

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. LeFever Mattson, a California corporation

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§Case No. 24-10545Debtor(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:

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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.

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Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$961,412	
b. Total receipts (net of transfers between accounts)	\$820,400	\$9,052,481
c. Total disbursements (net of transfers between accounts)	\$300,747	\$8,611,991
d. Cash balance end of month (a+b-c)	\$1,481,065	
e. Disbursements made by third party for the benefit of the estate	\$839,426	\$-1,009,479
f. Total disbursements for quarterly fee calculation (c+e)	\$1,140,173	\$7,602,512

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$22,262
b. Accounts receivable over 90 days outstanding (net of allowance)	\$23,859
c. Inventory (Book ☒ Market ☐ Other ☐ (attach explanation))	\$0
d. Total current assets	\$34,604,550
e. Total assets	\$72,066,746
f. Postpetition payables (excluding taxes)	\$6,863,089
g. Postpetition payables past due (excluding taxes)	\$509,077
h. Postpetition taxes payable	\$300,625
i. Postpetition taxes past due	\$300,625
j. Total postpetition debt (f+h)	\$7,163,714
k. Prepetition secured debt	\$12,480,892
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$25,560,342
n. Total liabilities (debt) (j+k+l+m)	\$45,204,948
o. Ending equity/net worth (e-n)	\$26,861,798

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$1,764,527	\$2,284,527
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$989,227	\$1,344,752
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$775,300	\$939,775

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)	\$1,776,165	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$1,776,165	
d. Selling expenses	\$0	
e. General and administrative expenses	\$241,353	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$83,056	
i. Taxes (local, state, and federal)	\$2,481	
j. Reorganization items	\$26,468	
k. Profit (loss)	\$1,422,807	\$-1,375,447

Part 5: Professional Fees and Expenses

a.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>		\$570,793	\$5,182,666	\$0	\$1,970,320
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i	Verita Global LLC	Other	\$0	\$470,189	\$0	\$433,989
ii	Keller Benvenutti Kim	Lead Counsel	\$570,793	\$2,878,783	\$0	\$755,989
iii	PricewaterhouseCoopers LLP	Financial Professional	\$0	\$625,415	\$0	\$0
iv	Pachulski Stang Ziehl & Jones L	Lead Counsel	\$0	\$1,208,279	\$0	\$780,342
v	FTI	Other	\$0	\$0	\$0	\$0
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b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>		\$150,035	\$607,778	\$8,520	\$52,039
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i	SSL Law Firm LLP	Special Counsel	\$0	\$375,718	\$0	\$0
ii	Buchalter	Special Counsel	\$144,080	\$177,237	\$0	\$0
iii						
iv	Law Office of Donald S. Davids	Special Counsel	\$5,955	\$54,823	\$8,520	\$52,039
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c.	All professional fees and expenses (debtor & committees)			\$720,828	\$5,790,444	\$0	\$2,022,359

