

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Windscape Apartments, LLC

§
§
§
§Case No. 24-10417Debtor(s)Lead Case No. 24-10545☒ Jointly Administered**Monthly Operating Report**

Chapter 11

Reporting Period Ended: 09/30/2025Petition Date: 08/06/2024Months Pending: 14Industry Classification:

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Reporting Method:

Accrual Basis ☐Cash Basis ☒

Debtor's Full-Time Employees (current):

0

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

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

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

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

/s/ Thomas B. Rupp

Signature of Responsible Party

10/24/2025

Date

Thomas B. Rupp

Printed Name of Responsible Party

Keller Benvenuti Kim LLP

101 Montgomery Street, Suite 1950

San Francisco, CA 94104

Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, 1320.4(a)(2) applies.

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



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Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$760,282	
b. Total receipts (net of transfers between accounts)	\$6,292,358	\$9,196,886
c. Total disbursements (net of transfers between accounts)	\$142,527	\$2,463,679
d. Cash balance end of month (a+b-c)	\$6,910,113	
e. Disbursements made by third party for the benefit of the estate	\$5,939,382	\$5,892,270
f. Total disbursements for quarterly fee calculation (c+e)	\$6,081,909	\$8,355,949

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$6,930
b. Accounts receivable over 90 days outstanding (net of allowance)	\$20,142
c. Inventory (Book ☒ Market ☐ Other ☐ (attach explanation))	\$0
d. Total current assets	\$19,989,306
e. Total assets	\$87,501,701
f. Postpetition payables (excluding taxes)	\$929,939
g. Postpetition payables past due (excluding taxes)	\$794,494
h. Postpetition taxes payable	\$889,026
i. Postpetition taxes past due	\$889,026
j. Total postpetition debt (f+h)	\$1,818,965
k. Prepetition secured debt	\$30,870,724
l. Prepetition priority debt	\$90,329
m. Prepetition unsecured debt	\$7,079,751
n. Total liabilities (debt) (j+k+l+m)	\$39,859,769
o. Ending equity/net worth (e-n)	\$47,641,932

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$11,998,000	\$11,998,000
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$5,939,382	\$5,939,382
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$6,058,618	\$6,058,618

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)	Current Month	Cumulative
a. Gross income/sales (net of returns and allowances)	\$-2,286,716	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$-2,286,716	
d. Selling expenses	\$0	
e. General and administrative expenses	\$508,349	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$56,000	
i. Taxes (local, state, and federal)	\$241,053	
j. Reorganization items	\$194,729	
k. Profit (loss)	\$-3,286,846	\$-2,478,935

Part 5: Professional Fees and Expenses

			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative	
a.	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>						
	<i>Itemized Breakdown by Firm</i>						
		Firm Name	Role				
	i	0					
	ii						
	iii						
	iv						
	v						
	vi						
	vii						
	viii						
	ix						
	x						
	xi						
	xii						
	xiii						
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xcviii						
xcix						
c						
ci						

b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>					
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i						
ii						
iii						
iv						
v						
vi						
vii						
viii						
ix						
x						
xi						
xii						
xiii						
xiv						

	xv					
	xvi					
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	xlvii					
	xlviii					
	xliv					
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	liii					
	liv					
	lv					
	lvi					

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

Part 6: Postpetition Taxes**Current Month****Cumulative**

a.	Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b.	Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c.	Postpetition employer payroll taxes accrued	\$0	\$0
d.	Postpetition employer payroll taxes paid	\$0	\$0
e.	Postpetition property taxes paid	\$0	\$0
f.	Postpetition other taxes accrued (local, state, and federal)	\$0	\$0
g.	Postpetition other taxes paid (local, state, and federal)	\$0	\$0

Part 7: Questionnaire - During this reporting period:

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

Part 8: Individual Chapter 11 Debtors (Only)

