

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Firetree I, LP

§
§
§
§Case No. 24-10502Debtor(s)Lead Case No. 24-10545☒ Jointly Administered**Monthly Operating Report**

Chapter 11

Reporting Period Ended: 09/30/2025Petition Date: 09/12/2024Months Pending: 13Industry Classification:

5	3	1	3
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Reporting Method:

Accrual Basis ☐Cash Basis ☒

Debtor's Full-Time Employees (current):

0

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

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

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

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

/s/ Thomas B. Rupp

Signature of Responsible Party

10/24/2025

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# 2636 Filed: 10/24/25 Entered: 10/24/25 12:12:12 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	\$82,390	
b. Total receipts (net of transfers between accounts)	\$630,034	\$861,292
c. Total disbursements (net of transfers between accounts)	\$24,652	\$173,519
d. Cash balance end of month (a+b-c)	\$687,772	
e. Disbursements made by third party for the benefit of the estate	\$61,257	\$61,257
f. Total disbursements for quarterly fee calculation (c+e)	\$85,909	\$234,776

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$0
b. Accounts receivable over 90 days outstanding (net of allowance)	\$0
c. Inventory (Book ☒ Market ☐ Other ☐ (attach explanation))	\$0
d. Total current assets	\$733,085
e. Total assets	\$12,712,734
f. Postpetition payables (excluding taxes)	\$166,917
g. Postpetition payables past due (excluding taxes)	\$139,728
h. Postpetition taxes payable	\$172,763
i. Postpetition taxes past due	\$172,763
j. Total postpetition debt (f+h)	\$339,680
k. Prepetition secured debt	\$9,311,129
l. Prepetition priority debt	\$2,551
m. Prepetition unsecured debt	\$435,565
n. Total liabilities (debt) (j+k+l+m)	\$10,088,925
o. Ending equity/net worth (e-n)	\$2,623,809

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$675,000	\$675,000
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$61,257	\$61,257
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$613,743	\$613,743

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)	\$-190,938	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$-190,938	
d. Selling expenses	\$0	
e. General and administrative expenses	\$44,714	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$5,250	
i. Taxes (local, state, and federal)	\$18,730	
j. Reorganization items	\$10,125	
k. Profit (loss)	\$-269,758	\$-212,217

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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	xxxvii					
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xcviii						
xcix						
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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					
	xix					
	xx					
	xxi					
	xxii					
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	xl					
	xli					
	xlii					
	xliii					
	xliv					
	xlv					
	xlvi					
	xlvii					
	xlviii					
	xliv					
	l					
	li					
	lii					
	liii					
	liv					
	lv					
	lvi					

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

Part 6: Postpetition Taxes		Current Month	Cumulative
a.	Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b.	Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c.	Postpetition employer payroll taxes accrued	\$0	\$0
d.	Postpetition employer payroll taxes paid	\$0	\$0
e.	Postpetition property taxes paid	\$0	\$0
f.	Postpetition other taxes accrued (local, state, and federal)	\$0	\$0
g.	Postpetition other taxes paid (local, state, and federal)	\$0	\$0

Part 7: Questionnaire - During this reporting period:

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes ☒ No ☐
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes ☐ No ☒
- c. Were any payments made to or on behalf of insiders? Yes ☐ No ☒
- d. Are you current on postpetition tax return filings? Yes ☒ No ☐
- e. Are you current on postpetition estimated tax payments? Yes ☐ No ☒
- f. Were all trust fund taxes remitted on a current basis? Yes ☒ No ☐
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes ☐ No ☒
- h. Were all payments made to or on behalf of professionals approved by the court? Yes ☐ No ☐ N/A ☒
- i. Do you have:
- Worker's compensation insurance? Yes ☐ No ☒
 - If yes, are your premiums current? Yes ☐ No ☐ N/A ☒ (if no, see Instructions)
 - Casualty/property insurance? Yes ☒ No ☐
 - If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
 - General liability insurance? Yes ☒ No ☐
 - If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes ☒ No ☐
- k. Has a disclosure statement been filed with the court? Yes ☒ No ☐
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes ☒ No ☐

Part 8: Individual Chapter 11 Debtors (Only)