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

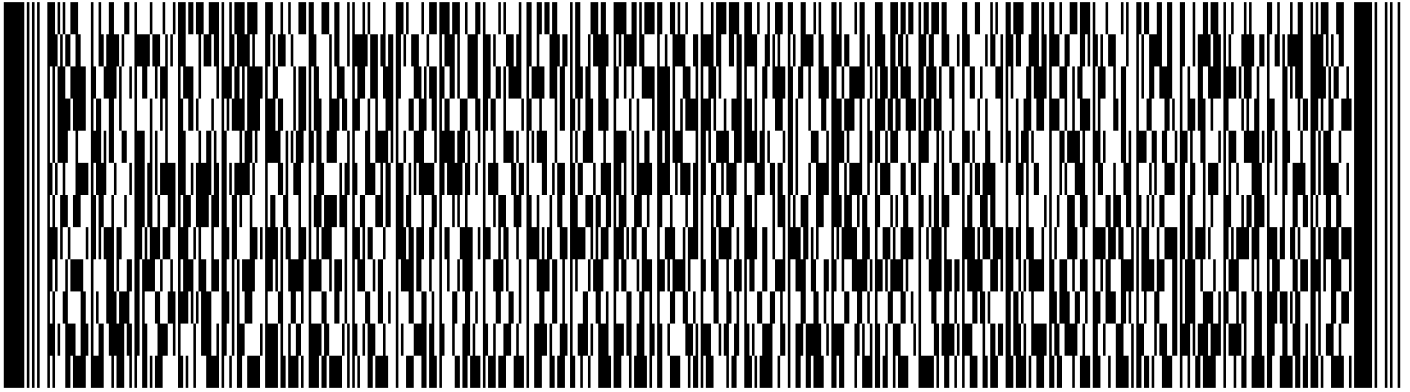
Title

Bradley D. Sharp

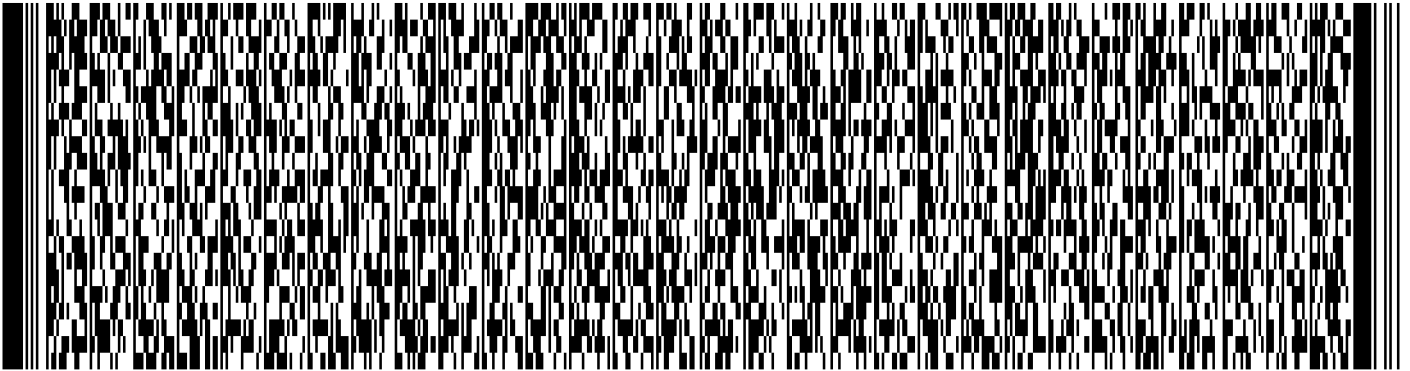
Printed Name of Responsible Party

10/24/2025

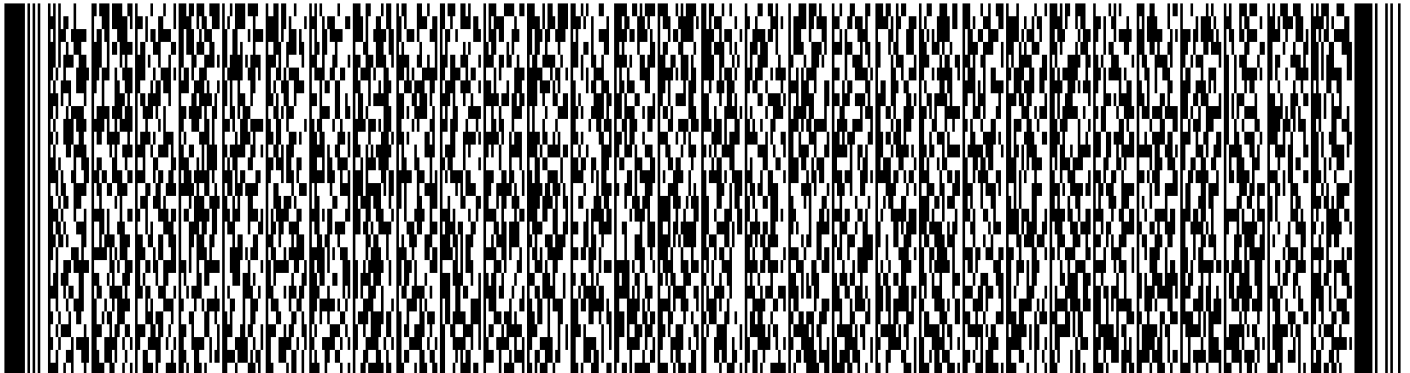
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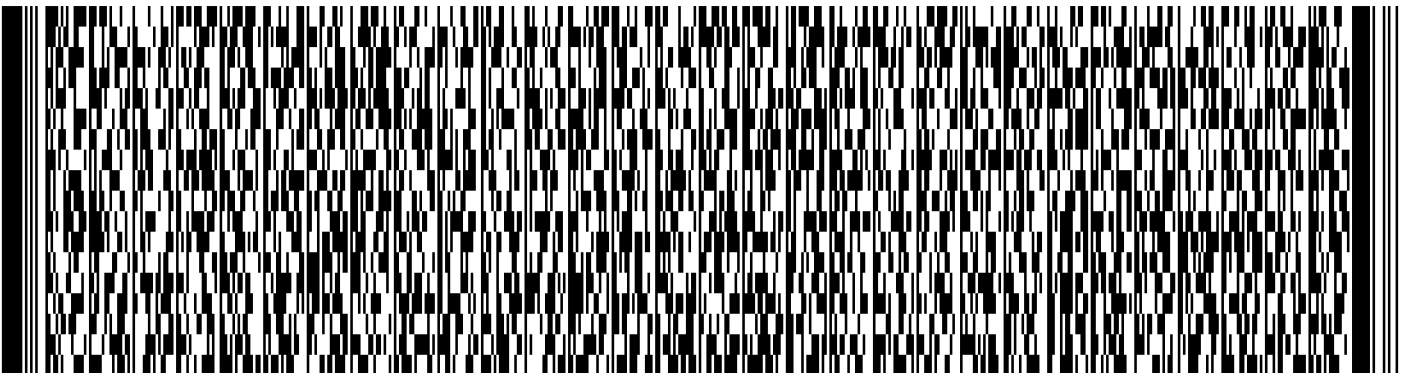
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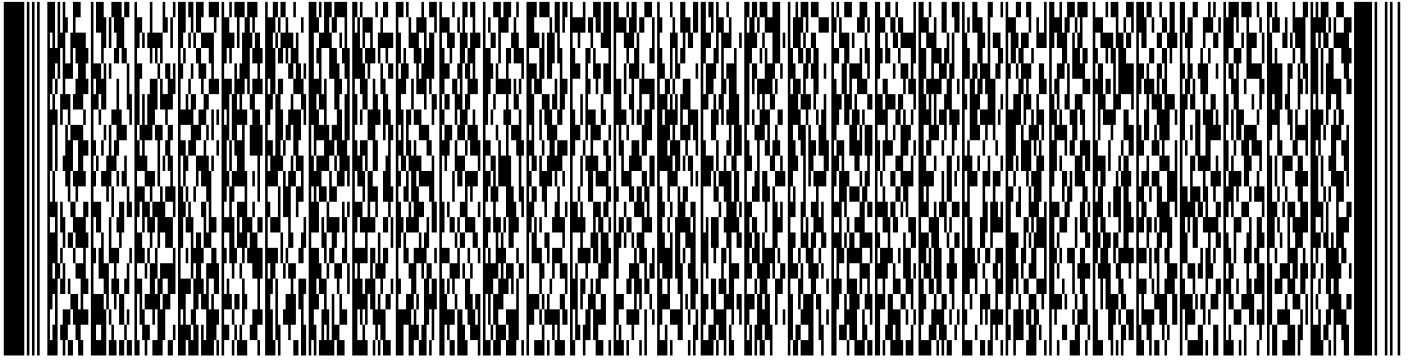
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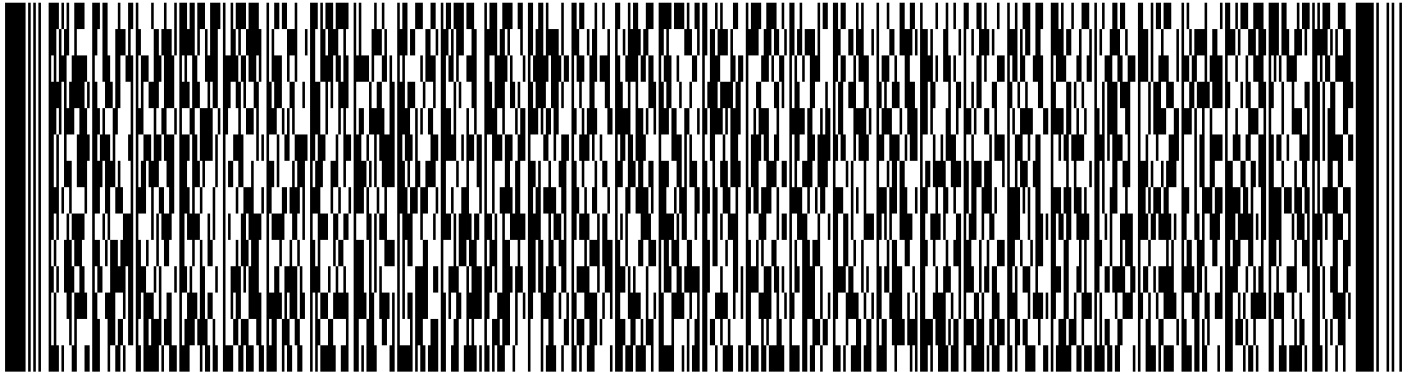