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

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/ Bradley D. Sharp

Signature of Responsible Party

Chief Restructuring Officer

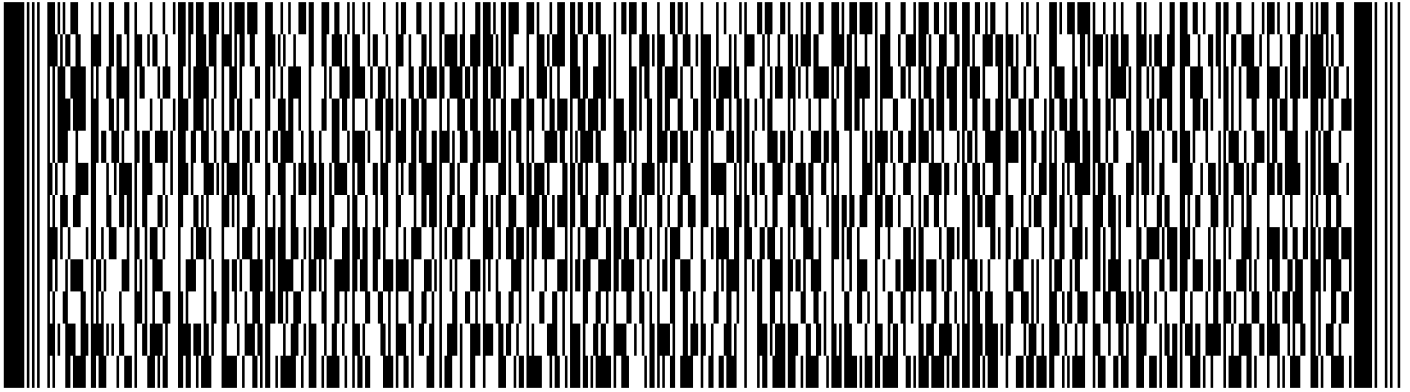
Title

Bradley D. Sharp

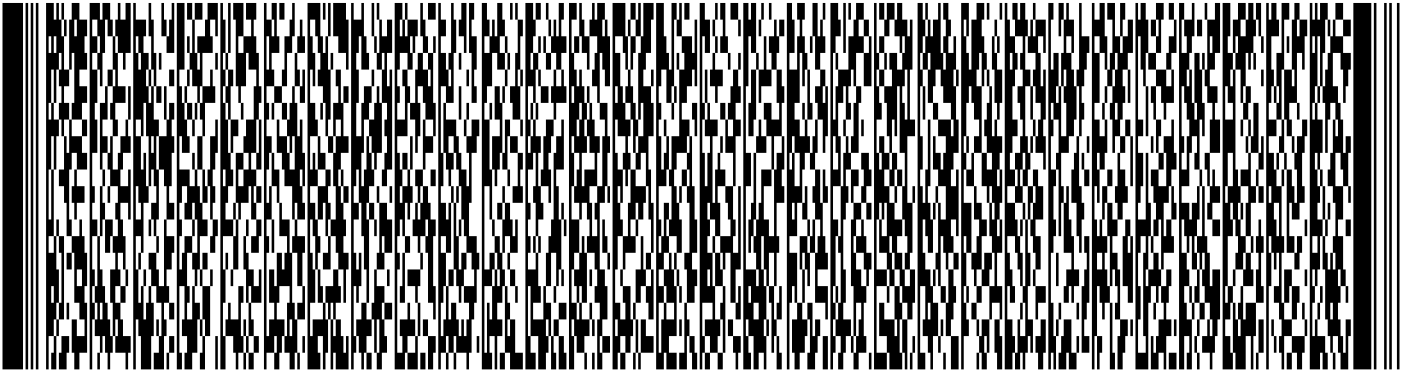
Printed Name of Responsible Party

10/24/2025

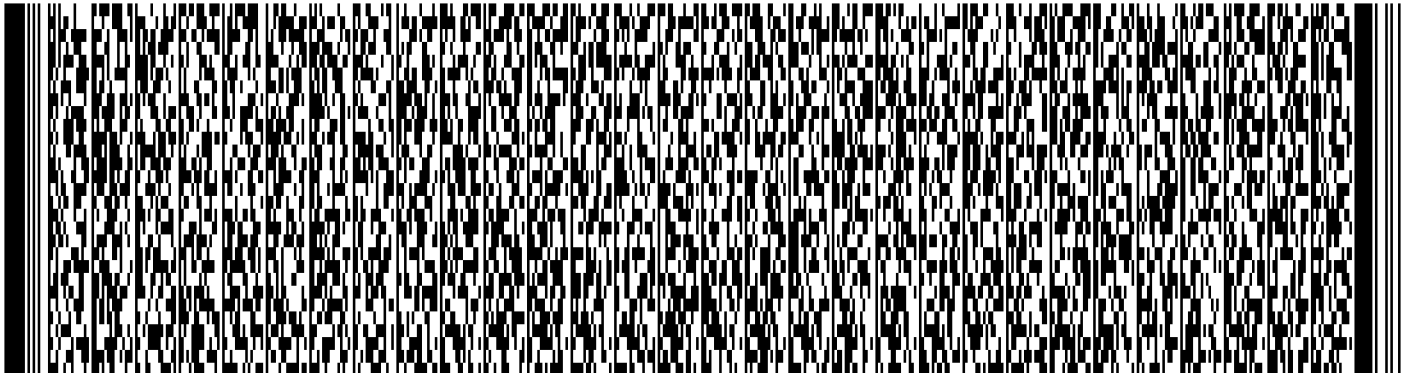
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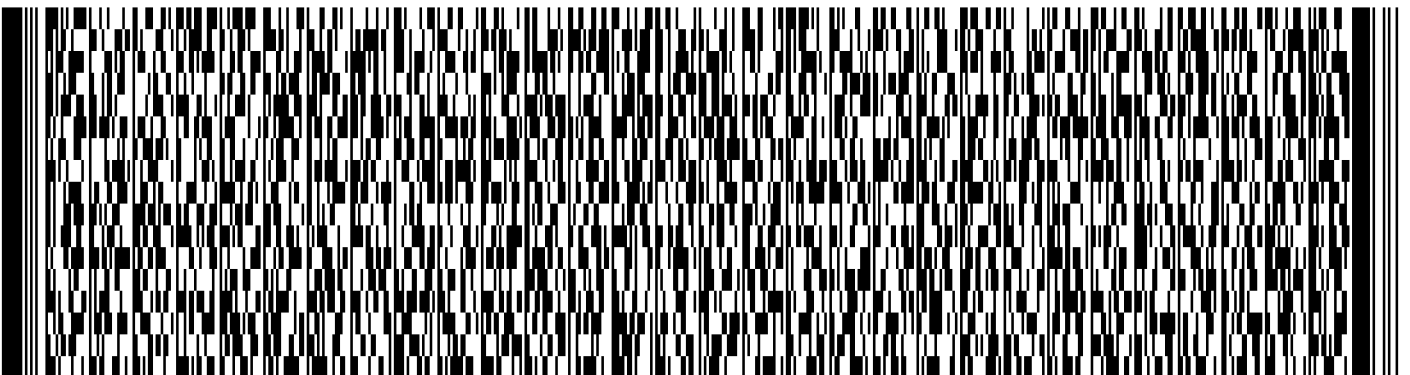
