

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Vaca Villa Apartments, LP

§
§
§
§Case No. 24-10534Debtor(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
---	---	---	---

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 LLP101 Montgomery Street, Suite 1950San 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# 2681 Filed: 10/24/25 Entered: 10/24/25 12:12:12 PM

UST Form 11-MOR (12/01/2021)

12



5910545251024000000000066

Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$20,950	
b. Total receipts (net of transfers between accounts)	\$45,521	\$714,800
c. Total disbursements (net of transfers between accounts)	\$57,360	\$684,687
d. Cash balance end of month (a+b-c)	\$9,111	
e. Disbursements made by third party for the benefit of the estate	\$0	\$-2,230
f. Total disbursements for quarterly fee calculation (c+e)	\$57,360	\$682,457

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$37,763
b. Accounts receivable over 90 days outstanding (net of allowance)	\$27,429
c. Inventory (Book ☒ Market ☐ Other ☐ (attach explanation))	\$0
d. Total current assets	\$891,643
e. Total assets	\$7,850,892
f. Postpetition payables (excluding taxes)	\$94,968
g. Postpetition payables past due (excluding taxes)	\$19,104
h. Postpetition taxes payable	\$72,780
i. Postpetition taxes past due	\$72,780
j. Total postpetition debt (f+h)	\$167,748
k. Prepetition secured debt	\$3,870,986
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$2,065,874
n. Total liabilities (debt) (j+k+l+m)	\$6,104,608
o. Ending equity/net worth (e-n)	\$1,746,284

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)	\$44,882	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$44,882	
d. Selling expenses	\$0	
e. General and administrative expenses	\$29,986	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$21,411	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$-6,515	\$103,250

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						
	xiv						
	xv						
	xvi						
	xvii						
	xviii						
	xix						
	xx						
	xxi						
	xxii						
	xxiii						
	xxiv						
	xxv						
	xxvi						
	xxvii						
	xxviii						
	xxix						
	xxx						
xxxi							
xxxii							
xxxiii							
xxxiv							
xxxv							
xxxvi							

	xxxvii					
	xxxvii					
	xxxix					
	xl					
	xli					
	xlII					
	xlIII					
	xliv					
	xlV					
	xlvi					
	xlVII					
	xlVIII					
	xlIX					
	l					
	li					
	lii					
	liii					
	liv					
	lv					
	lvi					
	lvii					
	lviii					
	lix					
	lx					
	lxi					
	lxii					
	lxiii					
	lxiv					
	lxv					
	lxvi					
	lxvii					
	lxviii					
	lxix					
	lxx					
	lxxi					
	lxxii					
	lxxiii					
	lxxiv					
	lxxv					
	lxxvi					
	lxxvii					
	lxxviii					

	xv					
	xvi					
	xvii					
	xviii					
	xix					
	xx					
	xxi					
	xxii					
	xxiii					
	xxiv					
	xxv					
	xxvi					
	xxvii					
	xxviii					
	xxix					
	xxx					
	xxxi					
	xxxii					
	xxxiii					
	xxxiv					
	xxxv					
	xxxvi					
	xxxvii					
	xxxviii					
	xxxix					
	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