- | | | |
|--|-------|-----|
| a. Gross income (receipts) from salary and wages | _____ | \$0 |
| b. Gross income (receipts) from self-employment | _____ | \$0 |
| c. Gross income from all other sources | _____ | \$0 |
| d. Total income in the reporting period (a+b+c) | _____ | \$0 |
| e. Payroll deductions | _____ | \$0 |
| f. Self-employment related expenses | _____ | \$0 |
| g. Living expenses | _____ | \$0 |
| h. All other expenses | _____ | \$0 |
| i. Total expenses in the reporting period (e+f+g+h) | _____ | \$0 |
| j. Difference between total income and total expenses (d-i) | _____ | \$0 |
| k. List the total amount of all postpetition debts that are past due | _____ | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/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

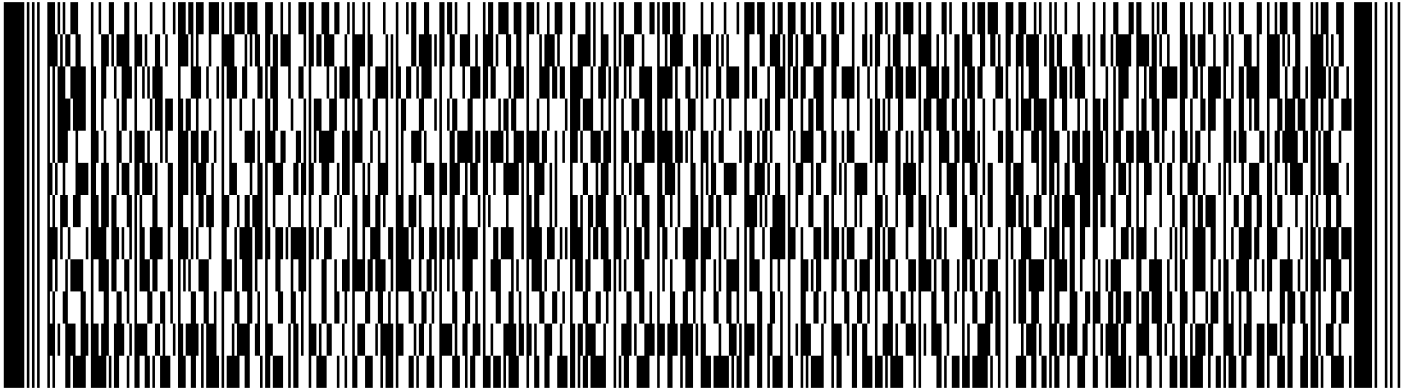
Title

Bradley D. Sharp

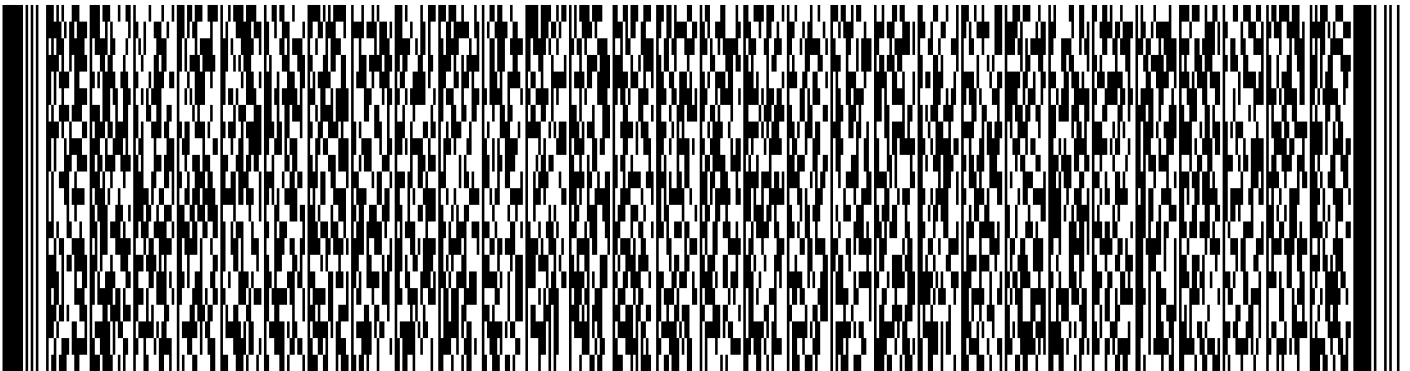
Printed Name of Responsible Party