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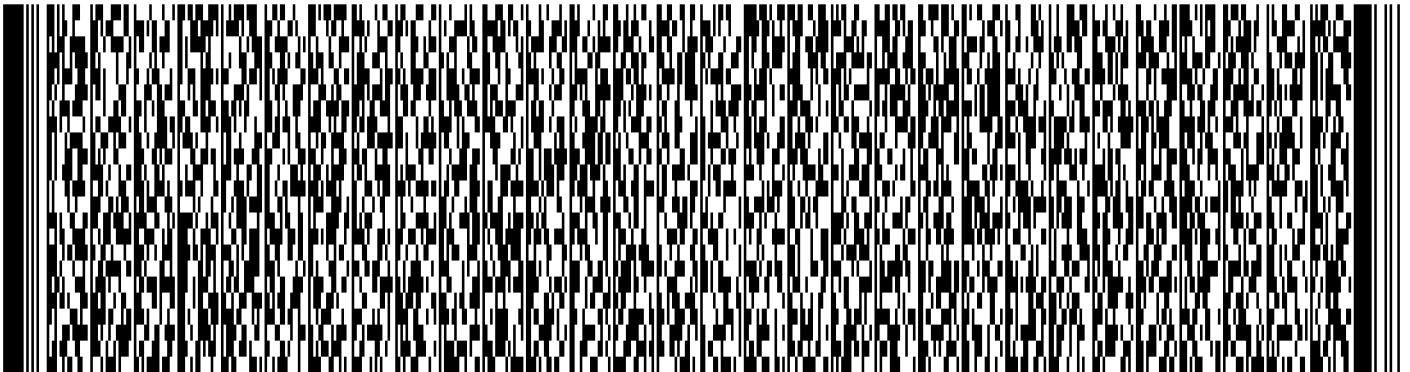
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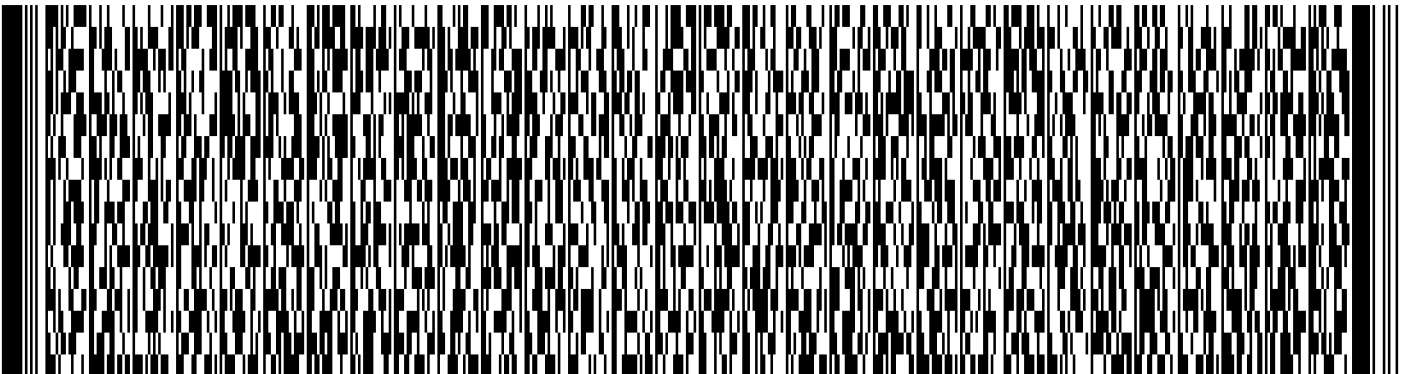
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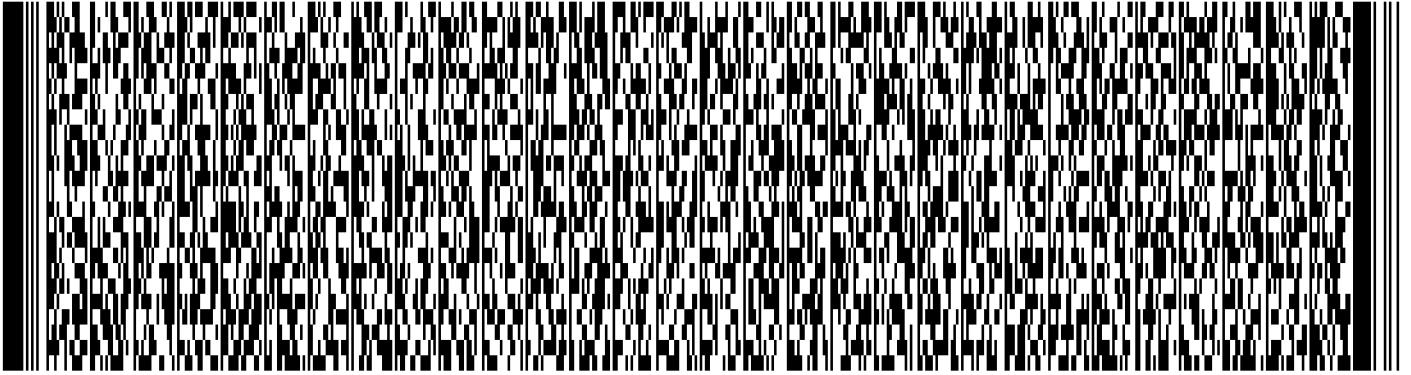
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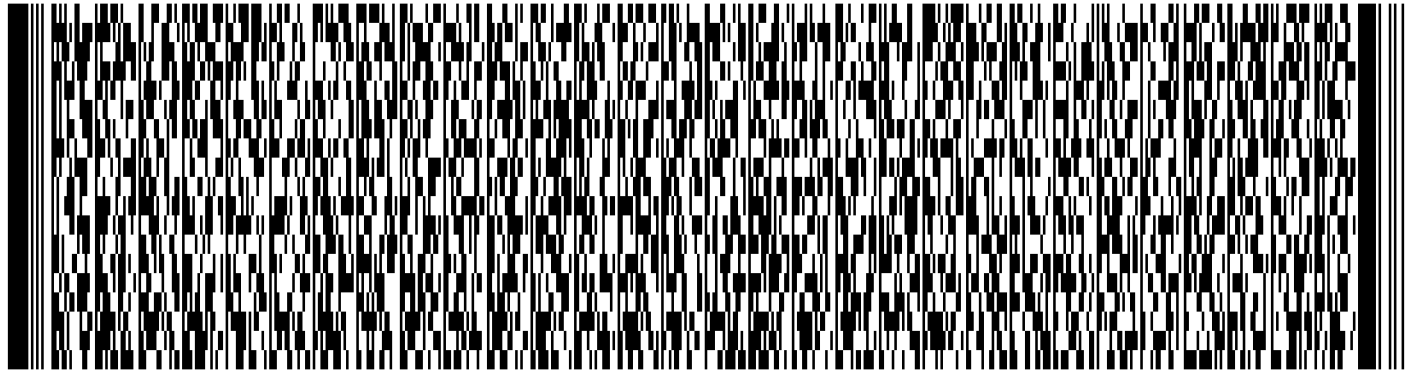
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PageThree



