

1 ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP  
2 DAVID R. ZARO (BAR NO. 124334)  
TIM C. HSU (BAR NO. 279208)  
3 865 South Figueroa Street, Suite 2800  
Los Angeles, California 90017-2543  
4 Phone: (213) 622-5555  
Fax: (213) 620-8816  
5 E-Mail: dzaro@allenmatkins.com  
thsu@allenmatkins.com

6 ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP  
7 EDWARD G. FATES (BAR NO. 227809)  
8 One America Plaza  
600 West Broadway, 27th Floor  
9 San Diego, California 92101-0903  
Phone: (619) 233-1155  
10 Fax: (619) 233-1158  
E-Mail: tfates@allenmatkins.com

11 Attorneys for Receiver  
12 THOMAS A. SEAMAN

13 **UNITED STATES DISTRICT COURT**  
14 **CENTRAL DISTRICT OF CALIFORNIA**  
15 **WESTERN DIVISION**

16 SECURITIES AND EXCHANGE  
17 COMMISSION,

Plaintiff,

18 v.

19 STEVE CHEN, USFIA, INC.,  
ALLIANCE FINANCIAL  
20 GROUP, INC., AMAUCTION, INC.,  
ABORELL MGMT I, LLC, ABORELL  
21 ADVISORS I, LLC, ABORELL  
REIT II, LLC, AHOME REAL  
22 ESTATE, LLC, ALLIANCE  
NGN, INC., APOLLO REIT I, INC.,  
23 APOLLO REIT II, LLC, AMKEY, INC.,  
US CHINA CONSULTATION  
24 ASSOCIATION, and QUAIL RANCH  
GOLF COURSE, LLC,

25 Defendants.

Case No. 2:15-CV-07425-RGK-PLA

**RECEIVER'S THIRTEENTH  
INTERIM REPORT AND  
RECOMMENDATIONS**

1 Thomas A. Seaman ("Receiver"), Court-appointed receiver for Defendants  
2 USFIA, Inc., Alliance Financial Group, Inc., Amauction, Inc., Aborell Mgmt I, LLC,  
3 Aborell Advisors I, LLC, Aborell REIT II, LLC, Ahome Real Estate, LLC, Alliance  
4 NGN, Inc., Apollo REIT I, Inc., Apollo REIT II, LLC, Amkey, Inc., US China  
5 Consultation Association, Quail Ranch Golf Course, LLC, and their subsidiaries and  
6 affiliates (collectively, "Receivership Entities"), hereby provides his Thirteenth  
7 Interim Report and Recommendations. This report focuses on the Receiver's  
8 activities during the third quarter of 2018 and provides a financial report on the  
9 receipts and disbursements for the receivership estate through September 30, 2018.

### 10 I. STATUS REPORT

11 This receivership involves a complex and wide ranging group of enterprises  
12 and assets funded with the fruits of the fundraising scheme at the heart of the action  
13 filed by the Securities and Exchange Commission ("Commission"). As previously  
14 reported, the Receiver took control of bank accounts identified in the TRO and  
15 Preliminary Injunction Order ("Appointment Orders") as well as additional accounts  
16 identified through the Receiver's investigation of documents and information found  
17 at the various locations where the Receivership Entities conducted business. The  
18 Receiver has taken possession of numerous real estate assets, including a hotel, an  
19 apartment complex, multiple parcels of vacant land, and various single-family  
20 residences. During this past quarter, the Receiver made significant progress towards  
21 monetizing the real property assets. The Receiver also took control and has sold  
22 certain personal property, including vehicles, guns and ammunition, ornamental  
23 jewelry, including amber and other materials of pecuniary value, and the personal  
24 property located at the company premises.

25 The Receiver has developed procedures for the efficient administration of  
26 claims, which the Court approved. Claims were received, although the response rate  
27 was substantially lower than expected based on the number of unique investor email  
28 addresses and the estimated number of investors based on bank and other records of

1 the Receivership Entities. The deadline to submit claims, or claims bar date, was  
2 originally set for June 29, 2018. The Receiver requested the date be extended for  
3 approximately 90 days to allow more investors to submit claims. [Dkt. No. 314.]  
4 The motion was granted on August 23, 2018 and the bar date was extended to  
5 October 1, 2018. The Court also approved an additional extension to January 4,  
6 2018. [Dkt. No. 345.] To date, approximately 5,200 claims have been received.  
7 This continues to be far less than the Receiver's understanding of the number of  
8 investors.

9 Gross receipts for the second quarter were \$2,953,082. Gross receipts from  
10 inception of the receivership case through September 30, 2018 were \$62,013,700.  
11 Disbursements for the quarter were \$388,626. From the inception of the receivership  
12 case through September 30, 2018, disbursements were \$9,525,489. The Receiver  
13 was holding cash in the amount of \$52,488,211 as of September 30, 2018. An  
14 accounting and analysis of receipts and disbursements follows below and in  
15 Exhibit A.

## 16 II. ASSET DISPOSITION

17 With final judgments against Steve Chen ("Chen") and the Receivership  
18 Entities having been entered, the Receiver has been marketing and selling real and  
19 personal property assets of the Receivership Entities. Marketing and sales efforts of  
20 the remaining assets are as follows:<sup>1</sup>

- 21 • Sale of former residence of Defendant Steve Chen located at  
22 409 Deodar Lane in Bradbury was concluded during the quarter  
23 and the net proceeds were \$2,952,840.
- 24 • The Receiver entered into escrow to sell the office building located  
25 on Live Oak Boulevard in Arcadia, California, which served as the

26 \_\_\_\_\_  
27 <sup>1</sup> The previously filed Receiver Reports [One through Twelve] contain descriptions  
28 of asset sales for the prior periods. This Report only reflects asset disposition  
transactions which closed or were the subject of significant work during this past  
quarter.

1 headquarters for the Receivership Entities. Overbidding brought  
2 the price to \$5,825,000. The Court approved the sale, which is  
3 expected to close in November 2018.

- 4 • The Receiver filed a fraudulent conveyance action against Wei He  
5 to recover two residential real properties in her possession that  
6 were purchased with funds of the Receivership Entities. Discovery  
7 continued during the quarter. The matter was settled in recent  
8 days, subject to execution of a settlement agreement and Court  
9 approval.
- 10 • The Receiver has asserted control over two residential properties  
11 owned by Steamfont, LLC, an entity that is affiliated with the  
12 named defendants. These properties are located at 1261 N.  
13 Vosburg in Azusa and 2315 Club Vista in Arcadia, California.  
14 Both have been listed and sold subject to Court approval. The sale  
15 of the 2315 Club Vista property has been approved and the motion  
16 to approve the sale of 1261 N. Vosburg is pending.
- 17 • The Receiver intends to gain possession of two additional  
18 residential properties located at 42 Alta Street and 405 Lynd.
- 19 • The Receiver has listed for sale the parcel of land commonly  
20 known as 8280 Utica Avenue, Suite 200, Rancho Cucamonga,  
21 California, which is also owned by Steamfont. The Receiver has  
22 entered into a contract to sell the property for \$550,000. The  
23 transaction is in the buyer's due diligence period.

### 24 **III. ANALYSIS OF INVESTOR CLAIMS AND ACCOUNTING DATA**

25 Due to the volume of electronic data and disorganized manner in which it was  
26 kept by the Receivership Entities, the Receiver is working to confirm the entire scope  
27 of the USFIA enterprise, the number of investors, the specific amounts invested by  
28 investors and the amounts previously distributed to investors and others. The

1 Receiver's work to analyze and understand the investor data, with the assistance of  
2 his forensic computer specialist, is ongoing. To date, the Receiver has identified  
3 approximately 65,000 unique investor email addresses and has sent an official  
4 communication regarding the receivership to all of these email addresses, directing  
5 investors to the receivership website ([www.usfiareceiver.com](http://www.usfiareceiver.com)), requesting they  
6 provide their current contact information, and giving them the option to sign up for  
7 automatic email updates when the website is updated.

8 The Receiver has reviewed and analyzed certain QuickBooks files and hard  
9 copy business documents, has obtained most of the relevant bank records, and is  
10 close to completing an accounting of receipts and disbursements for the Receivership  
11 Entities. The objectives of the accounting are to trace assets, determine investor  
12 claims, assess damages, and prepare an accounting report in accordance with the  
13 Appointment Orders. The accounting is voluminous and complex. As the process  
14 has progressed, several additional accounts have been identified and additional  
15 subpoenas have been required. Production is ongoing and being incorporated, but  
16 has extended the time required to complete the accounting. The additional work has  
17 identified additional recipients of ill-gotten gains and assets. The number of bank  
18 accounts used by the Receivership Entities that the Receiver is accounting for has  
19 grown to 93 bank accounts. The accounting work is largely completed and the  
20 Receiver is now analyzing it, drawing conclusions, and preparing a report of his  
21 findings.