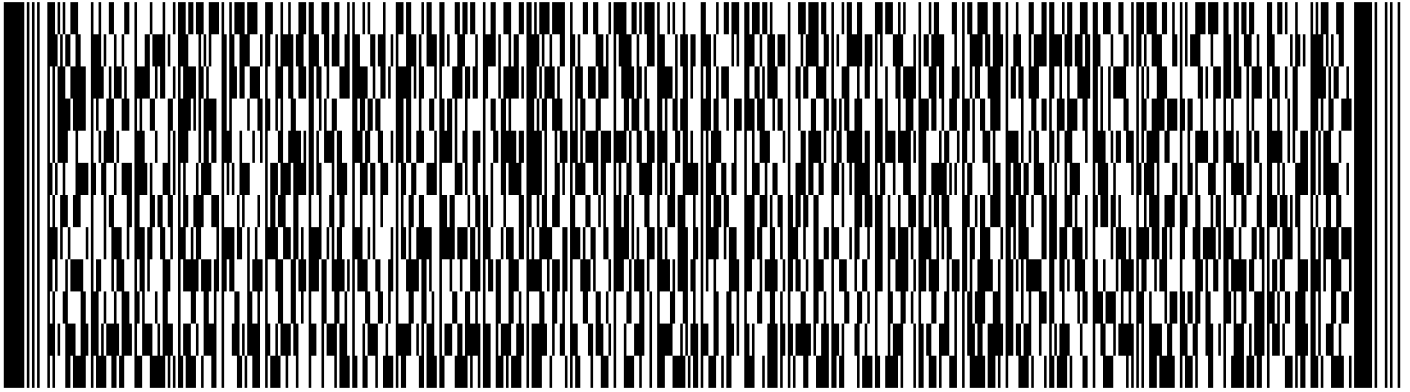
Title

Bradley D. Sharp

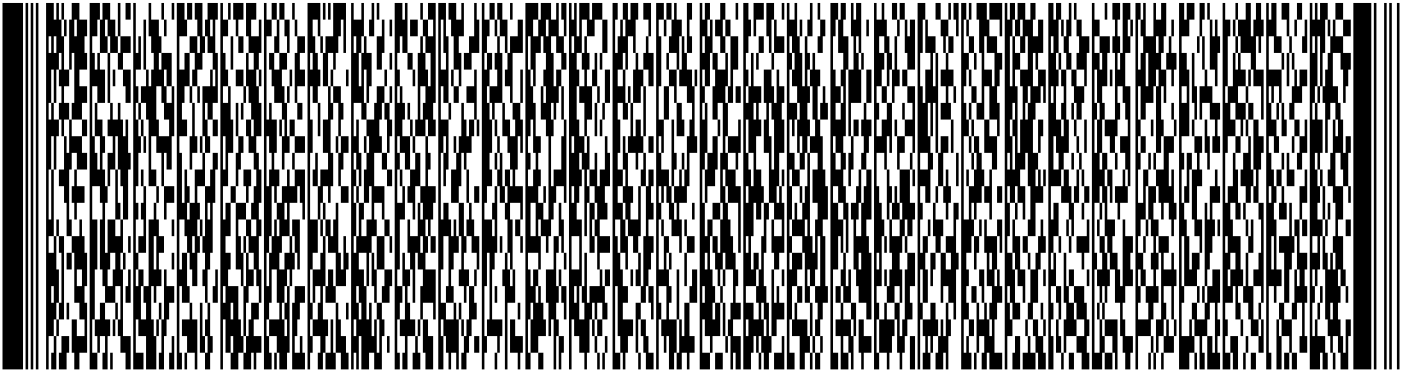
Printed Name of Responsible Party

10/24/2025