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.

LeFever Mattson, a California corporation
24-10545
Statement of Cash Receipts and Disbursements
9/30/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 45,100	\$ 636,267
Other Operating Cash Receipts	-	48,858
Total Operating Receipts	<u>\$ 45,100</u>	<u>\$ 685,125</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ -	\$ 471,404
Intercompany Transfers	-	923,512
Adjustments to Intercompany Balances	-	177,666
DIP Funding	-	5,855,000
Asset Sales	775,300	939,775
Escrowed Proceeds (Socotra)	-	-
Total Non-Operating Receipts	<u>\$ 775,300</u>	<u>\$ 8,367,356</u>
Total Receipts	<u>\$ 820,400</u>	<u>\$ 9,052,481</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ -	\$ 359,377
Insurance	27,741	477,959
Utilities	9,911	93,352
Repairs & Maintenance	7,177	65,013
Admin Expense	6,267	50,562
Professional Fees	8,520	567,779
Other Operating Disbursements	62,552	92,955
Management Fees	1,170	21,989
Taxes (sales, property, other)	-	3,512
Total Operating Disbursements	<u>\$ 123,338</u>	<u>\$ 1,732,497</u>
Non-Operating		
Debt Service	\$ 23,270	\$ 257,184
Other Non-Operating Disbursements	4,337	175,962
Restructuring Fees	-	2,032,540
Owner Distributions	-	-
Intercompany Transfers	149,802	2,354,232
Transfers to Non-Debtors	-	2,059,575
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 177,409</u>	<u>\$ 6,879,493</u>
Total Disbursements	<u>\$ 300,747</u>	<u>\$ 8,611,991</u>
Net Cash Receipts and Disbursements	<u>\$ 519,653</u>	<u>\$ 440,491</u>
Total Disbursements less Intercompany Disbursements	<u>\$ 150,945</u>	<u>\$ 6,257,759</u>

LeFever Mattson, a California corporation
24-10545
Balance Sheet
9/30/2025

	<u>Current Month</u>
Assets	
Current Assets	
Cash & Equivalents	\$ 1,481,065
Accounts Receivable	-
Notes Receivable	9,777,923
Intercompany Receivables	23,267,800
Intercompany Receivables - US Trustee Fees	11,500
Other Receivables	44,000
Total Current Assets	<u>\$ 34,582,288</u>
Fixed Assets	
FF&E	\$ 121,767
Capital Assets	1,012,000
Accumulated Depreciation	(2)
Total Fixed Assets	<u>\$ 1,133,765</u>
Other Assets	\$ 4,198,521
Other Assets (To Be Reconciled)	32,129,910
Total Other Assets	<u>\$ 36,328,430</u>
Total Assets	<u>\$ 72,044,483</u>
Liabilities	
Current Liabilities	
Current Liabilities	\$ 3,034,243
Security Deposits	3,585
Other Payables	-
Intercompany Liabilities - LM	3,658
Intercompany Liabilities - Other	15,795,159
Intercompany Liabilities - US Trustee Fees	-
DIP Loan	6,000,000
Other Liabilities	4,489,013
Other Liabilities (To Be Reconciled)	-
Total Current Liabilities	<u>\$ 29,325,659</u>
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 2,855,040
Notes Payable	1,602,203
Notes Payable - LM	-
Total Long-Term Liabilities	<u>\$ 4,457,243</u>
Total Liabilities	<u>\$ 33,782,902</u>
Equity	
Capital	\$ 3,922,617
Retained Earnings	22,918,230
YTD Net Income	11,420,734
Total Equity	<u>\$ 38,261,582</u>
Total Liabilities and Equity	<u>\$ 72,044,483</u>

LeFever Mattson, a California corporation
24-10545
Statement of Operations
9/30/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 40,384	\$ 652,964
Garage Income	-	-
Other Revenue		
Other Income	265	11,262
Gain/(Loss) on Sale of Assets	1,735,516	2,254,339
Total Revenue	\$ 1,776,165	\$ 2,918,565
Expense		
Operating Expense		
Admin Expense	\$ 5,105	\$ 76,235
Bank Fees	6,415	33,693
Commissions	-	-
Garage Expense	-	-
Insurance	31,559	507,312
Landscaping	-	-
Licenses & Fees	430	5,520
Marketing	-	-
Payroll	17,748	362,666
Professional Fees	165,658	820,917
Property Expense	-	-
Rent Expense	-	1,095
Repairs & Maintenance	4,487	55,774
Utilities	9,872	91,824
Other Operating Expense	80	2,590
Total Operating Expense	\$ 241,353	\$ 1,957,625
Non-Operating Expense		
Restructuring Fees	\$ 26,468	\$ 2,055,308
Interest Expense	83,056	274,125
Tax	2,481	6,953
Total Non-Operating Expense	\$ 112,005	\$ 2,336,386
Total Expense	\$ 353,357	\$ 4,294,011
Net Income	\$ 1,422,807	\$ (1,375,447)

LeFever Mattson, a California corporation
24-10545
AR Aging Report
9/30/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Washington Angela	-	391	-	-	-	391
Tim LeFever - Payroll Reimbursement Only	-	-	-	-	13,757	13,757
Powers Jason	-	5,800	-	-	-	5,800
Paopao Letofia	-	2,502	2,502	-	547	5,551
Mott III Major	-	670	670	35	9,555	10,930
LeFever Mattson Property Management	(14,167)	-	-	-	-	(14,167)
Grand Total	(14,167)	9,363	3,172	35	23,859	22,262