10/24/2025

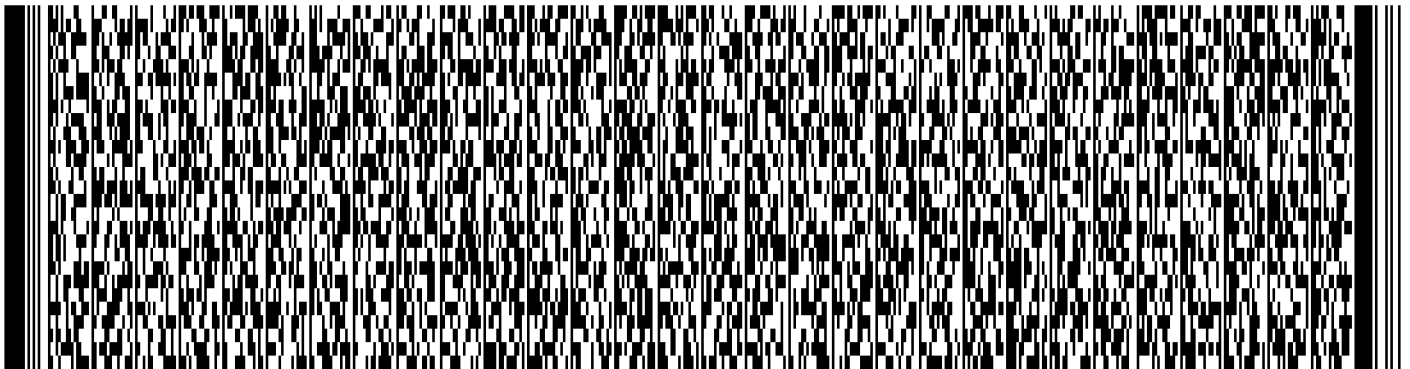
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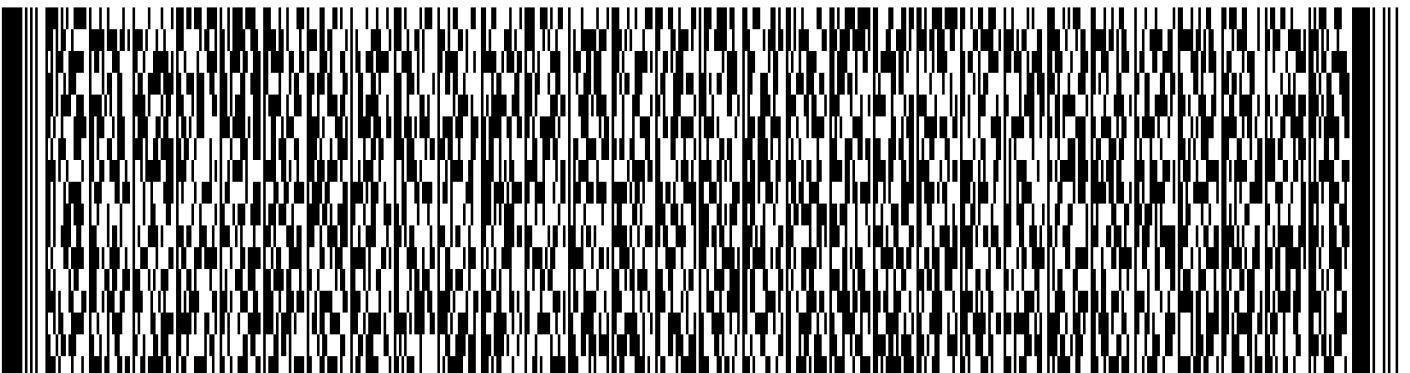
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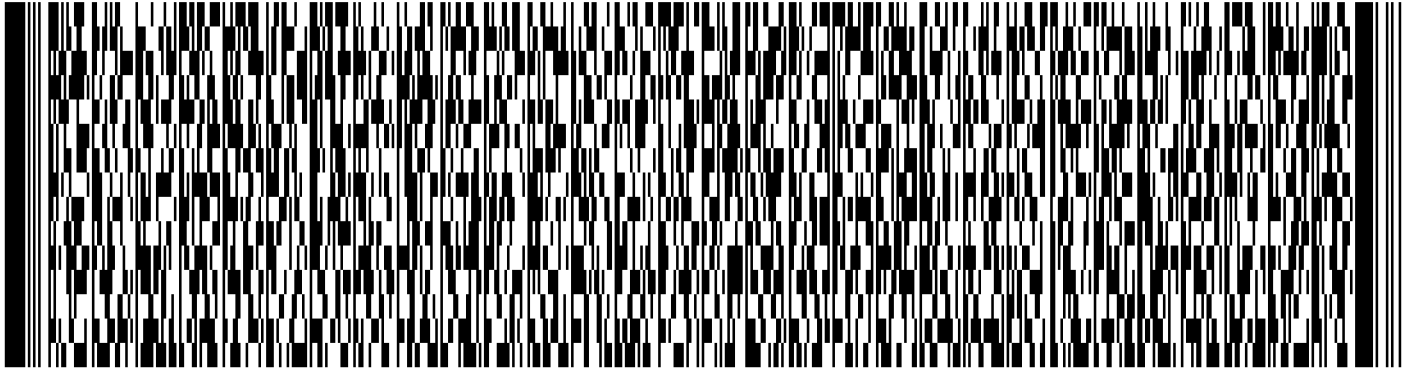
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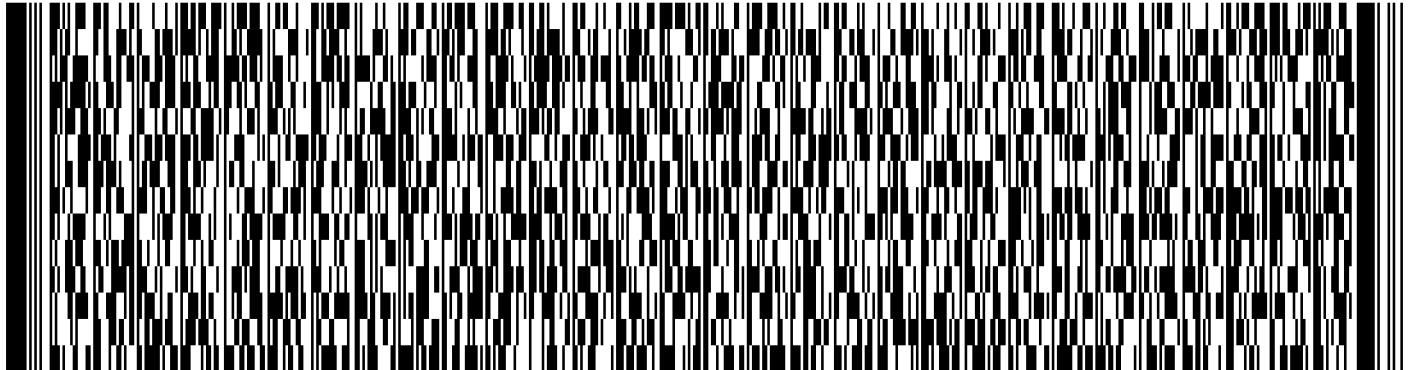
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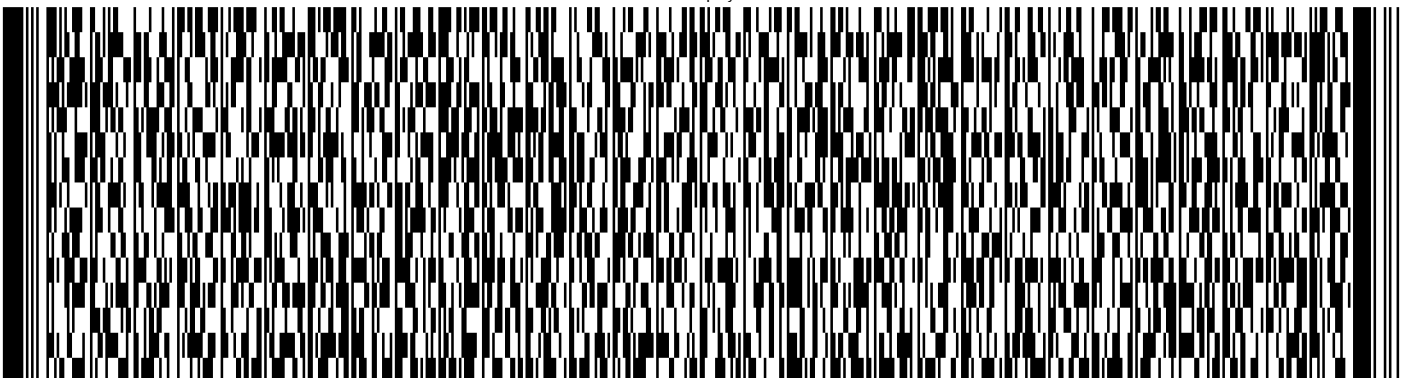
Bankruptcy1to50