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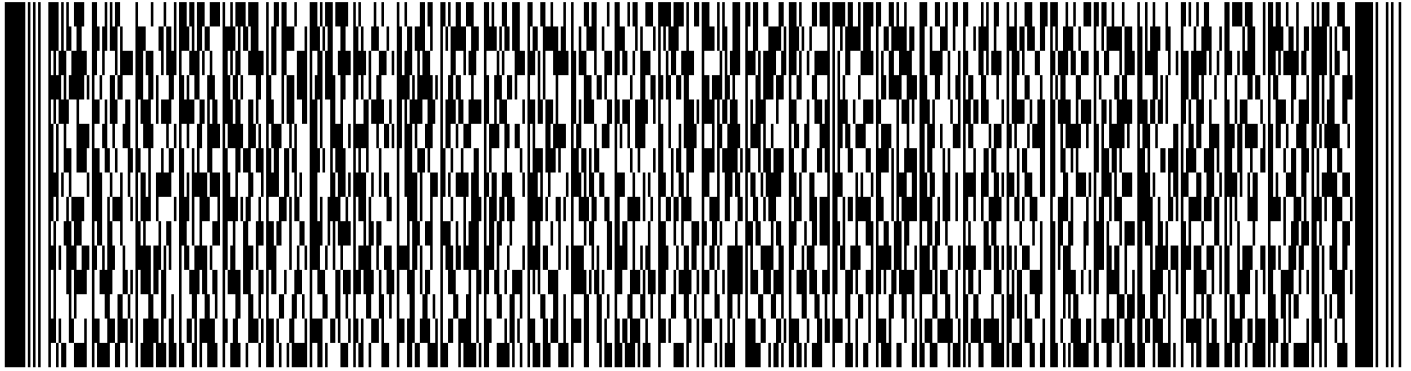
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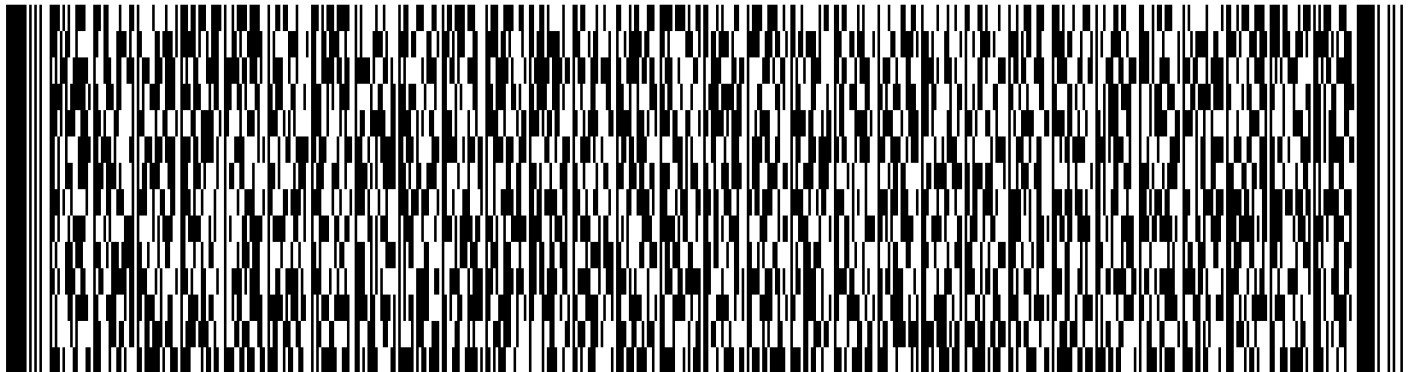
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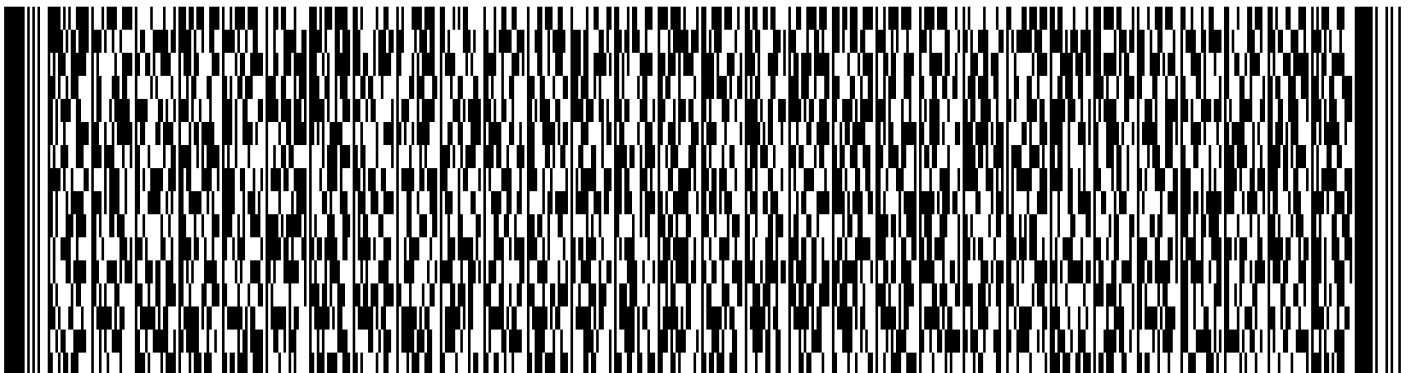
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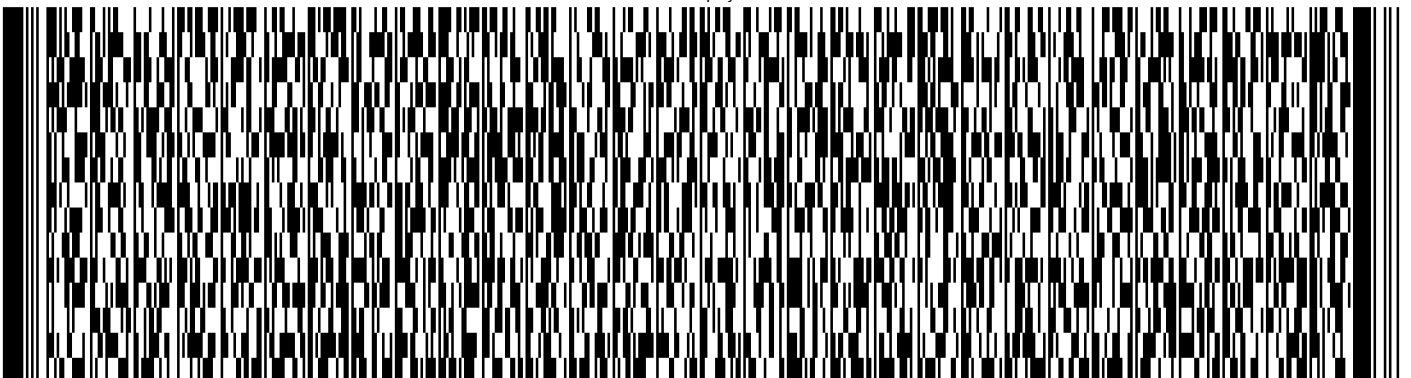
Bankruptcy1to50