LeFever Mattson, a California corporation
24-10545
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						
	Auerbach Engineering Corporation	-	-	-	3,172	3,172
	Charles Lomeli-TTCCC	-	-	-	21,797	21,797
	City of Suisun City	-	-	-	(12,691)	(12,691)
	Erick Roeser, CPA	-	-	-	21,042	21,042
	Fairfield Municipal Utilities	-	-	-	521	521
	Liberty Utilities	180	-	-	(77)	103
	Lopez Landscaping	286	-	-	-	286
	McGowan TTEE	-	-	-	6,500	6,500
	Mr Cooper	2,100	-	2,100	39,198	43,398
	Pacific Gas & Electric	318	-	-	(23)	295
	Paragon Pest Control	80	-	-	-	80
	PHH Mortgage Services	-	3,415	-	43,121	46,536
	Placer County Tax Collector	-	-	-	255,044	255,044
	Sacramento County Tax Collector	-	-	-	2,742	2,742
	Select Portfolio Servicing, Inc.	3,131	5,760	5,760	50,063	64,713
	Shellpoint Mortgage Servicing	-	-	-	19,324	19,324
	Sherman Family Living Trust dtd 3/13/00	-	-	-	15,844	15,844
	SMUD	178	-	-	-	178
	Socotra Capital	-	-	-	133,125	133,125
	Wyman Property Management	-	-	-	1,380	1,380
	LeFever Mattson Property Management	-	-	-	13,502	13,502
	Pear Tree Homeowners Assn	690	-	690	6,210	7,590
	Rollingwood Pointe Condominium HOA	400	-	400	800	1,600
	Wells Fargo Home Mortgage	-	1,277	1,277	6,367	8,921
	Verita Global LLC	193,839	-	128,481	182,743	505,063
	East Bay Municipal Utility District	65	-	-	-	65
Post-Petition Total		201,267	10,451	138,708	809,702	1,160,129
Pre-Petition						
	Auerbach Engineering Corporation	-	-	-	4,890	4,890
	California American Water	-	-	-	287	287
	Cascade Pest Systems	-	-	-	170	170
	City of Vacaville	-	-	-	301	301
	City of Vallejo	-	-	-	20	20
	Fairfield Municipal Utilities	-	-	-	298	298
	Liberty Utilities	-	-	-	4,963	4,963
	Lopez Landscaping	-	-	-	104	104
	Monley Hamlin Construction	-	-	-	867,440	867,440
	MWA, Inc Architecture - Engineering	-	-	-	349	349
	Pacific Gas & Electric	-	-	-	36	36
	Pear Tree Homeowner's Association	-	-	-	9,737	9,737
	Perfection & Elegant Home Management	-	-	-	1,602	1,602
	PJ's Junk Removal	-	-	-	475	475
	Ramirez Custom Overhead Door	-	-	-	165	165
	Recology Vacaville Solano	-	-	-	(77)	(77)
	Sacramento County Utilites	-	-	-	18	18
	SMUD	-	-	-	462	462
	Truckee Donner Public Utility District	-	-	-	2,332	2,332
	LeFever Mattson Property Management	-	-	-	1,172,303	1,172,303
	Tim LeFever	-	-	-	133,245	133,245
	Absolute European Painting	-	-	-	2,150	2,150
	J.O. Hazzard Subdivision Consulting, Inc	-	-	-	2,577	2,577
	Law Offices of Scott C Smith	-	-	-	4,472	4,472
	Ken Mattson	-	-	-	29,949	29,949
Pre-Petition Total		-	-	-	2,238,268	2,238,268
Grand Total		201,267	10,451	138,708	3,047,970	3,398,397

LeFever Mattson, a California corporation
24-10545
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
110 Fordham Circle	\$	-	\$ -
1130 Pear Tree Lane	\$	-	\$ -
1173 Araquipa Court	\$	-	\$ -
157 James River Road	\$	-	\$ -
450 West Spain	\$	1,012,000	\$ 1,012,000
4920 Samo Lane	\$	-	\$ -
5601 Walnut Avenue #4	\$	-	\$ -
5701/5703 Orange Ave	\$	-	\$ -
6359 Auburn Blvd	\$	-	\$ -
830 Illinois Street #1-4	\$	-	\$ -
Pinyon Creek II Homes	\$	-	\$ -
Grand Total	\$	1,012,000	\$ 1,012,000

LeFever Mattson, a California corporation
24-10545
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)	(423)	171,700	(21,273)	171,829
LM Inc Distribution - Citizens	-	-	-	-	-	(2,250)	(2,250)
East West LeFever Mattson EW Bank	1,112,523	-	-	(9,325)	-	(8,500)	1,094,698
East West 6359 Auburb Blvd	1,696	-	(154)	-	(514)	-	1,028
East West Firetree II LP	4,278	-	(933)	(2,790)	-	-	555
East West LeFever Mattson Inc	8,311	-	(2,596)	-	4,293	1,103	11,110
East West Pinyon Creek Development	8,106	-	(6,762)	-	-	-	1,344
East West Pinyon Creek Rentals	203,332	-	(582)	-	-	-	202,750
Axos LeFever Mattson	-	-	-	-	-	-	-
Grand Total	1,360,541	-	(11,498)	(12,538)	175,479	(30,920)	1,481,065

LeFever Mattson, a California corporation
24-10545
Payments on Pre-Petition Debt
9/30/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
LeFever Mattson, a California corporation	9/10/2025	9/10/2025	Socotra Capital	17,500
LeFever Mattson, a California corporation	9/12/2025	9/19/2025	McAbee	1,600
LeFever Mattson, a California corporation	9/5/2025	9/5/2025	Tri Counties Bank	2,370
LeFever Mattson, a California corporation	9/4/2025	9/12/2025	Mr Cooper	1,800
Grand Total				23,270

LeFever Mattson, a California corporation
24-10545
Post-Petition Payments to Insiders
9/30/2025

Date	Insider Payee	Description	Payment
9/8/2025	Scotch Pine, LP	LM N/R to Scotch Pine LP 9.8.25	10,000
9/16/2025	Home Tax Service of America, Inc., dba L�C Landercasper	401k	340
9/16/2025	Home Tax Service of America, Inc., dba L�C Landercasper	PR Taxes	652
9/16/2025	Home Tax Service of America, Inc., dba L�C Landercasper	PR Processing	30
9/16/2025	Home Tax Service of America, Inc., dba L�C Landercasper	salary	8,500
9/16/2025	Home Tax Service of America, Inc., dba L�C Landercasper	Wokers Comp	383
9/16/2025	Home Tax Service of America, Inc., dba L�D. Campion	PR Manager	5,323
9/16/2025	Home Tax Service of America, Inc., dba L�D. Campion	PR Taxes	408
9/16/2025	Home Tax Service of America, Inc., dba L�C Landercasper	Long Term Ins	16
9/16/2025	Home Tax Service of America, Inc., dba L�O Garrett	PR Wages	3,854
9/16/2025	Home Tax Service of America, Inc., dba L�O Garrett	PR Taxes	295
9/16/2025	Home Tax Service of America, Inc., dba L�O Garrett	Workers Comp	173
9/16/2025	Home Tax Service of America, Inc., dba L�O Garrett	PR Processing	15
9/16/2025	Home Tax Service of America, Inc., dba L�O Garrett	401k	154
9/16/2025	Home Tax Service of America, Inc., dba L�O Garrett	Empl Ins	314
9/16/2025	Home Tax Service of America, Inc., dba L�O Garrett	Life/LTD Ins	21
9/16/2025	Home Tax Service of America, Inc., dba L�D Campion	PR Processing	15
9/16/2025	Home Tax Service of America, Inc., dba L�D Campion	Empl Ins	211
9/16/2025	Home Tax Service of America, Inc., dba L�D Life	Ins/LTD	24
9/16/2025	Home Tax Service of America, Inc., dba L�D Campion	Workers Comp	240
9/16/2025	Home Tax Service of America, Inc., dba L�D Campion	401k	213
9/16/2025	Home Tax Service of America, Inc., dba L�C. Landercasper	Med Ins	421
9/17/2025	Cambria Pines, LP	09/17/2025 LM Loan to Cambria Pine to cover negative cash balance	10,000
9/17/2025	Foxtail Pine, LP	09/17/2025 LM Loan to Foxtail Pine to cover negative cash balance	15,000
9/17/2025	Nut Pine, LP	09/17/2025 LM Loan to Nut Pine LP to cover negative cash balance	3,600
9/17/2025	Pinecone, LP	09/17/2025 LM Loan to Tradewinds Apartments LP to cover negative ca	6,000
9/17/2025	Scotch Pine, LP	09/2025 LM Loan to Scotch Pine LP to cover negative cash balance	21,500
9/17/2025	RT Capitol Mall, LP	09/17/2025 LM Loan to RT Capitol Mall, LP to cover negative cash balar	3,500
9/17/2025	Firetree II, LP	09/17/2025 LM Loan to Firetree II LP to cover negative cash balance	600
9/26/2025	Foxtail Pine, LP	09/26/2025 LM Loan to Foxtail Pine to cover negative cash balance	55,000
9/9/2025	Red Cedar Tree, LP	LM N/R- loan to Red Cedar Tree	1,000
9/12/2025	Windtree, LP	09/12/2025 LM Loan to Windtree, LP to cover negative balance	2,000
Grand Total			149,802

