

## UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Valley Oak Investments, LP

§  
§  
§  
§Case No. 24-10535Debtor(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# 2682 Filed: 10/24/25 Entered: 10/24/25 12:12:12 PM



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| Part 1: Cash Receipts and Disbursements                            | Current Month | Cumulative  |
|--------------------------------------------------------------------|---------------|-------------|
| a. Cash balance beginning of month                                 | \$927,420     |             |
| b. Total receipts (net of transfers between accounts)              | \$2,575,652   | \$4,331,629 |
| c. Total disbursements (net of transfers between accounts)         | \$24,957      | \$985,431   |
| d. Cash balance end of month (a+b-c)                               | \$3,478,115   |             |
| e. Disbursements made by third party for the benefit of the estate | \$2,848,302   | \$3,552,329 |
| f. Total disbursements for quarterly fee calculation (c+e)         | \$2,873,259   | \$4,537,760 |

| Part 2: Asset and Liability Status<br>(Not generally applicable to Individual Debtors. See Instructions.)                          | Current Month |
|------------------------------------------------------------------------------------------------------------------------------------|---------------|
| a. Accounts receivable (total net of allowance)                                                                                    | \$36,656      |
| b. Accounts receivable over 90 days outstanding (net of allowance)                                                                 | \$13,983      |
| c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation)) | \$0           |
| d. Total current assets                                                                                                            | \$3,929,545   |
| e. Total assets                                                                                                                    | \$12,087,973  |
| f. Postpetition payables (excluding taxes)                                                                                         | \$678,368     |
| g. Postpetition payables past due (excluding taxes)                                                                                | \$541,715     |
| h. Postpetition taxes payable                                                                                                      | \$36,406      |
| i. Postpetition taxes past due                                                                                                     | \$36,406      |
| j. Total postpetition debt (f+h)                                                                                                   | \$714,774     |
| k. Prepetition secured debt                                                                                                        | \$4,279,052   |
| l. Prepetition priority debt                                                                                                       | \$0           |
| m. Prepetition unsecured debt                                                                                                      | \$1,296,287   |
| n. Total liabilities (debt) (j+k+l+m)                                                                                              | \$6,290,113   |
| o. Ending equity/net worth (e-n)                                                                                                   | \$5,797,860   |

| Part 3: Assets Sold or Transferred                                                                                   | Current Month | Cumulative  |
|----------------------------------------------------------------------------------------------------------------------|---------------|-------------|
| a. Total cash sales price for assets sold/transferred outside the ordinary course of business                        | \$5,337,000   | \$6,368,000 |
| b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business | \$2,848,302   | \$3,552,329 |
| c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)                      | \$2,488,698   | \$2,815,671 |

| Part 4: Income Statement (Statement of Operations)<br>(Not generally applicable to Individual Debtors. See Instructions.) | Current Month | Cumulative |
|---------------------------------------------------------------------------------------------------------------------------|---------------|------------|
| a. Gross income/sales (net of returns and allowances)                                                                     | \$-1,067,577  |            |
| b. Cost of goods sold (inclusive of depreciation, if applicable)                                                          | \$0           |            |
| c. Gross profit (a-b)                                                                                                     | \$-1,067,577  |            |
| d. Selling expenses                                                                                                       | \$0           |            |
| e. General and administrative expenses                                                                                    | \$250,009     |            |
| f. Other expenses                                                                                                         | \$0           |            |
| g. Depreciation and/or amortization (not included in 4b)                                                                  | \$0           |            |
| h. Interest                                                                                                               | \$108,865     |            |
| i. Taxes (local, state, and federal)                                                                                      | \$43,261      |            |
| j. Reorganization items                                                                                                   | \$81,408      |            |
| k. Profit (loss)                                                                                                          | \$-1,551,121  | \$-957,017 |

**Part 5: Professional Fees and Expenses**

|        |                                                                           |           | Approved<br>Current Month | Approved<br>Cumulative | Paid Current<br>Month | Paid<br>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                                                                        |           |                           |                        |                       |                    |  |
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| b.   |                                                                              |      | Approved<br>Current Month | Approved<br>Cumulative | Paid Current<br>Month | Paid<br>Cumulative |
|------|------------------------------------------------------------------------------|------|---------------------------|------------------------|-----------------------|--------------------|
|      | Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i> |      |                           |                        |                       |                    |
|      | <i>Itemized Breakdown by Firm</i>                                            |      |                           |                        |                       |                    |
|      | Firm Name                                                                    | Role |                           |                        |                       |                    |
| i    |                                                                              |      |                           |                        |                       |                    |
| ii   |                                                                              |      |                           |                        |                       |                    |
| iii  |                                                                              |      |                           |                        |                       |                    |
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|    | 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 <input type="radio"/> No <input checked="" type="radio"/>                           |
| m. If yes, have you made all Domestic Support Obligation payments?                             | Yes <input type="radio"/> No <input type="radio"/> N/A <input checked="" type="radio"/> |

