

1 ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP  
2 DAVID R. ZARO (BAR NO. 124334)  
PETER A. GRIFFIN (BAR NO. 306201)  
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  
pgriffin@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 SOUTHERN DIVISION

16 SECURITIES AND EXCHANGE  
COMMISSION,

17 Plaintiff,

18 v.

19 EMILIO FRANCISCO; PDC CAPITAL  
GROUP, LLC; CAFFE PRIMO  
INTERNATIONAL, INC.; SAL SENIOR  
LIVING, LP; SAL CARMICHAEL, LP; SAL  
20 CITRUS HEIGHTS, LP; SAL KERN  
CANYON, LP; SAL PHOENIX, LP; SAL  
21 WESTGATE, LP; SUMMERPLACÉ AT  
SARASOTA, LP; SUMMERPLACE AT  
22 CLEARWATER, LP; SUMMERPLACE AT  
CORRELL PALMS, LP; TRC TUCSON, LP;  
23 CLEAR CURRENTS WEST, LP; CAFFE  
PRIMO MANAGEMENT, LP; CAFFE  
24 PRIMO MANAGEMENT 102, LP; CAFFE  
PRIMO MANAGEMENT 103, LP; CAFFE  
25 PRIMO MANAGEMENT 104, LP; CAFFE  
PRIMO MANAGEMENT 105, LP; CAFFE  
26 PRIMO MANAGEMENT 106, LP; CAFFE  
PRIMO MANAGEMENT 107, LP; and  
27 CAFFE PRIMO MANAGEMENT 108, LP,

28 Defendants.

Case No. 8:16-cv-02257-CJC-DFM

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

Ctrm: 9B, 9th Floor  
Judge: Hon. Cormac J. Carney

**I. REPORT SUMMARY**

1  
2 Thomas A. Seaman ("Receiver") the Court-appointed permanent receiver for  
3 the Defendant entities and their subsidiaries and affiliates (collectively,  
4 "Receivership Entities"), hereby submits this Receiver's Report reflecting his work  
5 for the period February 1, 2019, through April 30, 2019 ("Report Period"). This  
6 Report also provides an accounting of receipts and disbursements since the inception  
7 of the receivership.

8 During the Report Period, the Receiver concluded the Thomassen settlement  
9 and collected the proceeds, moved the sale of the Tucson TRC asset closer to closing  
10 and collected an additional earnest money deposit, and objected to various non-  
11 investor claims. At this point, Professional Loading Services, fka Prograde (the  
12 Montana ammunitions company) is on the only remaining asset to be sold.  
13 Discussions with the current manager and another party, as well as a broker, are in  
14 progress.

15 The Receiver also set forth his recommendations as to which claims should be  
16 approved, adjusted, or denied. The Court recently ruled on the various claims  
17 objections and all claims have now been resolved or adjudicated. Accordingly, the  
18 Receiver will propose a plan of distribution in the coming weeks.

19 For the three-month period ending April 30, 2019, the Receiver recovered a  
20 total of \$303,582 and disbursed a total of \$247,579. As of April 30, 2019, the  
21 Receiver was holding cash in the amount of \$11,062,185. The recoveries were an  
22 additional earnest money deposit the disbursements were primarily professional fees  
23 and real property expenses. Further details on receipts and disbursements are  
24 provided in Section III.G. below.

25  
26  
27  
28

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

**II. RECEIVER'S ACTIVITIES**

**A. Receivership Assets**

The Tucson TRC sale closed on around May 1, 2019. During the Report Period, the Receiver collected an additional earnest money deposit from the buyer and worked to conclude the sale.

**B. Status of EB-5 Investor Applications**

There are currently 133 EB-5 Investors seeking permanent residency who each invested approximately \$500,000 and paid administrative fees between \$45,000 and \$50,000. The \$500,000 capital contributions were direct investments by the EB-5 Investors into each project.

The Receiver has met with the counsel and staff of the Law Office of Marilyn Thomassen, who represented and administered some of the EB-5 Investor applications. Based on records maintained by Ms. Thomassen's office, review of correspondence and notices from USCIS, and review of case status updates posted by USCIS on its website, the current status of the EB-5 Investor applications with USCIS is summarized as follows:

Approved I-526	0 <sup>1</sup>
I-526 approved then revoked	6
Notice of Intent to Revoke I-526	1
Pending	2
Request for Evidence	0
Notice of Intent to Deny	18
Denied	102
Status unknown	4 <sup>2</sup>

No applications have been approved and most have been denied or will be denied.