LeFever Mattson, a California corporation
24-10545
Schedule of Payments to Professionals
9/30/2025

Date	Payee Name	Description	Payment
9/3/2025	Law Office of Donald S. Davidson, P.C.	5/2-6/17/25 #00031-LeFever Mattson correspon	8,520
Grand Total			8,520

LeFever Mattson, a California corporation
24-10545
Schedule of Assets Sold or Transferred
9/30/2025

Property	See Order Approving Asset Sale/Transfer	Sale Price
533 Bella Vista Drive, Suisun City, CA 94585	Docket #2107	\$ 492,527
258 Lorraine Boulevard, San Leandro, CA 94577-2725	Docket #2185	\$ 740,000
1191 Araquipa Court, Vacaville, CA 95687	Docket #2335	\$ 532,000

Commonwealth Land Title Company

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

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

FINAL SELLER'S STATEMENT

Settlement Date: September 5, 2025

Disbursement Date: September 5, 2025

Escrow Number: 972500098A

Escrow Officer: Kiley Demaree

Email: Kiley.Demaree@cltic.com

Buyer: Alexander Louie
533 Bella Vista Drive
Suisun City, CA 94585-3081

Buyer: Craig M. Louie
533 Bella Vista Drive
Suisun City, CA 94585-3081

Buyer: Sierra Huston
533 Bella Vista Drive
Suisun City, CA 94585-3081

Seller: LeFever Mattson, Inc., a California corporation
333 South Grand Avenue, Suite
4100
Los Angeles, CA 90071

Property: 533 Bella Vista Drive
Suisun City, CA 94585-3081
Rm Bk 43 Pg 3 Lt 20 Un 3 Montebello Vista

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION					
Sale Price of Property					492,527.00
Seller Credit			7,177.00		
PRORATIONS/ADJUSTMENTS					
EST 2025-2026 County Taxes at	07/01/25 to 09/05/25 (\$2,424.96 / 183 X 66 days)		874.58		
\$2,424.96					
COMMISSIONS					
Commission - Listing Broker	Coldwell Banker Kappel Gateway Realty		12,313.18		
\$492,527.00 @ 2.5000% = \$12,313.18					
Commission - Selling Broker	Live California Real Estate		12,313.18		
\$492,527.00 @ 2.5000% = \$12,313.18					
TITLE & ESCROW CHARGES					
Title - FTB Processing Fee	Commonwealth Land Title Company		45.00		
Title - Overnight/Messenger Fees	Commonwealth Land Title Company		200.00		
GOVERNMENT CHARGES					
Recording Fee - Release/ Reconveyance	Simplifile		500.00		
Solano County Transfer Tax (\$542.30)	Simplifile		542.30		
PAYOFFS					
Payoff of First Mortgage Loan	Select Portfolio Servicing, Inc		308,624.19		
Principal Balance		282,750.15			
Interest To 09/08/25		24,598.93			
Release Preparation Fees		45.00			
Late Fee		374.86			
Escrow/Impound Advance Balance		853.36			

		\$	DEBITS	\$	CREDITS
PAYOFFS					
Interest on Advances	1.89				
MISCELLANEOUS CHARGES					
Addl Seller Proceeds	LeFever Mattson, Inc., a California corporation		411.82		
Transaction Fee	FTI Consulting		7,635.00		
Subtotals			350,636.25		492,527.00
Balance Due TO Seller			141,890.75		
TOTALS			492,527.00		492,527.00

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COMMONWEALTH LAND TITLE COMPANY

Kiley Demaree

Commonwealth Land Title Company, Settlement Agent

Commonwealth Land Title Company

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

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

FINAL SELLER'S STATEMENT

Settlement Date: September 12, 2025

Escrow Number: 972500079A

Disbursement Date: September 11, 2025

Escrow Officer: Kiley Demaree

Email: Kiley.Demaree@cltic.com

Borrower: Ana Laura Cortes Maciel

Seller: Lefever Mattson, Inc., a California corporation

Property: 258 Lorraine Boulevard
San Leandro, CA 94577-2725
Lot:109 Subd:La Chateauhurst

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION					
Sale Price of Property					740,000.00
PRORATIONS/ADJUSTMENTS					
County Taxes EST 2025-2026 at \$4,756.10	07/01/25-09/11/25 (\$4,756.10 / 365 X 72 days)		938.19		
TITLE & ESCROW CHARGES					
Title - FTB Processing Fee	Commonwealth Land Title Company		45.00		
Title - Overnight/Messenger Fees	Commonwealth Land Title Company		106.36		
Title - Payoff Demand Fee	Commonwealth Land Title Company		50.00		
GOVERNMENT CHARGES					
City Transfer Taxes SPLIT 50/50	Simplifile		4,070.00		
County Transfer Taxes	Simplifile		814.00		
Recording Fees	Simplifile		500.00		
PAYOFFS					
Payoff of First Mortgage Loan	PHH MORTGAGE		316,421.28		
Principal Balance	286,027.67				
Interest To 09/01/25	25,650.58				
Recording Fee	201.00				
Lien Release	12.00				
Recoverable Balance	196.46				
Unpaid Late	1,565.87				
Escrow impound	2,767.70				
MISCELLANEOUS CHARGES					
Commission	Coldwell Banker Realty		22,200.00		
Commission	Community Realty & Investments		18,500.00		
Transaction Fee	FTI Consulting		11,100.00		
Subtotals			374,744.83		740,000.00
Balance Due TO Seller			365,255.17		
TOTALS			740,000.00		740,000.00

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COMMONWEALTH LAND TITLE COMPANY



Commonwealth Land Title Company, Settlement Agent

Commonwealth Land Title Company

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

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

FINAL SELLER'S STATEMENT

Settlement Date: September 25, 2025

Escrow Number: 972500101A

Disbursement Date: September 25, 2025

Escrow Officer: Kiley Demaree

Email: Kiley.Demaree@cltic.com

Buyer: Jesus Alberto Rodriguez Villegas

Seller: LeFever Mattson, Inc., a California corporation

Property: 1191 Araquipa Court
Vacaville, CA 95687-6572
Rm Bk 61 Pg 7 Lt 21 Alamo Oaks - Amended