22 To date, the forensic accounting indicates receipts of nearly \$214 million to  
23 the Receivership Entities and disbursements of approximately \$193.4 million, which  
24 comes very close to reconciling with the approximately \$20.6 million held in the  
25 Receivership Entities bank accounts at the time the Receiver was appointed. The  
26 amount spent on assets, primarily real estate, appears to be in the range of  
27 \$77.4 million.

28

1 While the written report is not yet complete, the Receiver has been able to use  
2 information gleaned to calculate investor losses and amounts obtained by Mr. Chen,  
3 as well as to identify and marshal assets, identify fraudulent transfers, ascertain  
4 damages, prove ownership of assets, and to determine the cost basis of assets for tax  
5 and other purposes.

6 The Receiver formulated procedures for the efficient and effective  
7 administration of investor claims against the receivership estate and obtained Court  
8 approval of a claims process, including a proposed claim form, engagement of a third  
9 party claims administrator and claims analyst, and proposed budgets for the initial  
10 phase of the process. In accordance with the order approving the claims process, the  
11 Receiver initially established a claims bar date of June 29, 2018. As noted above,  
12 due to the smaller than expected amount of claims filed and difficulties locating  
13 investor/victims, many of who are foreign nationals, the Receiver has requested that  
14 the Court extend the claims bar date twice in order to allow more investors to be  
15 reached. The current and final bar date is January 4, 2019. The Receiver's efforts to  
16 locate missing claimants have been partially successful. To date 5,200 investor  
17 claims have been filed, which is still significantly less than the apparent number of  
18 victims reflected in the books and records.

#### 19 **IV. CLAIMS TO RECOVER FROM THIRD PARTIES**

20 The Receiver previously requested and was granted authority to pursue  
21 fraudulent transfer claims to recover real properties and other fraudulent transfers to  
22 Defendant Steve Chen's ex-wife, Wei He (aka Grace He) and her personal trust. Dkt.  
23 Nos. 283, 286. The Receiver filed his complaint on January 19, 2018, and the case  
24 remains pending before this Court. As discussed above the matter was tentatively  
25 settled in recent days.

26 The Receiver recently requested and was granted authority to pursue  
27 fraudulent transfer claims against Li Zhao (aka Jennifer Zhao), the mother of one of  
28 Steve Chen's sons. Dkt. Nos. 313, 325. The Complaint was filed on August 18,

1 2018. Shortly thereafter, the parties were able to reach a settlement. The settlement  
2 agreement was signed in recent days and the Receiver filed a motion for approval of  
3 the settlement on November 29, 2018. Dkt. No. 354.

#### 4 **V. INVESTOR COMMUNICATIONS**

5 As noted above, the Receiver has established a website to provide case  
6 information, regular updates, and answers to frequently asked questions to investors  
7 and creditors. The Internet address for the webpage is [www.usfiareceiver.com](http://www.usfiareceiver.com). Due  
8 to the large number of Chinese-American investors, the website also provides a tab  
9 to view the website in Mandarin. The Receiver assigned a Mandarin speaking  
10 administrator to assist with investor inquiries and claims administration.

#### 11 **VI. RECEIVERSHIP ACCOUNTING**

12 Gross receipts for the second quarter were \$2,953,082, and from inception  
13 through September 30, 2018, were \$62,013,700. Disbursements for the quarter were  
14 \$386,626, and from inception through September 30, 2018 were \$9,525,489. The  
15 Receiver was holding cash in the amount of \$52,488,211 as of September 30, 2018.

16 Attached as Exhibit A are Profit and Loss Statements, Balance Sheet, and  
17 Detailed General Ledger, which provide an accounting of the receipts and  
18 disbursements to and from the receivership estate through September 30, 2018. A  
19 Standardized Fund Accounting Report ("SFAR") is included with Exhibit A.

20 The total receipts from July 1, 2018, through September 30, 2018, of  
21 \$2,983,082 were comprised of net proceeds from the sale of Steve Chen's former  
22 personal residence on Deodar Lane of \$2,952,840, and Steamfont, LLC funds turned  
23 over to the Receiver by financial institutions of \$242.

24 Total receipts from inception of the receivership through September 30, 2018,  
25 are \$62,013,700, which includes \$27,606,176 turned over by banks, \$702,558 from  
26 unused law firm retainers, \$2,759,466 in receipts from the hotel and apartment  
27 building, \$974,510 in what appear to be investor funds received after the Receiver's  
28 appointment, \$29,092,274 from real property sales, \$551,209 from personal property



1 sales, \$1,637 in tax refunds, and interest income of \$325,871 earned on excess cash  
2 invested in treasury securities and bank certificates of deposit.

3 As set forth on the Profit and Loss Statement, Balance Sheet, and General  
4 Ledger, the Receiver disbursed \$388,626 during the quarter ending September 30,  
5 2018, comprised of \$113,739 for real estate operating expenses and \$274,887 in  
6 professional fees, including translation expenses. The Receiver has disbursed  
7 \$9,525,489 from inception of the receivership through September 30, 2018.  
8 Noteworthy larger expense categories include hotel operating expenses of  
9 \$1,893,782, real property taxes and expenses of \$2,418,933, and professional fees of  
10 \$2,723,886. As noted above, the Receiver was holding cash in the amount of  
11 \$52,488,211 as of September 30, 2018.

## 12 **VII. RECOMMENDATIONS**

13 The Receiver's efforts to marshal, preserve, and protect assets as well as to  
14 account for the sources and uses of funds by the Receivership Entities are ongoing.  
15 The Receiver and his professionals make the following recommendations for the  
16 ongoing administration of the receivership estate:

- 17 • Complete the forensic accounting report;
- 18 • Continue to collect investor/victim claims information through the  
19 extended bar date of January 4, 2018;
- 20 • Establish claims review/approval criteria and reconcile, analyze,  
21 and prepare motion to allow and disallow claims in order to  
22 establish the pool of claims for distribution purposes;
- 23 • Recover and sell the remaining real estate assets purchased with  
24 Receivership Entity funds;
- 25 • Pursue recovery of fraudulent transfers of real property and other  
26 assets; and
- 27 • Develop a plan to distribute the recovered proceeds to investors  
28 and other allowed claimants.




1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**VIII. CONCLUSION**

Based upon his investigation and findings, the Receiver recommends and requests the Court order him to continue to perform his duties pursuant to the Appointment Orders. The Receiver also requests the Court approve this Twelfth Report and the foregoing recommendations.

Dated: December 10, 2018

By:   
THOMAS A. SEAMAN  
Receiver

Dated: December 10, 2018

ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP  
By: */s/ Edward Fates*  
EDWARD G. FATES  
Attorneys for Receiver  
THOMAS SEAMAN

# **EXHIBIT A**

11:40 AM

11/15/18

Accrual Basis

**USFIA, Inc in Receivership**

**Balance Sheet**

As of September 30, 2018

	<u>Sep 30, 18</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
USFIA Operating Acct - WF 0008	2,985,678.11
USFIA Union Bank Acct 1036	49,502,533.00
<b>Total Checking/Savings</b>	<u>52,488,211.11</u>
<b>Total Current Assets</b>	52,488,211.11
<b>Other Assets</b>	
Utility Deposits	1,075.00
<b>Total Other Assets</b>	<u>1,075.00</u>
<b>TOTAL ASSETS</b>	<b><u>52,489,286.11</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Potential 11th Hour Investor	974,510.40
<b>Total Other Current Liabilities</b>	<u>974,510.40</u>
<b>Total Current Liabilities</b>	<u>974,510.40</u>
<b>Total Liabilities</b>	974,510.40
<b>Equity</b>	
Retained Earnings	45,509,932.53
Net Income	6,004,843.18
<b>Total Equity</b>	<u>51,514,775.71</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>52,489,286.11</u></b>

