-10545 Doc# 2489-2 Filed: 09/26/25 Entered: 09/26/25 16:19:49 Page 2

Yellow Poplar, LP 24-10542 Statement of Operations 8/31/2025

	Curre	Current Month		Accumulated Total	
Income					
Revenue					
Rental Income	\$	-	\$	129,776	
Garage Income		-		-	
Other Revenue					
Other Income		2,356		15,449	
Gain/(Loss) on Sale of Assets		-		-	
Total Revenue	\$	2,356	\$	145,225	
Expense					
Operating Expense					
Admin Expense	\$	524	\$	6,029	
Bank Fees		-		(0)	
Commissions		-		-	
Garage Expense		-		-	
Insurance		-		22,679	
Landscaping		-		-	
Licenses & Fees		-		-	
Marketing		-		-	
Payroll		-		-	
Professional Fees		-		-	
Property Expense		-		1,293	
Rent Expense		-		1,254	
Repairs & Maintenance		760		18,851	
Utilities		191		2,044	
Other Operating Expense					
Total Operating Expense	\$	1,474	\$	52,150	
Non-Operating Expense					
Restructuring Fees	\$	-	\$	1,000	
Interest Expense		-		76,599	
Tax		-		-	
Total Non-Operating Expense	\$	-	\$	77,599	
Total Expense	\$	1,474	\$	129,749	
Net Income	\$	882	\$	15,476	

Yellow Poplar, LP 24-10542 AR Aging Report 8/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Harrow Cellars, Inc.	-	11,000	-	11,000	330,000	352,000
Grand Total	-	11,000	-	11,000	330,000	352,000

Yellow Poplar, LP 24-10542 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	Erick Roeser, CPA	-	-	-	62,969	62,969
Post-Petition Tot	al	-	-	-	62,969	62,969
Pre-Petition	Champion Fire Protection, LLC	-	-	-	912	912
	Delgado	-	-	-	1,333	1,333
	LeFever Mattson, Inc.	-	-	-	9,843	9,843
	Pacific Gas & Electric	-	-	-	65	65
	Power Pole Service Inc	-	-	-	168	168
	Shoo Fly Pest Control	-	-	-	259	259
Pre-Petition Tota	<u> </u>	-	-	-	12,580	12,580
Grand Total		-		-	75,549	75,549

Case: 24-10545 Doc# 2489-2 Filed: 09/26/25 Entered: 09/26/25 16:19:49 Page 5

Yellow Poplar, LP 24-10542 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 o	f Petition Date	8/31/2025
21885 8th St E	\$	6,250,000 \$	6,250,000
Grand Total	\$	6,250,000 \$	6,250,000

Case: 24-10545 Doc# 2489-2 Filed: 09/26/25 Entered: 09/26/25 16:19:49 Page 6

Yellow Poplar, LP 24-10542 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
Carmichael Gardens - Citizens	499	-	-	-	(499)	90	90
East West Yellow Poplar LP	29,646	-	-	5,775	-	-	35,421
Grand Total	30.145		-	5.775	(499)	90	35.511

A Financial Services Company

PO Box 3938, Ontario, CA 91761

HOME TAX SERVICE OF AMERICA LEFEVER MATTSON PROPERTY CARMICHAEL GARDENS TRUST ACCT 6359 AUBURN BLVD STE B CITRUS HEIGHTS CA 95621-5200

# Statement Ending 08/29/2025

HOME TAX SERVICE OF AMERICA

Page 1 of 4

Account Number 6038

# **Managing Your Accounts**

Phone Number 888.222.5432

 $\times$ 

Website cbbank.com

Email customersupport@cbbank.com

#### IMPORTANT INFORMATION ABOUT YOUR CITIZENS BUSINESS BANK AGREEMENTS

The Citizens Business Bank Disclosure Information and Agreement, Treasury Management Services Agreement, Treasury Management Services Standard Schedule of Fees, along with the Business Banking Products, Services, and Fees governing your account(s), will be updated effective October 1, 2025. Please review the Addendum Information at the end of your statement carefully and note that you may not be impacted by these changes.

## **Summary of Accounts**

Account Type Account Number Ending Balance

SPECIALTY BANKING A/A BUSINESS 6038 \$499.17

## SPECIALTY BANKING A/A BUSINESS - 6038

**Account Summary** 

 Date
 Description
 Amount

 08/01/2025
 Beginning Balance
 \$1,047.57

 0 Credit(s) This Period
 \$0.00

1 Debit(s) This Period \$548.40

Ending Balance \$499.17

**Checks Cleared** 

08/29/2025

Check Nbr	Date	Amount
15162	08/21/2025	\$548.40

<sup>\*</sup> Indicates skipped check number 1 item(s) totaling \$548.40

#### **Daily Balances**

Date	Amount
08/21/2025	\$499.17

Member FDIC

Case: 24-10545 Doc# 2489-2 Filed: 09/26/25 Entered: 09/26/25 16:19:49 Page 8

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

Direct inquiries to: 888 761-3967

#### ACCOUNT STATEMENT

Page 1 of STARTING DATE: August 01, 2025 ENDING DATE: August 31, 2025 Total days in statement period: 31 1224 (5)

YELLOW POPLAR, LP **CHAPTER 11 DEBTOR IN POSSESSION** CASE #24-10542 6359 AUBURN BLVD SUITE B CITRUS HEIGHTS CA 95621-5200

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### **Commercial Analysis Checking**

Account number 1224 Beginning balance \$28,466.18 Total additions Enclosures 5 2,904.41 (2) Low balance \$27,692.47 Total subtractions 1,724.40 (5) Average balance \$28,712.87 **Ending balance** \$29,646.19

**CREDITS** Number Additions Date Transaction Description 08-19 2,356.01 Deposit Bridge 08-20 548.40 Deposit Bridge

CHECKS					
Number	Date	Amount	Number	Date	Amount
2029	08-04	250.00	2032	08-21	190.69
2030	08-04	523.71	2033	08-21	120.00
2031	08-25	640.00			

**DAILY BALANCES** Date Amount Date Amount Date Amount 07-31 28,466.18 08-19 30,048.48 08-21 30,286.19 08-04 27,692.47 08-20 30,596.88 08-25 29,646.19

#### **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

Case: 24-10545 Doc# 2489-2 Filed: 09/26/25 Entered: 09/26/25 16:19:49 Page 9 of 9