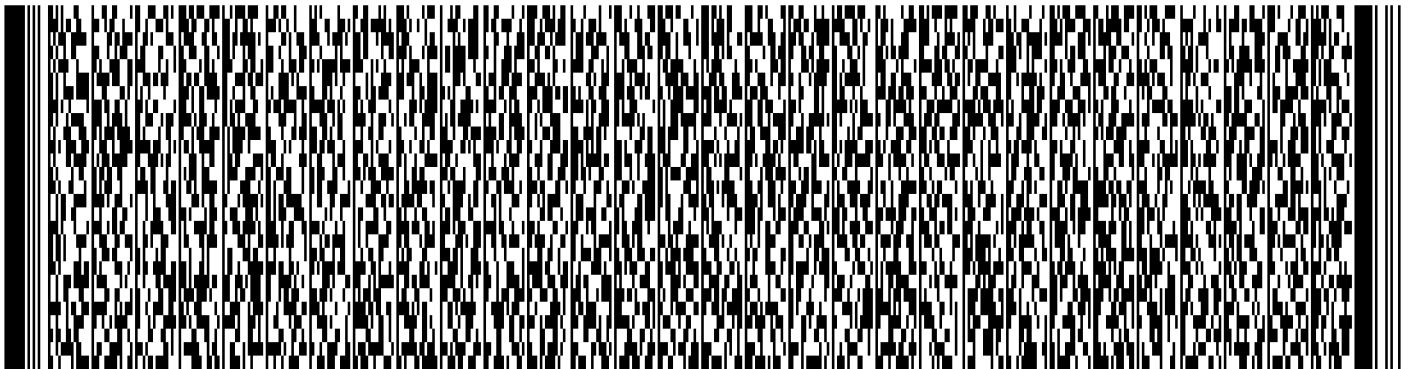
Date



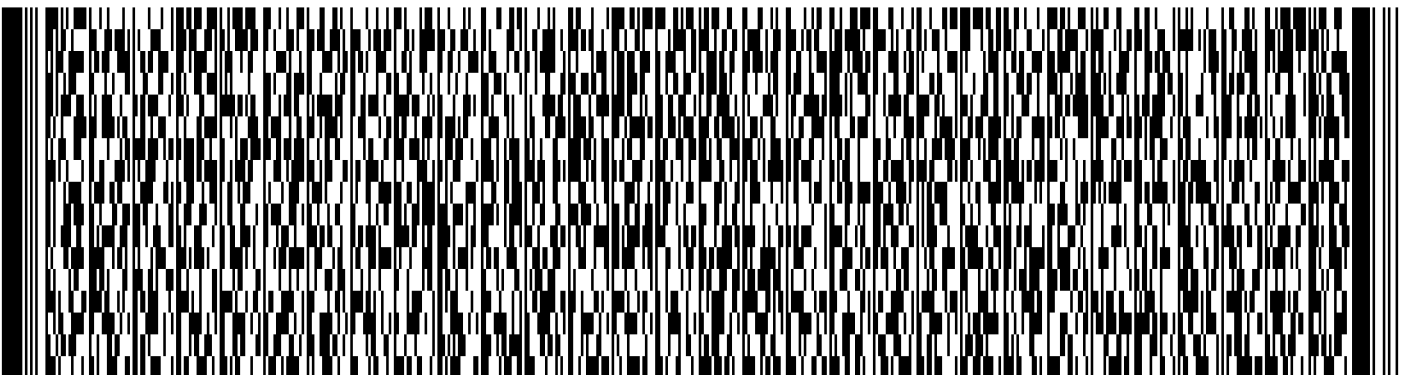
PageOnePartOne



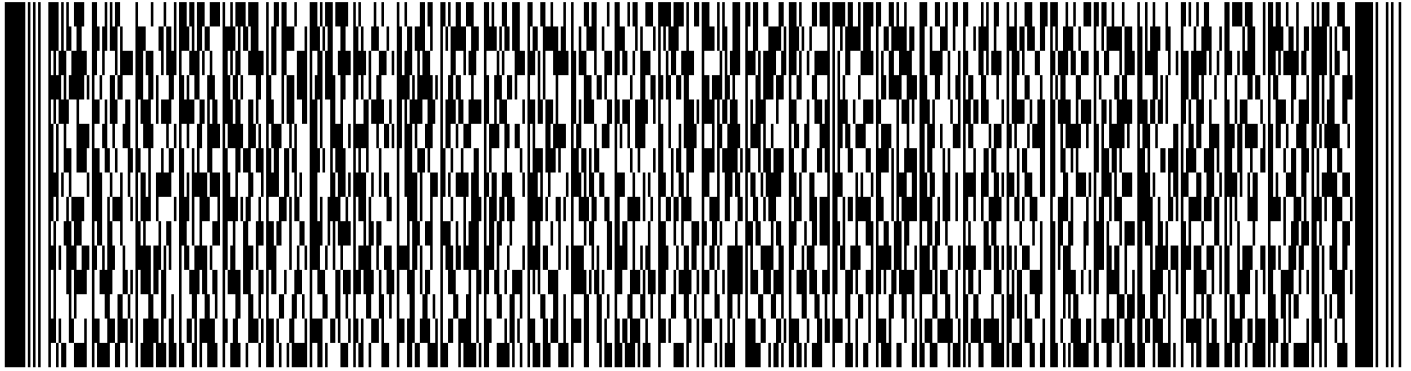
PageOnePartTwo