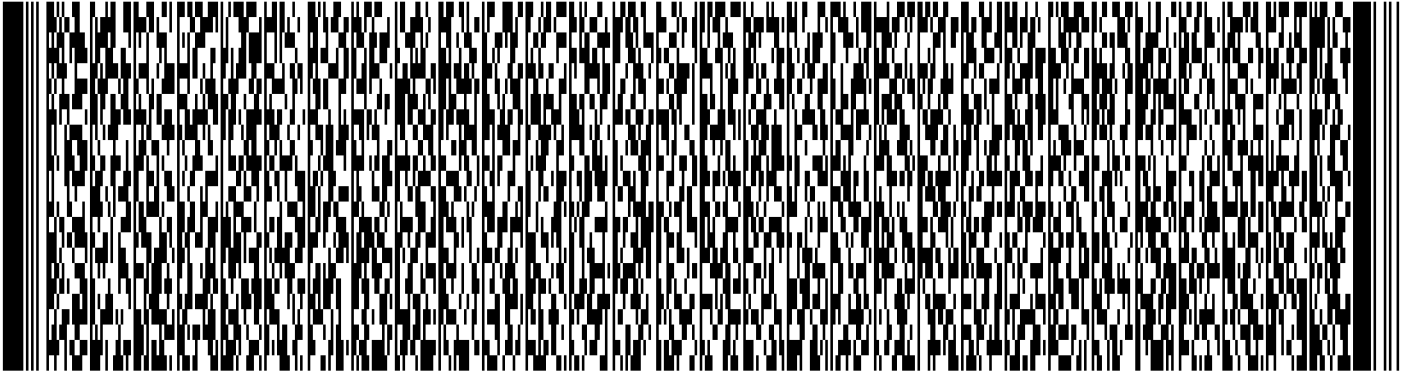
Bankruptcy51to100



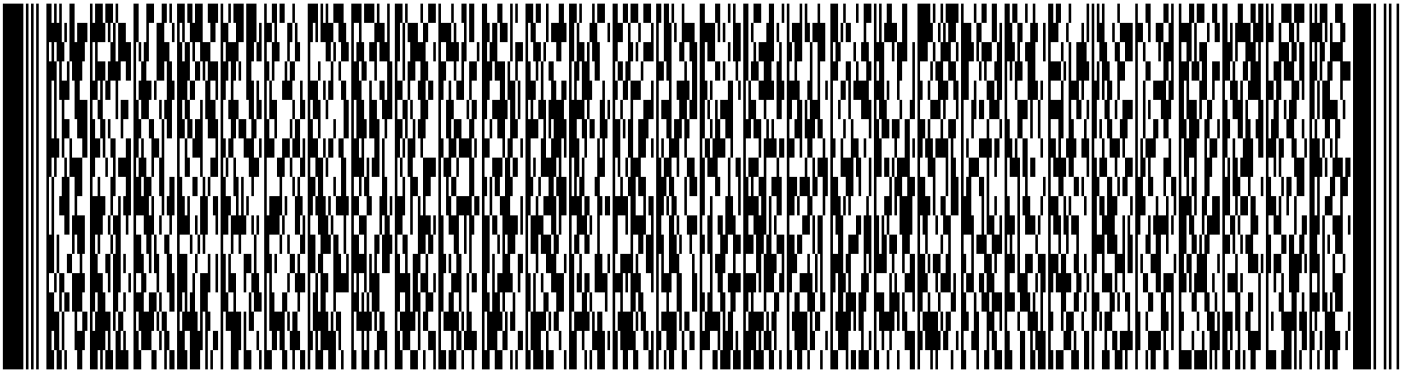
NonBankruptcy1to50



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.

Firetree I, LP
24-10502
Statement of Cash Receipts and Disbursements
9/30/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 16,291	\$ 220,948
Other Operating Cash Receipts	-	100
Total Operating Receipts	<u>\$ 16,291</u>	<u>\$ 221,048</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ -	\$ 0
Intercompany Transfers	-	26,500
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	613,743	613,743
Escrowed Proceeds (Socotra)	-	-
Total Non-Operating Receipts	<u>\$ 613,743</u>	<u>\$ 640,243</u>
Total Receipts	<u>\$ 630,034</u>	<u>\$ 861,292</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ -	\$ -
Insurance	4,206	36,620
Utilities	3,150	32,365
Repairs & Maintenance	10,657	41,292
Admin Expense	328	3,637
Professional Fees	-	-
Other Operating Disbursements	-	-
Management Fees	1,061	11,356
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 19,402</u>	<u>\$ 125,269</u>
Non-Operating		
Debt Service	\$ 5,250	\$ 47,250
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	<u>\$ 5,250</u>	<u>\$ 48,250</u>
Total Disbursements	<u>\$ 24,652</u>	<u>\$ 173,519</u>
Net Cash Receipts and Disbursements	<u>\$ 605,382</u>	<u>\$ 687,773</u>
 Total Disbursements less Intercompany Disbursements	 <u>\$ 24,652</u>	 <u>\$ 173,519</u>