#9481

11:39 AM

## USFIA, Inc in Receivership

## Profit &amp; Loss

11/15/18

July through September 2018

Accrual Basis

	<u>Jul - Sep 18</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Sale of Real Property	2,952,839.56
Turnover/ Seizure	242.05
<b>Total Income</b>	<u>2,953,081.61</u>
<b>Expense</b>	
Bank Service Charges	64.14
Mileage Reimbursement	55.05
<b>Outside Services</b>	
Computer & Internet Expenses	15,059.61
Postage and Delivery	86.39
Printing & Reproduction	109.70
<b>Total Outside Services</b>	<u>15,255.70</u>
<b>Professional Fees</b>	
Appraiser Fees	2,572.50
Receiver's Counsel Expenses	
Allen Matkins	2,914.13
Squire Patton Boggs, LLP	7.47
<b>Total Receiver's Counsel Expenses</b>	<u>2,921.60</u>
Receiver's Counsel Fees	
Allen Matkins	93,900.60
Squire Patton Boggs, LLP	2,605.50
<b>Total Receiver's Counsel Fees</b>	<u>96,506.10</u>
Receiver's Fees	166,316.85
Translation Services	6,570.00
<b>Total Professional Fees</b>	<u>274,887.05</u>
<b>Real Property Expenses</b>	
All Other Real Estate	
General Liability Insurance	13,891.38
HOA Dues	760.00
Landscape & Maintenance	10,561.25
Locksmith	249.00
Property Tax	-6,188.72
Real Estate Sales Expenses	37,046.00
Repairs & Maintenance	17,321.00
Security	4,860.00
Utilities	11,315.91
<b>Total All Other Real Estate</b>	<u>89,815.82</u>
<b>Total Real Property Expenses</b>	<u>89,815.82</u>
<b>Rent &amp; Storage Expenses</b>	<u>9,888.01</u>
<b>Total Expense</b>	<u>389,965.77</u>
<b>Net Ordinary Income</b>	<u>2,563,115.84</u>
<b>Net Income</b>	<u><u>2,563,115.84</u></u>

11:38 AM

**USFIA, Inc in Receivership**

**Profit & Loss**

As of September 30, 2018

11/15/18

Accrual Basis

	Sep 30, 18
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Hotel Revenue	1,858,142.41
Rental Income	901,323.42
Sale of Personal Property	551,209.41
Sale of Real Property	26,861,149.31
Tax Refunds	1,636.51
Turnover/ Seizure	27,606,176.05
Unearned law firm retainers	702,557.77
<b>Total Income</b>	<b>58,482,194.88</b>
<b>Expense</b>	
Automobile Expenses	11,073.24
Bank Service Charges	4,215.51
<b>Hotel Operating Expenses</b>	
Cable	24,362.07
Computer & Internet Expenses	29,424.02
Food & Beverage	26,799.48
<b>Insurance Expense</b>	
Earthquake Insurance	26,563.00
General Liability Insurance	39,543.93
Worker's Compensation	136,566.89
<b>Total Insurance Expense</b>	<b>202,673.82</b>
Landscape & Maintenance	7,066.07
Licenses, Permits, & Dues	7,561.62
Lodging Tax-San Bernardino	179,511.84
Merchant Account Fees	55,004.23
Misc Hotel Expenses	105,357.13
Office Supplies	4,308.13
Payroll Expenses	712,396.87
Payroll Fees	14,762.10
Property Taxes	140,057.59
Recurring Hotel Fees	0.00
Repairs & Maintenance	55,175.65
Reservations	144,038.58
Telephone Expense	18,811.23
Utilities	166,471.73
<b>Total Hotel Operating Expenses</b>	<b>1,893,782.16</b>
Mileage Reimbursement	9,951.48
<b>Outside Services</b>	
Computer & Internet Expenses	28,448.01
Misc Costs & Services	3,255.36
Postage and Delivery	2,534.87
Printing & Reproduction	2,531.95
<b>Total Outside Services</b>	<b>36,770.19</b>
<b>Professional Fees</b>	
Appraiser Fees	30,800.00
Legal Fees	23,481.42
Outside Accounting Fees	1,429.50
<b>Receiver's Counsel Expenses</b>	
Allen Matkins	26,327.24
Squire Patton Boggs, LLP	7,650.55
<b>Total Receiver's Counsel Expenses</b>	<b>33,977.79</b>
<b>Receiver's Counsel Fees</b>	
Allen Matkins	748,147.32
Squire Patton Boggs, LLP	126,082.76
<b>Total Receiver's Counsel Fees</b>	<b>874,230.08</b>

11:38 AM

11/15/18

Accrual Basis

**USFIA, Inc in Receivership**

**Profit & Loss**

As of September 30, 2018

	<u>Sep 30, 18</u>
Receiver's Fees	1,459,100.25
Receiver's IT Expenses	27,776.21
Receiver IT Fees	260,940.40
Tax Accounting Fees	575.00
Transalation Services	11,575.62
<b>Total Professional Fees</b>	<b>2,723,886.27</b>
<b>Real Property Expenses</b>	
<b>Alhambra Gardens Apartments</b>	
Insurance Expense	14,845.00
Landscape & Maintenance	12,186.00
Mortgage Interest Expense	171,510.68
Property Taxes	154,343.20
Real Estate Sales Expenses	796.68
Repairs and Maintenance	124,558.16
Security Deposit Return	32,640.00
Taxes & Licenses	571.00
Tenant Credit Checks	359.25
Utilities	71,662.78
<b>Total Alhambra Gardens Apartments</b>	<b>583,472.75</b>
<b>All Other Real Estate</b>	
General Liability Insurance	120,801.39
HOA Dues	11,702.55
Landscape & Maintenance	86,204.90
Locksmith	4,861.59
Property Tax	843,308.89
Real Estate Sales Expenses	93,789.82
Repairs & Maintenance	131,908.84
Security	392,672.67
Tenant Refunds	6,110.00
Utilities	143,999.23
<b>Total All Other Real Estate</b>	<b>1,835,359.88</b>
<b>Total Real Property Expenses</b>	<b>2,418,832.63</b>
<b>Rent &amp; Storage Expenses</b>	<b>193,591.59</b>
<b>Travel Expense</b>	<b>1,186.85</b>
<b>Total Expense</b>	<b>7,293,289.92</b>
<b>Net Ordinary Income</b>	<b>51,188,904.96</b>
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Interest Income	325,870.75
<b>Total Other Income</b>	<b>325,870.75</b>
<b>Net Other Income</b>	<b>325,870.75</b>
<b>Net Income</b>	<b>51,514,775.71</b>