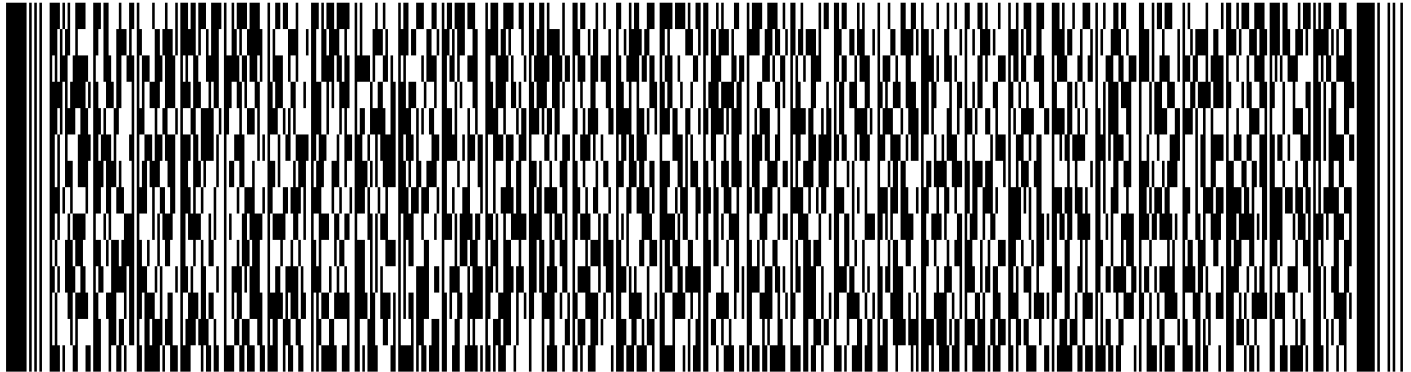
PageTwoPartOne



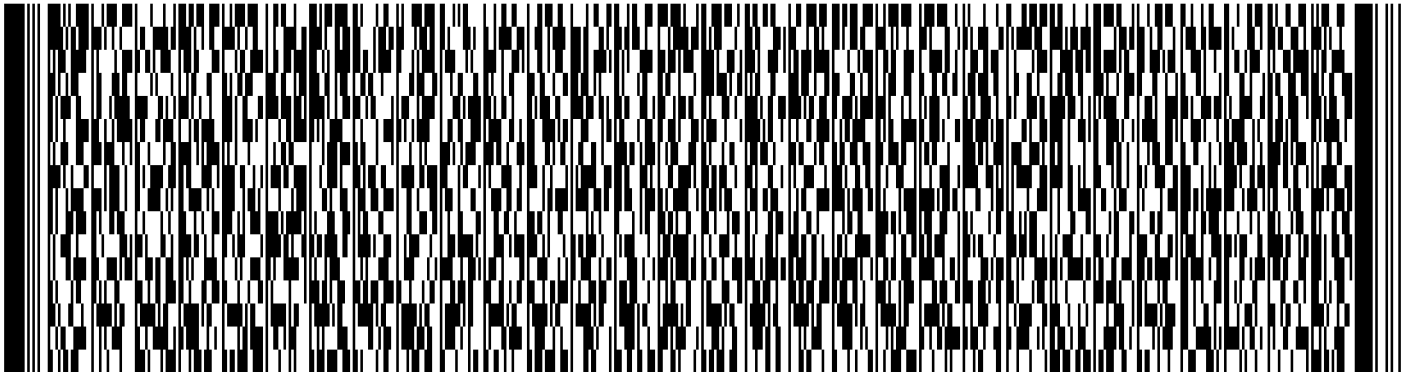
PageTwoPartTwo



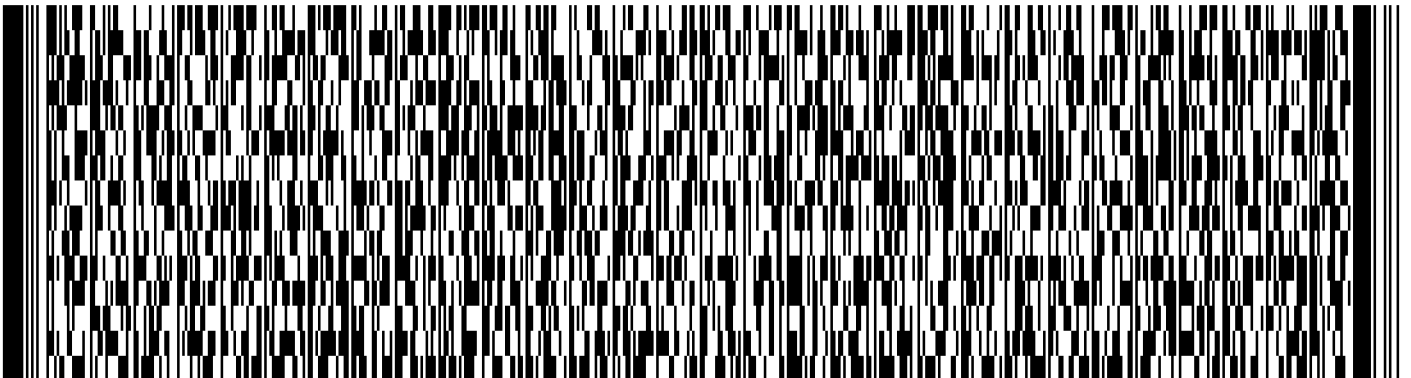
Bankruptcy1to50