<sup>1</sup> Six I-526 applications were initially approved by USCIS. Since then, five were revoked and the sixth has received a notice of intent to revoke from USCIS.

<sup>2</sup> These EB-5 Investors are represented by law firms other than Marilyn Thomassen.

1           **C. Potential Claims Against Third Parties**

2           As noted in previous reports, the Receiver has determined that significant  
3 funds were diverted to the Principals and other insiders. The Receiver's accounting  
4 is largely completed and has identified the recipients of ill-gotten gains.

5           On January 25, 2017, the Receiver filed motions for authority to pursue claims  
6 against attorney Marilyn Thomassen and related entities (Dkt. No. 165) and Neil  
7 Richardson and his family trust (Dkt. No. 167). These motions were granted on  
8 February 26, 2018. Dkt. No. 199. The Receiver filed his Complaint against Marilyn  
9 Thomassen and related entities on March 1, 2018 and filed his Complaint against  
10 Neil Richardson and his family trust on March 29, 2018. The Thomassen matter has  
11 settled, with Court approval, and the Receiver has collected the settlement proceeds.  
12 The Court recently granted the Receiver's Motion for Summary Judgment in the  
13 Richardson matter. On June 11, 2019, Richardson filed an appeal. No further  
14 actions against third parties are pending at this time.

15           **D. Receivership Accounting - Receipts and Disbursements**

16           Exhibit A provides a profit and loss statement, balance sheet, and general  
17 ledger as well as a Standardized Fund Accounting Report ("SFAR") for the three-  
18 month period ending April 30, 2019. As noted above, the Receiver has taken control  
19 of numerous bank accounts and funds of the Receivership Entities. For the three-  
20 month period ending April 30, 2019, gross receipts were \$303,582, comprised of  
21 \$200,000 for the earnest money deposit on the Tucson TRC sale, \$45,000 from the  
22 Thomassen settlement, \$1,480 for the sale of Caffe Primo personal property, and  
23 interest income of \$57,101.72 on excess cash invested in short term U.S. Treasury  
24 securities.

25           From inception through April 30, 2019, the Receiver has recovered  
26 \$16,131,577 which is comprised of \$209,052 turned over by financial institutions,  
27 \$3,357,906 in unused proceeds of the hard money loans taken out in December 2016,  
28 \$11,235,111 from the sale of real property interests, \$180,000 from the sale of the

1 *Beroca* yacht, \$57,071 from Caffe Primo bank accounts, \$45,000 in settlement  
2 proceeds, \$44,885 from the sale of Caffe Primo assets, \$457,711 from the return of  
3 construction bonds, \$160,381 in unused legal retainers, escrow account proceeds of  
4 \$192,765, rental income of \$18,500, miscellaneous refunds and receipts of \$3,566,  
5 and interest income of \$169,628.67.

6 For the three-month period ending April 30, 2019, the Receiver disbursed  
7 \$129,320, comprised primarily of professional fees of \$137,821, protective advances  
8 of \$105,000 for the Tucson TRC project, with the balance of \$4,758 for various other  
9 operating expenses and administrative expenses of the receivership estate, as set  
10 forth in further detail in Exhibit A.

11 From inception through April 30, 2019, the Receiver has made disbursements  
12 of \$5,069,391, comprised of real estate operating expenses of \$2,122,490, including  
13 \$748,115 for real property taxes; Court-approved professional fees in the amount of  
14 \$2,588,142; \$58,298 for Caffe Primo payroll, operating expenses, and costs to vacate  
15 certain leased premises; and \$300,461 spent on operations as set forth in further  
16 detail in Exhibit A. The Receiver was holding cash in the amount of \$11,062,185 as  
17 of April 30, 2019.

18 **E. Investor Communications**

19 The Receiver has held several meetings with investors and groups of investors  
20 at the Receiver's offices. The Receiver has established a receivership website to  
21 efficiently disseminate information to EB-5 Investors and interested parties. The  
22 receivership website address is [www.pdcreceiver.com](http://www.pdcreceiver.com). Due to the fact that the  
23 majority of the EB-5 Investors are located in China, the website includes a tab where  
24 the content can be viewed in Mandarin. The Receiver also employs a Mandarin-  
25 speaking bookkeeper, who is helpful in these matters.