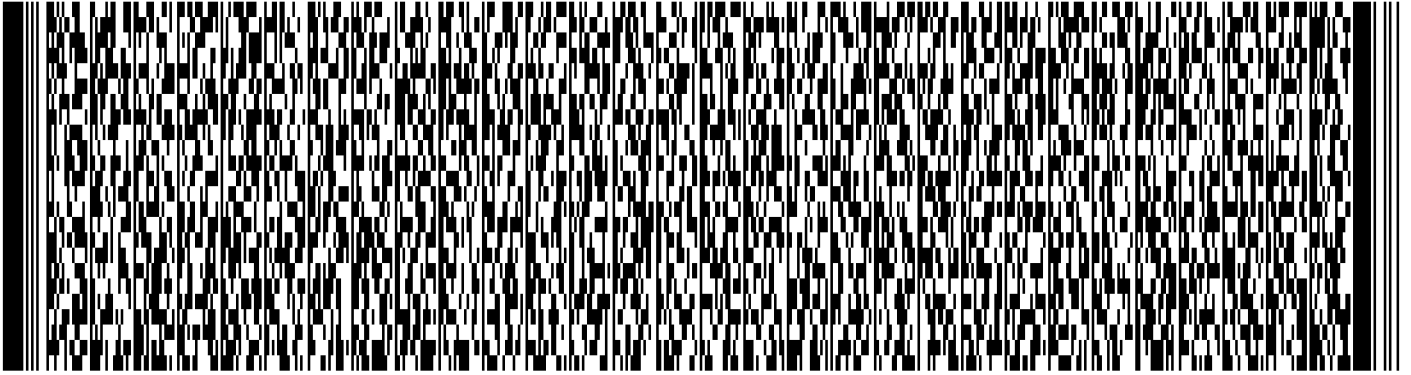
Bankruptcy51to100



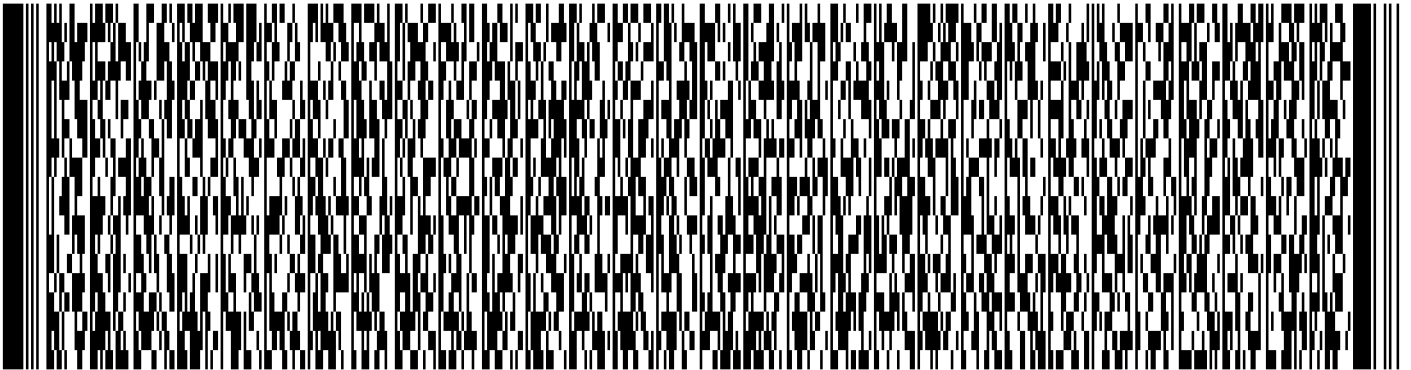
NonBankruptcy1to50



NonBankruptcy51to100



PageThree



PageFour

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

Lead Case No. 24-10545 (CN)

Global Notes to Monthly Operating Reports

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

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

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

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

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

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

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

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

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

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

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

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

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

Windscape Apartments, LLC
24-10417
Statement of Cash Receipts and Disbursements
9/30/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 229,229	\$ 3,116,669
Other Operating Cash Receipts	1,503	12,352
Total Operating Receipts	<u>\$ 230,731</u>	<u>\$ 3,129,020</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ 3,008	\$ 7,964
Intercompany Transfers	-	1,283
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	6,058,618	6,058,618
Escrowed Proceeds (Socotra)	-	-
Total Non-Operating Receipts	<u>\$ 6,061,627</u>	<u>\$ 6,067,865</u>
Total Receipts	<u>\$ 6,292,358</u>	<u>\$ 9,196,886</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ -	\$ 7,613
Insurance	10,165	284,203
Utilities	18,797	210,339
Repairs & Maintenance	40,665	528,117
Admin Expense	1,390	56,293
Professional Fees	-	-
Other Operating Disbursements	16,977	58,606
Management Fees	9,850	134,713
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 97,844</u>	<u>\$ 1,279,885</u>
Non-Operating		
Debt Service	\$ 43,565	\$ 1,127,199
Other Non-Operating Disbursements	1,119	1,119
Restructuring Fees	-	8,364
Owner Distributions	-	-
Intercompany Transfers	-	47,111
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 44,684</u>	<u>\$ 1,183,794</u>
Total Disbursements	<u>\$ 142,527</u>	<u>\$ 2,463,679</u>
Net Cash Receipts and Disbursements	<u>\$ 6,149,830</u>	<u>\$ 6,733,207</u>
Total Disbursements less Intercompany Disbursements	<u>\$ 142,527</u>	<u>\$ 2,416,567</u>

Windscape Apartments, LLC
24-10417
Balance Sheet
9/30/2025

	Current Month
Assets	
Current Assets	
Cash & Equivalents	\$ 6,910,112
Accounts Receivable	-
Notes Receivable	5,000,000
Intercompany Receivables	8,072,264
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
Total Current Assets	\$ 19,982,376
Fixed Assets	
FF&E	\$ -
Capital Assets	65,490,000
Accumulated Depreciation	-
Total Fixed Assets	\$ 65,490,000
Other Assets	\$ 2,022,395
Other Assets (To Be Reconciled)	-
Total Other Assets	\$ 2,022,395
Total Assets	\$ 87,494,771
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	54,824
Other Payables	1,408
Intercompany Liabilities - LM	2,369,186
Intercompany Liabilities - Other	4,452,915
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	10,561
Other Liabilities (To Be Reconciled)	171,364
Total Current Liabilities	\$ 7,060,258
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 37,971,331
Notes Payable	32,493,703
Notes Payable - LM	-
Total Long-Term Liabilities	\$ 70,465,035
Total Liabilities	\$ 77,525,293
Equity	
Capital	\$ 6,299,456
Retained Earnings	5,639,228
YTD Net Income	(1,969,206)
Total Equity	\$ 9,969,478
Total Liabilities and Equity	\$ 87,494,771