#9484

USFIA, Inc in Receivership  
General Ledger

As of September 30, 2018

11:41 AM

11/15/18

Accrual Basis

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>Hills Garden Hotel - WF 0032</b>								
Total Hills Garden Hotel - WF 0032								0.00
<b>Hills Garden Petty Cash Fund</b>								
Total Hills Garden Petty Cash Fund								0.00
<b>USFIA Operating Acct - WF 0008</b>								
Check	7/2/2018	2222	AIC Owner, LLC	t0002258	Rent & Storage Ex...		1,397.22	421,222.27
Check	7/2/2018	2223	Cox Business	001 7601 060187501	Rent & Storage Ex...		63.83	419,825.05
Check	7/2/2018	2224	Southern California Edison	2-32-970-4803	Rent & Storage Ex...		131.13	419,630.09
Check	7/2/2018	2225	Burrtec Waste Industries, Inc.	2 Accounts	-SPLIT-		339.01	419,291.08
Check	7/2/2018	2226	Burrtec Waste Services LLC	Customer 01347710	Utilities		412.51	418,878.57
Check	7/2/2018	2227	Orange County Networking	Invoice 8903	Computer & Intern...		285.00	418,593.57
Check	7/2/2018	2228	The Gas Company	063 318 5620 0	Utilities		43.22	418,550.35
Check	7/2/2018	2229	Edge Water Pool and Spa	Acct 630000	Landscape & Maint...		175.00	418,375.35
Check	7/2/2018	2230	Thomas Seaman	Reimbursement	Real Estate Sales ...		670.00	417,705.35
Check	7/2/2018	2231	Tim McDonnell	Reimbursement	Rent & Storage Ex...		259.51	417,445.84
Check	7/2/2018	2232	LR Locksmithing	Inv 015485	Locksmith		129.00	417,316.84
Check	7/2/2018	2233	Republic Services #902	3-0902-0106900	Utilities		217.81	417,099.03
Check	7/2/2018	2234	Western Exterminator Co	Invoice 6122561	Landscape & Maint...		127.50	416,971.53
Check	7/2/2018	2235	Rodent Guys	Invoice 90414	Landscape & Maint...		105.00	416,866.53
Check	7/2/2018	2236	Pasadena Gardening & Tree S...	Invoice 4787	Landscape & Maint...		600.00	416,266.53
Check	7/2/2018	2237	California American Water	Acct 1015-220018741205	Utilities		675.76	415,590.77
Check	7/2/2018	2238	Tennis Executive Ctr c/o CMS	Account 1180958	HOA Dues		190.00	415,400.77
Check	7/2/2018	2239	Southern California Edison	2-39-640-4949	Utilities		264.36	415,136.41
Check	7/2/2018	2240	Southern California Edison	Cust 2-38-147-5607	Utilities		1,116.41	414,020.00
Check	7/2/2018	2241	Unishippers	Customer UL1023992	Postage and Delivery		25.54	413,994.46
Check	7/2/2018	2242	Matthew Flahive	Reimbursement for Versacheck	Bank Service Char...		29.99	413,964.47
Check	7/2/2018	2243	Environment Unlimited, Inc.	2 Invoices	-SPLIT-		631.25	413,333.22
Check	7/2/2018	2244	City of Arcadia	Acct 0051-092500.15	Utilities		351.75	412,981.47
Check	7/3/2018	2245	Edge Water Pool and Spa	Acct 630000	Landscape & Maint...		250.00	412,731.47
Deposit	7/9/2018			Deposit	RE Sales Earnest ...	150,000.00		562,731.47
Check	7/13/2018			Service Charge	Bank Service Char...		34.15	562,697.32
General ...	7/19/2018			Cash Deposit	Turnover/ Seizure	206.74		562,904.06
Check	7/20/2018	2246	Thomas Seaman Company	Q1&Q2-2018 Reimbursement	-SPLIT-		2,032.71	560,871.35
Check	7/20/2018	2247	Cox Business	001 7601 060187501	Rent & Storage Ex...		63.83	560,807.52
Check	7/20/2018	2248	Southern California Edison	2-32-970-4803	Rent & Storage Ex...		192.79	560,614.73
Check	7/20/2018	2249	AIC Owner, LLC	t0002258	Rent & Storage Ex...		1,397.22	559,217.51
Check	7/20/2018	2250	The Ceiling Company	Job 18-2049	Repairs & Mainten...		1,775.00	557,442.51
Check	7/20/2018	2251	Professional Painting Company	2 Invoices	-SPLIT-		500.00	556,942.51
Check	7/20/2018	2252	Michael Frauenthal & Associate...	Appraisal Final Payment	Appraisal Fees		1,172.50	555,770.01
Check	7/20/2018	2253	Rodent Guys	Invoice 92363	Landscape & Maint...		105.00	555,665.01
Check	7/20/2018	2254	Republic Services #902	3-0902-0106900	Utilities		267.99	555,397.02
Check	7/20/2018	2255	Western Supreme Rooter, Inc.	2 Invoices	-SPLIT-		1,068.00	554,329.02
Check	7/20/2018	2256	Western Exterminator Co	Invoice 6177790	Landscape & Maint...		127.50	554,201.52
Deposit	7/20/2018			Deposit	-SPLIT-	31.00		554,232.52
Check	7/20/2018	2257	Orange County Networking	2 Invoices	-SPLIT-		8,887.00	545,345.52
Check	7/20/2018	2258	Pasadena Gardening & Tree S...	Invoice 4840	Landscape & Maint...		600.00	544,745.52
Check	7/20/2018	2259	California American Water	Acct 1015-220018741205	Utilities		627.10	544,118.42
Check	7/20/2018	2260	The Gas Company	063 318 5620 0	Utilities		41.80	544,076.62
Check	7/23/2018	2261	J. Warlin Insurance Services	Invoice 07222018-01	General Liability In...		13,891.38	530,185.24
Check	7/26/2018	Wire	Chicago Title Company	Deodar Overbidder Deposit	RE Sales Earnest ...	150,000.00		380,185.24
Check	7/31/2018	2262	Jan-Serve Commercial Cleaning	135 E Live Oak	Repairs & Mainten...		4,690.00	375,495.24
General ...	8/3/2018			Chicago Title Company	Net Proceeds re 409 Deodar L...	2,959,028.28		3,334,523.52
Check	8/8/2018	Wire	Lai Star, Inc.	Deodar Break-up Fee	Real Estate Sales ...		20,000.00	3,314,523.52
Check	8/10/2018	2263	Private Security	Account TS-135	-SPLIT-		3,030.00	3,311,493.52
Check	8/10/2018	2264	Southern California Edison	2-39-640-4949	Utilities		178.49	3,311,315.03
Check	8/10/2018	2265	Southern California Edison	Cust 2-38-147-5607	Utilities		1,832.31	3,309,482.72
Check	8/10/2018	2266	Tennis Executive Ctr c/o CMS	Account 1180958	HOA Dues		190.00	3,309,292.72
Check	8/10/2018	2267	Unishippers	Customer UL1023992	Postage and Delivery		25.54	3,309,267.18
Check	8/10/2018	2268	Edge Water Pool and Spa	Acct 630000	Landscape & Maint...		1,195.00	3,308,072.18
Check	8/10/2018	2269	Environment Unlimited, Inc.	Invoice M29981	Landscape & Maint...		425.00	3,307,647.18
Check	8/10/2018	2270	Pasadena Gardening & Tree S...	Invoice 4940	Landscape & Maint...		150.00	3,307,497.18
Check	8/10/2018	2271	Thomas Seaman	Reimbursement	Computer & Intern...		37.10	3,307,460.08
Check	8/10/2018	2272	Orange County Networking	Invoice 8965	Computer & Intern...		1,282.50	3,306,177.58
Check	8/10/2018	2273	Western Exterminator Co	Invoice 6296693	Landscape & Maint...		127.50	3,306,050.08
Check	8/10/2018	2274	Republic Services #902	3-0902-0106900	Utilities		267.24	3,305,782.84
Check	8/27/2018	Transfer	Thomas Seaman Company	Fee Application 10	Receiver's Fees		33,845.85	3,271,936.99
Check	8/27/2018	Wire	Squire Patton Boggs LLP	Fee Application Final	-SPLIT-		2,612.97	3,269,324.02
Check	8/27/2018	Wire	Allen Matkins	Fee Application 10	-SPLIT-		35,961.24	3,233,362.78
Check	8/27/2018	Wire	TransPerfect Remote Interpreti...	Job RI054840	Translation Servic...		4,500.00	3,228,862.78
Check	8/28/2018	2275	City of Glendora	2315 Club Vista Dr	Utilities		200.00	3,228,662.78
Check	8/28/2018	2276	AIC Owner, LLC	t0002258	Rent & Storage Ex...		1,397.22	3,227,265.56
Check	8/28/2018	2277	Cox Business	001 7601 060187501	Rent & Storage Ex...		63.83	3,227,201.73
Check	8/28/2018	2278	The Hartford	Bill Account 10857037	Rent & Storage Ex...		1,717.20	3,225,484.53
Check	8/28/2018	2279	Southern California Edison	2-32-970-4803	Rent & Storage Ex...		234.62	3,225,249.91
Check	8/28/2018	2280	California American Water	Acct 1015-220018741205	Utilities		446.29	3,224,803.62
Check	8/28/2018	2281	Southern California Edison	2-39-640-4949	Utilities		194.01	3,224,609.61
Check	8/28/2018	2282	Jose Luis Bimbela	4 Invoices	-SPLIT-		1,520.00	3,223,089.61
Check	8/28/2018	2283	Orange County Networking	2 Invoices	-SPLIT-		1,315.00	3,221,774.61
Check	8/28/2018	2284	Tennis Executive Ctr c/o CMS	Account 1180958	HOA Dues		190.00	3,221,584.61
Check	8/28/2018	2285	Private Security	Account TS-135	Security		1,830.00	3,219,754.61
Check	8/28/2018	2286	Southern California Edison	Cust 2-38-147-5607	Utilities		1,828.87	3,217,925.74
Check	9/4/2018	ACH	Moving Mountains Design	Invoice 7076	Real Estate Sales ...		5,388.00	3,212,537.74
Check	9/4/2018	ACH	Moving Mountains Design	Deposit	Real Estate Sales ...		2,500.00	3,210,037.74
Check	9/6/2018	ACH	Moving Mountains Design	Invoice 7078	Real Estate Sales ...		5,988.00	3,204,049.74
Check	9/6/2018	2288	Moving Mountains Design	Deposit	Real Estate Sales ...		2,500.00	3,201,549.74
Check	9/26/2018	Transfer	Thomas Seaman Company	Fee Application 11	Receiver's Fees		132,471.00	3,069,078.74
Check	9/26/2018	Wire	Allen Matkins	Fee Application 11	-SPLIT-		60,853.49	3,008,225.25
Check	9/28/2018	2289	AIC Owner, LLC	t0002258	Rent & Storage Ex...		1,397.22	3,006,828.03
Check	9/28/2018	2290	Cox Business	001 7601 060187501	Rent & Storage Ex...		63.83	3,006,764.20
Check	9/28/2018	2291	Southern California Edison	2-32-970-4803	Rent & Storage Ex...		198.56	3,006,565.64
Check	9/28/2018	2292	Tim McDonnell	Mileage	Mileage Reimburse...		55.05	3,006,510.59