Firetree I, LP
24-10502
Balance Sheet
9/30/2025

	<u>Current Month</u>
Assets	
Current Assets	
Cash & Equivalents	\$ 687,773
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	45,313
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
Total Current Assets	<u>\$ 733,086</u>
Fixed Assets	
FF&E	\$ -
Capital Assets	11,625,000
Accumulated Depreciation	-
Total Fixed Assets	<u>\$ 11,625,000</u>
Other Assets	\$ 354,649
Other Assets (To Be Reconciled)	-
Total Other Assets	<u>\$ 354,649</u>
Total Assets	<u>\$ 12,712,735</u>
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	-
Other Payables	-
Intercompany Liabilities - LM	410,375
Intercompany Liabilities - Other	-
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	-
Other Liabilities (To Be Reconciled)	-
Total Current Liabilities	<u>\$ 410,375</u>
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 2,658,264
Notes Payable	9,819,455
Notes Payable - LM	-
Total Long-Term Liabilities	<u>\$ 12,477,719</u>
Total Liabilities	<u>\$ 12,888,094</u>
Equity	
Capital	\$ 0
Retained Earnings	(11,582)
YTD Net Income	(163,777)
Total Equity	<u>\$ (175,360)</u>
Total Liabilities and Equity	<u>\$ 12,712,735</u>

Firetree I, LP
24-10502
Statement of Operations
9/30/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 14,591	\$ 220,898
Garage Income	-	-
Other Revenue		
Other Income	-	-
Gain/(Loss) on Sale of Assets	(205,529)	(205,529)
Total Revenue	\$ (190,938)	\$ 15,369
Expense		
Operating Expense		
Admin Expense	\$ 1,343	\$ 14,301
Bank Fees	-	(0)
Commissions	-	-
Garage Expense	-	-
Insurance	4,206	36,367
Landscaping	-	-
Licenses & Fees	-	-
Marketing	-	-
Payroll	-	-
Professional Fees	25,313	25,563
Property Expense	-	190
Rent Expense	-	-
Repairs & Maintenance	10,433	38,468
Utilities	3,150	32,265
Other Operating Expense	270	3,328
Total Operating Expense	\$ 44,714	\$ 150,481
Non-Operating Expense		
Restructuring Fees	\$ 10,125	\$ 11,125
Interest Expense	5,250	47,250
Tax	18,730	18,730
Total Non-Operating Expense	\$ 34,105	\$ 77,105
Total Expense	\$ 78,820	\$ 227,587
Net Income	\$ (269,758)	\$ (212,217)

Firetree I, LP
24-10502
AP Aging Report
9/30/2025

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	Alejandros Yard Maintenance	-	-	-	70	70
	City of Sonoma	-	-	-	96	96
	Erick Roeser, CPA	-	-	-	172,763	172,763
	Israel Rojas Landscaping	-	-	-	225	225
	Shoo Fly Pest Control	425	-	-	-	425
	Socotra Capital	-	-	-	139,629	139,629
	LeFever Mattson Property Management	26,500	-	-	(293)	26,208
	White Wave Financial dba Sonoma Pool Service	264	-	-	-	264
Post-Petition Total		27,189	-	-	312,491	339,680
Pre-Petition	Alejandros Yard Maintenance	-	-	-	350	350
	City of Sonoma	-	-	-	295	295
	Erick Roeser, CPA	-	-	-	2,551	2,551
	Gary's Pool Service	-	-	-	481	481
	Pacific Gas & Electric	-	-	-	2,648	2,648
	Santa Rosa Fire Equipment, Inc	-	-	-	140	140
	Shoo Fly Pest Control	-	-	-	112	112
	Valley of the Moon Water District	-	-	-	112	112
Pre-Petition Total		-	-	-	21,053	21,053
Grand Total		27,189	-	-	340,232	367,421