Windscape Apartments, LLC
24-10417
Statement of Operations
9/30/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 160,534	\$ 2,708,615
Garage Income	-	-
Other Revenue		
Other Income	4,701	366,961
Gain/(Loss) on Sale of Assets	(2,451,950)	(2,451,950)
Total Revenue	\$ (2,286,716)	\$ 623,626
Expense		
Operating Expense		
Admin Expense	\$ 12,319	\$ 183,410
Bank Fees	1,239	1,617
Commissions	-	-
Garage Expense	-	-
Insurance	66,638	332,640
Landscaping	-	-
Licenses & Fees	-	8,029
Marketing	190	3,749
Payroll	-	7,594
Professional Fees	358,425	357,825
Property Expense	10,000	101,034
Rent Expense	-	7,016
Repairs & Maintenance	39,160	502,802
Utilities	18,480	198,077
Other Operating Expense	1,898	7,398
Total Operating Expense	\$ 508,349	\$ 1,711,192
Non-Operating Expense		
Restructuring Fees	\$ 194,729	\$ 203,093
Interest Expense	56,000	947,550
Tax	241,053	240,726
Total Non-Operating Expense	\$ 491,782	\$ 1,391,370
Total Expense	\$ 1,000,131	\$ 3,102,561
Net Income	\$ (3,286,846)	\$ (2,478,935)

Windscape Apartments, LLC
24-10417
AR Aging Report
9/30/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Eye Level Learning (New Line Education LLC)	-	1,030	1,030	-	1,277	3,338
Gerald Silver	(3,719)	-	-	-	-	(3,719)
Retail Realm Distribution	(3,617)	-	-	-	-	(3,617)
Pandya Real Estate Corporation	(1,523)	-	-	-	(1,043)	(2,566)
T-Mobile West Corporation (Tower)	(4,961)	-	-	-	-	(4,961)
Armando Hernandez Engineering Lease	-	4,779	4,779	180	19,001	28,739
Rojas Jose Osvaldo Torres	(20)	-	-	-	-	(20)
Sky Sushi (Sushi Mon)	(7,706)	-	-	-	-	(7,706)
Davis Cassidy	(1,125)	-	-	-	-	(1,125)
Bradley and Nina Jackson	-	-	-	-	906	906
V Nails Salon & Spa	-	3,021	1,202	-	-	4,223
Tiger Tile and Stone, Inc and Moises Gomez	-	3,995	2,989	-	-	6,984
IES Communications, LLC	(8,832)	-	-	-	-	(8,832)
Urgent Care & Telehealth Inc.	(4,717)	-	-	-	-	(4,717)
Grand Total	(36,219)	12,826	10,001	180	20,142	6,930

Windscape Apartments, LLC
24-10417
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	A & G Cleaning	-	215	-	255	470
	AT&T	-	-	-	309	309
	Charles Lomeli-TTCCC	-	-	-	220,384	220,384
	Citizens Business Bank	51,723	-	-	-	51,723
	City of Vacaville	-	-	-	1,294	1,294
	Comcast	-	-	-	7	7
	Complete Plumbing Services	2,400	-	725	-	3,125
	Environmental Aqua, Inc.	-	2,199	-	-	2,199
	Erick Roeser, CPA	-	-	-	588,833	588,833
	Israel Rojas Landscaping	-	-	-	300	300
	Kazen Heating & Air	1,800	-	-	-	1,800
	Lopez Landscaping	1,540	-	-	-	1,540
	Pacific Gas & Electric	-	-	-	563	563
	PJ's Junk Removal	6,000	3,600	-	-	9,600
	Placer County Tax Collector	-	-	-	79,808	79,808
	RentGrow, Inc	-	-	-	6	6
	Socotra Capital	-	-	-	766,321	766,321
	Sonoma Ranch HOA	241	-	-	-	241
	WebPerception LLC	160	-	-	-	160
	YES Energy Management	128	-	-	40	168
	LeFever Mattson Property Management	-	15	-	19,703	19,718
	Poppy Bank	-	-	-	5,291	5,291
	State Water Resources Control Board	-	-	-	144	144
	GL Anderson Insurance Services	9,875	-	-	-	9,875
	Percy	-	-	-	262	262
Post-Petition Total		73,867	6,029	725	1,683,519	1,764,140
Pre-Petition	A-1 Appliance Hac	-	-	-	599	599
	Alejandro's Yard Maintenance	-	-	-	280	280
	All In One Carpet Care	-	-	-	955	955
	City of Sonoma	-	-	-	1,246	1,246
	City of Vacaville	-	-	-	413	413
	Consolidated Communications	-	-	-	17	17
	Environmental Aqua, Inc.	-	-	-	833	833
	Erick Roeser, CPA	-	-	-	80,216	80,216
	Garcia's Pool Service	-	-	-	140	140
	Israel Rojas Landscaping	-	-	-	3,015	3,015
	James	-	-	-	40	40
	LeFever Mattson, Inc.	-	-	-	2,081	2,081
	Lopez Landscaping	-	-	-	160	160
	Pacific Gas & Electric	-	-	-	2,994	2,994
	Parish Termite & Pest Management, Inc.	-	-	-	25	25
	Placer County Tax Collector	-	-	-	10,113	10,113
	Power Pole Service Inc	-	-	-	294	294
	ProVex Pest Management	-	-	-	160	160
	Recology Sonoma Marin	-	-	-	3,138	3,138
	Recology Vacaville Solano	-	-	-	3,038	3,038
	Sacramento Control Systems, Inc.	-	-	-	1,213	1,213
	Shoo Fly Pest Control	-	-	-	135	135
	Storm Water Inspection & Maintenance Services, Inc	-	-	-	628	628
	Valley of the Moon Water District	-	-	-	224	224
	Veronica Padilla	-	-	-	130	130
	Weintraub & Tobin	-	-	-	1,172	1,172
	Wilson's Locksmith	-	-	-	6	6
	Wine Country Hot Tub Services	-	-	-	6	6
	Zillow, Inc	-	-	-	25	25
	LeFever Mattson Property Management	-	-	-	35,292	35,292
	All Pro Backflow, Inc.	-	-	-	90	90
	R 11 Services LLC	-	-	-	2,800	2,800
	DesignRx Pharmaceuticals Inc.	-	-	-	13,168	13,168
Pre-Petition Total		-	-	-	164,646	164,646
Grand Total		73,867	6,029	725	1,848,165	1,928,786