#9485

## USFIA, Inc in Receivership

## General Ledger

As of September 30, 2018

11:41 AM

11/15/18

Accrual Basis

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Check	9/28/2018	2293	Burrtec Waste Services LLC	Customer 01347710	Utilities		61.43	3,006,449.16
Check	9/28/2018	2294	The Gas Company	063 318 5620 0	Utilities		3.02	3,006,446.14
Check	9/28/2018	2295	Environment Unlimited, Inc.	Invoices	-SPLIT-		4,295.00	3,002,151.14
Check	9/28/2018	2296	The Gas Company	178 717 6296 3	Utilities		46.69	3,002,104.45
Check	9/28/2018	2297	Republic Services #902	3-0902-0106900	Utilities		267.24	3,001,837.21
Check	9/28/2018	2298	Western Exterminator Co	Invoice 6377685	Landscape & Maint...		127.50	3,001,709.71
Check	9/28/2018	2299	Team Young, Inc.	2 Invoices	-SPLIT-		8,138.00	2,993,571.71
Check	9/28/2018	2300	City of Arcadia	Acct 0051-092500.15	Utilities		230.87	2,993,340.84
Check	9/28/2018	2301	The Gas Company	148 487 5773 9	Utilities		62.71	2,993,278.13
Check	9/28/2018	2302	Orange County Networking	Invoice 9015	Computer & Intern...		1,330.00	2,991,948.13
Check	9/28/2018	2303	Tennis Executive Ctr c/o CMS	Account 1180958	HOA Dues		190.00	2,991,758.13
Check	9/28/2018	2304	Trojan Carpet Care	Invoice 5616	Repairs & Mainten...		400.00	2,991,358.13
Check	9/28/2018	2305	IGI Security Locksmith	Invoice 1259	Locksmith		120.00	2,991,238.13
Check	9/28/2018	2306	TransPerfect Remote Interpreti...	2 Invoices	-SPLIT-		2,070.00	2,989,168.13
Check	9/28/2018	2307	Juliana Bunch Appraisal Co.	2 Invoices	-SPLIT-		1,400.00	2,987,768.13
Check	9/28/2018	2308	Sweet Home Cleaning	1261 Vosburg Dr	Repairs & Mainten...		750.00	2,987,018.13
Check	9/28/2018	2309	Southern California Edison	Cust 2-38-147-5607	Utilities		1,340.02	2,985,678.11
Total USFIA Operating Acct - WF 0008						3,109,266.02	544,810.18	2,985,678.11
<b>USFIA Union Bank Acct 1036</b>								49,502,533.00
Total USFIA Union Bank Acct 1036								49,502,533.00
<b>WF Treasury Acct</b>								0.00
Total WF Treasury Acct								0.00
<b>Accounts Receivable</b>								0.00
<b>Alhambra Gardens AR</b>								0.00
Total Alhambra Gardens AR								0.00
<b>Hills Garden AR-Advance Deposit</b>								0.00
Total Hills Garden AR-Advance Deposit								0.00
<b>Hills Hotel AR-City Ledger</b>								0.00
Total Hills Hotel AR-City Ledger								0.00
<b>Hills Hotel AR-Guest Ledger</b>								0.00
Total Hills Hotel AR-Guest Ledger								0.00
<b>Accounts Receivable - Other</b>								0.00
Total Accounts Receivable - Other								0.00
Total Accounts Receivable								0.00
<b>Prepaid Insurance</b>								0.00
Total Prepaid Insurance								0.00
<b>Receivable from Hills Garden</b>								0.00
Total Receivable from Hills Garden								0.00
<b>Undeposited Funds</b>								0.00
Total Undeposited Funds								0.00
<b>Accumulated Depreciation</b>								0.00
Total Accumulated Depreciation								0.00
<b>Alhambra Gardens Apt Complex</b>								0.00
Total Alhambra Gardens Apt Complex								0.00
<b>Furniture and Equipment</b>								0.00
Total Furniture and Equipment								0.00
<b>Security Deposits</b>								1,310.00
General ...	9/1/2018		Martin Investment Group	Reclassify Santa Ana Storage ...	Rent & Storage Ex...		1,310.00	0.00
Total Security Deposits						0.00	1,310.00	0.00
<b>Utility Deposits</b>								1,105.00
Deposit	7/20/2018	234002	City of Arcadia	Refund of Balboa deposit for ...	USFIA Operating A...		30.00	1,075.00
Total Utility Deposits						0.00	30.00	1,075.00
<b>Accounts Payable</b>								0.00
Total Accounts Payable								0.00
<b>Funds Turnover to be Returned</b>								0.00
Total Funds Turnover to be Returned								0.00
<b>Payable to USFIA</b>								0.00
Total Payable to USFIA								0.00
<b>Payroll Liabilities</b>								0.00
Total Payroll Liabilities								0.00
<b>Potential 11th Hour Investor</b>								-974,510.40
Total Potential 11th Hour Investor								-974,510.40
<b>RE Sales Earnest Money Deposits</b>								0.00
Deposit	7/9/2018		Jing Liu	Deposit from Deodar Overbidd...	USFIA Operating A...		150,000.00	-150,000.00
Check	7/26/2018	Wire	Chicago Title Company	Deodar Overbidder Deposit	USFIA Operating A...	150,000.00		0.00
Total RE Sales Earnest Money Deposits						150,000.00	150,000.00	0.00
<b>Rental Security Deposits</b>								0.00
Total Rental Security Deposits								0.00

#9486

## USFIA, Inc in Receivership

## General Ledger

As of September 30, 2018

11:41 AM

11/15/18

Accrual Basis

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>Mortgage Loan-Alhambra Gardens</b>								0.00
Total Mortgage Loan-Alhambra Gardens								0.00
<b>Opening Balance Equity</b>								0.00
Total Opening Balance Equity								0.00
<b>Retained Earnings</b>								-45,509,932.53
Total Retained Earnings								-45,509,932.53
<b>Accounting Services Income</b>								0.00
Total Accounting Services Income								0.00
<b>Arcadia Office Rental Revenue</b>								0.00
Total Arcadia Office Rental Revenue								0.00
<b>Consulting Income</b>								0.00
Total Consulting Income								0.00
<b>Hotel Revenue</b>								0.00
Total Hotel Revenue								0.00
<b>Rental Income</b>								0.00
Total Rental Income								0.00
<b>Sale of Assets</b>								0.00
Total Sale of Assets								0.00
<b>Sale of Personal Property</b>								-287,828.25
Total Sale of Personal Property								-287,828.25
<b>Sale of Real Property</b>								-2,293,045.00
General ... 8/3/2018			Jing Liu	Sale Proceeds re 409 Deodar ...	USFIA Operating A...		2,952,839.56	-5,245,884.56
Total Sale of Real Property						0.00	2,952,839.56	-5,245,884.56
<b>Tax Preparation Services Income</b>								0.00
Total Tax Preparation Services Income								0.00
<b>Tax Refunds</b>								0.00
Total Tax Refunds								0.00
<b>Turnover/ Seizure</b>								-1,297,029.97
General ... 7/19/2018				Vending machine contents fro...	-SPLIT-		242.05	-1,297,272.02
Total Turnover/ Seizure						0.00	242.05	-1,297,272.02
<b>Unearned law firm retainers</b>								0.00
Total Unearned law firm retainers								0.00
<b>Automobile Expense</b>								0.00
Total Automobile Expense								0.00
<b>Automobile Expenses</b>								0.00
Total Automobile Expenses								0.00
<b>Bank Service Charges</b>								96.61
Check 7/2/2018		2242	Matthew Flahive	Reimbursement for Versachec...	USFIA Operating A...	29.99		126.60
Check 7/13/2018				Service Charge	USFIA Operating A...	34.15		160.75
Total Bank Service Charges						64.14	0.00	160.75
<b>Computer and Internet Expenses</b>								0.00
Total Computer and Internet Expenses								0.00
<b>Depreciation Expense</b>								0.00
Total Depreciation Expense								0.00
<b>Hotel Operating Expenses</b>								0.00
<b>Advertising and Promotion</b>								0.00
Total Advertising and Promotion								0.00
<b>Cable</b>								0.00
Total Cable								0.00
<b>Computer &amp; Internet Expenses</b>								0.00
Total Computer & Internet Expenses								0.00
<b>Dues and Subscriptions</b>								0.00
Total Dues and Subscriptions								0.00
<b>Food &amp; Beverage</b>								0.00
Total Food & Beverage								0.00
<b>Insurance Expense</b>								0.00
<b>Earthquake Insurance</b>								0.00
Total Earthquake Insurance								0.00
<b>General Liability Insurance</b>								0.00
Total General Liability Insurance								0.00
<b>Worker's Compensation</b>								0.00
Total Worker's Compensation								0.00