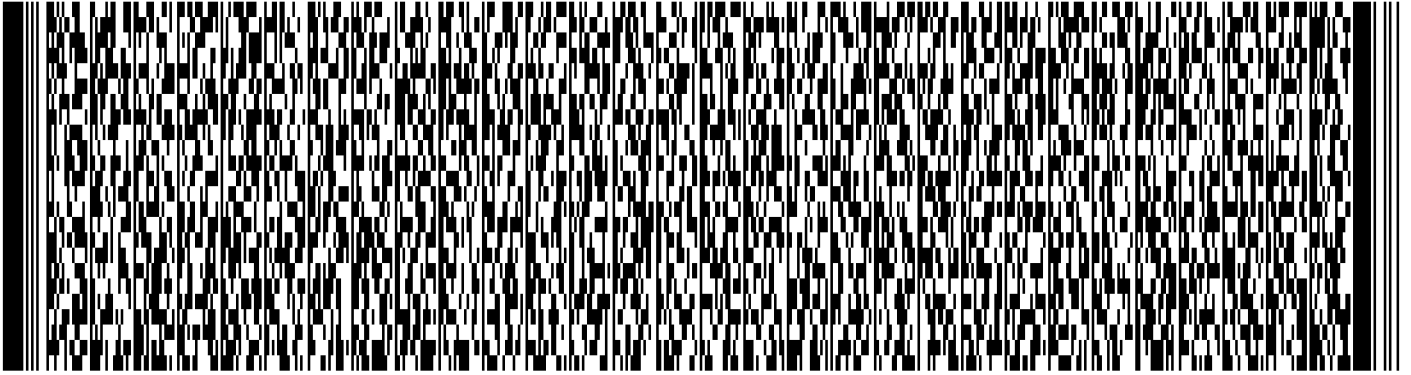
Bankruptcy51to100



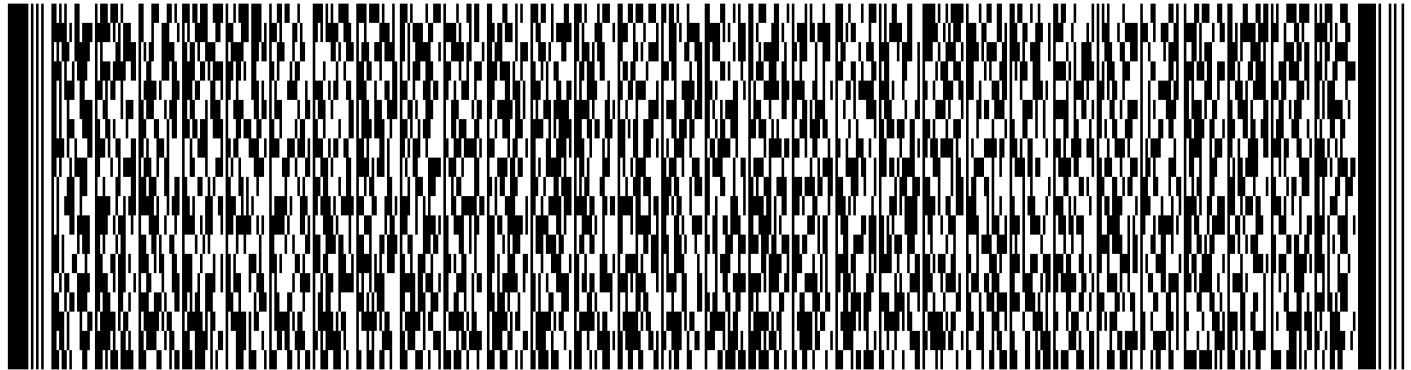
NonBankruptcy1to50



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.