Windscape Apartments, LLC
24-10417
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
1025 Napa St	\$	3,000,000	\$ 3,000,000
1045 Bart Rd	\$	2,500,000	\$ 2,500,000
18701 Gehricke Road	\$	9,000,000	\$ 9,000,000
18935 W 5th St	\$	4,500,000	\$ 4,500,000
24120 Arnold Dr	\$	8,000,000	\$ 8,000,000
24160 Turkey Rd24237 Arnold Rd.	\$	3,250,000	\$ 3,250,000
280, 310, 312, 350 Butcher Road	\$	3,500,000	\$ 3,500,000
400 West Spain	\$	4,500,000	\$ 4,500,000
430 West Napa	\$	4,000,000	\$ 4,000,000
446, 454, 462 W. Napa	\$	5,000,000	\$ 5,000,000
4950-4970 Allison Parkway	\$	6,500,000	\$ 6,500,000
520/530/532 Studley & 525 W Napa	\$	7,500,000	\$ 7,500,000
900 E Napa St	\$	2,740,000	\$ 2,740,000
424 W 2nd St	\$	1,500,000	\$ 1,500,000
Grand Total	\$	65,490,000	\$ 65,490,000

Windscape Apartments, LLC
24-10417
Bank Reconciliation
9/30/2025

Bank Account	Balance Per Bank Statement	Outstanding Deposits	Outstanding Checks	Attributed to Other Debtors	Attributed to Non-Debtors	Other Activity	Reconciled Balance
Windscape Village - Citizens	-	-	(1,167)	(1,500)	1,167	3,648	2,148
East West Windscape Apts LLC	893,144	-	(13,211)	10,430	228	2,002	892,593
East West Windscape Apts Money Market	6,015,127	-	-	-	-	244	6,015,371
Axos Windscape Apartments LLC	-	-	-	-	-	-	-
Grand Total	6,908,270	-	(14,378)	8,930	1,395	5,894	6,910,112

Windscape Apartments, LLC
24-10417
Payments on Pre-Petition Debt
9/30/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Windscape Apartments, LLC	9/10/2025	9/10/2025	Socotra Capital	17,550
Windscape Apartments, LLC	9/9/2025	9/9/2025	Duggan Mission Chapel	10,000
Windscape Apartments, LLC	9/12/2025	9/12/2025	Chase	16,015
Grand Total				43,565

Windscape Apartments, LLC
24-10417
Schedule of Assets Sold or Transferred
9/30/2025

Property	See Order Approving Asset Sale/Transfer	Sale Price
370 Butcher Road, Vacaville, CA 95687	Docket #2105	\$ 4,998,000
7456 Foothills Boulevard, Roseville, CA 95747	Docket #2202	\$ 7,000,000



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 25, 2025
Order Number: 972500103
Escrow Officer: Kiley Demaree
Buyer: Xiang Wen Lu and Guangyu Zhang
3047 Three Springs Road
San Jose, CA 95140

Margaret Lu
3047 Three Springs Road
San Jose, CA 95140
Seller: Windscape Apartments, LLC, a California limited liability company
333 South Grand Avenue, Suite 4100
Los Angeles, CA 90071
Property: 370 Butcher Road
Vacaville, CA 95687-5657

		Seller	
		Debit	Credit
Total Consideration			
Purchase Price			4,998,000.00
Prorations / Adjustments			
Rent (s) Monthly		11,400.40	
6 days @ 1900.066667 per day at \$57,002.00			
09/25/25-10/01/25			
Deposit (s)		33,022.00	
2025-2026 EST		20,869.42	
86 days @ 242.667726 per day at \$88,573.72			
07/01/25-09/25/25			
Prepaid Rents		1,664.57	
Payoffs			
Payoff First Mortgage to Chase		1,399,991.25	
Principal Balance	1,352,474.48		
Interest To 10/01/25	7,385.64		
Insurance Escrow	33,538.13		
Lien Release	45.00		
Recording Cost	85.00		
Legal Fee	6,463.00		
Total Payoff	1,399,991.25		
Title / Settlement Charges			
Recording Service Fee (CA 999) to Simplifile		30.00	
FTB Processing Fee to Commonwealth Land Title Company		45.00	
Overnight/Messenger Fees to Commonwealth Land Title Company		53.18	
Recording Charges			
Solano County Transfer Tax to Simplifile		5,497.80	

Seller's Final Settlement Statement

	Seller	
	Debit	Credit
Recording Charges (continued)		
Recording Fee-EST to Simplifile	500.00	
Miscellaneous Charges		
Defaulted taxes and penalties to Solano County Treasurer & Tax Collector	101,451.88	
Transaction Fee to FTI Consulting	74,970.00	
Commissions		
Listing Agent Commission to Marcus & Millichap	131,447.40	
Subtotals	1,780,942.90	4,998,000.00
Balance Due TO Seller	3,217,057.10	
Totals	4,998,000.00	4,998,000.00

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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 10, 2025
Order Number: 972500048B
Escrow Officer: Kiley Demaree
Buyer: Wood Creek Plaza LLC, a California limited liability company
170 Associated Road
South San Francisco, CA 94080
Seller: Windscape Apartments, LLC, a Delaware limited liability company
333 South Grand Avenue, Suite 4100
Los Angeles, CA 90071
Property: 7456 Foothills Boulevard
Roseville, CA 95747

		Seller	
		Debit	Credit
Total Consideration			
Purchase Price			7,000,000.00
Prorations / Adjustments			
County Taxes		15,736.71	
71 days @ 221.643781 per day at \$80,899.98			
07/01/25-09/10/25			
Rent(s) and CAM Monthly		44,097.89	
21 days @ 2099.899333 per day at \$62,996.98			
09/10/25-10/01/25			
Security Deposit(s)		64,229.58	
Independent Consideration			100.00
Prepaid rents		15,231.91	
Unpaid TI Woodcreek Dentistry		10,000.00	
Payoffs			
Payoff First Mortgage to Citizens Business Bank		3,582,873.12	
Principal Balance	3,497,883.04		
Interest To 09/08/25	10,542.23		
Additional Interest (From 09/08/25 Through	3,012.48		
09/11/25 @ 753.120000 Per Diem)			
Demand Fee	30.00		
Legal Fee	8,296.48		
Appraisal Review Fee	5,000.00		
Recon Recording Fee	165.00		
Recon Fee	45.00		
Force Place Insurance	56,721.00		
Late Fee	1,177.89		
Total Payoff	3,582,873.12		
Title / Settlement Charges			
FTB Processing Fee to Commonwealth Land Title Company		45.00	
Payoff Demand Fee to Commonwealth Land Title Company		50.00	