26  
27  
28

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

**III. RECOMMENDATIONS**

**A. Accounting**

The Receiver will continue with his accounting to establish, among other things, where the funds obtained by the Receivership Entities came from and where they went after they were received by the Receivership Entities.

**B. Distribution Process**

Now that the Court has ruled on the claims objections and all claims have been resolved, the Receiver will file a motion seeking Court approval of a proposed plan of distribution to investors and other claimants.

**IV. CONCLUSION**

Based upon his investigation and findings to date, the Receiver recommends and requests that the receivership continue pursuant to the PI Order. The Receiver also requests the Court approve this Ninth Report and the recommendations discussed herein.

Dated: July 1, 2019

By: Thomas A. Seaman  
THOMAS A. SEAMAN  
Receiver

Dated: July 1, 2019

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

# **EXHIBIT A**

#11643

1:46 PM

06/14/19

Accrual Basis

**PDC Capital Receivership****Balance Sheet**

As of April 30, 2019

	<u>Apr 30, 19</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
PDC Capital Operating Account	264,570.93
Treasury Management Acct 6484	2,130,200.92
Treasury Management Acct 8108	8,667,413.26
<b>Total Checking/Savings</b>	<u>11,062,185.11</u>
<b>Total Current Assets</b>	11,062,185.11
<b>Other Assets</b>	
SAL Phoenix LP Promissory Note	256,250.00
<b>Total Other Assets</b>	<u>256,250.00</u>
<b>TOTAL ASSETS</b>	<b><u>11,318,435.11</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
RE Sales Earnest Money Deposit	300,000.00
<b>Total Other Current Liabilities</b>	<u>300,000.00</u>
<b>Total Current Liabilities</b>	<u>300,000.00</u>
<b>Total Liabilities</b>	300,000.00
<b>Equity</b>	
Retained Earnings	11,184,990.55
Net Income	-166,555.44
<b>Total Equity</b>	<u>11,018,435.11</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>11,318,435.11</u></b>



#11644

1:48 PM

**PDC Capital Receivership**

06/14/19

**Profit & Loss**

Accrual Basis

February through April 2019

	<u>Feb - Apr 19</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Caffe Primo Income	
Personal Property Sales	1,480.00
<b>Total Caffe Primo Income</b>	<u>1,480.00</u>
Settlement Proceeds	45,000.00
<b>Total Income</b>	<u>46,480.00</u>
<b>Expense</b>	
Bank Service Charges	11.27
Moving & Storage	2,246.61
<b>Outside Services</b>	
Computer and Internet Expenses	1,045.00
Reproduction & Subpoena Fees	1,254.64
<b>Total Outside Services</b>	<u>2,299.64</u>
<b>Professional Fees</b>	
Receiver's Fees	42,470.55
Receiver's Legal Counsel	
Costs	8,043.97
Fees	87,306.48
<b>Total Receiver's Legal Counsel</b>	<u>95,350.45</u>
<b>Total Professional Fees</b>	137,821.00
<b>Senior Living Project Expenses</b>	
Outside Services	200.00
TRC Tucson Debt Servicing	105,000.00
<b>Total Senior Living Project Expenses</b>	<u>105,200.00</u>
<b>Total Expense</b>	<u>247,578.52</u>
<b>Net Ordinary Income</b>	-201,098.52
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Interest Income	57,101.72
<b>Total Other Income</b>	<u>57,101.72</u>
<b>Net Other Income</b>	<u>57,101.72</u>
<b>Net Income</b>	<u><u>-143,996.80</u></u>