**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](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

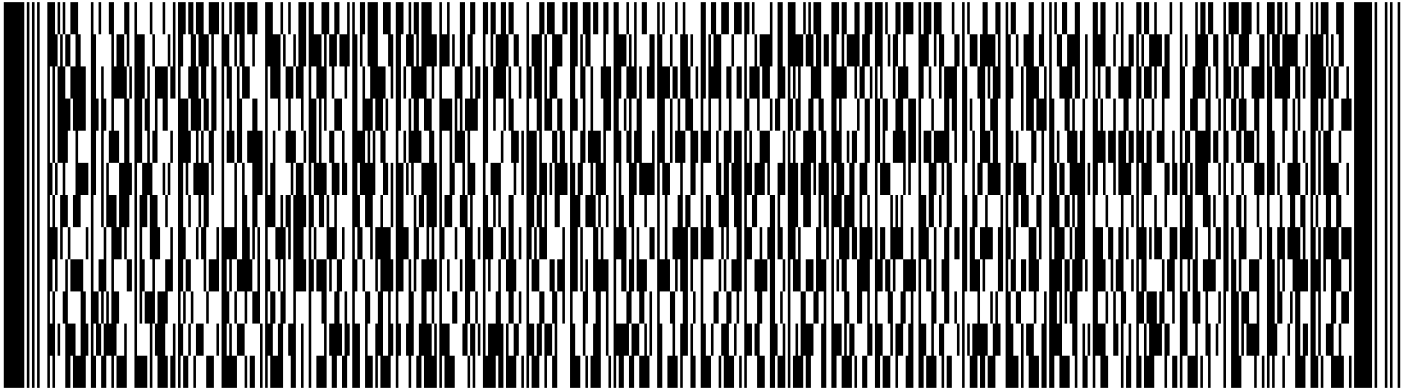
Title

Bradley D. Sharp

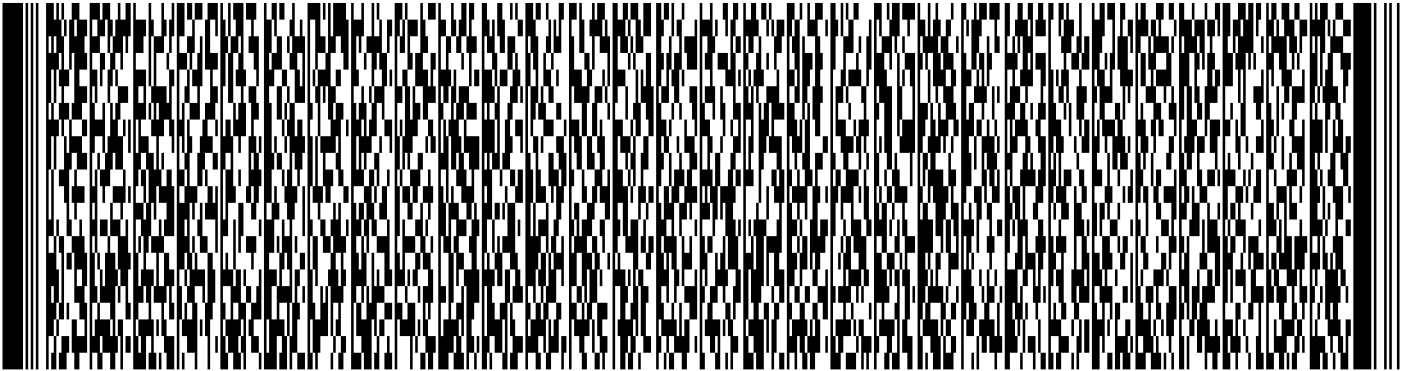
Printed Name of Responsible Party

10/24/2025

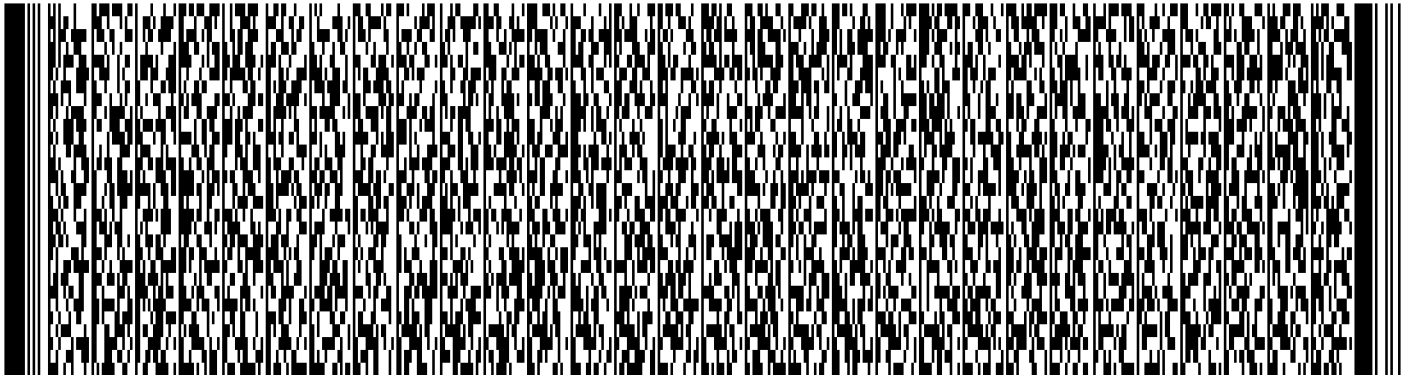
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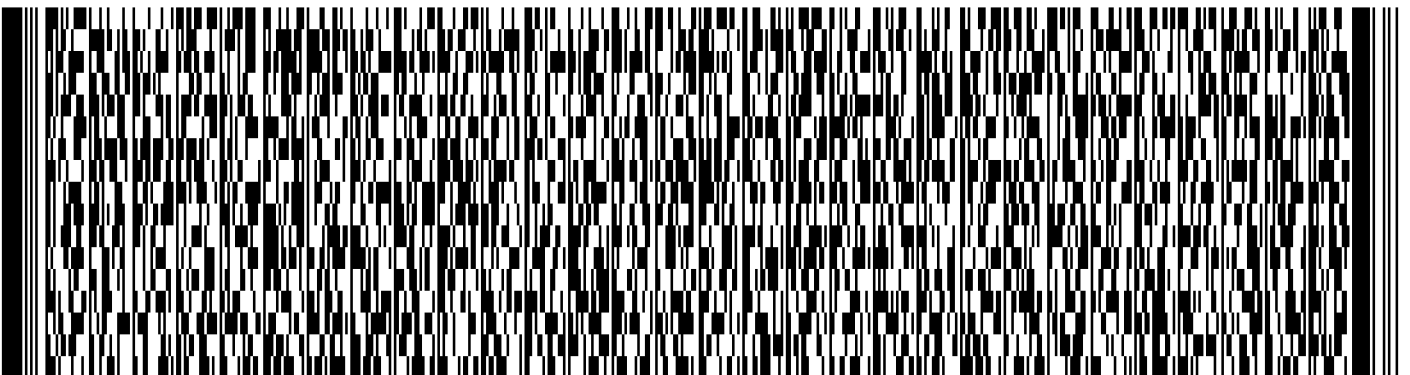
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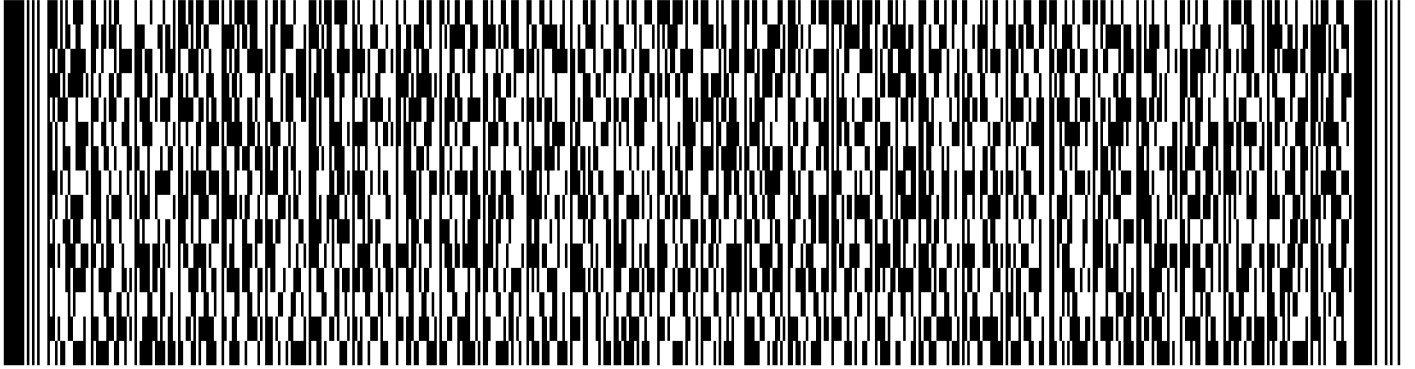
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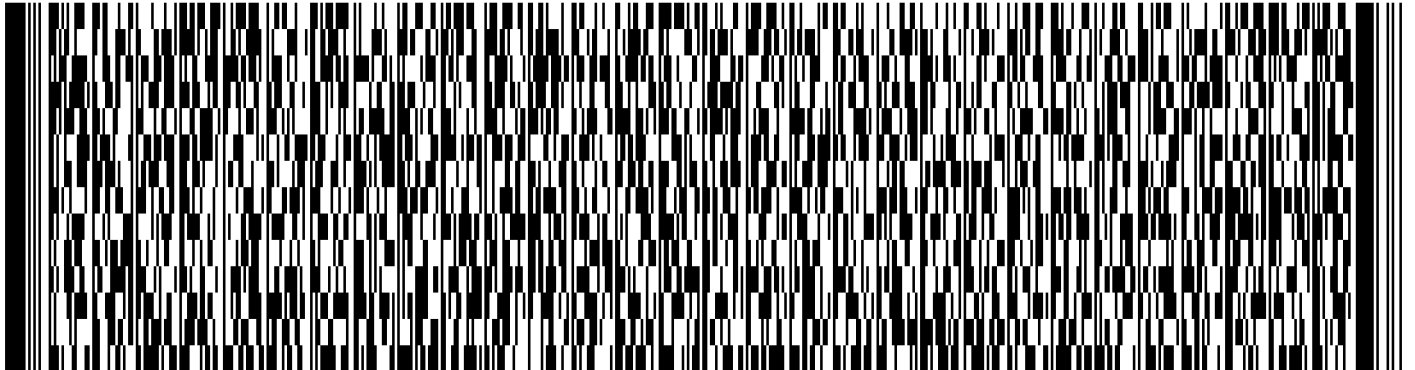
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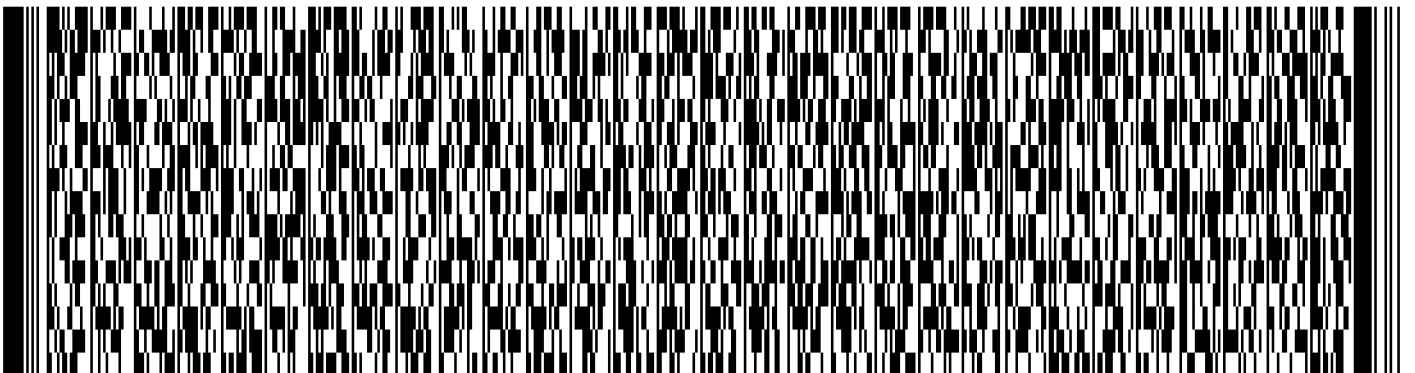
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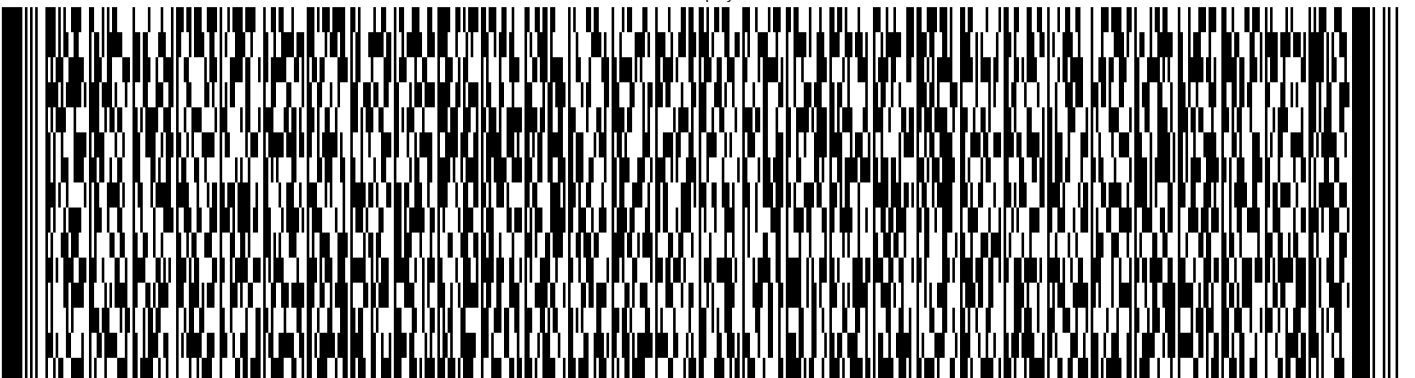
Bankruptcy1to50



