

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. River View Shopping Center 1, LLC

§
§
§
§Case No. 24-10524Debtor(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.

Case: 24-10545 Doc# 2670 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	\$124,011	
b. Total receipts (net of transfers between accounts)	\$268,912	\$2,136,399
c. Total disbursements (net of transfers between accounts)	\$186,806	\$1,925,145
d. Cash balance end of month (a+b-c)	\$206,117	
e. Disbursements made by third party for the benefit of the estate	\$0	\$-30,811
f. Total disbursements for quarterly fee calculation (c+e)	\$186,806	\$1,894,334

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$99,524
b. Accounts receivable over 90 days outstanding (net of allowance)	\$64,651
c. Inventory (Book ☒ Market ☐ Other ☐ (attach explanation))	\$0
d. Total current assets	\$3,147,225
e. Total assets	\$24,291,013
f. Postpetition payables (excluding taxes)	\$253,017
g. Postpetition payables past due (excluding taxes)	\$1,866
h. Postpetition taxes payable	\$353
i. Postpetition taxes past due	\$353
j. Total postpetition debt (f+h)	\$253,370
k. Prepetition secured debt	\$12,462,750
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$588,065
n. Total liabilities (debt) (j+k+l+m)	\$13,304,185
o. Ending equity/net worth (e-n)	\$10,986,828

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

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)	Current Month	Cumulative
a. Gross income/sales (net of returns and allowances)	\$175,501	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$175,501	
d. Selling expenses	\$0	
e. General and administrative expenses	\$99,290	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$46,683	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$29,528	\$669,754

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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	xl ix					
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	lii					
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	xlviii					
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	lii					
	liii					
	liv					
	lv					
	lvi					

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

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

Part 7: Questionnaire - During this reporting period:

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

Part 8: Individual Chapter 11 Debtors (Only)