#11645

1:48 PM

## PDC Capital Receivership

06/14/19

## Profit &amp; Loss

Accrual Basis

As of April 30, 2019

	Apr 30, 19
Ordinary Income/Expense	
Income	
1415 Main St Investments Income	
Rental Income	18,500.00
Total 1415 Main St Investments Income	18,500.00
Asset Sales	
Personal Property Sales	180,000.00
Real Property Sales	11,191,360.86
Total Asset Sales	11,371,360.86
Caffe Primo Income	
Asset Sales	21,500.00
Personal Property Sales	23,384.99
Total Caffe Primo Income	44,884.99
Settlement Proceeds	45,000.00
Turnover/Seizure	
Banks & Financial Institutions	209,051.53
Caffe Primo	57,070.66
Constructions Bonds	457,711.25
Escrow Accounts	192,765.00
Legal Retainers Returned	160,381.59
Refunds	3,565.82
Unused Loan Proceeds	3,357,906.23
Total Turnover/Seizure	4,438,452.08
Total Income	15,918,197.93
Expense	
1415 Main St Investmnts Expenses	23,796.23
Bank Service Charges	657.62
Caffe Primo Expenses	
Commercial Cleaning Services	11,101.41
Food & Beverage Purchases	13,086.77
Insurance	653.28
Licenses & Fees	1,732.00
Locksmith	1,252.97
Moving & Storage Expense	7,468.55
Outside Services	570.00
Payroll Expenses	22,239.61
Utilities	193.49
Total Caffe Primo Expenses	58,298.08
Moving & Storage	26,135.57
Outside Services	
Boat Expenses	161,768.14
Computer and Internet Expenses	18,876.84
Locksmith	1,510.00
PACER Fees	1,133.70
Postage & Delivery	914.24
Reproduction & Subpoena Fees	16,423.82
Total Outside Services	200,626.74
Professional Fees	
Receiver's Fees	1,106,963.10
Receiver's IT Consultant	
Costs	2,661.95
Fees	45,175.50
Total Receiver's IT Consultant	47,837.45

#11646

1:48 PM

**PDC Capital Receivership**

06/14/19

**Profit & Loss**

Accrual Basis

As of April 30, 2019

	<u>Apr 30, 19</u>
Receiver's Legal Counsel	
Costs	68,618.97
Fees	1,364,722.92
<b>Total Receiver's Legal Counsel</b>	<u>1,433,341.89</u>
<b>Total Professional Fees</b>	2,588,142.44
<b>Prograde Expenses</b>	42,971.57
<b>Senior Living Project Expenses</b>	
Appraiser Fees	65,250.00
Architectural Services	18,607.49
Construction/Site Expenses	79,458.53
Fire Alarm Monitoring	1,406.25
HOA Dues	17,612.24
Insurance	76,577.82
Landscape & Maintenance	30,799.68
Legal Fees	24,185.12
Licenses & Fees	5,590.15
Mortgage Loan Interest	263,206.56
Outside Services	48,684.65
Property Management Fees	1,725.36
Property Taxes	748,114.97
Real Estate Sales Breakup Fee	210,000.00
Security	61,106.44
Telephone Expense	2,820.82
TRC Tucson Debt Servicing	440,000.00
Utilities	27,343.94
<b>Total Senior Living Project Expenses</b>	<u>2,122,490.02</u>
<b>Travel Expense</b>	6,273.22
<b>Total Expense</b>	<u>5,069,391.49</u>
<b>Net Ordinary Income</b>	10,848,806.44
<b>Other Income/Expense</b>	
Other Income	
Interest Income	169,628.67
<b>Total Other Income</b>	<u>169,628.67</u>
<b>Net Other Income</b>	<u>169,628.67</u>
<b>Net Income</b>	<u><u>11,018,435.11</u></u>