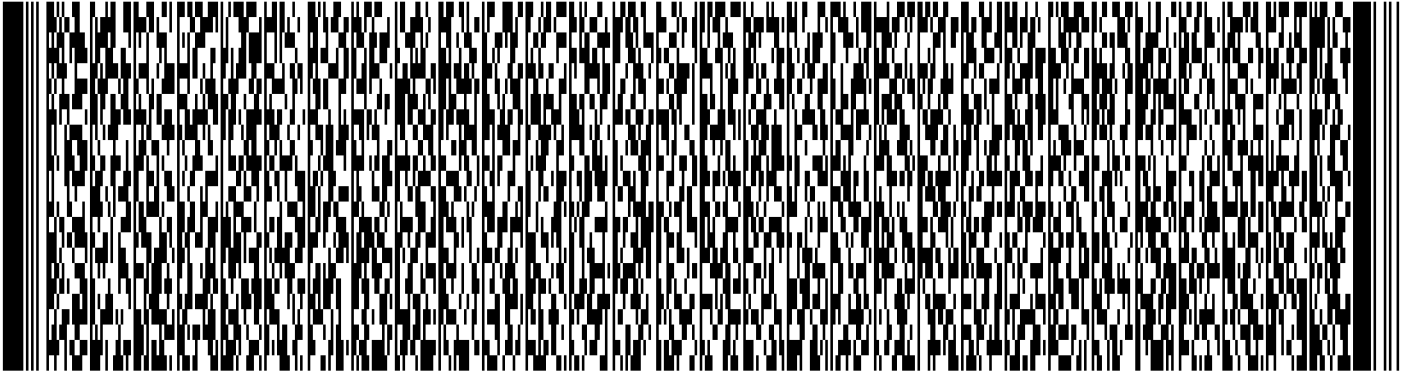
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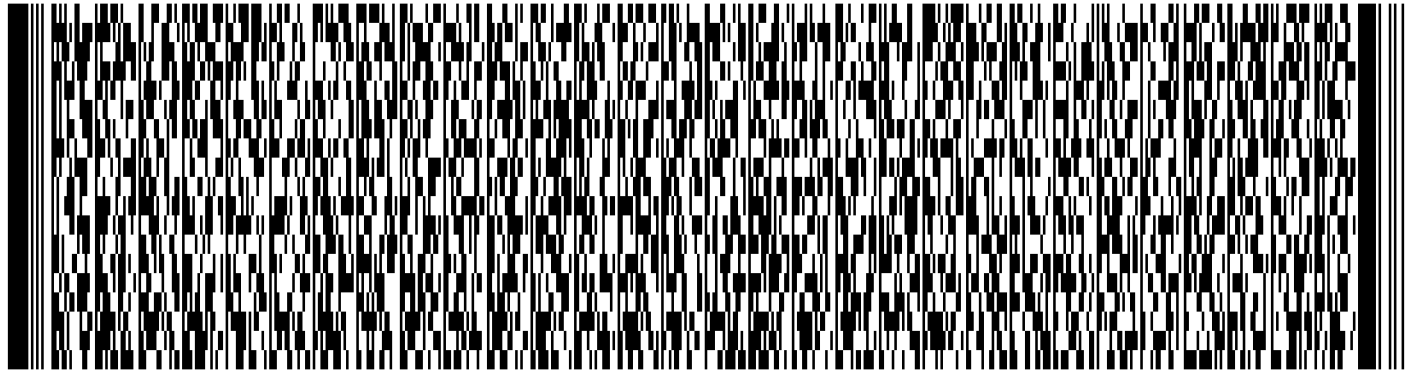
NonBankruptcy1to50



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”).<sup>1</sup> 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

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<sup>1</sup> 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.

Valley Oak Investments, LP  
24-10535  
Statement of Cash Receipts and Disbursements  
9/30/2025

|                                                                | <u>Current Month</u>        | <u>Accumulated<br/>Total</u> |
|----------------------------------------------------------------|-----------------------------|------------------------------|
| <b>Receipts</b>                                                |                             |                              |
| <b>Operating</b>                                               |                             |                              |
| Rental Income                                                  | \$ 75,288                   | \$ 1,005,552                 |
| Other Operating Cash Receipts                                  | 4,485                       | 26,503                       |
| <b>Total Operating Receipts</b>                                | <u>\$ 79,773</u>            | <u>\$ 1,032,055</u>          |
| <b>Non-Operating</b>                                           |                             |                              |
| Other Non-Operating Cash Receipts                              | \$ 7,181                    | \$ 483,903                   |
| Intercompany Transfers                                         | -                           | -                            |
| Adjustments to Intercompany Balances                           | -                           | -                            |
| DIP Funding                                                    | -                           | -                            |
| Asset Sales                                                    | 2,488,698                   | 2,815,671                    |
| Escrowed Proceeds (Socotra)                                    | -                           | -                            |
| <b>Total Non-Operating Receipts</b>                            | <u>\$ 2,495,879</u>         | <u>\$ 3,299,574</u>          |
| <b>Total Receipts</b>                                          | <u><b>\$ 2,575,652</b></u>  | <u><b>\$ 4,331,629</b></u>   |
| <b>Disbursements</b>                                           |                             |                              |
| <b>Operating</b>                                               |                             |                              |
| Payroll & Payroll Taxes                                        | \$ 2,477                    | \$ 24,771                    |
| Insurance                                                      | 1,924                       | 38,291                       |
| Utilities                                                      | 13,589                      | 172,276                      |
| Repairs & Maintenance                                          | 15,248                      | 532,343                      |
| Admin Expense                                                  | 585                         | 19,351                       |
| Professional Fees                                              | -                           | 4,704                        |
| Other Operating Disbursements                                  | -                           | 230                          |
| Management Fees                                                | 5,565                       | 59,664                       |
| Taxes (sales, property, other)                                 | -                           | -                            |
| <b>Total Operating Disbursements</b>                           | <u>\$ 39,388</u>            | <u>\$ 851,630</u>            |
| <b>Non-Operating</b>                                           |                             |                              |
| Debt Service <sup>[1]</sup>                                    | \$ (14,431)                 | \$ 130,143                   |
| Other Non-Operating Disbursements                              | -                           | -                            |
| Restructuring Fees                                             | -                           | 3,658                        |
| Owner Distributions                                            | -                           | -                            |
| Intercompany Transfers                                         | -                           | -                            |
| Transfers to Non-Debtors                                       | -                           | -                            |
| Adjustments to Intercompany Balances                           | -                           | -                            |
| Capital Expenditures                                           | -                           | -                            |
| <b>Total Non-Operating Disbursements</b>                       | <u>\$ (14,431)</u>          | <u>\$ 133,801</u>            |
| <b>Total Disbursements</b>                                     | <u><b>\$ 24,957</b></u>     | <u><b>\$ 985,431</b></u>     |
| <b>Net Cash Receipts and Disbursements</b>                     | <u><b>\$ 2,550,694</b></u>  | <u><b>\$ 3,346,198</b></u>   |
| <br><b>Total Disbursements less Intercompany Disbursements</b> | <br><u><b>\$ 24,957</b></u> | <br><u><b>\$ 985,431</b></u> |

[1] Relates to return of adequate protection payments from prior months.

Valley Oak Investments, LP  
24-10535  
Balance Sheet  
9/30/2025

|                                            | Current Month        |
|--------------------------------------------|----------------------|
| <b>Assets</b>                              |                      |
| <b>Current Assets</b>                      |                      |
| Cash & Equivalents                         | \$ 3,478,114         |
| Accounts Receivable                        | -                    |
| Notes Receivable                           | -                    |
| Intercompany Receivables                   | 414,775              |
| Intercompany Receivables - US Trustee Fees | -                    |
| Other Receivables                          | -                    |
| <b>Total Current Assets</b>                | <b>\$ 3,892,889</b>  |
| <b>Fixed Assets</b>                        |                      |
| FF&E                                       | \$ -                 |
| Capital Assets                             | 7,675,000            |
| Accumulated Depreciation                   | -                    |
| <b>Total Fixed Assets</b>                  | <b>\$ 7,675,000</b>  |
| Other Assets                               | \$ 483,428           |
| Other Assets (To Be Reconciled)            | -                    |
| <b>Total Other Assets</b>                  | <b>\$ 483,428</b>    |
| <b>Total Assets</b>                        | <b>\$ 12,051,317</b> |
| <b>Liabilities</b>                         |                      |
| <b>Current Liabilities</b>                 |                      |
| Current Liabilities                        | \$ -                 |
| Security Deposits                          | 27,231               |
| Other Payables                             | -                    |
| Intercompany Liabilities - LM              | 952,736              |
| Intercompany Liabilities - Other           | 59,969               |
| Intercompany Liabilities - US Trustee Fees | -                    |
| Other Liabilities                          | -                    |
| Other Liabilities (To Be Reconciled)       | 204,438              |
| <b>Total Current Liabilities</b>           | <b>\$ 1,244,374</b>  |
| <b>Long-Term Liabilities</b>               |                      |
| Deferred Gain (Loss)                       | \$ 6,027,353         |
| Notes Payable                              | 4,099,173            |
| Notes Payable - LM                         | -                    |
| <b>Total Long-Term Liabilities</b>         | <b>\$ 10,126,526</b> |
| <b>Total Liabilities</b>                   | <b>\$ 11,370,899</b> |
| <b>Equity</b>                              |                      |
| Capital                                    | \$ (639,316)         |
| Retained Earnings                          | 2,308,939            |
| YTD Net Income                             | (989,205)            |
| <b>Total Equity</b>                        | <b>\$ 680,418</b>    |
| <b>Total Liabilities and Equity</b>        | <b>\$ 12,051,317</b> |

Valley Oak Investments, LP  
24-10535  
Statement of Operations  
9/30/2025

|                                    | <u>Current Month</u>  | <u>Accumulated<br/>Total</u> |
|------------------------------------|-----------------------|------------------------------|
| <b>Income</b>                      |                       |                              |
| <b>Revenue</b>                     |                       |                              |
| Rental Income                      | \$ 54,850             | \$ 1,017,882                 |
| Garage Income                      | -                     | -                            |
| <b>Other Revenue</b>               |                       |                              |
| Other Income                       | 4,023                 | 497,889                      |
| Gain/(Loss) on Sale of Assets      | (1,126,450)           | (952,277)                    |
| <b>Total Revenue</b>               | <b>\$ (1,067,577)</b> | <b>\$ 563,493</b>            |
| <b>Expense</b>                     |                       |                              |
| <b>Operating Expense</b>           |                       |                              |
| Admin Expense                      | \$ 7,365              | \$ 84,922                    |
| Bank Fees                          | 1,823                 | 1,823                        |
| Commissions                        | -                     | -                            |
| Garage Expense                     | -                     | -                            |
| Insurance                          | (1,908)               | 32,018                       |
| Landscaping                        | -                     | -                            |
| Licenses & Fees                    | 112                   | 10,760                       |
| Marketing                          | -                     | -                            |
| Payroll                            | 2,477                 | 24,771                       |
| Professional Fees                  | 178,853               | 229,951                      |
| Property Expense                   | -                     | -                            |
| Rent Expense                       | -                     | 5,200                        |
| Repairs & Maintenance              | 47,055                | 563,134                      |
| Utilities                          | 14,119                | 167,916                      |
| Other Operating Expense            | 112                   | 3,698                        |
| <b>Total Operating Expense</b>     | <b>\$ 250,009</b>     | <b>\$ 1,124,194</b>          |
| <b>Non-Operating Expense</b>       |                       |                              |
| Restructuring Fees                 | \$ 81,408             | \$ 99,315                    |
| Interest Expense                   | 108,865               | 247,022                      |
| Tax                                | 43,261                | 49,979                       |
| <b>Total Non-Operating Expense</b> | <b>\$ 233,535</b>     | <b>\$ 396,316</b>            |
| <b>Total Expense</b>               | <b>\$ 483,544</b>     | <b>\$ 1,520,510</b>          |
| <b>Net Income</b>                  | <b>\$ (1,551,121)</b> | <b>\$ (957,017)</b>          |