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

Privacy Act Statement

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

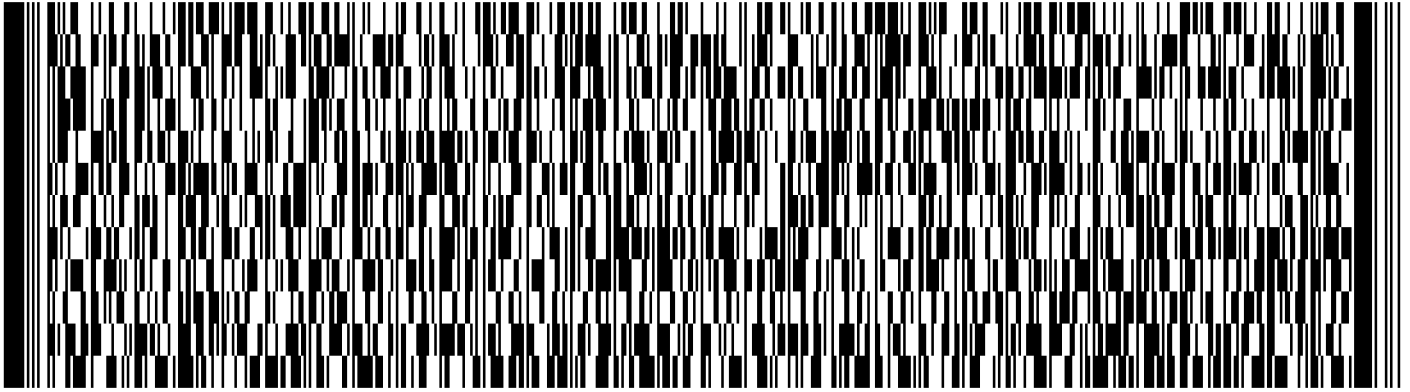
Title

Bradley D. Sharp

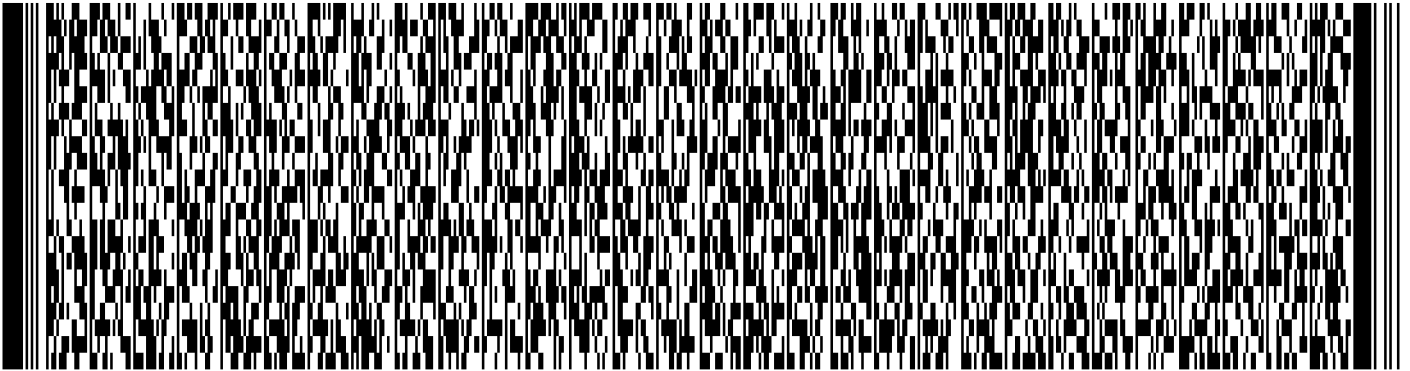
Printed Name of Responsible Party

10/24/2025

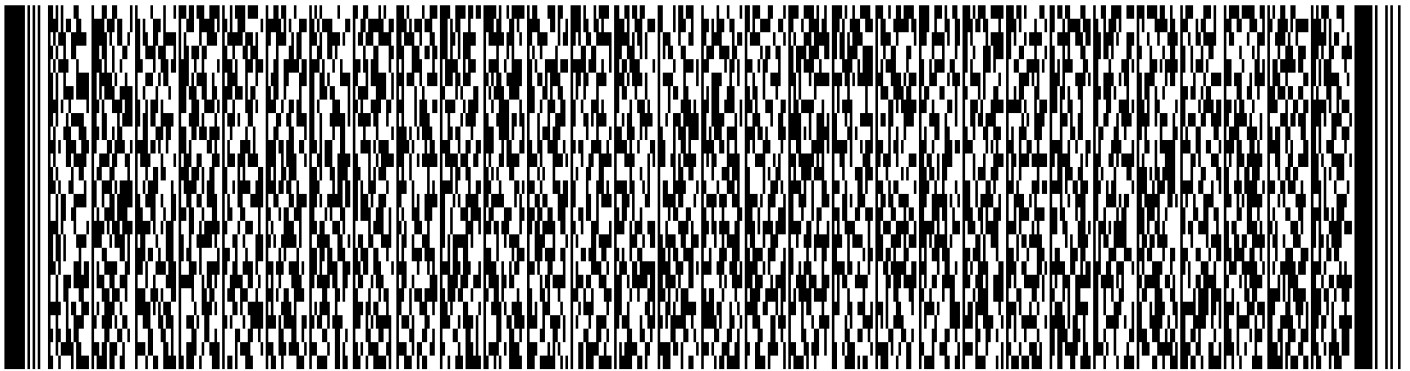
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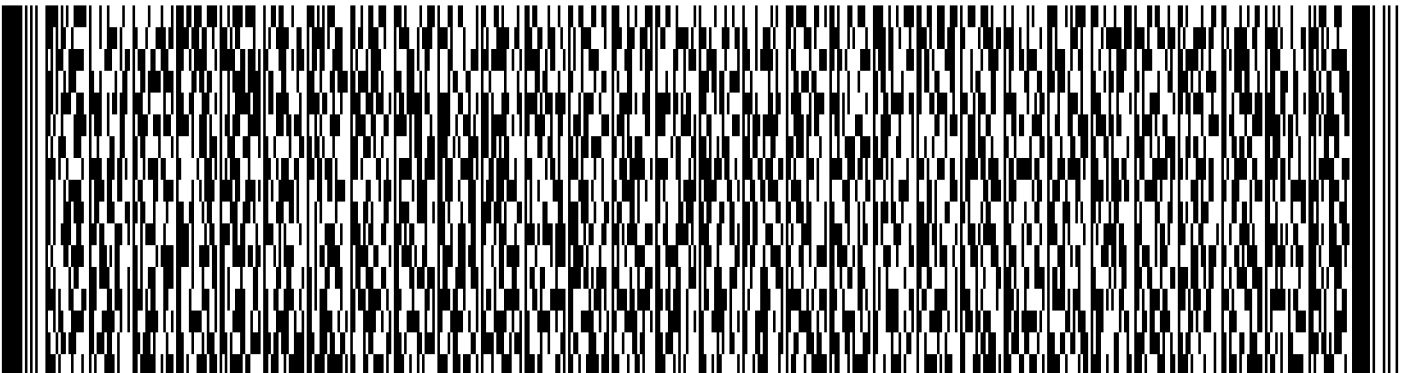