#11647

PDC Capital Receivership

General Ledger

As of April 30, 2019

1:50 PM

06/14/19

Accrual Basis

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>PDC Capital Operating Account</b>								262,466.32
Check	2/14/2019	Wire	SET Real Co LLC		TRC Tucson Debt Serv...		35,000.00	227,466.32
Check	2/21/2019	Wire	Allen Matkins	Seventh Interim Fee A...	-SPLIT-		95,350.45	132,115.87
Check	2/21/2019	Tras...	Thomas Seaman C...	Seventh Interim Fee A...	Receiver's Fees		42,470.55	89,645.32
Deposit	2/22/2019			Deposit	-SPLIT-	202,547.71		292,193.03
Check	2/22/2019	1435	AIC Owner, LLC	t0002258	-SPLIT-		1,397.22	290,795.81
Check	2/22/2019	1436	Southern CA Edison	2-32-970-4803	Moving & Storage		44.14	290,751.67
Check	2/22/2019	1437	Cox Business	001 7601 060187501	Moving & Storage		31.92	290,719.75
Check	2/22/2019	1438	Orange County Net...	Invoice 9116	Computer and Internet ...		380.00	290,339.75
Check	2/22/2019	1439	Inservio 3 LLC	PDC Richardson	-SPLIT-		822.09	289,517.66
Check	3/11/2019			Service Charge	Bank Service Charges		11.27	289,506.39
Check	3/15/2019	Wire	SET Real Co LLC		TRC Tucson Debt Serv...		35,000.00	254,506.39
Deposit	3/15/2019			Deposit	Interest Income	1,067.71		255,574.10
Check	3/15/2019	1440	Orange County Net...	Invoice 9152	Computer and Internet ...		285.00	255,289.10
Check	3/15/2019	1441	JP Morgan Chase B...	File No. SB993038-11	Reproduction & Subpo...		344.11	254,944.99
Check	3/15/2019	1442	Discover Products, I...	Case No. SACV 16-02...	Reproduction & Subpo...		88.44	254,856.55
Check	3/22/2019	1443	AIC Owner, LLC	t0002258	Moving & Storage		698.61	254,157.94
Check	3/22/2019	1444	Southern CA Edison	2-32-970-4803	Moving & Storage		42.80	254,115.14
Check	3/22/2019	1445	Cox Business	001 7601 060187501	Moving & Storage		31.92	254,083.22
Deposit	4/12/2019			Deposit	Interest Income	1,067.71		255,150.93
Check	4/12/2019	1446	Orange County Net...	Invoice 9172	Computer and Internet ...		380.00	254,770.93
Check	4/12/2019	Wire	SET Real Co LLC		TRC Tucson Debt Serv...		35,000.00	219,770.93
Deposit	4/15/2019			Deposit	Settlement Proceeds	45,000.00		264,770.93
Check	4/26/2019	1447	Notary Plus Mobile ...	4 Signatures	Outside Services		115.00	264,655.93
Check	4/30/2019	1448	Notary Plus Mobile ...	2 Signatures	Outside Services		85.00	264,570.93
Total PDC Capital Operating Account						249,683.13	247,578.52	264,570.93
<b>SLALMC, LLC</b>								0.00
Total SLALMC, LLC								0.00
<b>Treasury Management Acct 6484</b>								2,119,830.37
Deposit	2/28/2019			Deposit	Interest Income	3,763.86		2,123,594.23
Deposit	3/31/2019			Deposit	Interest Income	2,443.28		2,126,037.51
Deposit	4/30/2019			Deposit	Interest Income	4,163.41		2,130,200.92
Total Treasury Management Acct 6484						10,370.55	0.00	2,130,200.92
<b>Treasury Management Acct 8108</b>								8,623,885.22
Deposit	2/28/2019			Deposit	Interest Income	14,803.43		8,638,688.65
Deposit	3/31/2019			Deposit	Interest Income	12,694.23		8,651,382.88
Deposit	4/30/2019			Deposit	Interest Income	16,030.38		8,667,413.26
Total Treasury Management Acct 8108						43,528.04	0.00	8,667,413.26
<b>Advances to Subsidiary</b>								0.00
Total Advances to Subsidiary								0.00
<b>Accumulated Depreciation</b>								0.00
Total Accumulated Depreciation								0.00
<b>Furniture and Equipment</b>								0.00
Total Furniture and Equipment								0.00
<b>SAL Phoenix LP Promissory Note</b>								256,250.00
Total SAL Phoenix LP Promissory Note								256,250.00
<b>Deposit for CP 106</b>								0.00
Total Deposit for CP 106								0.00
<b>Disputed Sarasota Lien</b>								0.00
Total Disputed Sarasota Lien								0.00
<b>Disputed West Sacramento Lien</b>								0.00
Total Disputed West Sacramento Lien								0.00
<b>Payroll Liabilities</b>								0.00
Total Payroll Liabilities								0.00
<b>RE Sales Earnest Money Deposit</b>								-100,000.00
Deposit	2/22/2019	1237	Donnel Investment ...	Additional Deposit re T...	PDC Capital Operating...		200,000.00	-300,000.00
Total RE Sales Earnest Money Deposit						0.00	200,000.00	-300,000.00
<b>Opening Balance Equity</b>								0.00
Total Opening Balance Equity								0.00
<b>Retained Earnings</b>								-11,184,990.55
Total Retained Earnings								-11,184,990.55