Vaca Villa Apartments, LP
24-10534
Statement of Cash Receipts and Disbursements
9/30/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 45,521	\$ 710,020
Other Operating Cash Receipts	-	-
Total Operating Receipts	<u>\$ 45,521</u>	<u>\$ 710,020</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ -	\$ -
Intercompany Transfers	-	4,780
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	-	-
Escrowed Proceeds (Socotra)	-	-
Total Non-Operating Receipts	<u>\$ -</u>	<u>\$ 4,780</u>
Total Receipts	<u>\$ 45,521</u>	<u>\$ 714,800</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ -	\$ 9
Insurance	2,592	10,372
Utilities	16,718	186,140
Repairs & Maintenance	6,674	112,086
Admin Expense	290	7,892
Professional Fees	-	-
Other Operating Disbursements	-	4,286
Management Fees	3,628	29,868
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 29,901</u>	<u>\$ 350,652</u>
Non-Operating		
Debt Service	\$ 27,458	\$ 329,567
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	2,238
Owner Distributions	-	-
Intercompany Transfers	-	2,230
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 27,458</u>	<u>\$ 334,035</u>
Total Disbursements	<u>\$ 57,360</u>	<u>\$ 684,687</u>
Net Cash Receipts and Disbursements	<u>\$ (11,839)</u>	<u>\$ 30,114</u>
Total Disbursements less Intercompany Disbursements	<u>\$ 57,360</u>	<u>\$ 682,457</u>

Vaca Villa Apartments, LP
24-10534
Balance Sheet
9/30/2025

	Current Month
Assets	
Current Assets	
Cash & Equivalents	\$ 9,112
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	844,769
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
Total Current Assets	\$ 853,881
Fixed Assets	
FF&E	\$ -
Capital Assets	6,762,000
Accumulated Depreciation	-
Total Fixed Assets	\$ 6,762,000
Other Assets	\$ 197,248
Other Assets (To Be Reconciled)	-
Total Other Assets	\$ 197,248
Total Assets	\$ 7,813,129
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	46,151
Other Payables	-
Intercompany Liabilities - LM	44,364
Intercompany Liabilities - Other	1,975,340
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	-
Other Liabilities (To Be Reconciled)	-
Total Current Liabilities	\$ 2,065,854
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 1,227,837
Notes Payable	3,870,323
Notes Payable - LM	-
Total Long-Term Liabilities	\$ 5,098,161
Total Liabilities	\$ 7,164,015
Equity	
Capital	\$ (760,693)
Retained Earnings	1,277,346
YTD Net Income	132,460
Total Equity	\$ 649,114
Total Liabilities and Equity	\$ 7,813,129

Vaca Villa Apartments, LP
24-10534
Statement of Operations
9/30/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 44,055	\$ 669,549
Garage Income	-	-
Other Revenue		
Other Income	827	38,930
Gain/(Loss) on Sale of Assets	-	-
Total Revenue	\$ 44,882	\$ 708,478
Expense		
Operating Expense		
Admin Expense	\$ 3,628	\$ 31,607
Bank Fees	-	(0)
Commissions	-	-
Garage Expense	-	-
Insurance	2,592	10,372
Landscaping	-	-
Licenses & Fees	-	-
Marketing	-	-
Payroll	-	-
Professional Fees	-	-
Property Expense	2,041	29,189
Rent Expense	-	845
Repairs & Maintenance	11,320	162,923
Utilities	10,406	117,971
Other Operating Expense	-	62
Total Operating Expense	\$ 29,986	\$ 352,968
Non-Operating Expense		
Restructuring Fees	\$ -	\$ 2,238
Interest Expense	21,411	250,022
Tax	-	-
Total Non-Operating Expense	\$ 21,411	\$ 252,260
Total Expense	\$ 51,397	\$ 605,228
Net Income	\$ (6,515)	\$ 103,250