#9487

## USFIA, Inc in Receivership

## General Ledger

As of September 30, 2018

11:41 AM

11/15/18

Accrual Basis

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>Insurance Expense - Other</b>								
Total Insurance Expense - Other								0.00
Total Insurance Expense								0.00
<b>Landscape &amp; Maintenance</b>								
Total Landscape & Maintenance								0.00
<b>Licenses, Permits, &amp; Dues</b>								
Total Licenses, Permits, & Dues								0.00
<b>Lodging Tax-San Bernardino</b>								
Total Lodging Tax-San Bernardino								0.00
<b>Merchant Account Fees</b>								
Total Merchant Account Fees								0.00
<b>Misc Hotel Expenses</b>								
Total Misc Hotel Expenses								0.00
<b>Office Supplies</b>								
Total Office Supplies								0.00
<b>Payroll Expenses</b>								
Total Payroll Expenses								0.00
<b>Payroll Fees</b>								
Total Payroll Fees								0.00
<b>Property Taxes</b>								
Total Property Taxes								0.00
<b>Recurring Hotel Fees</b>								
Total Recurring Hotel Fees								0.00
<b>Repairs &amp; Maintenance</b>								
Total Repairs & Maintenance								0.00
<b>Reservations</b>								
Total Reservations								0.00
<b>Telephone Expense</b>								
Total Telephone Expense								0.00
<b>Utilities</b>								
Total Utilities								0.00
<b>Hotel Operating Expenses - Other</b>								
Total Hotel Operating Expenses - Other								0.00
Total Hotel Operating Expenses								0.00
<b>Insurance Expense</b>								
<b>Life and Disability Insurance</b>								
Total Life and Disability Insurance								0.00
<b>Professional Liability</b>								
Total Professional Liability								0.00
<b>Insurance Expense - Other</b>								
Total Insurance Expense - Other								0.00
Total Insurance Expense								0.00
<b>Landscape &amp; Maintenance</b>								
Total Landscape & Maintenance								0.00
<b>Mileage Reimbursement</b>								
Check	9/28/2018	2292	Tim McDonnell	Mileage to Glendora & back	USFIA Operating A...	55.05		531.74
Total Mileage Reimbursement						55.05	0.00	586.79
<b>Outside Services</b>								
<b>Computer &amp; Internet Expenses</b>								
Check	7/2/2018	2227	Orange County Networking	March services: Verified/modif...	USFIA Operating A...	285.00		7,394.46
Check	7/20/2018	2246	Thomas Seaman Company	Network Solutions email & do...	USFIA Operating A...	1,923.01		4,138.48
Check	7/20/2018	2257	Orange County Networking	Invoice 8920 - April Services: ...	USFIA Operating A...	6,162.00		4,423.48
Check	7/20/2018	2257	Orange County Networking	Invoice 8936 - May Services: ...	USFIA Operating A...	2,725.00		6,346.49
Check	8/10/2018	2271	Thomas Seaman	Network Solutions Claims mail...	USFIA Operating A...	37.10		12,508.49
Check	8/10/2018	2272	Orange County Networking	June Services: Server & back...	USFIA Operating A...	1,282.50		15,233.49
Check	8/28/2018	2283	Orange County Networking	8990 July Services: Server & ...	USFIA Operating A...	1,045.00		15,270.59
Check	8/28/2018	2283	Orange County Networking	8991 Server hard drives	USFIA Operating A...	270.00		16,553.09
Check	9/28/2018	2302	Orange County Networking	August Services: Server, RAI...	USFIA Operating A...	1,330.00		17,598.09
Total Computer & Internet Expenses						15,059.61	0.00	17,868.09
<b>Misc Costs &amp; Services</b>								
Total Misc Costs & Services								19,198.09

#9488

USFIA, Inc in Receivership  
General Ledger

As of September 30, 2018

11:41 AM

11/15/18

Accrual Basis

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>Postage and Delivery</b>								473.92
Check	7/2/2018	2241	Unishippers	Invoice 1014738153	USFIA Operating A...	25.54		499.46
General ...	7/19/2018		USPS	Certified mailing costs for prop...	Turnover/ Seizure	35.31		534.77
Check	8/10/2018	2267	Unishippers	Invoice 1014856651	USFIA Operating A...	25.54		560.31
Total Postage and Delivery						86.39	0.00	560.31
<b>Printing &amp; Reproduction</b>								400.89
Check	7/20/2018	2246	Thomas Seaman Company	PACER	USFIA Operating A...	109.70		510.59
Total Printing & Reproduction						109.70	0.00	510.59
<b>Outside Services - Other</b>								0.00
Total Outside Services - Other								0.00
Total Outside Services						15,255.70	0.00	22,650.16
<b>Professional Fees</b>								282,096.10
<b>Appraiser Fees</b>								577.50
Check	7/20/2018	2252	Michael Frauenthal & Associate...	Lot 14 Utica Ave, Rancho Cuc...	USFIA Operating A...	1,172.50		1,750.00
Check	9/28/2018	2307	Juliana Bunch Appraisal Co.	File 1812 - 2315 Club Vista Dr...	USFIA Operating A...	700.00		2,450.00
Check	9/28/2018	2307	Juliana Bunch Appraisal Co.	File 1813 - 1261 N Vosburg Dr...	USFIA Operating A...	700.00		3,150.00
Total Appraiser Fees						2,572.50	0.00	3,150.00
<b>Legal Fees</b>								0.00
Total Legal Fees								0.00
<b>Notary</b>								0.00
Total Notary								0.00
<b>Outside Accounting Fees</b>								0.00
Total Outside Accounting Fees								0.00
<b>Receiver's Counsel Expenses</b>								3,423.99
<b>Allen Matkins</b>								1,634.75
Check	8/27/2018	Wire	Allen Matkins	Expenses - Fee Application 10	USFIA Operating A...	2,200.44		3,835.19
Check	9/26/2018	Wire	Allen Matkins	Expenses - Fee Application 11	USFIA Operating A...	713.69		4,548.88
Total Allen Matkins						2,914.13	0.00	4,548.88
<b>Squire Patton Boggs, LLP</b>								1,789.24
Check	8/27/2018	Wire	Squire Patton Boggs LLP	Expenses - Fee Application Fi...	USFIA Operating A...	7.47		1,796.71
Total Squire Patton Boggs, LLP						7.47	0.00	1,796.71
<b>Receiver's Counsel Expenses - Other</b>								0.00
Total Receiver's Counsel Expenses - Other								0.00
Total Receiver's Counsel Expenses						2,921.60	0.00	6,345.59
<b>Receiver's Counsel Fees</b>								145,896.08
<b>Allen Matkins</b>								93,985.92
Check	8/27/2018	Wire	Allen Matkins	Fees - Fee Application 10	USFIA Operating A...	33,760.80		127,746.72
Check	9/26/2018	Wire	Allen Matkins	Fees - Fee Application 1141	USFIA Operating A...	60,139.80		187,886.52
Total Allen Matkins						93,900.60	0.00	187,886.52
<b>Squire Patton Boggs, LLP</b>								51,910.16
Check	8/27/2018	Wire	Squire Patton Boggs LLP	Fees - Fee Application Final	USFIA Operating A...	2,605.50		54,515.66
Total Squire Patton Boggs, LLP						2,605.50	0.00	54,515.66
<b>Receiver's Counsel Fees - Other</b>								0.00
Total Receiver's Counsel Fees - Other								0.00
Total Receiver's Counsel Fees						96,506.10	0.00	242,402.18
<b>Receiver's Fees</b>								131,784.75
Check	8/27/2018	Transfer	Thomas Seaman Company	Fee Application 10	USFIA Operating A...	33,845.85		165,630.60
Check	9/26/2018	Transfer	Thomas Seaman Company	Fee Application 11	USFIA Operating A...	132,471.00		298,101.60
Total Receiver's Fees						166,316.85	0.00	298,101.60
<b>Receiver's IT Expenses</b>								0.00
Total Receiver's IT Expenses								0.00
<b>Receiver IT Fees</b>								0.00
Total Receiver IT Fees								0.00
<b>Tax Accounting Fees</b>								0.00
Total Tax Accounting Fees								0.00
<b>Translation Services</b>								413.78
Check	8/27/2018	Wire	TransPerfect Remote Interpreti...	Invoice 033117	USFIA Operating A...	4,500.00		4,913.78
Check	9/28/2018	2306	TransPerfect Remote Interpreti...	Invoice 1414102, Contract US...	USFIA Operating A...	495.00		5,408.78
Check	9/28/2018	2306	TransPerfect Remote Interpreti...	Invoice 1410779, Contract US...	USFIA Operating A...	1,575.00		6,983.78
Total Translation Services						6,570.00	0.00	6,983.78
<b>Professional Fees - Other</b>								0.00
Total Professional Fees - Other								0.00
Total Professional Fees						274,887.05	0.00	556,983.15
<b>Real Property Expenses</b>								161,851.01
<b>Alhambra Gardens Apartments</b>								0.00
<b>Insurance Expense</b>								0.00
Total Insurance Expense								0.00