Valley Oak Investments, LP  
24-10535  
AR Aging Report  
9/30/2025

| Row Labels                              | Prepayments    | 0-30 Days     | 31-60 Days    | 61-90 Days | Over 90 Days  | Total         |
|-----------------------------------------|----------------|---------------|---------------|------------|---------------|---------------|
| Jose De Jesus Melendez                  | -              | 780           | 0             | -          | -             | 780           |
| Reyna Juvenal Madriz                    | -              | 33            | 33            | 20         | 71            | 157           |
| Limas Tomas                             | (23)           | -             | -             | -          | -             | (23)          |
| Camacho Sabrina Ann                     | -              | 486           | 480           | -          | 4,754         | 5,720         |
| Contreras Marina                        | (129)          | -             | -             | -          | -             | (129)         |
| Summerfield Clayton Akaash              | -              | 12            | 12            | -          | 1,852         | 1,876         |
| Hunt Cynthia                            | -              | 136           | 12            | -          | 24            | 172           |
| Medina Ponce Araceli                    | -              | (145)         | (145)         | -          | (1,716)       | (2,006)       |
| Carrillo Rigovert                       | -              | 701           | 12            | 70         | 460           | 1,243         |
| Rodriguez Chrystal                      | -              | 690           | 12            | -          | 460           | 1,162         |
| Belloso-Velasco aka Jorge Belloso Jorge | (86)           | -             | -             | -          | -             | (86)          |
| Kajmic Fatka                            | -              | 9             | -             | -          | -             | 9             |
| Drigh Tracey                            | (1,148)        | -             | -             | -          | -             | (1,148)       |
| Gomez aka Victor Gomez Valadez Victor   | -              | 12            | 12            | -          | 257           | 281           |
| Johnson Harvey                          | -              | 1,407         | 1,407         | 70         | 2,780         | 5,664         |
| Lindsey Lataya                          | -              | 1,693         | 333           | -          | -             | 2,026         |
| Lewis Raven                             | -              | 1,562         | 1,562         | 70         | 4,641         | 7,835         |
| Ratowski Silencio                       | (230)          | -             | -             | -          | -             | (230)         |
| Franco Cordova Saul Antonio             | (2,051)        | -             | -             | -          | -             | (2,051)       |
| Dunn Jacqueline                         | (12)           | -             | -             | -          | -             | (12)          |
| Bloyed Alex                             | (35)           | -             | -             | -          | -             | (35)          |
| Crandall Billy Allen                    | (63)           | -             | -             | -          | -             | (63)          |
| Cervantes Katia                         | (3)            | -             | -             | -          | -             | (3)           |
| Sanchez Margarita Garcia                | -              | 1,920         | 1,919         | 70         | 140           | 4,049         |
| Henderson Ruth                          | -              | 1,462         | -             | -          | 260           | 1,722         |
| Castle Kevin                            | -              | 1,625         | 1,637         | -          | -             | 3,262         |
| Rodriguez Randolph                      | -              | 1,737         | 1,807         | -          | -             | 3,544         |
| Stanley Stephanie                       | -              | 1,470         | 1,470         | -          | -             | 2,940         |
| <b>Grand Total</b>                      | <b>(3,780)</b> | <b>15,589</b> | <b>10,563</b> | <b>300</b> | <b>13,983</b> | <b>36,656</b> |

Valley Oak Investments, LP  
24-10535  
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       | Bank of America, N.A.                 | -         | -          | -          | 22,163       | 22,163  |
|                     | California American Water             | 53        | -          | -          | -            | 53      |
|                     | Chase                                 | -         | -          | 1,863      | 19,423       | 21,287  |
|                     | Elk Grove Water District              | -         | -          | -          | 200          | 200     |
|                     | Mr Cooper                             | 400       | -          | 400        | 102,852      | 103,652 |
|                     | PHH Mortgage Services                 | 9,553     | 12,025     | -          | 110,784      | 132,363 |
|                     | Republic Services                     | -         | -          | -          | (291)        | (291)   |
|                     | Sac Val Plumbing                      | -         | -          | -          | 502          | 502     |
|                     | Sacramento County Tax Collector       | -         | -          | -          | 9,985        | 9,985   |
|                     | Select Portfolio Servicing, Inc.      | 21,465    | 27,022     | 26,683     | 283,626      | 358,795 |
|                     | LeFever Mattson Property Management   | -         | -          | -          | 1,276        | 1,276   |
|                     | Barry Lame Management Services        | -         | -          | -          | 685          | 685     |
|                     | Stanislaus County Taxes - Collector   | -         | -          | -          | 26,421       | 26,421  |
|                     | Bullseye Leak Detection               | -         | -          | -          | 495          | 495     |
|                     | GL Anderson Insurance Services        | 9,919     | -          | -          | -            | 9,919   |
|                     | FedEx Express                         | 38        | -          | -          | -            | 38      |
| Post-Petition Total |                                       | 41,429    | 39,047     | 28,946     | 578,120      | 687,542 |
| Pre-Petition        | 1-888-4-Abatement Inc                 | -         | -          | -          | 27,989       | 27,989  |
|                     | Aero Mechanics Inc                    | -         | -          | -          | 847          | 847     |
|                     | Applegate Teeple's Drilling Co., Inc. | -         | -          | -          | 480          | 480     |
|                     | California American Water             | -         | -          | -          | 4,626        | 4,626   |
|                     | Citrus Heights Water District         | -         | -          | -          | 85           | 85      |
|                     | City Of Ceres                         | -         | -          | -          | 2,083        | 2,083   |
|                     | Elk Grove Water District              | -         | -          | -          | 57           | 57      |
|                     | KS Mattson Partners                   | -         | -          | -          | 10,501       | 10,501  |
|                     | Maid to Order                         | -         | -          | -          | 1,485        | 1,485   |
|                     | Mize Guys Heating & Cooling           | -         | -          | -          | 314          | 314     |
|                     | Pacific Gas & Electric                | -         | -          | -          | 189          | 189     |
|                     | Republic Services                     | -         | -          | -          | 33           | 33      |
|                     | Sac Val Plumbing                      | -         | -          | -          | 3,045        | 3,045   |
|                     | Sacramento County Utilites            | -         | -          | -          | 1,788        | 1,788   |
|                     | Sacramento Suburban Water District    | -         | -          | -          | 159          | 159     |
|                     | SMUD                                  | -         | -          | -          | 60           | 60      |
|                     | Spectrum                              | -         | -          | -          | 36           | 36      |
|                     | Sun Valley Pumping Inc                | -         | -          | -          | 800          | 800     |
|                     | TID Water & Power                     | -         | -          | -          | 215          | 215     |
|                     | LeFever Mattson Property Management   | -         | -          | -          | 23,010       | 23,010  |
|                     | Absolute European Painting            | -         | -          | -          | 1,200        | 1,200   |
|                     | Barry Lame Management Services        | -         | -          | -          | 23           | 23      |
|                     | Zajic Appliance Service Inc.          | -         | -          | -          | 120          | 120     |
| Pre-Petition Total  |                                       | -         | -          | -          | 79,144       | 79,144  |
| Grand Total         |                                       | 41,429    | 39,047     | 28,946     | 657,265      | 766,687 |

Valley Oak Investments, LP  
24-10535  
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           |
|-----------------------------------|---------------------|------------------|---------------------|
| 5509 Orange/7343 Arleta           | \$                  | 425,000          | \$ 425,000          |
| 5537/5539 Missie Way              | \$                  | 425,000          | \$ 425,000          |
| 5601/5603 Orange Avenue           | \$                  | 400,000          | \$ 400,000          |
| 5605 Orange Avenue/7320 Berna Way | \$                  | 400,000          | \$ 400,000          |
| 7210/7212 Grady Drive             | \$                  | 425,000          | \$ 425,000          |
| 7300 Berna/7325 Arleta            | \$                  | 425,000          | \$ 425,000          |
| 7304/7306 Arleta Court            | \$                  | 425,000          | \$ 425,000          |
| 7308/7310 Arleta Court            | \$                  | 425,000          | \$ 425,000          |
| 7312/7314 Berna Way               | \$                  | 425,000          | \$ 425,000          |
| 7316/7318 Arleta Court            | \$                  | 425,000          | \$ 425,000          |
| 7319 Arleta/7301 Berna            | \$                  | 425,000          | \$ 425,000          |
| 7319/7321 Berna Way               | \$                  | 425,000          | \$ 425,000          |
| 7320/7322 Arleta Court            | \$                  | 425,000          | \$ 425,000          |
| 7324/7326 Arleta Court            | \$                  | 425,000          | \$ 425,000          |
| 7327/7329 Berna Way               | \$                  | 450,000          | \$ 450,000          |
| 7328/7330 Arleta Court            | \$                  | 425,000          | \$ 425,000          |
| 7332/7334 Arleta Court            | \$                  | 450,000          | \$ 450,000          |
| 7335/7337 Arleta Court            | \$                  | 450,000          | \$ 450,000          |
| <b>Grand Total</b>                | <b>\$</b>           | <b>7,675,000</b> | <b>\$ 7,675,000</b> |