Vaca Villa Apartments, LP
24-10534
AR Aging Report
9/30/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Aung Burma, LLC	(9)	-	-	-	-	(9)
California Emerging Technology Fund	(888)	-	-	-	-	(888)
El Artesano	-	3,477	3,477	257	31,999	39,210
Gulf Interstate Field Services, Inc.	(945)	-	-	-	-	(945)
H&R Block Tax Services	(7,088)	-	-	-	(6,716)	(13,804)
Planned Parenthood: Shasta-Diablo, Inc.	(2,116)	-	-	-	-	(2,116)
Vierramoore, Inc.	(1,409)	-	-	-	-	(1,409)
WeCare Services For Children	(2,364)	(1,380)	-	-	-	(3,744)
Zhong Liang Kwan, Karie Xiu Yu	(4)	-	-	-	-	(4)
Alexandra Wilson	(908)	-	-	-	-	(908)
Hop Grenade LLC	-	602	-	-	-	602
Jennifer M. Tong	(1,213)	-	-	-	-	(1,213)
Aakar Development, LLC	-	(612)	(612)	-	(382)	(1,605)
Rodan Builders, Inc.	-	54	-	-	-	54
Admiral Security, Inc. / AX9	-	5,304	150	15,932	2,528	23,914
NAMI Contra Costa (National Alliance on Mental Illness Contra Co	-	28	-	-	-	28
Visit Concord, a California not for profit organization	-	1	-	-	-	1
Assembly Rules Committee, California State Assembly	(1,132)	1,731	-	-	-	598
Grand Total	(18,075)	9,205	3,016	16,189	27,429	37,763

Vaca Villa Apartments, LP
24-10534
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	AX9 Security, Inc	669	-	-	-	669
	Columbia Bank	27,458	-	-	-	27,458
	Medallion Landscape Managment Inc	573	-	-	-	573
	Pacific Gas & Electric	-	-	-	6,623	6,623
	Summit Building Services, Inc	323	-	-	49	372
	Contra Costa County Tax Collector	-	-	-	72,780	72,780
	TRI Commercial Real Estate Svcs, Inc	-	-	-	12,431	12,431
	Argueta's Services	690	-	-	-	690
Post-Petition Total		29,713	-	-	91,884	121,597
Pre-Petition	Ace Pool Service, Inc	-	-	-	36	36
	AX9 Security, Inc	-	-	-	673	673
	Comcast	-	-	-	16	16
	Commercial Plant Services	-	-	-	47	47
	Contra Costa Water District	-	-	-	967	967
	Dream Ride Elevator	-	-	-	130	130
	Granite Telecommunications, LLC	-	-	-	33	33
	LeFever Mattson, Inc.	-	-	-	23,549	23,549
	Mt Diablo Resourse Recovery - Concord	-	-	-	674	674
	Pacific Gas & Electric	-	-	-	10,241	10,241
	Roxy Glass Inc	-	-	-	110	110
	Summit Building Services, Inc	-	-	-	2,708	2,708
	Swat Pest Control	-	-	-	59	59
	West Coast Mechanical	-	-	-	3,512	3,512
	YES Energy Management	-	-	-	20	20
	LeFever Mattson Property Management	-	-	-	3,027	3,027
	Tim LeFever	-	-	-	370	370
Pre-Petition Total		-	-	-	46,171	46,171
Grand Total		29,713	-	-	138,055	167,768

Vaca Villa Apartments, LP
24-10534
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	
2151 Salvio Street	\$	6,762,000	\$	6,762,000
Grand Total	\$	6,762,000	\$	6,762,000

Vaca Villa Apartments, LP
24-10534
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
Salvio - Umpqua Bank	130,764	8,622	(10,885)	(93,578)	-	750	35,673
Spring Glenn - Citizens	1,089	-	-	(29,234)	-	(250)	(28,395)
East West Pinewood Condos LP/Salvio	-	-	-	-	-	-	-
East West Vaca Villa Apts LP	1,833	-	-	-	-	-	1,833
Grand Total	133,686	8,622	(10,885)	(122,811)	-	500	9,112

Vaca Villa Apartments, LP
24-10534
Payments on Pre-Petition Debt
9/30/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Vaca Villa Apartments, LP	9/3/2025	9/8/2025	Umpqua Bank	27,458
Grand Total				27,458



A Financial Services Company

PO Box 3938, Ontario, CA 91761

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

Statement Ending 09/30/2025

HOME TAX SERVICE OF AMERICA

Page 1 of 2

Account Number: [REDACTED] 9065

Managing Your Accounts



Phone Number 888.222.5432



Website cbbank.com



Email customersupport@cbbank.com

Summary of Accounts

Account Type	Account Number	Ending Balance
SPECIALTY BANKING A/A BUSINESS	[REDACTED] 9065	\$1,088.92

SPECIALTY BANKING A/A BUSINESS - [REDACTED] 9065

Account Summary

Date	Description	Amount
08/30/2025	Beginning Balance	\$1,088.92
	0 Credit(s) This Period	\$0.00
	0 Debit(s) This Period	\$0.00
09/30/2025	Ending Balance	\$1,088.92