#11648

## PDC Capital Receivership

## General Ledger

As of April 30, 2019

1:50 PM

06/14/19

Accrual Basis

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>1415 Main St Investments Income</b>								0.00
<b>Rental Income</b>								0.00
Total Rental Income								0.00
<b>1415 Main St Investments Income - Other</b>								0.00
Total 1415 Main St Investments Income - Other								0.00
Total 1415 Main St Investments Income								0.00
<b>Asset Sales</b>								0.00
<b>Personal Property Sales</b>								0.00
Total Personal Property Sales								0.00
<b>Real Property Sales</b>								0.00
Total Real Property Sales								0.00
<b>Asset Sales - Other</b>								0.00
Total Asset Sales - Other								0.00
Total Asset Sales								0.00
<b>Caffe Primo Income</b>								0.00
<b>Asset Sales</b>								0.00
Total Asset Sales								0.00
<b>Personal Property Sales</b>								0.00
Deposit 2/22/2019 2389				Sale of CP 104 Liquor	PDC Capital Operating...		1,480.00	-1,480.00
Total Personal Property Sales						0.00	1,480.00	-1,480.00
<b>Caffe Primo Income - Other</b>								0.00
Total Caffe Primo Income - Other								0.00
Total Caffe Primo Income						0.00	1,480.00	-1,480.00
<b>Sale of Assets</b>								0.00
Total Sale of Assets								0.00
<b>Sales</b>								0.00
Total Sales								0.00
<b>Settlement Proceeds</b>								0.00
Deposit 4/15/2019 5666 Marilyn Thomassen				Proceeds re Case No. ...	PDC Capital Operating...		45,000.00	-45,000.00
Total Settlement Proceeds						0.00	45,000.00	-45,000.00
<b>Turnover/Seizure</b>								0.00
<b>Banks &amp; Financial Institutions</b>								0.00
Total Banks & Financial Institutions								0.00
<b>Caffe Primo</b>								0.00
Total Caffe Primo								0.00
<b>Constructions Bonds</b>								0.00
Total Constructions Bonds								0.00
<b>Escrow Accounts</b>								0.00
Total Escrow Accounts								0.00
<b>Legal Retainers Returned</b>								0.00
Total Legal Retainers Returned								0.00
<b>Refunds</b>								0.00
Total Refunds								0.00
<b>Unused Loan Proceeds</b>								0.00
Total Unused Loan Proceeds								0.00
<b>Turnover/Seizure - Other</b>								0.00
Total Turnover/Seizure - Other								0.00
Total Turnover/Seizure								0.00
<b>1415 Main St Invstmnts Expenses</b>								0.00
Total 1415 Main St Invstmnts Expenses								0.00
<b>Advertising and Promotion</b>								0.00
Total Advertising and Promotion								0.00

#11649

## PDC Capital Receivership

## General Ledger

As of April 30, 2019

1:50 PM

06/14/19

Accrual Basis

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>Automobile Expense</b>								0.00
Total Automobile Expense								0.00
<b>Bank Service Charges</b>								0.00
Check	3/11/2019			Service Charge	PDC Capital Operating...	11.27		11.27
Total Bank Service Charges						11.27	0.00	11.27
<b>Caffe Primo Expenses</b>								0.00
<b>Commercial Cleaning Services</b>								0.00
Total Commercial Cleaning Services								0.00
<b>Food &amp; Beverage Purchases</b>								0.00
Total Food & Beverage Purchases								0.00
<b>Insurance</b>								0.00
Total Insurance								0.00
<b>Licenses &amp; Fees</b>								0.00
Total Licenses & Fees								0.00
<b>Locksmith</b>								0.00
Total Locksmith								0.00
<b>Moving &amp; Storage Expense</b>								0.00
Total Moving & Storage Expense								0.00
<b>Outside Services</b>								0.00
Total Outside Services								0.00
<b>Payroll Expenses</b>								0.00
Total Payroll Expenses								0.00
<b>Reissued Returned Paychecks</b>								0.00
Total Reissued Returned Paychecks								0.00
<b>Utilities</b>								0.00
Total Utilities								0.00
<b>Caffe Primo Expenses - Other</b>								0.00
Total Caffe Primo Expenses - Other								0.00
Total Caffe Primo Expenses								0.00
<b>Depreciation Expense</b>								0.00
Total Depreciation Expense								0.00
<b>Insurance Expense</b>								0.00
Total Insurance Expense								0.00
<b>Interest Expense</b>								0.00
Total Interest Expense								0.00
<b>Licenses &amp; Fees</b>								0.00
Total Licenses & Fees								0.00
<b>Meals and Entertainment</b>								0.00
Total Meals and Entertainment								0.00
<b>Moving &amp; Storage</b>								76.42
Check	2/22/2019	1435	AIC Owner, LLC	Irvine Storage Rent - Feb	PDC Capital Operating...	698.61		775.03
Check	2/22/2019	1435	AIC Owner, LLC	Irvine Storage Rent - Mar	PDC Capital Operating...	698.61		1,473.64
Check	2/22/2019	1436	Southern CA Edison	2-32-970-4803, Irvine ...	PDC Capital Operating...	44.14		1,517.78
Check	2/22/2019	1437	Cox Business	Account 001 7601 060...	PDC Capital Operating...	31.92		1,549.70
Check	3/22/2019	1443	AIC Owner, LLC	Irvine Storage Rent - A...	PDC Capital Operating...	698.61		2,248.31
Check	3/22/2019	1444	Southern CA Edison	2-32-970-4803, Irvine ...	PDC Capital Operating...	42.80		2,291.11
Check	3/22/2019	1445	Cox Business	Account 001 7601 060...	PDC Capital Operating...	31.92		2,323.03
Total Moving & Storage						2,246.61	0.00	2,323.03
<b>Office Supplies</b>								0.00
Total Office Supplies								0.00
<b>Outside Services</b>								1,643.09
<b>Appraiser Fees</b>								0.00
Total Appraiser Fees								0.00
<b>Boat Expenses</b>								-163.49
Total Boat Expenses								-163.49