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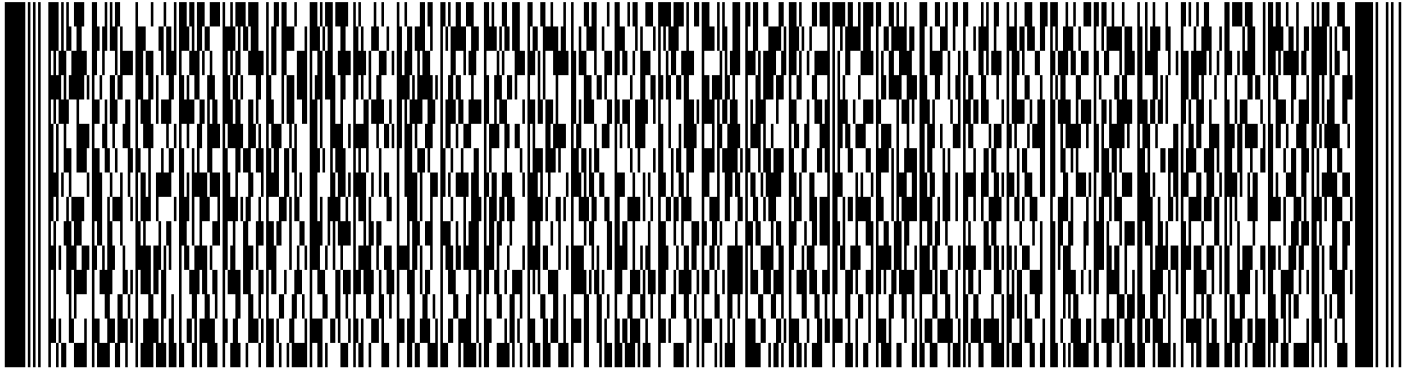
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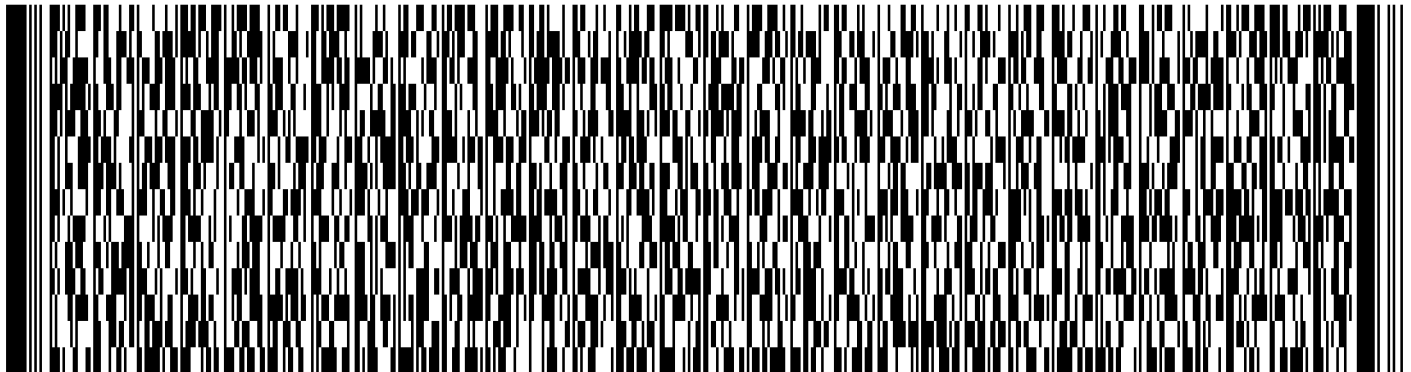
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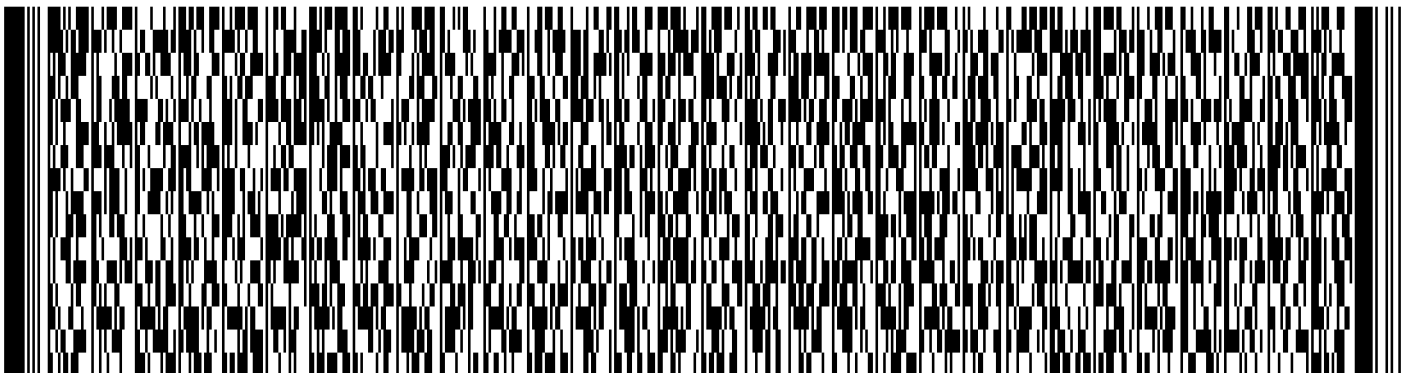
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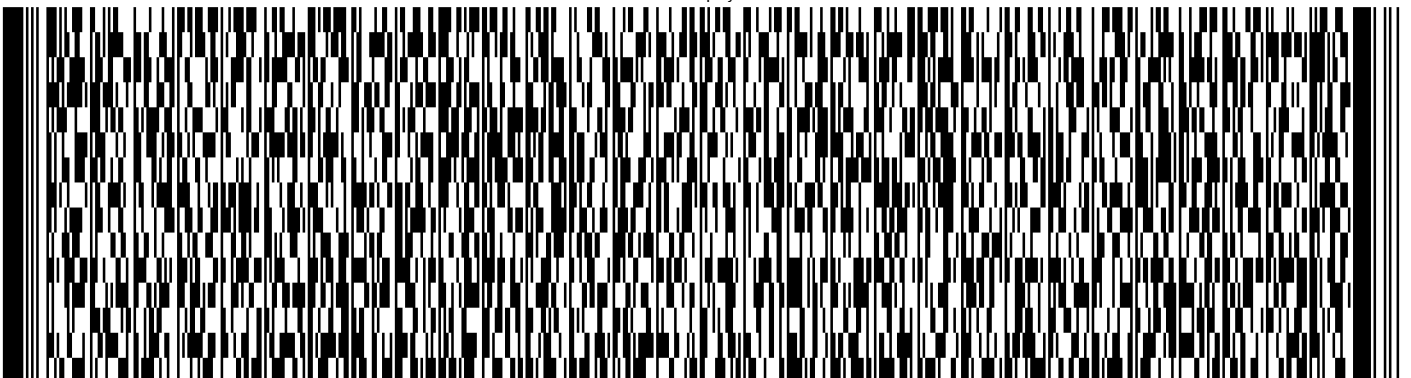
Bankruptcy1to50