Firetree I, LP
24-10502
Statement of Capital Assets
9/30/2025

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		9/30/2025	
24265 Arnold Road	\$	3,500,000	\$	3,500,000
24321 Arnold Road	\$	3,000,000	\$	3,000,000
786 & 790 Broadway	\$	3,125,000	\$	3,125,000
Vineyard 8th Street E	\$	2,000,000	\$	2,000,000
Grand Total	\$	11,625,000	\$	11,625,000

Firetree I, LP
24-10502
Bank Reconciliation
9/30/2025

Bank Account	Balance Per Bank Statement	Outstanding Deposits	Outstanding Checks	Attributed to Other Debtors	Attributed to Non-Debtors	Other Activity	Reconciled Balance
LeFever Mattson, Inc - FB	22,295	-	(471)	(172,502)	171,700	(21,273)	(250)
East West Firetree I LP	693,366	-	(6,143)	-	-	800	688,023
Axos Firetree I	-	-	-	-	-	-	-
Grand Total	715,661	-	(6,614)	(172,502)	171,700	(20,473)	687,773

Firetree I, LP
24-10502
Payments on Pre-Petition Debt
9/30/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Firetree I, LP	9/10/2025	9/10/2025	Socotra Capital	5,250
Grand Total				5,250

Firetree I, LP
24-10502
Schedule of Assets Sold or Transferred
9/30/2025

Property	See Order Approving Asset Sale
18585 Manzanita Road, Sonoma, CA 95476	Docket #2109



Commonwealth Land Title Company

99 Almaden Boulevard, Suite 840

San Jose, CA 95113

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

Seller's Final Settlement Statement

Closing Date: September 16, 2025
Order Number: 972500155
Escrow Officer: Kiley Demaree
Buyer: Jon Mickelson and Dominique Mickelson
3554 South Silver Springs Road
Lafayette, CA 94549
Seller: Firetree I LP, a California Limited Partnership
333 South Grand Avenue, Suite 4100
Los Angeles, CA 90071
Property: 18585 Manzanita Road
Sonoma, CA 95476

	Seller	
	Debit	Credit
Total Consideration		
Purchase Price		675,000.00
Prorations / Adjustments		
Rent Monthly 15 days @ 113.333333 per day at \$3,400.00 09/16/25-10/01/25	1,700.00	
Security Deposit	4,175.00	
2025-2026 1st Installment EST Taxes 77 days @ 37.774192 per day at \$13,787.58 07/01/25-09/16/25	2,908.61	
Independent Consideration		100.00
Title / Settlement Charges		
FTB Processing Fee to Commonwealth Land Title Company	45.00	
Overnight/Messenger Fees to Commonwealth Land Title Company	26.59	
Recording Charges		
Sonoma County Transfer Tax to Simplifile	742.50	
Recording Fee - Release/Reconveyance to Simplifile	500.00	
Miscellaneous Charges		
Transaction Fee to FTI Consulting	10,125.00	
Delinquent 2024-2025 Taxes to Sonoma County Treasurer & Tax Collector	15,821.76	
Commissions		
Listing Agent Commission to Marcus & Millichap \$675,000.00 @ 3.7500% = \$25,312.50	25,312.50	
Subtotals	61,356.96	675,100.00
Balance Due TO Seller	613,743.04	
Totals	675,100.00	675,100.00



HOME TAX SERVICE OF AMERICA INC
DBA LEFEVER MATTSON PROPERTY MANAGEMENT
LM INC TRUST ACCOUNT
6359 AUBURN BLVD STE B
CITRUS HEIGHTS CA 95621-5200

Last statement: August 29, 2025
This statement: September 30, 2025
Total days in statement period: 32

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XXXXXX4107
(23)

Direct inquiries to:
800 760-2265

C I Walnut Creek
2185 N California Blvd Suite 250
Walnut Creek CA 94596

Commercial Checking

Account number	XXXXXX4107	Beginning balance	\$19,019.08
Enclosures	23	Total additions	46,118.45
Low balance	\$11,600.93	Total subtractions	42,842.15
Average balance	\$21,495.98	Ending balance	\$22,295.38
Avg collected balance	\$20,022		

CHECKS

Number	Date	Amount	Number	Date	Amount
19734	09-12	2,568.33	19745	09-18	93.48
19735	09-12	6,401.92	19746	09-25	350.00
19736	09-10	3,279.15	19747	09-16	1,785.00
19737	09-09	6,672.94	19748	09-16	336.90
19738	09-09	2,255.45	19749	09-16	4,240.17
19739	09-12	628.18	19750	09-12	570.00
19740	09-12	738.84	19751	09-12	570.00
19741	09-12	1,218.51			
19744 *	09-15	129.66			