Member FDIC

Customer Service:
1-866-486-7782

HOME TAX SERVICE OF AMERICA INC
DBA LEFEVER MATTSON PROPERTY MANAGEMENT
SALVIO PACHECO SQUARE TRUST ACCOUNT
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200

Last statement: August 31, 2025
This statement: September 30, 2025

ANALYZED BUSINESS CHECKING

Account number	XXXXXX1132	Beginning balance	\$187,438.99
Low balance	\$130,764.13	Deposits/Additions	\$168,081.98
Average balance	\$205,981.61	Withdrawals/Subtractions	\$224,756.84
Interest earned	\$0.00	Ending balance	\$130,764.13

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-03	Remote Capture Dep 0001	5,860.03
09-04	Remote Capture Dep 0001	2,620.91
09-05	Remote Capture Dep 0001	5,416.49
09-10	Remote Capture Dep 0001	17,013.35
09-19	Remote Capture Dep 0001	3,217.00
09-23	Remote Capture Dep 0001	2,086.31
09-26	Remote Capture Dep 0001	9,704.46
09-30	Remote Capture Dep 0001	3,425.04
Total Other Deposits/ Additions		\$49,343.59

ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-02	ACH Credit Lefever-salvboc Settlement 000024869954326 20250902	78,367.52
09-02	ACH Credit Lefever-salvboc Settlement 000024849806050 20250902	8,541.70
09-02	ACH Credit Lefever-salvboc Settlement 000024842623730 20250902	3,231.73
09-03	ACH Credit Lefever-salvboc Settlement 000024888272462 20250903	6,052.43
09-04	ACH Credit Lefever-salvboc Settlement 000024904436626 20250904	2,724.00
09-08	ACH Credit Lefever-salvboc Settlement 000024932331218 20250908	15,158.92
09-15	ACH Credit Lefever-salvboc Settlement 000024984615974 20250915	267.92
09-29	ACH Credit Lefever-salvboc Settlement 000025089622902 20250929	4,394.17
Total ACH and Electronic Deposits/Additions		\$118,738.39

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
09-22	Maintenance Fee Analysis Activity For 08/25	298.46
Total Other Withdrawals/Subtractions		\$298.46

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
08-31	187,438.99	09-15	207,664.05	09-23	193,250.16
09-02	277,246.02	09-16	200,481.46	09-24	164,300.76
09-03	289,158.48	09-17	191,090.21	09-25	144,645.05
09-04	294,503.39	09-18	189,741.13	09-26	154,349.51
09-05	286,775.82	09-19	192,549.68	09-29	158,518.68
09-08	196,198.58	09-22	191,163.85	09-30	130,764.13
09-10	213,211.93				

Overdraft Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Checks

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
10787	\$225.00	09-29	10824	\$6,083.76	09-24
*10806	\$333.92	09-02	10825	\$121.00	09-22
*10814	\$5,815.80	09-15	10826	\$749.08	09-18
10815	\$13,144.06	09-05	10827	\$581.37	09-22
10816	\$99,486.16	09-08	10828	\$536.42	09-16
10817	\$6,250.00	09-08	10829	\$74.56	09-19
10818	\$9,391.25	09-17	10830	\$19,655.71	09-25
10819	\$180.66	09-16	10831	\$600.00	09-18
10820	\$333.89	09-19	10832	\$22,865.64	09-24
10821	\$6,432.60	09-16	10833	\$60.00	09-22
10822	\$32.91	09-16	10834	\$2.52	09-30
10823	\$325.00	09-22	10835	\$31,177.07	09-30

(* Skip in check sequence, R-Check has been returned, + Electronified check))

Total Checks paid: 24 for **-\$224,458.38**

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

1644

(0)

PINEWOOD CONDOMINIUMS, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10598
(SALVIO)
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 1644
Low balance \$0.00
Average balance \$0.00

Beginning balance \$0.00
Total additions (0) .00
Total subtractions (0) .00
Ending balance \$.00

**** 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. 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] 2092

(0)

VACA VILLA APARTMENTS, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10534
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] 2092
Low balance \$1,833.00
Average balance \$1,833.00

Beginning balance \$1,833.00
Total additions (0) .00
Total subtractions (0) .00
Ending balance \$1,833.00

**** 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