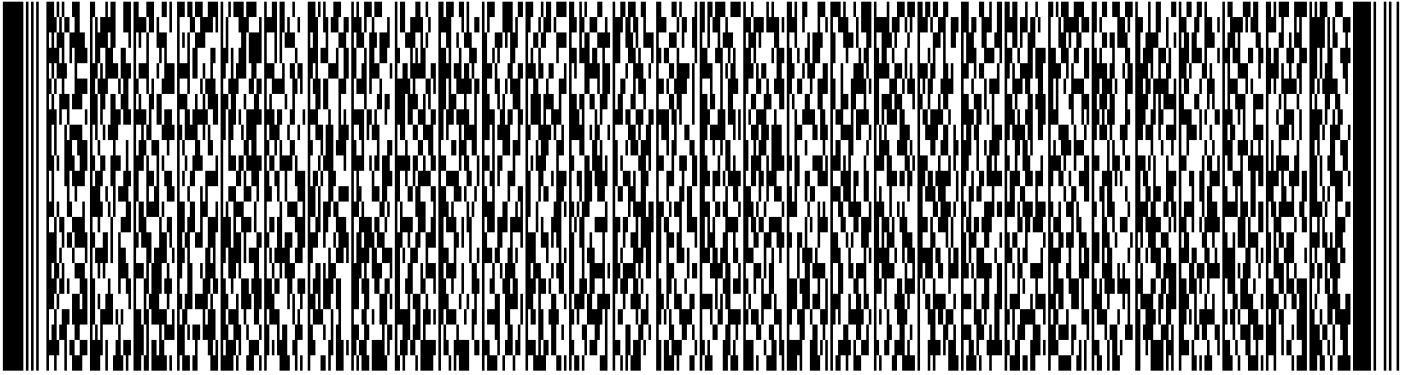
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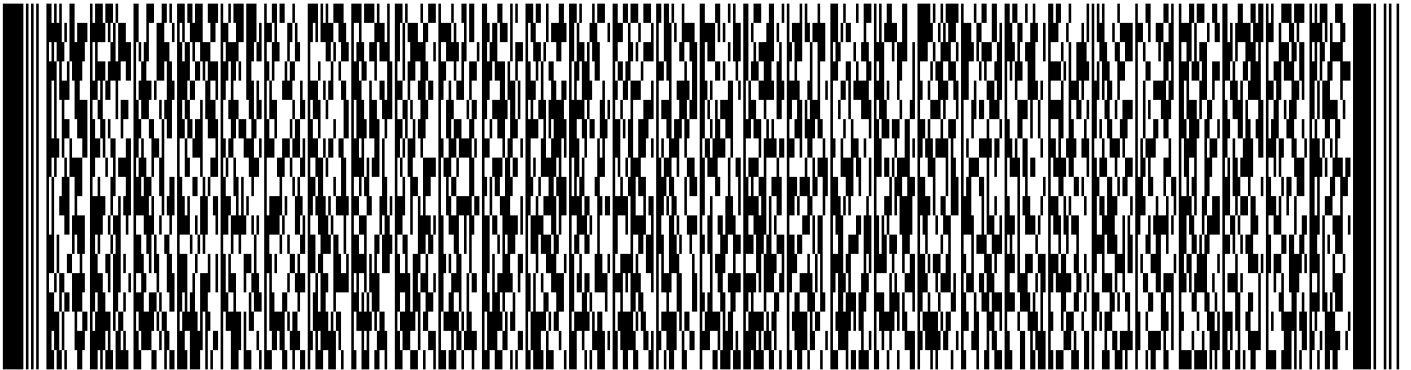
NonBankruptcy1to50



NonBankruptcy51to100



PageThree



PageFour

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

Lead Case No. 24-10545 (CN)