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION					
Sale Price of Property					532,000.00
PRORATIONS/ADJUSTMENTS					
County Taxes at \$1,448.34	07/01/25 to 09/24/25 (\$1,448.34 / 180 X 83 days)		667.85		
Seller Credit to buyer			10,500.00		
COMMISSIONS					
Commission - Listing Broker	Coldwell Banker Kappel Gateway Realty \$532,000.00 @ 2.5000% = \$13,300.00		13,300.00		
Commission - Selling Broker	eXp Realty of California Inc \$532,000.00 @ 3.0000% = \$15,960.00		15,960.00		
TITLE & ESCROW CHARGES					
Title - Escrow Settlement Fee	Commonwealth Land Title Company		775.00		
Title - FTB Processing Fee	Commonwealth Land Title Company		45.00		
Title - Overnight/Messenger Fees	Commonwealth Land Title Company		79.77		
Title - Recording Service Fee (CA 999) Simplifile			7.00		
GOVERNMENT CHARGES					
Est. for Certified copy of order (\$0.00)	Simplifile		500.00		
Solano County Transfer Tax (\$585.20) Simplifile			585.20		
PAYOFFS					
Payoff of First Mortgage Loan	Mr. Cooper		213,555.50		
Principal Balance	199,602.15				
Interest To 09/26/25	11,027.66				
Additional Interest (From 09/26/25 Through 09/26/25 @ \$36.910000 Per Diem)	36.91				
Lender Paid Expenses	1,159.00				
Escrow Advances	1,423.78				
County Recording Fee	196.00				
Third Party Recon	25.00				
Other fees due	40.00				
Quote Fee	25.00				
Expedited Delivery Fee	20.00				
MISCELLANEOUS CHARGES					
Home Warranty	First American Home Warranty		550.00		
Transaction Fee less overage from 533 FTI Consulting Bella Vista			7,732.90		

Subtotals	264,258.22	532,000.00
Balance Due TO Seller	267,741.78	
TOTALS	532,000.00	532,000.00

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Commonwealth Land Title Company, Settlement Agent



Date 9/30/25
Primary Account

Page 1
4274

LEFEVER MATTSON, A CA CORPORATION
Debtor in Possession,
Case #24-10545; Escrow
6359 AUBURN BLVD. STE. B
CITRUS HEIGHTS CA 95621

Account Title: LEFEVER MATTSON, A CA CORPORATION
Debtor in Possession,
Case #24-10545; Escrow

Commercial Interest Checking		Number of Enclosures	0
Account Number	4274	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 ***

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

ACCOUNT STATEMENT

Page 1 of 4

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

Total days in statement period: 30

0951

(9)

LEFEVER MATTSON, INC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10545
(PINYON CREEK RENTALS)
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	0951	Beginning balance	\$ 195,798.20
Enclosures	9	Total additions	(5) 27,975.00
Low balance	\$ 188,798.20	Total subtractions	(16) 20,441.15
Average balance	\$ 201,173.45	Ending balance	\$ 203,332.05

CREDITS

Number	Date	Transaction Description	Additions
	09-03	Pre-Auth Credit LEFEVER-EWPINRNT Settlement 25 0903 000024888297350	5,500.00
	09-05	Pre-Auth Credit LEFEVER-EWPINRNT Settlement 25 0905 000024918516782	5,000.00
	09-12	Pre-Auth Credit LEFEVER-EWPINRNT Settlement 25 0912 000024975865342	6,225.00
	09-16	Pre-Auth Credit YARDI CARD DEP EWPINRNTT 250916 116867020	5,550.00
	09-18	Wire Trans-IN 994574c8-c27c-40e9-92c9-804f72c92063 TRACI STRUBLE MASO WFBUS6S 10328 Badger Lane Sept	5,700.00

CHECKS

Number	Date	Amount	Number	Date	Amount
1132	09-23	14.99	1137	09-15	195.00
1133	09-19	933.76	1138	09-15	195.00
1134	09-15	195.00	1139	09-15	195.00
1135	09-15	195.00	1140	09-30	822.40
1136	09-15	195.00			

DEBITS

Date	Transaction Description	Subtractions
09-10	Outgoing Wire ACD332AP00002926 Socotra Capital, I 121133416 10306 Badger Ln	2,500.00
09-10	Outgoing Wire ACD332AP00002927 Socotra Capital, I 121133416 10326 Badger Ln	2,500.00
09-10	Outgoing Wire ACD332AP00002929 Socotra Capital, I 121133416 10334 Badger Ln	2,500.00
09-10	Outgoing Wire ACD332AP00002930 Socotra Capital, I 121133416 10328 Badger Ln	2,500.00
09-10	Outgoing Wire ACD332AP00002931 Socotra Capital, I 121133416 10336 Badger Ln	2,500.00
09-10	Outgoing Wire ACD332AP00002944 Socotra Capital, I 121133416 107 Quail Ct	2,500.00

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

LEFEVER MATTSON, INC

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

0951

Date	Transaction Description	Subtractions
09-10	Outgoing Wire ACD332AP00002945 Socotra Capital, I 121133416 109 Quail Court	2,500.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	195,798.20	09-12	195,023.20	09-19	204,169.44
09-03	201,298.20	09-15	193,853.20	09-23	204,154.45
09-05	206,298.20	09-16	199,403.20	09-30	203,332.05
09-10	188,798.20	09-18	205,103.20		

OVERDRAFT/RETURN ITEM FEES

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

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

Direct inquiries to:
888 761-3967

ACCOUNT STATEMENT

Page 1 of 2

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

Total days in statement period: 30

0958

(4)

LEFEVER MATTSON, INC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10545
(PINYON CREEK DEVELOPMENT)
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 0958
Enclosures 4
Low balance \$276.96
Average balance \$4,423.35

Beginning balance \$276.96
Total additions (1) 10,000.00
Total subtractions (4) 2,170.93
Ending balance \$8,106.03

CREDITS

Number	Date	Transaction Description	Additions
	09-17	Onlin Bkg Trft C FR ACC 05500020797	10,000.00

CHECKS

Number	Date	Amount	Number	Date	Amount
5074	09-17	169.28	5076	09-19	860.23
5075	09-23	253.44	5077	09-30	887.98

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	276.96	09-19	9,247.45	09-30	8,106.03
09-17	10,107.68	09-23	8,994.01		

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 6

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

Total days in statement period: 30

[REDACTED] 0965

(20)

LEFEVER MATTSON, INC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10545
(RENTAL PROPERTIES)
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	[REDACTED] 0965	Beginning balance	\$ 10,475.54
Enclosures	20	Total additions	(8) 14,125.06
Low balance	\$7,292.17	Total subtractions	(21) 16,289.52
Average balance	\$11,127.67	Ending balance	\$8,311.08

CREDITS

Number	Date	Transaction Description	Additions
	09-02	Pre-Auth Credit LEFEVER-EWLMRENT Settlement 250902 000024869958502	583.00
	09-03	Pre-Auth Credit SACRAMENTO HOUSI 2 250902 680262554	7,415.00
	09-03	Deposit Bridge	1,175.00
	09-08	Pre-Auth Credit LEFEVER-EWLMRENT Settlement 250908 000024932344650	584.00
	09-16	Deposit Bridge	781.29
	09-23	Deposit Bridge	1,160.00
	09-24	Deposit Bridge	718.77
	09-24	Deposit Bridge	1,708.00