Valley Oak Investments, LP  
24-10535  
Bank Reconciliation  
9/30/2025

| Bank Account                         | Balance Per<br>Bank Statement | Outstanding<br>Deposits | Outstanding<br>Checks | Attributed to<br>Other Debtors | Attributed to<br>Non-Debtors | Other Activity | Reconciled<br>Balance |
|--------------------------------------|-------------------------------|-------------------------|-----------------------|--------------------------------|------------------------------|----------------|-----------------------|
| Valley Oaks /Boulder Citz            | -                             | -                       | -                     | (321,105)                      | -                            | 738            | (320,368)             |
| East West Valley Oak Investments, LP | 463,199                       | 1,850                   | (8,181)               | 321,105                        | -                            | 500            | 778,474               |
| East West Valley Oak Money Market    | 3,020,008                     | -                       | -                     | -                              | -                            | -              | 3,020,008             |
| Grand Total                          | 3,483,207                     | 1,850                   | (8,181)               | -                              | -                            | 1,238          | 3,478,114             |

Valley Oak Investments, LP  
24-10535  
Payments on Pre-Petition Debt  
9/30/2025

| Debtor Name                | Date of Disbursement | Date Cleared | Name                             | Amount          |
|----------------------------|----------------------|--------------|----------------------------------|-----------------|
| Valley Oak Investments, LP | 4/22/2025            | Check Voided | Select Portfolio Servicing, Inc. | (23,900)        |
| Valley Oak Investments, LP | 4/22/2025            | Check Voided | PHH Mortgage Services            | (850)           |
| Valley Oak Investments, LP | 9/4/2025             | Outstanding  | Mr Cooper                        | 1,850           |
| Valley Oak Investments, LP | 9/4/2025             | 9/15/2025    | Mr Cooper                        | 1,400           |
| Valley Oak Investments, LP | 9/2/2025             | 9/2/2025     | Citizens Business Bank           | 7,069           |
| <b>Grand Total</b>         |                      |              |                                  | <b>(14,431)</b> |

Valley Oak Investments, LP

24-10535

Schedule of Assets Sold or Transferred

9/30/2025

| Property                                                   | See Order Approving Asset Sale/Transfer | Sale Price   |
|------------------------------------------------------------|-----------------------------------------|--------------|
| 9300 Mazatlan Way/9120 Polhemus Drive, Elk Grove, CA 95757 | Docket #1984                            | \$ 652,000   |
| 5513-5515 Missie Way, Sacramento, CA 95841                 | Docket #2012                            | \$ 485,000   |
| 2030 East Grayson Road, Ceres Area, CA 95307-9506          | Docket #2111                            | \$ 2,650,000 |
| 7303-7305 Berna Way, Sacramento, CA 95823                  | Docket #2230                            | \$ 495,000   |
| 7339-7341 Arleta Court, Sacramento, CA 95823               | Docket #2231                            | \$ 540,000   |
| 5335-5337 Gibbons Drive, Carmichael, CA 95608              | Docket #2336                            | \$ 515,000   |

# 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 12, 2025

**Disbursement Date:** September 12, 2025

**Escrow Number:** 972500088A

**Escrow Officer:** Kiley Demaree

**Email:** Kiley.Demaree@cltic.com

**Buyer:** Jeremy M. Edwards and Sally A. Pruden

**Seller:** Valley Oak Investments LP

**Property:** 9120 Polhemus Drive aka 9300 Mazatlan Way  
Elk Grove, CA 95624-1913  
Rancho Grande 04, Lot 187

|                                                                            |                                                | \$         | DEBITS     | \$ | CREDITS    |
|----------------------------------------------------------------------------|------------------------------------------------|------------|------------|----|------------|
| <b>FINANCIAL CONSIDERATION</b>                                             |                                                |            |            |    |            |
| Sale Price of Property                                                     |                                                |            |            |    | 652,000.00 |
| <b>PRORATIONS/ADJUSTMENTS</b>                                              |                                                |            |            |    |            |
| Rent(s) Monthly at \$1,725.00                                              | 09/12/25-10/01/25 (\$1,725.00 / 30 X 19 days)  |            | 1,092.50   |    |            |
| Security Deposits                                                          |                                                |            | 3,075.00   |    |            |
| County Taxes EST at \$4,934.74                                             | 07/01/25-09/12/25 (\$4,934.74 / 365 X 73 days) |            | 986.95     |    |            |
| <b>COMMISSIONS</b>                                                         |                                                |            |            |    |            |
| Commission - Listing Broker                                                | Coldwell Banker Realty                         |            | 13,040.00  |    |            |
| Commission - Selling Broker                                                | Exp Realty of California Inc                   |            | 16,300.00  |    |            |
| \$652,000.00 @ 2.5000% = \$16,300.00                                       |                                                |            |            |    |            |
| <b>TITLE &amp; ESCROW CHARGES</b>                                          |                                                |            |            |    |            |
| Title - Escrow Settlement Fee                                              | Commonwealth Land Title Company                |            | 710.00     |    |            |
| Title - FTB Processing Fee                                                 | Commonwealth Land Title Company                |            | 45.00      |    |            |
| Title - Overnight/Messenger Fees                                           | Commonwealth Land Title Company                |            | 159.54     |    |            |
| Title - Owner's Title Insurance                                            | Commonwealth Land Title Company                |            | 2,011.00   |    |            |
| Policies to be issued:                                                     |                                                |            |            |    |            |
| Owners Policy                                                              |                                                |            |            |    |            |
| Coverage: \$652,000.00 Premium: \$2,011.00 Version: CLTA Standard Coverage |                                                |            |            |    |            |
| Owner's Policy - 2022                                                      |                                                |            |            |    |            |
| <b>GOVERNMENT CHARGES</b>                                                  |                                                |            |            |    |            |
| Recording Fee - Release/                                                   | Simplifile                                     |            | 500.00     |    |            |
| Reconveyance                                                               |                                                |            |            |    |            |
| Sacramento County Transfer Tax                                             | Simplifile                                     |            | 717.20     |    |            |
| (\$717.20)                                                                 |                                                |            |            |    |            |
| <b>PAYOFFS</b>                                                             |                                                |            |            |    |            |
| Payoff of First Mortgage Loan                                              | Select Portfolio Servicing, Inc                |            | 300,770.28 |    |            |
| Principal Balance                                                          |                                                | 278,546.73 |            |    |            |
| Interest To 09/22/25                                                       |                                                | 19,896.07  |            |    |            |
| Escrow/Impound Advance Balance                                             |                                                | 957.74     |            |    |            |
| Late Charges Outstanding                                                   |                                                | 523.44     |            |    |            |
| Loan Level Advance Balance                                                 |                                                | 1,279.00   |            |    |            |
| Incurred Legal Fees and Costs                                              |                                                | 676.00     |            |    |            |
| Interest on Advances                                                       |                                                | 29.78      |            |    |            |
| Release Preparation Fees                                                   |                                                | 45.00      |            |    |            |
| unapplied funds                                                            |                                                | -1,183.48  |            |    |            |

|                              | \$ | DEBITS            | \$ | CREDITS    |
|------------------------------|----|-------------------|----|------------|
| <b>MISCELLANEOUS CHARGES</b> |    |                   |    |            |
| Transaction Fee              |    |                   |    |            |
| FTI Consulting               |    | 9,780.00          |    |            |
| <b>Subtotals</b>             |    | 349,187.47        |    | 652,000.00 |
| <b>Balance Due TO Seller</b> |    | <b>302,812.53</b> |    |            |
| <b>TOTALS</b>                |    | 652,000.00        |    | 652,000.00 |

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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

### Seller's Final Settlement Statement

**Closing Date:** September 05, 2025  
**Order Number:** 972500073  
**Escrow Officer:** Kiley Demaree  
**Buyer:** Vadim Levchuk  
7203 Walnut Avenue  
Orangevale, CA 95662  
**Seller:** Valley Oak Investments LP, a California limited partnership  
333 South Grand Avenue, Suite 4100  
Los Angeles, CA 90071  
**Property:** 5513 and 5515 Missie Way, Sacramento  
CA 95841-2522

|                                                                       | Seller     |            |
|-----------------------------------------------------------------------|------------|------------|
|                                                                       | Debit      | Credit     |
| <b>Total Consideration</b>                                            |            |            |
| Purchase Price                                                        |            | 485,000.00 |
| <b>Prorations / Adjustments</b>                                       |            |            |
| 2025-2026 Est Tax                                                     | 927.93     |            |
| 66 days @ 14.059616 per day at \$5,131.76                             |            |            |
| 07/01/25-09/05/25                                                     |            |            |
| Rent (s) Monthly                                                      | 1,001.00   |            |
| 26 days @ 38.5 per day at \$1,155.00                                  |            |            |
| 09/05/25-10/01/25                                                     |            |            |
| Security Deposit                                                      | 400.00     |            |
| <b>Payoffs</b>                                                        |            |            |
| Payoff First Mortgage to Mr. Cooper                                   | 309,466.48 |            |
| Principal Balance                                                     | 278,123.60 |            |
| Interest To                                                           | 24,264.76  |            |
| Additional Interest (From 09/05/25 Through                            | 309.55     |            |
| 09/09/25 @ 61.910000 Per Diem)                                        |            |            |
| Quote Fee                                                             | 25.00      |            |
| Expedited Delivery Fee                                                | 20.00      |            |
| Lender Paid Expenses                                                  | 2,120.50   |            |
| Escrow Advances                                                       | 4,368.07   |            |
| County Recording Fee                                                  | 190.00     |            |
| Third Party Recon Fee                                                 | 25.00      |            |
| Other Fee Due                                                         | 20.00      |            |
| Total Payoff                                                          | 309,466.48 |            |
| <b>Title / Settlement Charges</b>                                     |            |            |
| Recording Service Fee (CA 999) SPLIT 50/50 to Simplifile              | 7.00       |            |
| FTB Processing Fee to Commonwealth Land Title Company                 | 45.00      |            |
| Overnight/Messenger Fees to Commonwealth Land Title Company           | 79.77      |            |
| Owner's Policy Premium SPLIT 50/50 to Commonwealth Land Title Company | 776.50     |            |
| Coverage: \$485,000.00                                                |            |            |
| Version: CLTA Standard Coverage Owner's Policy - 2022                 |            |            |