* Skip in check sequence

DEBITS

Date	Description	Subtractions
09-03	Deposit Return Item	1,000.00
09-05	Debit Memo	1,000.00
09-05	' ACH Withdrawal CHASEHOMEFINANCE LN PMT 250905	1,095.34
09-05	' ACH Withdrawal NEWREZ-SHELLPOIN ACH PMT 250904	1,142.52
09-05	' ACH Withdrawal BANK OF AMERICA MORTGAGE 250905	6,765.76



HOME TAX SERVICE OF AMERICA INC
September 30, 2025

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XXXXXX4107

CREDITS

Date	Description	Additions
09-03	Remote Deposit	8,410.00
09-03	' ACH Deposit LeFever Mattson- Settlement 250903 000024888267838	7,725.00
09-05	Remote Deposit	1,000.00
09-10	Remote Deposit	8,108.45
09-12	Remote Deposit	3,375.00
09-16	Remote Deposit	17,500.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-29	19,019.08	09-10	21,051.37	09-18	22,645.38
09-03	34,154.08	09-12	11,730.59	09-25	22,295.38
09-05	25,150.46	09-15	11,600.93		
09-09	16,222.07	09-16	22,738.86		

OVERDRAFT/RETURN ITEM FEES

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

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

ACCOUNT STATEMENT

Page 1 of 5

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

Total days in statement period: 30

1056

(16)

FIRETREE I, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10502
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200

Stay alert for financial scams. If you receive an email, text, or call from someone unknown about receiving or sending money for inheritance, charities, or anything similar, do not respond or share your personal information.

Commercial Analysis Checking

Account number	1056	Beginning balance	\$81,840.32
Enclosures	16	Total additions	(5) 630,033.89
Low balance	\$84,379.37	Total subtractions	(18) 18,508.37
Average balance	\$393,741.99	Ending balance	\$693,365.84

CREDITS

Number	Date	Transaction Description	Additions
	09-02	Pre-Auth Credit LEFEVER-EWFTI Settlement 250902	
		000024869958462	1,550.00
	09-02	Deposit Bridge	1,500.00
	09-08	Pre-Auth Credit SonomaVlyEscapes ACH Paymen 250908	11,390.85
	09-09	Pre-Auth Credit YARDI CARD DEP EWFTITrans 250909 116369725	1,850.00
	09-16	Wire Trans-IN 0c5c31c2-beae-4f76-9455-d5c6aeea38a3	
		COMMONWEALTH LAND USBKUS44IMT FN	
		972500155 SELLE R FUNDS 18585 MANZ	613,743.04

CHECKS

Number	Date	Amount	Number	Date	Amount
10125	09-04	510.95	10135	09-22	248.13
10126	09-16	211.77	10136	09-15	300.00
10127	09-17	1,357.99	10137	09-15	46.05
10129 *	09-18	1,228.58	10138	09-30	659.14
10130	09-22	520.00	10139	09-30	70.00
10131	09-22	125.00	10140	09-30	327.18
10132	09-19	145.00	10141	09-30	71.98
10133	09-22	3,640.00	* Skip in check sequence		
10134	09-15	250.00			

DEBITS

Date	Transaction Description	Subtractions
09-10	Outgoing Wire ACD332AP00002939 Socotra Capital, I 121133416 786 BROADWAY	5,250.00
09-24	Preauth Debit IPFS866-412-2560 IPFSPMTMDB 250924 855424	3,546.60

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

FIRETREE I, LP

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

1056

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	81,840.32	09-10	92,370.22	09-19	702,573.87
09-02	84,890.32	09-15	91,774.17	09-22	698,040.74
09-04	84,379.37	09-16	705,305.44	09-24	694,494.14
09-08	95,770.22	09-17	703,947.45	09-30	693,365.84
09-09	97,620.22	09-18	702,718.87		

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



Date 9/30/25
Primary Account

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FIRETREE I, LP
Debtor in Possession, Case #24-10502;
Escrow
6359 AUBURN BLVD. STE. B
CITRUS HEIGHTS CA 95621

Account Title: FIRETREE I, LP
Debtor in Possession, Case #24-10502;
Escrow

Commercial Interest Checking		Number of Enclosures	0
Account Number	8192	Statement Dates	9/02/25 thru 9/30/25
Previous Balance	.00	Days in the statement period	29
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
9/02	.00

*** END OF STATEMENT ***