CHECKS

Number	Date	Amount	Number	Date	Amount
2115	09-08	1,875.00	2127	09-22	399.10
2116	09-08	1,203.00	2128	09-23	199.70
2117	09-04	1,334.00	2129	09-15	853.49
2118	09-04	1,322.00	2130	09-15	345.00
2119	09-05	1,681.00	2131	09-25	286.00
2120	09-12	1,800.00	2132	09-19	1,600.00
2121	09-16	385.29	2133	09-30	53.70
2123 *	09-16	90.98	2134	09-30	444.91
2124	09-15	412.15	2136 *	09-30	62.85
2125	09-16	389.32	* Skip in check sequence		
2126	09-18	31.33			

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

LEFEVER MATTSON, INC

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

0965

DEBITS

Date	Transaction Description	Subtractions
09-29	Preauth Debit G.L. ANDERSON IN J2659 OOFF TRN *1*CZ10000JEH02 C\RM R*IK*G.L. ANDERSON INSURANCE\	1,520.70

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	10,475.54	09-12	11,017.54	09-23	8,252.47
09-02	11,058.54	09-15	9,406.90	09-24	10,679.24
09-03	19,648.54	09-16	9,322.60	09-25	10,393.24
09-04	16,992.54	09-18	9,291.27	09-29	8,872.54
09-05	15,311.54	09-19	7,691.27	09-30	8,311.08
09-08	12,817.54	09-22	7,292.17		

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 2

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

Total days in statement period: 30

1063

(2)

FIRETREE II, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10503
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	1063	Beginning balance	\$4,480.27
Enclosures	2	Total additions	(1) 600.00
Low balance	\$3,678.28	Total subtractions	(2) 801.99
Average balance	\$4,332.54	Ending balance	\$4,278.28

CREDITS

Number	Date	Transaction Description	Additions
	09-17	Onlin Bkg Trft C FR ACC 05500020797	600.00

CHECKS

Number	Date	Amount	Number	Date	Amount
10015	09-15	21.99	10016	09-15	780.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	4,480.27	09-15	3,678.28	09-17	4,278.28

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 3

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

Total days in statement period: 30

0944

(3)

LEFEVER MATTSON, INC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10545
(6359 AUBURN)
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	0944	Beginning balance		\$1,952.25
Enclosures	3	Total additions	(1)	6,750.00
Low balance	\$1,695.74	Total subtractions	(5)	7,006.51
Average balance	\$3,378.56	Ending balance		\$1,695.74

CREDITS

Number	Date	Transaction Description	Additions
	09-04	Deposit Bridge	6,750.00

CHECKS

Number	Date	Amount	Number	Date	Amount
130	09-16	370.53	133 *	09-23	544.92
131	09-23	1,133.88	* Skip in check sequence		

DEBITS

Date	Transaction Description	Subtractions
09-05	Preauth Debit TRI CO BNK LOAN PAYMENT 003929102640	3,554.81
09-11	Preauth Debit LEFEVER-ARCACB WEB PMTS 250911	1,402.37

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	1,952.25	09-05	5,147.44	09-16	3,374.54
09-04	8,702.25	09-11	3,745.07	09-23	1,695.74

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

LEFEVER MATTSON, INC

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

0944

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 3

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

Total days in statement period: 30

0797

(2)

LEFEVER MATTSON, INC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10545
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	0797	Beginning balance	\$596,222.99
Enclosures	2	Total additions	(4) 775,299.52
Low balance	\$587,702.99	Total subtractions	(19) 258,999.59
Average balance	\$902,308.16	Ending balance	\$1,112,522.92

CREDITS

Number	Date	Transaction Description	Additions
	09-05	Wire Trans-IN d57189c6-a0a7-435e-a7d5-b79284cb34d6 COMMONWEALTH LAND USBKUS44IMT FN 972500098A CASE 24-10545/ LEFEVER	141,890.75
	09-10	Wire Trans-IN 8c458693-ad8f-486e-a744-bdfa7454d083 COMMONWEALTH LAND USBKUS44IMT FN 972500098A CASE 24-10545/ LEFEVER	411.82
	09-12	Wire Trans-IN d5d12445-5c2c-495a-a67a-fb55ef46e0df COMMONWEALTH LAND USBKUS44IMT FN 972500079A CASE 24-10545/ LEFEVER	365,255.17
	09-25	Wire Trans-IN 59c5fda3-a7ea-4e8f-b806-ae08c24eb2b COMMONWEALTH LAND USBKUS44IMT FN 972500101A CASE 24-10545-LEFEVERMA	267,741.78

CHECKS

Number	Date	Amount	Number	Date	Amount
20139	09-22	19,715.00	20140	09-16	21,601.67

DEBITS

Date	Transaction Description	Subtractions
09-04	Preauth Debit LAW OFFICE OF... LAW OFFICE 250904	8,520.00
09-05	Outgoing Wire ACD3325P00003146 Everlaw 12 1000248 July 2025	19,715.00
09-08	Onln Bkg Trfn D TO ACC 0550002 1182	10,000.00
09-09	Onln Bkg Trfn D TO ACC 0550002 1126	1,000.00
09-12	Onln Bkg Trfn D TO ACC 0550002 0769	2,000.00
09-17	Onln Bkg Trfn D TO ACC 0550002 1063	600.00
09-17	Onln Bkg Trfn D TO ACC 0550002 1168	3,500.00

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

LEFEVER MATTSON, INC

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

0797

Date	Transaction Description	Subtractions
09-17	Onln Bkg Trfn D TO ACC 05500020776	3,600.00
09-17	Onln Bkg Trfn D TO ACC 05500021203	6,000.00
09-17	Onln Bkg Trfn D TO ACC 05500021049	10,000.00
09-17	Onln Bkg Trfn D TO ACC 05500020958	10,000.00
09-17	Onln Bkg Trfn D TO ACC 05500021077	15,000.00
09-17	Onln Bkg Trfn D TO ACC 05500021182	21,500.00
09-23	Analysis Servic ANALYSIS ACTIVITY FOR 08/25	4,473.92
09-26	Outgoing Wire ACD333AP00003495 LOEB & LOEB LLP - 122016066 LeFever Mattson 23 3739-10071	20,979.00
09-26	Outgoing Wire ACD333AP00003521 Woodruff Sawyer 021000021 D&O 24-25	25,795.00
09-26	Onln Bkg Trfn D TO ACC 05500021077	55,000.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	596,222.99	09-10	699,290.56	09-23	946,555.14
09-04	587,702.99	09-12	1,062,545.73	09-25	1,214,296.92
09-05	709,878.74	09-16	1,040,944.06	09-26	1,112,522.92
09-08	699,878.74	09-17	970,744.06		
09-09	698,878.74	09-22	951,029.06		

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



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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(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