# Seller's Final Settlement Statement

|                                                                                           | Seller            |            |
|-------------------------------------------------------------------------------------------|-------------------|------------|
|                                                                                           | Debit             | Credit     |
| <b>Title / Settlement Charges (continued)</b>                                             |                   |            |
| Escrow Settlement Fee SPLIT 50/50 to Commonwealth Land Title Company                      | 925.00            |            |
| <b>Recording Charges</b>                                                                  |                   |            |
| Recording Fee - Deed SPLIT 50/50 to Simplifile                                            | 22.00             |            |
| Sacramento County Transfer Tax SPLIT 50/50 to Simplifile                                  | 266.75            |            |
| <b>Miscellaneous Charges</b>                                                              |                   |            |
| Transaction Fee to FTI Consulting                                                         | 7,275.00          |            |
| <b>Commissions</b>                                                                        |                   |            |
| Listing Agent Commission to Coldwell Banker Realty<br>\$485,000.00 @ 2.0000% = \$9,700.00 | 9,700.00          |            |
| Selling Agent Commission to TNM Realty<br>\$485,000.00 @ 2.5000% = \$12,125.00            | 12,125.00         |            |
| <b>Subtotals</b>                                                                          | 343,017.43        | 485,000.00 |
| <b>Balance Due TO Seller</b>                                                              | <b>141,982.57</b> |            |
| <b>Totals</b>                                                                             | 485,000.00        | 485,000.00 |

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Commonwealth Land Title Company, Settlement Agent



## Commonwealth Land Title Company

99 Almaden Boulevard, Suite 840

San Jose, CA 95113

Phone: (669)231-7680

### Seller's Final Settlement Statement

**Closing Date:** September 11, 2025  
**Proration Date:** September 11, 2025  
**Order Number:** 972500119  
**Escrow Officer:** Kiley Demaree  
**Buyer:** Ceres West Manufactured Housing Community, LLC, a Delaware limited liability company  
6653 Embarcadero Drive Suite C  
**Seller:** Valley Oak Investment, LP, a California limited partnership  
333 South Grand Avenue, Suite 4100  
Los Angeles, CA 90071  
**Property:** 2030 East Grayson Road, Ceres Area  
CA 95307-9506

|                                                                                   | Seller     |              |
|-----------------------------------------------------------------------------------|------------|--------------|
|                                                                                   | Debit      | Credit       |
| <b>Total Consideration</b>                                                        |            |              |
| Purchase Price                                                                    |            | 2,650,000.00 |
| <b>Prorations / Adjustments</b>                                                   |            |              |
| Security Deposit(s)                                                               | 12,079.50  |              |
| Rent (s) Monthly                                                                  | 19,113.33  |              |
| 20 days @ 955.666667 per day at \$28,670.00<br>09/11/25-10/01/25                  |            |              |
| County Taxes *EST                                                                 | 5,211.73   |              |
| 72 days @ 72.385096 per day at \$26,420.56<br>07/01/25-09/11/25                   |            |              |
| Seller Credit to buyer                                                            | 75,000.00  |              |
| <b>Payoffs</b>                                                                    |            |              |
| Payoff First Mortgage to Citizens Business Bank                                   | 733,959.73 |              |
| Additional Interest (From 09/11/25 Through 09/12/25 @ 171.724900 Per Diem) 343.45 |            |              |
| Net Payoff as of 9/11/2025 733,616.28                                             |            |              |
| Total Payoff 733,959.73                                                           |            |              |
| <b>Title / Settlement Charges</b>                                                 |            |              |
| FTB Processing Fee to Commonwealth Land Title Company                             | 45.00      |              |
| Overnight/Messenger Fees to Commonwealth Land Title Company                       | 79.77      |              |
| <b>Recording Charges</b>                                                          |            |              |
| Recording Fee - Release/Reconveyance to Simplifile                                | 500.00     |              |
| Stanislaus County Transfer Tax to Simplifile                                      | 2,040.50   |              |
| <b>Miscellaneous Charges</b>                                                      |            |              |
| Transaction Fee to FTI Consulting                                                 | 39,750.00  |              |
| Delinquent Taxes *SEPT to Stanislaus County Treasurer & Tax Collector             | 30,276.53  |              |

# Seller's Final Settlement Statement

|                                                                                      | Seller              |              |
|--------------------------------------------------------------------------------------|---------------------|--------------|
|                                                                                      | Debit               | Credit       |
| <b>Commissions</b>                                                                   |                     |              |
| Listing Agent Commission to Marcus & Millichap Real Estate Investmetn Services, Inc. | 70,812.50           |              |
| <b>Subtotals</b>                                                                     | 988,868.59          | 2,650,000.00 |
| <b>Balance Due TO Seller</b>                                                         | <b>1,661,131.41</b> |              |
| <b>Totals</b>                                                                        | 2,650,000.00        | 2,650,000.00 |

# 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 24, 2025  
**Disbursement Date:** September 24, 2025

**Escrow Number:** 972500059A  
**Escrow Officer:** Kiley Demaree  
**Email:** Kiley.Demaree@cltic.com

**Buyer:** Bryan L Hilliard  
7834 Amherst Street  
Sacramento, CA 95832

**Seller:** Valley Oak Investments LP, a California limited partnership  
333 South Grand Avenue, Suite  
4100  
Los Angeles, CA 90071

**Property:** 7303-7305 Berna Way  
Sacramento, CA 95823-3403  
Bella Parkway, Lot 16

|                                                                            |                                                   | \$         | DEBITS     | \$ | CREDITS    |
|----------------------------------------------------------------------------|---------------------------------------------------|------------|------------|----|------------|
| <b>FINANCIAL CONSIDERATION</b>                                             |                                                   |            |            |    |            |
| Sale Price of Property                                                     |                                                   |            |            |    | 495,000.00 |
| <b>PRORATIONS/ADJUSTMENTS</b>                                              |                                                   |            |            |    |            |
| County Taxes at \$2,358.83                                                 | 07/01/25 to 09/24/25 (\$2,358.83 / 183 X 85 days) |            | 1,095.63   |    |            |
| Seller Credit to buyer                                                     |                                                   |            | 13,995.00  |    |            |
| Rent(s) Monthly at \$1,630.00                                              | 09/24/25-10/01/25 (\$1,630.00 / 30 X 7 days)      |            | 380.33     |    |            |
| Security Deposits                                                          |                                                   |            | 4,240.00   |    |            |
| <b>COMMISSIONS</b>                                                         |                                                   |            |            |    |            |
| Commission - Listing Broker                                                | Coldwell Banker Realty                            |            | 9,900.00   |    |            |
| Commission - Selling Broker                                                | Referral City Realty                              |            | 12,375.00  |    |            |
|                                                                            | \$495,000.00 @ 2.5000% = \$12,375.00              |            |            |    |            |
| <b>TITLE &amp; ESCROW CHARGES</b>                                          |                                                   |            |            |    |            |
| Title - Escrow Settlement Fee                                              | Commonwealth Land Title Company                   |            | 725.00     |    |            |
| Title - FTB Processing Fee                                                 | Commonwealth Land Title Company                   |            | 45.00      |    |            |
| Title - Overnight/Messenger Fees                                           | Commonwealth Land Title Company                   |            | 39.89      |    |            |
| Title - Recording Service Fee (CA 999) Simplifile                          |                                                   |            | 7.00       |    |            |
| Title - Owner's Title Insurance                                            | Commonwealth Land Title Company                   |            | 1,571.00   |    |            |
| Policies to be issued:                                                     |                                                   |            |            |    |            |
| Owners Policy                                                              |                                                   |            |            |    |            |
| Coverage: \$495,000.00 Premium: \$1,571.00 Version: CLTA Standard Coverage |                                                   |            |            |    |            |
| Owner's Policy - 2022                                                      |                                                   |            |            |    |            |
| <b>GOVERNMENT CHARGES</b>                                                  |                                                   |            |            |    |            |
| Recording Fee - Release/Reconveyance                                       | Simplifile                                        |            | 500.00     |    |            |
| Sacramento County Transfer Tax (\$544.50)                                  | Simplifile                                        |            | 544.50     |    |            |
| <b>PAYOFFS</b>                                                             |                                                   |            |            |    |            |
| Payoff of First Mortgage Loan                                              | Select Portfolio Servicing, Inc                   |            | 345,728.80 |    |            |
| Principal Balance                                                          |                                                   | 312,875.80 |            |    |            |
| Interest To 09/29/25                                                       |                                                   | 27,432.76  |            |    |            |
| Escrow Impound                                                             |                                                   | 3,608.07   |            |    |            |

|                                    |                                             | \$ | DEBITS           | \$ | CREDITS    |
|------------------------------------|---------------------------------------------|----|------------------|----|------------|
| <b>PAYOFFS</b>                     |                                             |    |                  |    |            |
| Late Charges                       | 655.32                                      |    |                  |    |            |
| Loan Level Advance                 | 1,145.00                                    |    |                  |    |            |
| Interest on advance                | 11.85                                       |    |                  |    |            |
| <b>MISCELLANEOUS CHARGES</b>       |                                             |    |                  |    |            |
| Home Warranty                      | First American Home Warranty                |    | 500.00           |    |            |
| Property Taxes - 1st Inst. 2025-26 | Sacramento County Treasurer & Tax Collector |    | 2,358.83         |    |            |
| Transaction Fee                    | FTI Consulting                              |    | 7,425.00         |    |            |
| <b>Subtotals</b>                   |                                             |    | 401,430.98       |    | 495,000.00 |
| <b>Balance Due TO Seller</b>       |                                             |    | <b>93,569.02</b> |    |            |
| <b>TOTALS</b>                      |                                             |    | 495,000.00       |    | 495,000.00 |

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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 16, 2025

**Escrow Number:** 972500071A

**Disbursement Date:** September 16, 2025

**Escrow Officer:** Kiley Demaree

**Email:** Kiley.Demaree@cltic.com

**Buyer:** Higinio Agaton Mendoza and Nallely S Agaton, Trustees of the Higinio Agaton Mendoza and Nallely S Agaton Revocable Living Trust dated April 26, 2023