Global Notes to Monthly Operating Reports

General Notes: On September 12, 2024 (the “Petition Date”), LeFever Mattson, a California corporation, (“LeFever Mattson”) and certain of its affiliates (collectively, the “Debtors”), each filed a voluntary petition for relief under chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”) with the United States Bankruptcy Court for the Northern District of California (Santa Rosa Division) (the “Bankruptcy Court”), commencing the chapter 11 cases now jointly administered, for procedural purposes only, under Lead Case No. 24-10545 (the “Chapter 11 Cases”).¹ The Debtors are authorized to operate their businesses and manage their properties as debtors in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. The Debtors are providing the information and documents provided herewith (collectively, and for all Debtors, the “Monthly Operating Reports”) pursuant to the in response to the *Uniform Periodic Reports in Cases Filed Under Chapter 11 of Title 11*, promulgated by the United States Trustee Program, and the *United States Trustee Chapter 11 Operating and Reporting Guidelines for Debtors in Possession* (Revised March 31, 2023). All information in these Monthly Operating Reports relates solely to the Debtors, and not to any non-Debtor affiliate. The following notes and statements and limitations should be referred to, and referenced in connection with, any review of the Monthly Operating Reports.

Basis of Presentation: The Debtors are submitting their Monthly Operating Reports solely for the purposes of complying with requirements applicable in these Chapter 11 Cases. The financial information included in the Monthly Operating Reports is unaudited and has not been prepared in accordance with accounting principles generally accepted in the United States of America (“U.S. GAAP”) and does not include all of the information and footnotes required by U.S. GAAP. The Monthly Operating Reports are not intended to reconcile to any financial statements otherwise prepared or distributed by the Debtors. The financial information contained herein is presented per the Debtors’ books and records without, among other things, all adjustments or reclassification that may be necessary or typical in accordance with U.S. GAAP. It is possible that not all assets, liabilities, income, or expenses have been recorded at the time of production. The financial information included in the Monthly Operating Reports has not been subjected to procedures that would typically be applied to financial information presented in accordance with U.S. GAAP or any other recognized financial reporting framework, and, upon application of such procedures, the Debtors believe that the financial information could be subject to changes, and these changes could be material. The results of operations contained in the financial statements provided with these Monthly Operating Reports are not necessarily indicative of results that may be expected from any

¹ Debtor Windscape Apartments, LLC, filed its chapter 11 petition on August 6, 2024. Debtors Pinewood Condominiums, LP, and Ponderosa Pines, LP, filed their chapter 11 petitions on October 2, 2024.

other period or for the full year and may not necessarily reflect the results of operations and financial position of the Debtors in the future.

The Debtors' books and records are kept on a cash basis. Accounts Receivable and Accounts Payable have been included in the responses to Part 2: Asset and Liability Status but are not included in the balance sheets attached with each monthly operating report.

Certain Debtors have joint ownership of assets with other Debtors. The asset account balances and activity have been allocated based on the Debtor's ownership percentage.

Reservation of Rights: The Debtors reserve all rights to amend or supplement their Monthly Operating Reports in all respects, as may be necessary or appropriate. Nothing contained in these Monthly Operating Reports shall constitute a waiver of any of the Debtors' rights under any applicable law or an admission with respect to any issue in the Chapter 11 Cases.

Bank Accounts: To the extent a Debtor has joint ownership of a property with another Debtor, the bank statements have been included for the property for each Debtor.

Internal Transfers: Transfers between Debtors are reflected as Intercompany Transfers on the Statements of Cash Receipts and Disbursements. The cumulative amounts of the internal transfers are shown as Intercompany Assets or Intercompany Liabilities on the Balance Sheets.

Payments Made on Prepetition Debt: On or about September 25, 2024, the Bankruptcy Court entered interim orders (the "Interim Orders") authorizing, but not directing, the Debtors to, among other things, pay certain prepetition claims relating to (a) employee wages, salaries, and other compensation and benefits; (b) insurance premiums; and (c) the continued use of the Debtors' Cash Management System. Final orders granting such relief were entered on or about October 17-21, 2024 (the "Final Orders," and, collectively with the Interim Orders, the "First Day Orders"). Payments made on prepetition debt pursuant to the First Day Orders are not recorded in Attachment 1.

Payments to Insiders: Except as otherwise indicated in a supplemental statement, all payments made by the Debtors to "Insiders," as such term is defined in 11 U.S.C. § 101(31), constituted the regular compensation owed to those persons or reimbursements in the ordinary course of business.

Windtree, LP: Windtree, LP is an entity that was historically controlled by Ken Mattson. It was recently discovered that Windtree, LP is the owner of record for three properties located in Perris, California, at 333 Wilkerson Ave., 371 Wilkerson Ave., and 411 Wilkerson Ave. The Debtors do not have any records related to these properties and are working to obtain information.

1050 Elm Street: At the commencement of the Chapter 11 Cases, the Debtors' books and records reflected the owner of 1050 Elm Street in Napa, California, as Tradewinds Apartments, LP. After review of conflicting information regarding the ownership of 1050 Elm Street, it has been determined that 1050 Elm Street is owned by Pinecone, LP and not Tradewinds Apartments, LP. Previous operating reports for Pinecone, LP and Tradewinds Apartments, LP have been amended to reflect this ownership determination.