#9489

## USFIA, Inc in Receivership

## General Ledger

As of September 30, 2018

11:41 AM

11/15/18

Accrual Basis

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>Landscape &amp; Maintenance</b>								
Total Landscape & Maintenance								0.00
<b>Mortgage Interest Expense</b>								
Total Mortgage Interest Expense								0.00
<b>Property Taxes</b>								
Total Property Taxes								0.00
<b>Real Estate Sales Expenses</b>								
Total Real Estate Sales Expenses								0.00
<b>Repairs and Maintenance</b>								
Total Repairs and Maintenance								0.00
<b>Security Deposit Return</b>								
Total Security Deposit Return								0.00
<b>Taxes &amp; Licenses</b>								
Total Taxes & Licenses								0.00
<b>Tenant Credit Checks</b>								
Total Tenant Credit Checks								0.00
<b>Utilities</b>								
Total Utilities								0.00
<b>Alhambra Gardens Apartments - Other</b>								
Total Alhambra Gardens Apartments - Other								0.00
Total Alhambra Gardens Apartments								0.00
<b>All Other Real Estate</b>								
<b>General Liability Insurance</b>								
Check	7/23/2018	2261	J. Warlin Insurance Services	Vosburg, Alta St, Club Vista, 4...	USFIA Operating A...	13,891.38		161,851.01
Total General Liability Insurance						13,891.38	0.00	16,077.84
<b>HOA Dues</b>								
Check	7/2/2018	2238	Tennis Executive Ctr c/o CMS	Account 1180958 for Lot 14 Ut...	USFIA Operating A...	190.00		29,969.22
Check	8/10/2018	2266	Tennis Executive Ctr c/o CMS	Account 1180958 for Lot 14 Ut...	USFIA Operating A...	190.00		1,160.24
Check	8/28/2018	2284	Tennis Executive Ctr c/o CMS	Account 1180958 for Lot 14 Ut...	USFIA Operating A...	190.00		1,350.24
Check	9/28/2018	2303	Tennis Executive Ctr c/o CMS	Account 1180958 for Lot 14 Ut...	USFIA Operating A...	190.00		1,730.24
Total HOA Dues						760.00	0.00	1,920.24
<b>Landscape &amp; Maintenance</b>								
Check	7/2/2018	2229	Edge Water Pool and Spa	Acct 630000, June Services, 4...	USFIA Operating A...	175.00		10,845.00
Check	7/2/2018	2234	Western Exterminator Co	Customer 16017112-0, 135 E ...	USFIA Operating A...	127.50		11,020.00
Check	7/2/2018	2235	Rodent Guys	409 Deodar Ln - Gopher Contr...	USFIA Operating A...	105.00		11,147.50
Check	7/2/2018	2236	Pasadena Gardening & Tree S...	409 Deodar Ln, Bradbury - Ju...	USFIA Operating A...	600.00		11,252.50
Check	7/2/2018	2243	Environment Unlimited, Inc.	Invoice M29919 - 135 E Live ...	USFIA Operating A...	500.00		11,852.50
Check	7/2/2018	2243	Environment Unlimited, Inc.	Invoice M29884 - 135 E Live ...	USFIA Operating A...	131.25		12,352.50
Check	7/3/2018	2245	Edge Water Pool and Spa	Acct 630000, July Services, 4...	USFIA Operating A...	250.00		12,483.75
Check	7/20/2018	2253	Rodent Guys	409 Deodar Ln - Gopher Contr...	USFIA Operating A...	105.00		12,733.75
Check	7/20/2018	2256	Western Exterminator Co	Customer 16017112-0, 135 E ...	USFIA Operating A...	127.50		12,838.75
Check	7/20/2018	2258	Pasadena Gardening & Tree S...	409 Deodar Ln, Bradbury - Jul...	USFIA Operating A...	600.00		12,966.25
Check	8/10/2018	2268	Edge Water Pool and Spa	Invoice 18630801 - Pool pump...	USFIA Operating A...	1,195.00		13,566.25
Check	8/10/2018	2269	Environment Unlimited, Inc.	Invoice M29981 - 135 E Live ...	USFIA Operating A...	425.00		14,761.25
Check	8/10/2018	2270	Pasadena Gardening & Tree S...	409 Deodar Ln, Bradbury - Fin...	USFIA Operating A...	150.00		15,186.25
Check	8/10/2018	2273	Western Exterminator Co	Customer 16017112-0, 135 E ...	USFIA Operating A...	127.50		15,336.25
Check	8/28/2018	2282	Jose Luis Bimbela	Invoice 210755 - Gardening S...	USFIA Operating A...	380.00		15,463.75
Check	8/28/2018	2282	Jose Luis Bimbela	Invoice 210756 - Gardening S...	USFIA Operating A...	380.00		15,843.75
Check	8/28/2018	2282	Jose Luis Bimbela	Invoice 210757 - Gardening S...	USFIA Operating A...	380.00		16,223.75
Check	8/28/2018	2282	Jose Luis Bimbela	Invoice 210758 - Gardening S...	USFIA Operating A...	380.00		16,603.75
Check	9/28/2018	2295	Environment Unlimited, Inc.	Invoice M30015 - 135 E Live ...	USFIA Operating A...	425.00		16,983.75
Check	9/28/2018	2295	Environment Unlimited, Inc.	Invoice L30028 - 1261 Vosbur...	USFIA Operating A...	1,750.00		17,408.75
Check	9/28/2018	2295	Environment Unlimited, Inc.	Invoice M30024 - 2315 Club V...	USFIA Operating A...	325.00		19,158.75
Check	9/28/2018	2295	Environment Unlimited, Inc.	Invoice L30023 - 2315 Club Vi...	USFIA Operating A...	1,795.00		19,483.75
Check	9/28/2018	2298	Western Exterminator Co	Customer 16017112-0, 135 E ...	USFIA Operating A...	127.50		21,278.75
Total Landscape & Maintenance						10,561.25	0.00	21,406.25
<b>Locksmith</b>								
Check	7/2/2018	2232	LR Locksmithing	Invoice 015572, Re-Key at 13...	USFIA Operating A...	129.00		248.00
Check	9/28/2018	2305	IGI Security Locksmith	2315 Club Vista Dr, Glendora	USFIA Operating A...	120.00		377.00
Total Locksmith						249.00	0.00	497.00
<b>Property Tax</b>								
General ...	8/3/2018		Los Angeles County Tax Collec...	Property Tax 7/1-8/3/18 re 40...	USFIA Operating A...		6,188.72	56,823.93
Total Property Tax						0.00	6,188.72	50,635.21
<b>Real Estate Sales Expenses</b>								
Check	7/2/2018	2230	Thomas Seaman	409 Deodar Sale & Overbid N...	USFIA Operating A...	670.00		855.00
Check	8/8/2018	Wire	Lai Star, Inc.	Deodar Break-up Fee	USFIA Operating A...	20,000.00		1,525.00
Check	9/4/2018	ACH	Moving Mountains Design	60 Day Staging for 2315 Club ...	USFIA Operating A...	5,388.00		21,525.00
Check	9/4/2018	2287	Moving Mountains Design	Staging Deposit for 2315 Club...	USFIA Operating A...	2,500.00		26,913.00
Check	9/6/2018	ACH	Moving Mountains Design	60 Day Staging for 1261 E Vo...	USFIA Operating A...	5,988.00		29,413.00
Check	9/6/2018	2288	Moving Mountains Design	Staging Deposit for 1261 E Vo...	USFIA Operating A...	2,500.00		35,401.00
Total Real Estate Sales Expenses						37,046.00	0.00	37,901.00