1 Jersa Court  
Elk Grove, CA 95758

**Seller:** Valley Oak Investments LP, a California limited partnership  
6359 Auburn Blvd  
Citrus Heights, CA 95621

**Property:** 7339 and 7341 Arleta Court  
Sacramento, CA 95823-3453  
Bella Parkway, Lot 31

|                                           |                                                                | \$ | DEBITS     | \$ | CREDITS    |
|-------------------------------------------|----------------------------------------------------------------|----|------------|----|------------|
| <b>FINANCIAL CONSIDERATION</b>            |                                                                |    |            |    |            |
| Sale Price of Property                    |                                                                |    |            |    | 540,000.00 |
| <b>PRORATIONS/ADJUSTMENTS</b>             |                                                                |    |            |    |            |
| EST 2025-2026 County Taxes at \$4,855.40  | 07/01/25 to 09/16/25 (\$4,855.40 / 365 X 77 days)              |    | 1,024.29   |    |            |
| <b>COMMISSIONS</b>                        |                                                                |    |            |    |            |
| Commission - Listing Broker               | Coldwell Banker Realty<br>\$540,000.00 @ 2.0000% = \$10,800.00 |    | 10,800.00  |    |            |
| Commission - Selling Broker               | Guide Real Estate<br>\$540,000.00 @ 2.5000% = \$13,500.00      |    | 13,500.00  |    |            |
| <b>TITLE &amp; ESCROW CHARGES</b>         |                                                                |    |            |    |            |
| Title - Escrow Settlement Fee             | Commonwealth Land Title Company                                |    | 500.00     |    |            |
| Title - FTB Processing Fee                | Commonwealth Land Title Company                                |    | 45.00      |    |            |
| Title - Overnight/Messenger Fees          | Commonwealth Land Title Company                                |    | 79.77      |    |            |
| Title - Owner's Title Insurance           | Commonwealth Land Title Company                                |    | 898.00     |    |            |
| <b>GOVERNMENT CHARGES</b>                 |                                                                |    |            |    |            |
| Recording Fee - Release/Reconveyance      | Simplifile                                                     |    | 500.00     |    |            |
| Sacramento County Transfer Tax (\$594.00) | Simplifile                                                     |    | 594.00     |    |            |
| <b>PAYOFFS</b>                            |                                                                |    |            |    |            |
| Payoff of First Mortgage Loan             | Select Portfolio Servicing, Inc                                |    | 342,252.91 |    |            |
| Principal Balance                         | 311,551.91                                                     |    |            |    |            |
| Interest To 09/21/25                      | 26,818.59                                                      |    |            |    |            |
| Escrow/Impound Advance Balance            | 2,117.24                                                       |    |            |    |            |
| Late Charges Outstanding                  | 195.66                                                         |    |            |    |            |
| Loan Level Advance Balance                | 1,503.22                                                       |    |            |    |            |
| Interest on Advance                       | 21.29                                                          |    |            |    |            |
| Release Preparation Fees                  | 45.00                                                          |    |            |    |            |
| <b>MISCELLANEOUS CHARGES</b>              |                                                                |    |            |    |            |
| Home Warranty Total \$875, \$150.00       | Choice Home Warranty                                           |    | 725.00     |    |            |

|                              | \$                     | DEBITS            | \$ | CREDITS    |
|------------------------------|------------------------|-------------------|----|------------|
| <b>MISCELLANEOUS CHARGES</b> |                        |                   |    |            |
| paid by broker               |                        |                   |    |            |
| Mechanic Lien                | 1-888-4-Abatement, Inc | 31,334.21         |    |            |
| Transaction Fee              | FTI Consulting         | 8,100.00          |    |            |
| <b>Subtotals</b>             |                        | 410,353.18        |    | 540,000.00 |
| <b>Balance Due TO Seller</b> |                        | <b>129,646.82</b> |    |            |
| <b>TOTALS</b>                |                        | 540,000.00        |    | 540,000.00 |

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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 26, 2025

**Disbursement Date:** September 26, 2025

**Escrow Number:** 972500083B

**Escrow Officer:** Kiley Demaree

**Email:** Kiley.Demaree@cltic.com

**Buyer:** Ines Diaz Villafana  
3220 Strevel Way  
Sacramento, CA 95825

**Seller:** Valley Oak Investments LP, a California limited partnership  
333 South Grand Ave. Suite 4100  
Los Angeles, CA 90071

**Property:** 5335-5337 Gibbons Drive  
Carmichael, CA 95608  
Lot 6 Of Par Map 1/1 W 65 Ft Of Lot 48 Of Gibbons Estates No 2

|                                                                             |                                                                | \$         | DEBITS     | \$ | CREDITS    |
|-----------------------------------------------------------------------------|----------------------------------------------------------------|------------|------------|----|------------|
| <b>FINANCIAL CONSIDERATION</b>                                              |                                                                |            |            |    |            |
| Sale Price of Property                                                      |                                                                |            |            |    | 515,000.00 |
| <b>PRORATIONS/ADJUSTMENTS</b>                                               |                                                                |            |            |    |            |
| County Taxes at \$2,921.50                                                  | 09/26/25 to 12/31/25 (\$2,921.50 / 180 X 95 days)              |            |            |    | 1,541.90   |
| Seller Credit to buyer                                                      |                                                                |            | 12,875.00  |    |            |
| Rent(s) Monthly at \$2,935.00                                               | 09/26/25-10/01/25 (\$2,935.00 / 30 X 5 days)                   |            | 489.17     |    |            |
| Security Deposits                                                           |                                                                |            | 2,625.00   |    |            |
| <b>COMMISSIONS</b>                                                          |                                                                |            |            |    |            |
| Commission - Listing Broker                                                 | Coldwell Banker Realty<br>\$515,000.00 @ 2.0000% = \$10,300.00 |            | 10,300.00  |    |            |
| <b>TITLE &amp; ESCROW CHARGES</b>                                           |                                                                |            |            |    |            |
| Title - Escrow Settlement Fee                                               | Commonwealth Land Title Company                                |            | 1,331.00   |    |            |
| Title - FTB Processing Fee                                                  | FTI Consulting                                                 |            | 45.00      |    |            |
| Title - Overnight/Messenger Fees                                            | Commonwealth Land Title Company                                |            | 100.00     |    |            |
| Title - Recording Service Fee (CA 999) Simplifile                           |                                                                |            | 7.00       |    |            |
| Title - Owner's Title Insurance                                             | Commonwealth Land Title Company                                |            | 1,599.00   |    |            |
| Policies to be issued:                                                      |                                                                |            |            |    |            |
| Owners Policy                                                               |                                                                |            |            |    |            |
| Coverage: \$515,000.00 Premium: \$1,599.00 Version: CLTA Standard Coverage  |                                                                |            |            |    |            |
| Owner's Policy - 2022                                                       |                                                                |            |            |    |            |
| <b>GOVERNMENT CHARGES</b>                                                   |                                                                |            |            |    |            |
| Recording Fee - Release/Reconveyance                                        | Simplifile                                                     |            | 500.00     |    |            |
| Sacramento County Transfer Tax (\$566.50)                                   | Simplifile                                                     |            | 566.50     |    |            |
| <b>PAYOFFS</b>                                                              |                                                                |            |            |    |            |
| Payoff of First Mortgage Loan                                               | Select Portfolio Servicing, Inc                                |            | 314,923.60 |    |            |
| Principal Balance                                                           |                                                                | 286,313.69 |            |    |            |
| Interest To 09/29/25                                                        |                                                                | 24,236.83  |            |    |            |
| Additional Interest (From 09/29/25 Through 09/30/25 @ \$65.660000 Per Diem) |                                                                | 131.32     |            |    |            |
| Escrow/Impound                                                              |                                                                | 1,837.31   |            |    |            |

|                                    |                                             | \$ | DEBITS            | \$ | CREDITS    |
|------------------------------------|---------------------------------------------|----|-------------------|----|------------|
| <b>PAYOFFS</b>                     |                                             |    |                   |    |            |
| late charges outstanding           | 448.72                                      |    |                   |    |            |
| Loan Level Advance Balance         | 1,193.02                                    |    |                   |    |            |
| Incurred Legal Fees and Costs      | 677.00                                      |    |                   |    |            |
| Interest on Advances               | 40.71                                       |    |                   |    |            |
| Release Preparation Fees           | 45.00                                       |    |                   |    |            |
| <b>MISCELLANEOUS CHARGES</b>       |                                             |    |                   |    |            |
| Property Taxes- 1st Inst 2025-2026 | Sacramento County Treasurer & Tax Collector |    | 2,921.50          |    |            |
| Transaction Fee                    | FTI Consulting                              |    | 7,725.00          |    |            |
| Utility Sewer and Refuge           | Sacramento County Utilities Billing         |    | 209.37            |    |            |
| Water Bill                         | Sacramento Suburban Water District          |    | 433.60            |    |            |
| <b>Subtotals</b>                   |                                             |    | 356,650.74        |    | 516,541.90 |
| <b>Balance Due TO Seller</b>       |                                             |    | <b>159,891.16</b> |    |            |
| <b>TOTALS</b>                      |                                             |    | 516,541.90        |    | 516,541.90 |

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COMMONWEALTH LAND TITLE COMPANY



Commonwealth Land Title Company, Settlement Agent

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

2687  
( 0)VALLEY OAK INVESTMENTS, LP  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #24-10535  
(MMA)  
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.