River View Shopping Center 1, LLC
24-10524
Statement of Cash Receipts and Disbursements
9/30/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 151,543	\$ 1,842,230
Other Operating Cash Receipts ^[1]	117,369	135,469
Total Operating Receipts	<u>\$ 268,912</u>	<u>\$ 1,977,699</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ -	\$ 153,379
Intercompany Transfers	-	5,322
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	-	-
Escrowed Proceeds (Socotra)	-	-
Total Non-Operating Receipts	<u>\$ -</u>	<u>\$ 158,701</u>
Total Receipts	<u>\$ 268,912</u>	<u>\$ 2,136,399</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ -	\$ -
Insurance	3,396	70,555
Utilities	18,292	179,187
Repairs & Maintenance	11,864	89,106
Admin Expense	4,063	37,438
Professional Fees	31,647	34,296
Other Operating Disbursements	-	216,085
Management Fees	6,070	70,589
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 75,333</u>	<u>\$ 697,256</u>
Non-Operating		
Debt Service	\$ 111,473	\$ 1,191,392
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	5,686
Owner Distributions	-	-
Intercompany Transfers	-	30,811
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 111,473</u>	<u>\$ 1,227,889</u>
Total Disbursements	<u>\$ 186,806</u>	<u>\$ 1,925,145</u>
Net Cash Receipts and Disbursements	<u>\$ 82,106</u>	<u>\$ 211,254</u>
 Total Disbursements less Intercompany Disbursements	 <u>\$ 186,806</u>	 <u>\$ 1,894,335</u>

[1] Relates to Wells Fargo mortgage escrow disbursement.

River View Shopping Center 1, LLC
24-10524
Balance Sheet
9/30/2025

	Current Month
Assets	
Current Assets	
Cash & Equivalents	\$ 206,118
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	2,841,583
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
Total Current Assets	\$ 3,047,701
Fixed Assets	
FF&E	\$ -
Capital Assets	19,111,250
Accumulated Depreciation	-
Total Fixed Assets	\$ 19,111,250
Other Assets	\$ 2,032,537
Other Assets (To Be Reconciled)	-
Total Other Assets	\$ 2,032,537
Total Assets	\$ 24,191,488
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	109,326
Other Payables	-
Intercompany Liabilities - LM	1,500
Intercompany Liabilities - Other	3,140
Intercompany Liabilities - US Trustee Fees	250
Other Liabilities	542,340
Other Liabilities (To Be Reconciled)	-
Total Current Liabilities	\$ 656,556
Long-Term Liabilities	
Deferred Gain (Loss)	\$ -
Notes Payable	12,324,911
Notes Payable - LM	-
Total Long-Term Liabilities	\$ 12,324,911
Total Liabilities	\$ 12,981,467
Equity	
Capital	\$ 7,271,023
Retained Earnings	3,101,573
YTD Net Income	837,426
Total Equity	\$ 11,210,022
Total Liabilities and Equity	\$ 24,191,488

River View Shopping Center 1, LLC
24-10524
Statement of Operations
9/30/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 173,988	\$ 1,792,940
Garage Income	-	-
Other Revenue		
Other Income	1,513	342,902
Gain/(Loss) on Sale of Assets	-	-
Total Revenue	\$ 175,501	\$ 2,135,841
Expense		
Operating Expense		
Admin Expense	\$ 18,515	\$ 223,413
Bank Fees	-	-
Commissions	-	-
Garage Expense	-	-
Insurance	3,396	57,659
Landscaping	-	-
Licenses & Fees	-	-
Marketing	-	-
Payroll	-	-
Professional Fees	-	-
Property Expense	43,816	246,521
Rent Expense	-	2,170
Repairs & Maintenance	15,069	103,199
Utilities	18,292	179,113
Other Operating Expense	202	1,435
Total Operating Expense	\$ 99,290	\$ 813,509
Non-Operating Expense		
Restructuring Fees	\$ -	\$ 5,936
Interest Expense	46,683	508,006
Tax	-	138,636
Total Non-Operating Expense	\$ 46,683	\$ 652,578
Total Expense	\$ 145,973	\$ 1,466,088
Net Income	\$ 29,528	\$ 669,754

River View Shopping Center 1, LLC
24-10524
AR Aging Report
9/30/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Starbucks Corporation	(2,943)	-	-	-	-	(2,943)
Paradise Cleaners (Smith)	-	5,316	5,123	-	64,651	75,090
Panda Express, Inc.	(1,925)	-	-	-	-	(1,925)
Sports Clips Kneeland	(5,603)	-	-	-	-	(5,603)
Fort Washingto Fitness - Thrive Business Development Inc.	-	22,200	22,612	-	-	44,812
Agustin Arias dba The Healthy Fix	(2,282)	-	-	-	-	(2,282)
Sakanaya - James Edwards and Sayuri Edwards	-	2,093	-	-	-	2,093
West Coast Salon Suites, LLC	-	1,322	-	-	-	1,322
Cafe 86	(3,030)	-	-	-	-	(3,030)
GN Veterinary Services, Inc.	(1,212)	-	-	-	-	(1,212)
Venus Nail and Spa	(2,221)	-	-	-	-	(2,221)
Phillip A McClelland	-	0	84	-	-	84
The Bike Shop	-	196	-	-	-	196
Bruce Maurer dba 360 Image Makers	(688)	-	-	-	-	(688)
Gursimran Singh, Jaspreet Kaur and Hills Carrier Inc.	(4,225)	-	-	-	-	(4,225)
OneCruit, LLC	-	57	-	-	-	57
Grand Total	(24,129)	31,184	27,818	-	64,651	99,524