#9490

USFIA, Inc in Receivership  
General Ledger

As of September 30, 2018

11:41 AM

11/15/18

Accrual Basis

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>Repairs &amp; Maintenance</b>								
Check	7/20/2018	2250	The Ceiling Company	Repair/Replace water damage...	USFIA Operating A...	1,775.00		13,519.00
Check	7/20/2018	2251	Professional Painting Company	Invoice 361	USFIA Operating A...	350.00		15,294.00
Check	7/20/2018	2251	Professional Painting Company	Invoice 365	USFIA Operating A...	150.00		15,644.00
Check	7/20/2018	2255	Western Supreme Rooter, Inc.	Invoice 92063 - Cabled 1st Flo...	USFIA Operating A...	493.00		15,794.00
Check	7/20/2018	2255	Western Supreme Rooter, Inc.	Invoice 92135 - Jetted Line	USFIA Operating A...	575.00		16,287.00
Check	7/31/2018	2262	Jan-Serve Commercial Cleaning	Balance due for cleaning servi...	USFIA Operating A...	4,690.00		16,862.00
Check	9/28/2018	2299	Team Young, Inc.	2315 Club Vista Dr, Glendora ...	USFIA Operating A...	4,663.00		21,552.00
Check	9/28/2018	2299	Team Young, Inc.	1261 E Vosburg Dr, Azusa - M...	USFIA Operating A...	3,475.00		26,215.00
Check	9/28/2018	2304	Trojan Carpet Care	1261 N Vosburg, Azusa	USFIA Operating A...	400.00		29,690.00
Check	9/28/2018	2308	Sweet Home Cleaning	1261 Vosburg Dr, Azusa	USFIA Operating A...	750.00		30,090.00
Total Repairs & Maintenance						17,321.00	0.00	30,840.00
<b>Security</b>								
Check	8/10/2018	2263	Private Security	Invoice 6161 - Balance owed	USFIA Operating A...	140.00		39,330.00
Check	8/10/2018	2263	Private Security	Invoice 11478 - January Resp...	USFIA Operating A...	530.00		39,470.00
Check	8/10/2018	2263	Private Security	Invoice 11978 - June Respons...	USFIA Operating A...	530.00		40,000.00
Check	8/10/2018	2263	Private Security	Invoice 12021 - July Patrol & ...	USFIA Operating A...	1,830.00		40,530.00
Check	8/28/2018	2285	Private Security	Invoice 12172 - August Patrol ...	USFIA Operating A...	1,830.00		42,360.00
Total Security						4,860.00	0.00	44,190.00
<b>Tenant Refunds</b>								
Total Tenant Refunds								0.00
<b>Utilities</b>								
Check	7/2/2018	2225	Burrtec Waste Industries, Inc.	Customer 01332486	USFIA Operating A...	92.91		22,992.00
Check	7/2/2018	2225	Burrtec Waste Industries, Inc.	Customer 01339296	USFIA Operating A...	246.10		23,084.91
Check	7/2/2018	2226	Burrtec Waste Services LLC	Invoice 1129629, 409 Deodar ...	USFIA Operating A...	412.51		23,331.01
Check	7/2/2018	2228	The Gas Company	Account 063 318 5620 0, 135 ...	USFIA Operating A...	43.22		23,743.52
Check	7/2/2018	2233	Republic Services #902	Invoice 0902-007961112 - 135...	USFIA Operating A...	217.81		23,786.74
Check	7/2/2018	2237	California American Water	Acct 1015-220018741205 - 40...	USFIA Operating A...	675.76		24,004.55
Check	7/2/2018	2239	Southern California Edison	Customer 2-39-640-4949, 409...	USFIA Operating A...	264.36		24,680.31
Check	7/2/2018	2240	Southern California Edison	Cust 2-38-147-5607, 135 E Li...	USFIA Operating A...	1,116.41		24,944.67
Check	7/2/2018	2244	City of Arcadia	Acct 0051-092500.15, 135 E L...	USFIA Operating A...	351.75		26,061.08
Check	7/20/2018	2254	Republic Services #902	Invoice 0902-008058315 - 135...	USFIA Operating A...	267.99		26,412.83
Deposit	7/20/2018	234002	City of Arcadia	Refund of Balboa deposit for ...	USFIA Operating A...		1.00	26,680.82
Check	7/20/2018	2259	California American Water	Acct 1015-220018741205 - 40...	USFIA Operating A...	627.10		26,779.82
Check	7/20/2018	2260	The Gas Company	Account 063 318 5620 0, 135 ...	USFIA Operating A...	41.80		27,306.92
Check	8/10/2018	2264	Southern California Edison	Customer 2-39-640-4949, 409...	USFIA Operating A...	178.49		27,348.72
Check	8/10/2018	2265	Southern California Edison	Cust 2-38-147-5607, 135 E Li...	USFIA Operating A...	1,832.31		27,527.21
Check	8/10/2018	2274	Republic Services #902	Invoice 0902-0106900 - 135 E...	USFIA Operating A...	267.24		29,359.52
Check	8/28/2018	2275	City of Glendora	Service address: 2315 Club Vi...	USFIA Operating A...	200.00		29,626.76
Check	8/28/2018	2280	California American Water	Acct 1015-220018741205 - 40...	USFIA Operating A...	446.29		29,826.76
Check	8/28/2018	2281	Southern California Edison	Customer 2-39-640-4949, 409...	USFIA Operating A...	194.01		30,273.05
Check	8/28/2018	2286	Southern California Edison	Cust 2-38-147-5607, 135 E Li...	USFIA Operating A...	1,828.87		30,467.06
Check	9/28/2018	2293	Burrtec Waste Services LLC	Invoice 1135954, 409 Deodar ...	USFIA Operating A...	61.43		32,295.93
Check	9/28/2018	2294	The Gas Company	Account 063 318 5620 0, 135 ...	USFIA Operating A...	3.02		32,357.36
Check	9/28/2018	2296	The Gas Company	Account 178 717 6296 3, 231...	USFIA Operating A...	46.69		32,360.38
Check	9/28/2018	2297	Republic Services #902	Invoice 0902-008183668 - 135...	USFIA Operating A...	267.24		32,407.07
Check	9/28/2018	2300	City of Arcadia	Acct 0051-092500.15, 135 E L...	USFIA Operating A...	230.87		32,674.31
Check	9/28/2018	2301	The Gas Company	Account 148 487 5773 9, 126...	USFIA Operating A...	62.71		32,905.18
Check	9/28/2018	2309	Southern California Edison	Cust 2-38-147-5607, 135 E Li...	USFIA Operating A...	1,340.02		32,967.89
Total Utilities						11,316.91	1.00	34,307.91
<b>All Other Real Estate - Other</b>								
Total All Other Real Estate - Other								0.00
Total All Other Real Estate						96,005.54	6,189.72	251,666.83
<b>Real Property Expenses - Other</b>								
Total Real Property Expenses - Other								0.00
Total Real Property Expenses						96,005.54	6,189.72	251,666.83
<b>Rent &amp; Storage Expenses</b>								
Check	7/2/2018	2222	AIC Owner, LLC	Irvine Storage Rent	USFIA Operating A...	1,397.22		47,783.90
Check	7/2/2018	2223	Cox Business	Account 001 7601 060187501	USFIA Operating A...	63.83		49,181.12
Check	7/2/2018	2224	Southern California Edison	2-32-970-4803 - Irvine Storage	USFIA Operating A...	131.13		49,244.95
Check	7/2/2018	2231	Tim McDonnell	Rental Truck & Supplies re Liv...	USFIA Operating A...	259.51		49,376.08
Check	7/20/2018	2247	Cox Business	Account 001 7601 060187501	USFIA Operating A...	63.83		49,635.59
Check	7/20/2018	2248	Southern California Edison	2-32-970-4803 - Irvine Storage	USFIA Operating A...	192.79		49,699.42
Check	7/20/2018	2249	AIC Owner, LLC	Irvine Storage Rent	USFIA Operating A...	1,397.22		49,892.21
Check	8/28/2018	2276	AIC Owner, LLC	Irvine Storage Rent - Sept	USFIA Operating A...	1,397.22		51,289.43
Check	8/28/2018	2277	Cox Business	Account 001 7601 060187501	USFIA Operating A...	63.83		52,686.65
Check	8/28/2018	2278	The Hartford	Irvine Storage Property Insura...	USFIA Operating A...	1,717.20		52,750.48
Check	8/28/2018	2279	Southern California Edison	2-32-970-4803 - Irvine Storage	USFIA Operating A...	234.62		54,467.68
General ...	9/1/2018		Martin Investment Group	Reclassify Santa Ana Storage ...	Security Deposits	1,310.00		54,702.30
Check	9/28/2018	2289	AIC Owner, LLC	Irvine Storage Rent - Oct	USFIA Operating A...	1,397.22		56,012.30
Check	9/28/2018	2290	Cox Business	Account 001 7601 060187501	USFIA Operating A...	63.83		57,409.52
Check	9/28/2018	2291	Southern California Edison	2-32-970-4803 - Irvine Storage	USFIA Operating A...	198.56		57,473.35
Total Rent & Storage Expenses						9,888.01	0.00	57,671.91
<b>Taxes</b>								
Total Taxes								0.00
<b>Travel Expense</b>								
Total Travel Expense								0.00
<b>Finance Charge Income</b>								
Total Finance Charge Income								0.00

11:41 AM

USFIA, Inc in Receivership

11/15/18

**General Ledger**

Accrual Basis

As of September 30, 2018

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>Interest Income</b>								-63,577.94
Total Interest Income								-63,577.94
<b>No acct</b>								0.00
Total no acct								0.00
<b>TOTAL</b>						<u>3,655,421.51</u>	<u>3,655,421.51</u>	<u>0.00</u>