Seller's Final Settlement Statement

	Seller	
	Debit	Credit
Title / Settlement Charges (continued)		
Overnight/Messenger Fees to Commonwealth Land Title Company	79.77	
Recording Charges		
Placer County Transfer Tax to Simplifile	7,700.00	
Recording Fee - Release/Reconveyance to Simplifile	455.00	
Miscellaneous Charges		
Transaction Fee to FTI Consulting	105,000.00	
Defaulted Taxes to Placer County Treasurer & Tax Collector	102,994.64	
Return Wire to Marcus & Millichap Real Estate Investmetn Services, Inc.	45.00	
Commissions		
Listing Agent Commission to Marcus & Millichap Real Estate Investmetn Services, Inc.	105,000.00	
Selling Agent Commission to Compass California II Inc. \$7,000,000.00 @ 1.5000% = \$105,000.00	105,000.00	
Subtotals	4,158,538.62	7,000,100.00
Balance Due TO Seller	2,841,561.38	
Totals	7,000,100.00	7,000,100.00

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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 15

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

Total days in statement period: 30

0748

(61)

WINDSCAPE APARTMENTS, LLC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10417
6359 AUBURN BLVD STE B
CITRUS HEIGHTS CA 95621-5200

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

Commercial Analysis Checking

Account number	0748	Beginning balance	\$688,212.44
Enclosures	61	Total additions	(49) 6,307,626.82
Low balance	\$727,630.58	Total subtractions	(76) 6,102,695.55
Average balance	\$2,442,556.65	Ending balance	\$893,143.71

CREDITS

Number	Date	Transaction Description	Additions
	09-02	Pre-Auth Credit CA Settlement 250902 000024842624874	2,963.92
	09-02	Pre-Auth Credit CA Settlement 250902 000024869958470	30,664.42
	09-02	Deposit Bridge	6,356.85
	09-03	Pre-Auth Credit YARDI CARD DEP EWWINDAPT 250903 115763021	51.33
	09-03	Pre-Auth Credit CA Settlement 250903 000024888297326	13,853.92
	09-03	Deposit Bridge	5,421.75
	09-03	Deposit Bridge	20,734.91
	09-04	Pre-Auth Credit FLEX Rent yardi YA1391695989 564	5,168.99
	09-04	Pre-Auth Credit CA Settlement 250904 000024904445406	13,391.37
	09-05	Pre-Auth Credit YARDI CARD DEP EWWINDAPT 250905 116011026	51.33
	09-05	Pre-Auth Credit CA Settlement 250905 000024918516766	4,532.32
	09-05	Deposit Bridge	2,858.00
	09-05	Deposit Bridge	8,160.99
	09-05	Deposit Bridge	9,951.48
	09-05	Redeposited lte	2,180.00
	09-08	Pre-Auth Credit CA Settlement 250908 000024939612894	1,200.43
	09-08	Pre-Auth Credit FLEX Rent yardi YA0022172133 890	1,971.85
	09-08	Pre-Auth Credit SonomaVlyEscapes ACH Paymen 250908	3,970.23
	09-08	Pre-Auth Credit SonomaVlyEscapes ACH Paymen 250908	12,888.47
	09-08	Pre-Auth Credit CA Settlement 250908 000024932344638	18,851.58
	09-08	Deposit Bridge	3,027.79
	09-08	Deposit Bridge	4,608.31
	09-08	Deposit Bridge	4,628.00
	09-09	Pre-Auth Credit YARDI CARD DEP EWWINDAPT 250909 116359001	1,200.00
	09-09	Pre-Auth Credit CA Settlement 250909 000024950343846	20,658.54
	09-09	Deposit Bridge	424.00
	09-09	Deposit Bridge	4,607.85

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

WINDSCAPE APARTMENTS, LLC

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

0748

Number	Date	Transaction Description	Additions
	09-10	Wire Trans-IN cc9e4d70-a610-41b1-8509-7a82a8e2533b COMMONWEALTH LAND USBKUS44IMT FN 972500048B SELL ER PROCEEDS 7456FO	2,841,561.38
	09-10	Pre-Auth Credit YARDI CARD DEP EWWINDAPT 250910 116506570	3,494.99
	09-10	Deposit Bridge	126.00
	09-11	Pre-Auth Credit CA Settlement 250911 000024968063406	544.48
	09-11	Pre-Auth Credit YARDI CARD DEP EWWINDAPT 250911 116654387	1,625.00
	09-15	Pre-Auth Credit YARDI CARD DEP EWWINDAPT 250915 116818776	1,006.33
	09-15	Pre-Auth Credit CA Settlement 250915 000024990545322	2,032.33
	09-16	Deposit Bridge	1,136.20
	09-18	Deposit Bridge	1,956.00
	09-19	Deposit Bridge	1,189.00
	09-22	Pre-Auth Credit CA Settlement 250922 000025044056742	4,716.71
	09-23	Deposit Bridge	51.33
	09-23	Deposit Bridge	63.33
	09-24	Pre-Auth Credit YARDI CARD DEP EWWINDAPT 250924 117228313	4,714.26
	09-25	Wire Trans-IN b51252ce-1462-4b9f-8c77-9ce9908ba234 COMMONWEALTH LAND USBKUS44IMT FN 972500103 370 B UTCHER ROAD VACAVI	3,217,057.10
	09-25	Pre-Auth Credit CA Settlement 250925 000025067140402	221.38
	09-25	Pre-Auth Credit YARDI CARD DEP EWWINDAPT 250925 117296459	540.00
	09-26	Deposit Bridge	4,416.00
	09-26	Deposit Bridge	8,031.39
	09-30	Pre-Auth Credit CA Settlement 250930 000025101284370	4,741.93
	09-30	Deposit Bridge	213.52
	09-30	Deposit Bridge	3,809.53