River View Shopping Center 1, LLC
24-10524
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	Capital Insurance Group	3,396	-	-	-	3,396
	City of Fresno	-	-	-	433	433
	Dewayne Zinkin Atty	3,050	-	-	-	3,050
	Fresno County Private Security	-	-	-	1,243	1,243
	MS Fire Protection, Inc	594	-	-	-	594
	Pacific Gas & Electric	-	-	-	17	17
	Robert Champagne Landscape Maintenance	1,588	-	-	-	1,588
	Wells Fargo Wholesale Lockbox	101,033	-	-	-	101,033
	City of Fresno/Finance Division	-	-	-	353	353
	Fresno Mechanical Services, Inc	-	-	-	172	172
	Allstate Sanitary	-	-	267	-	267
	Cushman & Wakefield	31,647	-	-	-	31,647
Post-Petition Total		141,308	-	267	2,219	143,794
Pre-Petition	AT&T	-	-	-	104	104
	City of Fresno	-	-	-	6,496	6,496
	Clark Pest Control	-	-	-	47	47
	Dewayne Zinkin Atty	-	-	-	10,798	10,798
	Fresno County Private Security	-	-	-	5,568	5,568
	MS Fire Protection, Inc	-	-	-	457	457
	Pacific Gas & Electric	-	-	-	2,036	2,036
	Paramount Pest Services	-	-	-	146	146
	Robert Champagne Landscape Maintenance	-	-	-	635	635
	Weintraub & Tobin	-	-	-	1,715	1,715
	YES Energy Management	-	-	-	105	105
	LeFever Mattson Property Management	-	-	-	12,978	12,978
Pre-Petition Total		-	-	-	41,085	41,085
Grand Total		141,308	-	267	43,304	184,879

River View Shopping Center 1, LLC
24-10524
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
9415-9471 N Fort Washington	\$	19,111,250	\$ 19,111,250
Grand Total	\$	19,111,250	\$ 19,111,250

River View Shopping Center 1, LLC
24-10524
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
River View Shopping - Citizens	-	-	-	(685)	-	935	250
River View Wells Fargo lockbox	5,000	11,690	-	(3,931)	-	-	12,759
East West River View Shopping Ctr 1 LLC	44	-	-	-	-	-	44
East West River View 1 Operating	281,790	-	(29,235)	(59,489)	-	-	193,065
Grand Total	286,834	11,690	(29,235)	(64,105)	-	935	206,118

River View Shopping Center 1, LLC
24-10524
Payments on Pre-Petition Debt
9/30/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
River View Shopping Center 1, LLC	9/4/2025	9/30/2025	Wells Fargo	101,135
River View Shopping Center 1, LLC	9/30/2025	9/30/2025	Wells Fargo	10,338
Grand Total				111,473

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

Direct inquiries to:
888 761-3967

ACCOUNT STATEMENT

Page 1 of 1

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

Total days in statement period: 30

[REDACTED] 2106

(0)

RIVER VIEW SHOPPING CENTER 1 LLC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10524
6359 AUBURN BLVD STE 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] 2106
Low balance \$43.97
Average balance \$43.97

Beginning balance \$43.97
Total additions (0) .00
Total subtractions (0) .00
Ending balance \$43.97

**** No activity this statement period ****

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

1651

(15)

RIVER VIEW SHOPPING CENTER 1 LLC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10524
(RIVERVIEW)
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200Stay 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	1651	Beginning balance	\$ 152,298.46
Enclosures	15	Total additions	(3) 215,557.56
Low balance	\$ 152,298.46	Total subtractions	(15) 86,066.37
Average balance	\$ 287,630.72	Ending balance	\$ 281,789.65

CREDITS

Number	Date	Transaction Description	Additions
	09-03	Wire Trans-IN dd600119-5986-435b -9734-20f744705b47 Wells Fargo Bank DDC:I2 22 - OPERATING EXPENSES:OB:IO	
			61,091.00
	09-08	Wire Trans-IN 5c130b1d-c3d1-4460 -8763-f3e7b55832c8 Wells Fargo Bank REF:IL N 883100415 , EXCESS CASH REUR	
			153,534.00
	09-16	Deposit Bridge	932.56

CHECKS

Number	Date	Amount	Number	Date	Amount
5077	09-12	88.00	5099	09-19	3,470.25
5092 *	09-04	7,940.89	5101 *	09-23	176.00
5093	09-16	4,442.45	5102	09-18	41,398.39
5094	09-16	633.26	5103	09-19	4,771.01
5095	09-16	62.46	5104	09-15	3,361.75
5096	09-19	88.00	5106 *	09-18	462.00
5097	09-18	7,738.43	5107	09-23	131.00
5098	09-22	11,302.48			