**Business Money Market**

|                            |              |                    |                   |
|----------------------------|--------------|--------------------|-------------------|
| Account number             | 2687         | Beginning balance  | \$417,514.11      |
| Low balance                | \$417,514.11 | Total additions    | ( 2) 2,602,493.40 |
| Average balance            | \$850,847.44 | Total subtractions | ( 0) 0.00         |
| Interest paid year to date | \$3,007.51   | Ending balance     | \$3,020,007.51    |

**CREDITS**

| Number | Date  | Transaction Description             | Additions    |
|--------|-------|-------------------------------------|--------------|
|        | 09-26 | Onlin Bkg Trft C FR ACC 05500021210 | 2,600,000.00 |
|        | 09-30 | Interest Credit                     | 2,493.40     |

**DAILY BALANCES**

| Date  | Amount     | Date  | Amount       | Date  | Amount       |
|-------|------------|-------|--------------|-------|--------------|
| 08-31 | 417,514.11 | 09-26 | 3,017,514.11 | 09-30 | 3,020,007.51 |

**INTEREST INFORMATION**

|                                |              |                       |            |
|--------------------------------|--------------|-----------------------|------------|
| Annual percentage yield earned | 3.62%        | Interest-bearing days | 30         |
| Average balance for APY        | \$850,847.44 | Interest earned       | \$2,493.40 |

**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:  
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## ACCOUNT STATEMENT

Page 1 of 10

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

Total days in statement period: 30

1210

( 42)

VALLEY OAK INVESTMENTS, LP  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #24-10535  
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  | 1210           | Beginning balance  | \$533,417.54       |
| Enclosures      | 42             | Total additions    | ( 41) 2,571,761.69 |
| Low balance     | \$301,391.05   | Total subtractions | ( 44) 2,641,980.00 |
| Average balance | \$1,607,623.21 | Ending balance     | \$463,199.23       |

**CREDITS**

| Number | Date  | Transaction Description                                                                                                                                                             | Additions  |
|--------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|        | 09-02 | Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250902<br>000024869958418                                                                                                                | 1,327.00   |
|        | 09-02 | Deposit Bridge                                                                                                                                                                      | 5,411.97   |
|        | 09-03 | Deposit Bridge                                                                                                                                                                      | 2,856.76   |
|        | 09-03 | Deposit Bridge                                                                                                                                                                      | 3,714.00   |
|        | 09-04 | Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250904<br>000024904778318                                                                                                                | 1,625.00   |
|        | 09-04 | Deposit Bridge                                                                                                                                                                      | 2,701.93   |
|        | 09-05 | Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250905<br>000024918760722                                                                                                                | 1,577.00   |
|        | 09-05 | Deposit Bridge                                                                                                                                                                      | 1,240.00   |
|        | 09-05 | Deposit Bridge                                                                                                                                                                      | 1,500.00   |
|        | 09-05 | Deposit Bridge                                                                                                                                                                      | 6,920.00   |
|        | 09-05 | Deposit Bridge                                                                                                                                                                      | 8,665.94   |
|        | 09-08 | Wire Trans-IN ca3842a6-2aae-43b4-86d0-0af00cabf0dd<br>COMMONWEALTH LAND USBKUS44IMT FN<br>972500073 CASE 24-10535 -5513 AND<br>LEFEVER-EWVOAKS Settlement 250908<br>000024932344618 | 141,646.57 |
|        | 09-08 | Pre-Auth Credit                                                                                                                                                                     | 5,722.00   |
|        | 09-08 | Deposit Bridge                                                                                                                                                                      | 735.00     |
|        | 09-08 | Deposit Bridge                                                                                                                                                                      | 1,606.00   |
|        | 09-08 | Deposit Bridge                                                                                                                                                                      | 1,695.00   |
|        | 09-08 | Deposit Bridge                                                                                                                                                                      | 7,948.55   |
|        | 09-09 | Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250909<br>000024950490854                                                                                                                | 1,825.00   |
|        | 09-09 | Deposit Bridge                                                                                                                                                                      | 3,119.00   |
|        | 09-10 | Pre-Auth Credit LEFEVER-EWVOAKS Settlement 250910<br>000024959377214                                                                                                                | 5,647.00   |

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

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

1210

VALLEY OAK INVESTMENTS, LP

| Number | Date  | Transaction Description                                                                                                          | Additions    |
|--------|-------|----------------------------------------------------------------------------------------------------------------------------------|--------------|
|        | 09-10 | Deposit Bridge                                                                                                                   | 1,300.00     |
|        | 09-11 | Wire Trans-IN<br>c93c1b67-084f-4d31 -ad33-327de85784 1a<br>COMMONWEALTH LAND USBKUS44IMT FN<br>972500119 CASE 21-10535 2048 EAST | 874.50       |
|        | 09-11 | Wire Trans-IN<br>2190a4d1-f0f8-454c -a4c2-21242593d8d7<br>COMMONWEALTH LAND USBKUS44IMT FN<br>972500119 CASE 21-10535 2048 EAST  | 1,660,256.91 |
|        | 09-11 | Pre-Auth Credit<br>YARDI CARD DEP EWVOAKSTra 250911 116643941                                                                    | 1,175.00     |
|        | 09-12 | Pre-Auth Credit<br>LEFEVER-EWVOAKS Settlement 250912<br>000024975865330                                                          | 1,496.00     |
|        | 09-15 | Wire Trans-IN<br>24a93ed2-056f-427d -9721-95c845432508<br>COMMONWEALTH LAND USBKUS44IMT FN<br>972500088A PROC EEDS 9120 POLHEMUS | 302,812.53   |
|        | 09-16 | Wire Trans-IN<br>c5437b1f-0166-4459 -be4e-2a26c10b16c4<br>COMMONWEALTH LAND USBKUS44IMT FN<br>972500071A SLLE R PROCEEDS 9725000 | 129,646.82   |
|        | 09-16 | Deposit Bridge                                                                                                                   | 116.57       |
|        | 09-16 | Deposit Bridge                                                                                                                   | 453.33       |
|        | 09-17 | Pre-Auth Credit<br>LEFEVER-EWVOAKS Settlement 250917<br>000025008222786                                                          | 1,480.00     |
|        | 09-19 | Pre-Auth Credit<br>LEFEVER-EWVOAKS Settlement 250919<br>000025022369622                                                          | 100.00       |
|        | 09-23 | Deposit Bridge                                                                                                                   | 200.00       |
|        | 09-23 | Deposit Bridge                                                                                                                   | 750.00       |
|        | 09-24 | Deposit Bridge                                                                                                                   | 735.06       |
|        | 09-25 | Wire Trans-IN<br>75cd6165-fc7b-4662 -b279-b67 fea708e68<br>COMMONWEALTH LAND USBKUS44IMT FN<br>972500059A CASE 24-10535 7303-730 | 93,569.02    |
|        | 09-25 | Deposit Bridge                                                                                                                   | 438.00       |
|        | 09-25 | Deposit Bridge                                                                                                                   | 1,889.00     |
|        | 09-25 | Deposit Bridge                                                                                                                   | 4,688.00     |
|        | 09-29 | Wire Trans-IN<br>f131b9db-3af0-4f94 -baff-78bbdd609b71<br>COMMONWEALTH LAND USBKUS44IMT FN<br>972500083B CASE 24-10535 5335-533  | 159,891.16   |
|        | 09-29 | Deposit Bridge                                                                                                                   | 1,100.00     |
|        | 09-30 | Deposit Bridge                                                                                                                   | 1,306.07     |

## CHECKS

| Number  | Date  | Amount   | Number | Date  | Amount |
|---------|-------|----------|--------|-------|--------|
| 20324   | 09-04 | 1,540.23 | 20334  | 09-16 | 234.55 |
| 20325   | 09-04 | 2,477.08 | 20335  | 09-16 | 234.55 |
| 20326   | 09-15 | 1,400.00 | 20336  | 09-16 | 115.81 |
| 20328 * | 09-15 | 1,336.60 | 20337  | 09-16 | 156.92 |
| 20329   | 09-16 | 207.15   | 20338  | 09-16 | 115.81 |
| 20330   | 09-16 | 207.15   | 20339  | 09-16 | 271.11 |
| 20331   | 09-16 | 170.63   | 20340  | 09-16 | 218.52 |
| 20332   | 09-16 | 303.07   | 20341  | 09-15 | 501.07 |
| 20333   | 09-16 | 234.55   | 20342  | 09-19 | 338.70 |

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

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

1210

VALLEY OAK INVESTMENTS, LP

| Number  | Date  | Amount | Number                   | Date  | Amount   |
|---------|-------|--------|--------------------------|-------|----------|
| 20343   | 09-19 | 165.27 | 20357                    | 09-23 | 112.00   |
| 20344   | 09-19 | 263.58 | 20358                    | 09-19 | 202.59   |
| 20345   | 09-19 | 255.03 | 20359                    | 09-15 | 2,490.00 |
| 20346   | 09-19 | 239.17 | 20360                    | 09-15 | 7,323.75 |
| 20347   | 09-19 | 262.98 | 20361                    | 09-15 | 4,025.00 |
| 20348   | 09-22 | 464.90 | 20362                    | 09-26 | 844.00   |
| 20350 * | 09-22 | 400.14 | 20363                    | 09-18 | 2,676.00 |
| 20351   | 09-23 | 212.74 | 20364                    | 09-18 | 2,002.00 |
| 20352   | 09-22 | 400.14 | 20366 *                  | 09-30 | 375.40   |
| 20353   | 09-22 | 400.14 | 20371 *                  | 09-30 | 113.65   |
| 20354   | 09-22 | 400.14 | 20373 *                  | 09-26 | 584.77   |
| 20355   | 09-23 | 152.36 | * Skip in check sequence |       |          |
| 20356   | 09-18 | 481.68 |                          |       |          |

#### DEBITS

| Date  | Transaction Description                                           | Subtractions |
|-------|-------------------------------------------------------------------|--------------|
| 09-02 | Preauth Debit CITIZENSBUSINESS EXTERNALT PAYMENT TO LN 9011 18800 | 7,069.07     |
| 09-26 | Onln Bkg Trfn D TO ACC 05500022687                                | 2,600,000.00 |

#### DAILY BALANCES

| Date  | Amount     | Date  | Amount       | Date  | Amount       |
|-------|------------|-------|--------------|-------|--------------|
| 08-31 | 533,417.54 | 09-11 | 2,393,421.29 | 09-23 | 2,801,500.74 |
| 09-02 | 533,087.44 | 09-12 | 2,394,917.29 | 09-24 | 2,802,235.80 |
| 09-03 | 539,658.20 | 09-15 | 2,680,653.40 | 09-25 | 2,902,819.82 |
| 09-04 | 539,967.82 | 09-16 | 2,808,400.30 | 09-26 | 301,391.05   |
| 09-05 | 559,870.76 | 09-17 | 2,809,880.30 | 09-29 | 462,382.21   |
| 09-08 | 719,223.88 | 09-18 | 2,804,720.62 | 09-30 | 463,199.23   |
| 09-09 | 724,167.88 | 09-19 | 2,803,093.30 |       |              |
| 09-10 | 731,114.88 | 09-22 | 2,801,027.84 |       |              |

#### 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             |