CHECKS

Number	Date	Amount	Number	Date	Amount
3382	09-02	130.00	3431	09-15	647.50
3406 *	09-04	9,249.64	3432	09-25	1,200.00
3407	09-19	5.01	3433	09-22	845.00
3408	09-16	945.38	3434	09-19	3,224.84
3409	09-16	4,138.02	3435	09-22	452.00
3410	09-16	98.00	3436	09-24	285.00
3411	09-17	3,794.24	3437	09-19	2,106.62
3418 *	09-19	42.26	3438	09-19	368.77
3419	09-18	98.00	3439	09-18	159.99
3420	09-18	66.96	3440	09-23	52.00
3421	09-19	582.27	3441	09-22	445.09
3422	09-25	5,125.97	3443 *	09-19	190.00
3423	09-22	406.66	3444	09-18	15,000.00
3424	09-19	107.27	3445	09-23	756.88
3425	09-19	81.42	3446	09-19	650.00
3426	09-29	2,955.00	3447	09-19	225.00
3427	09-22	1,880.00	3448	09-15	440.00
3428	09-19	498.30	3450 *	09-15	1,297.50
3430 *	09-19	325.00	3451	09-15	96.89

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

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

0748

WINDSCAPE APARTMENTS, LLC

Number	Date	Amount	Number	Date	Amount
3452	09-25	880.00	3464	09-17	15,227.25
3453	09-12	1,119.00	3468 *	09-30	557.16
3454	09-19	38.02	3469	09-30	350.74
3455	09-18	17.92	3470	09-30	102.88
3456	09-22	3,720.00	3471	09-30	1,501.35
3457	09-15	66.41	3474 *	09-30	983.98
3458	09-15	1,007.50	3477 *	09-30	659.18
3459	09-15	600.00	3478	09-30	409.58
3460	09-24	270.00	3480 *	09-26	1,750.00
3461	09-18	350.74	3483 *	09-26	231.84
3462	09-19	746.18	3487 *	09-26	39.56
3463	09-18	145.00	* Skip in check sequence		

DEBITS

Date	Transaction Description	Subtractions
09-02	Preauth Debit IPFS866-412-2560 IPFSPMTMDB 250902 840432	437.05
09-05	Dep Rtn NSF	2,180.00
09-09	Outgoing Wire ACD3329P00001353 Duggans Mission Ch 121140218 /ROC/ACD3329P00001 353	10,000.00
09-10	Outgoing Wire ACD332AP00002928 Socotra Capital, I 121133416 900 E NAPA	1,000.00
09-10	Outgoing Wire ACD332AP00002932 Socotra Capital, I 121133416 446 W NAPA	2,000.00
09-10	Outgoing Wire ACD332AP00002940 Socotra Capital, I 121133416 18935 5TH ST W	3,500.00
09-10	Outgoing Wire ACD332AP00002938 Socotra Capital, I 121133416 424 W 2ND ST	5,500.00
09-10	Outgoing Wire ACD332AP00002943 Socotra Capital, I 121133416 454 W NAPA	5,550.00
09-10	Dep Rtn NSF	2,180.00
09-12	Preauth Debit JPMORGAN CHASE LOAN DRAFT 250912 625860391	16,014.54
09-17	Preauth Debit CA Return 250917 000025004832758	2,032.33
09-23	Analysis Servic ANALYSIS ACTIVITY FOR 08/25	60.71
09-26	Onln Bkg Trfn D TO ACC 05500022694	2,745,000.00
09-26	Onln Bkg Trfn D TO ACC 05500022694	3,217,057.10
09-30	Preauth Debit IPFS866-412-2560 IPFSPMTMDB 250930 840432	437.05

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	688,212.44	09-11	3,698,216.23	09-23	3,629,194.99
09-02	727,630.58	09-12	3,681,082.69	09-24	3,633,354.25
09-03	767,692.49	09-15	3,679,965.55	09-25	6,843,966.76
09-04	777,003.21	09-16	3,675,920.35	09-26	892,335.65
09-05	802,557.33	09-17	3,654,866.53	09-29	889,380.65
09-08	853,703.99	09-18	3,640,983.92	09-30	893,143.71
09-09	870,594.38	09-19	3,632,981.96		
09-10	3,696,046.75	09-22	3,629,949.92		

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

WINDSCAPE APARTMENTS, LLC

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

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OVERDRAFT/RETURN ITEM FEES

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

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

ACCOUNT STATEMENT

Page 1 of 1

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

Total days in statement period: 30

2694
(0)WINDSCAPE APARTMENTS, LLC
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10417
(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	2694	Beginning balance	\$50,061.64
Low balance	\$50,061.64	Total additions	(3) 5,965,065.12
Average balance	\$1,043,737.82	Total subtractions	(0) 0.00
Interest paid year to date	\$3,069.66	Ending balance	\$6,015,126.76

CREDITS

Number	Date	Transaction Description	Additions
	09-26	Onlin Bkg Trft C FR ACC 05500020748	2,745,000.00
	09-26	Onlin Bkg Trft C FR ACC 05500020748	3,217,057.10
	09-30	Interest Credit	3,008.02

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	50,061.64	09-26	6,012,118.74	09-30	6,015,126.76

INTEREST INFORMATION

Annual percentage yield earned	3.56%	Interest-bearing days	30
Average balance for APY	\$1,043,737.82	Interest earned	\$3,008.02

OVERDRAFT/RETURN ITEM FEES

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



Date 9/30/25
Primary Account

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4407

WINDSCAPE APARTMENTS, LLC
DEBTOR IN POSSESSION, CASE #24-10492;
ESCROW
6359 AUBURN BLVD. STE. B
CITRUS HEIGHTS CA 95621

Account Title: WINDSCAPE APARTMENTS, LLC
DEBTOR IN POSSESSION, CASE #24-10492;
ESCROW

Commercial Interest Checking		Number of Enclosures	0
Account Number	4407	Statement Dates	9/02/25 thru 9/30/25
Previous Balance	.00	Days in the statement period	29
Deposits/Credits	.00	Avg Daily Ledger	.00
Checks/Debits	.00	Avg Daily Collected	.00
Maintenance Fee	.00		
Interest Paid	.00		
Ending Balance	.00		

DAILY BALANCE INFORMATION

Date	Balance
9/02	.00

*** END OF STATEMENT ***