* Skip in check sequence

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

RIVER VIEW SHOPPING CENTER 1 LLC

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

1651

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	152,298.46	09-12	358,894.57	09-19	293,399.13
09-03	213,389.46	09-15	355,532.82	09-22	282,096.65
09-04	205,448.57	09-16	351,327.21	09-23	281,789.65
09-08	358,982.57	09-18	301,728.39		

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

WellsOne® Account

Account number: [REDACTED] 5836 ■ September 1, 2025 - September 30, 2025 ■ Page 1 of 2

WELLS
FARGO

RIVER VIEW SHOPPING CENTER 1, LLC
FBO BARCLAYS BANK PLC
DEBTOR IN POSSESSION
LEFEVER MATTSON PROPERTY MANAGEMENT
6359 AUBURN BLVD
CITRUS HEIGHTS CA 95621-5272

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

WellsOne® Account

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED] 5836	\$11,162.48	\$201,608.36	-\$207,770.84	\$5,000.00

Credits

Deposits

Effective date	Posted date	Amount	Transaction detail
	09/02	6,764.22	Wholesale Lockbox Deposit Los Angeles Box 138339 Deposit 1
	09/05	3,405.76	Wholesale Lockbox Deposit Los Angeles Box 138339 Deposit 1
	09/08	14,563.65	Wholesale Lockbox Deposit Los Angeles Box 138339 Deposit 1
	09/23	6,162.48	Wholesale Lockbox Deposit Los Angeles Box 138339 Deposit 1
		\$30,896.11	Total deposits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	09/02	3,129.33	Lefever-Rivewflb Settlement 090225 000024869953966 Yardi Collect Master 1
	09/02	5,726.10	Starbucks Coffee 1011865177 1011865177 Riverview Shopping Cen
	09/03	29,373.20	Lefever-Rivewflb Settlement 090325 000024888269278 Yardi Collect Master 1
	09/04	38,127.03	Lefever-Rivewflb Settlement 090425 000024904435282 Yardi Collect Master 1
	09/05	3,597.64	Yardi Card Dep Rivewflbtr 090525 xxxxx0850 Rivewflb-Lefever Matts
	09/05	4,439.24	Lefever-Rivewflb Settlement 090525 000024918498746 Yardi Collect Master 1
	09/08	9,292.03	Yardi Card Dep Rivewflbtr 090825 xxxxx7375 Rivewflb-Lefever Matts
	09/08	18,391.37	Lefever-Rivewflb Settlement 090825 000024932329582 Yardi Collect Master 1
	09/09	6,286.65	Yardi Card Dep Rivewflbtr 090925 xxxxx3407 Rivewflb-Lefever Matts
	09/10	49,364.45	Thrive Business Bill.Com 015Rvnzpwmdjfv Thrive Business Development Bill.Com 015Rvnzpwmd
	09/25	2,985.21	Lefever-Rivewflb Settlement 092525 000025067139110 Yardi Collect Master 1
		\$170,712.25	Total electronic deposits/bank credits

\$201,608.36 **Total credits**

Debits**Electronic debits/bank debits**

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	09/02	15,017.91	WT Seq#83968 River View Shopping Cen /Bnf= Srf# Trn#250902083968 Rfb#
	09/03	29,648.42	WT Seq#32471 River View Shopping Cen /Bnf= Srf# Trn#250903032471 Rfb#
	09/04	44,616.03	WT Seq#31155 River View Shopping Cen /Bnf= Srf# Trn#250904031155 Rfb#
	09/05	8,036.88	WT Seq#31155 River View Shopping Cen /Bnf= Srf# Trn#250905031155 Rfb#
	09/08	31,089.16	WT Seq#44987 River View Shopping Cen /Bnf= Srf# Trn#250908044987 Rfb#
	09/09	20,850.30	WT Seq#28686 River View Shopping Cen /Bnf= Srf# Trn#250909028686 Rfb#
	09/10	49,364.45	WT Seq#27874 River View Shopping Cen /Bnf= Srf# Trn#250910027874 Rfb#
	09/11	858.24	Client Analysis Svc Chrg 250910 Svc Chge 0825 [REDACTED] 5836
	09/24	5,304.24	WT Seq#28248 River View Shopping Cen /Bnf= Srf# Trn#250924028248 Rfb#
	09/25	2,985.21	WT Seq#32551 River View Shopping Cen /Bnf= Srf# Trn#250925032551 Rfb#
		\$207,770.84	Total electronic debits/bank debits
		\$207,770.84	Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
08/31	11,162.48	09/05	8,405.76	09/11	4,141.76
09/02	11,764.22	09/08	19,563.65	09/23	10,304.24
09/03	11,489.00	09/09	5,000.00	09/24	5,000.00
09/04	5,000.00	09/10	5,000.00	09/25	5,000.00
Average daily ledger balance		\$6,306.73			