#11650

## PDC Capital Receivership

## General Ledger

As of April 30, 2019

1:50 PM

06/14/19

Accrual Basis

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>Computer and Internet Expenses</b>								1,223.32
Check	2/22/2019	1438	Orange County Net...	Dec Services: QB issu...	PDC Capital Operating...	380.00		1,603.32
Check	3/15/2019	1440	Orange County Net...	Jan Services: QB serv...	PDC Capital Operating...	285.00		1,888.32
Check	4/12/2019	1446	Orange County Net...	Feb Services: QB serv...	PDC Capital Operating...	380.00		2,268.32
Total Computer and Internet Expenses						1,045.00	0.00	2,268.32
<b>Locksmith</b>								0.00
Total Locksmith								0.00
<b>PACER Fees</b>								370.10
Total PACER Fees								370.10
<b>Postage &amp; Delivery</b>								27.47
Total Postage & Delivery								27.47
<b>Reproduction &amp; Subpoena Fees</b>								185.69
Check	2/22/2019	1439	Inservio 3 LLC	Invoice A35941	PDC Capital Operating...	485.72		671.41
Check	2/22/2019	1439	Inservio 3 LLC	Invoice A37450	PDC Capital Operating...	336.37		1,007.78
Check	3/15/2019	1441	JP Morgan Chase B...	Case SACV 16-02257-...	PDC Capital Operating...	344.11		1,351.89
Check	3/15/2019	1442	Discover Products, I...	Case No. SACV 16-02...	PDC Capital Operating...	88.44		1,440.33
Total Reproduction & Subpoena Fees						1,254.64	0.00	1,440.33
<b>Outside Services - Other</b>								0.00
Total Outside Services - Other								0.00
Total Outside Services						2,299.64	0.00	3,942.73
<b>Professional Fees</b>								0.00
<b>Receiver's Fees</b>								0.00
Check	2/21/2019	Tras...	Thomas Seaman C...	Seventh Interim Fee A...	PDC Capital Operating...	42,470.55		42,470.55
Total Receiver's Fees						42,470.55	0.00	42,470.55
<b>Receiver's IT Consultant Costs</b>								0.00
Total Costs								0.00
<b>Fees</b>								0.00
Total Fees								0.00
<b>Receiver's IT Consultant - Other</b>								0.00
Total Receiver's IT Consultant - Other								0.00
Total Receiver's IT Consultant								0.00
<b>Receiver's Legal Counsel Costs</b>								0.00
Check	2/21/2019	Wire	Allen Matkins	Seventh Interim Fee A...	PDC Capital Operating...	8,043.97		8,043.97
Total Costs						8,043.97	0.00	8,043.97
<b>Fees</b>								0.00
Check	2/21/2019	Wire	Allen Matkins	Seventh Interim Fee A...	PDC Capital Operating...	87,306.48		87,306.48
Total Fees						87,306.48	0.00	87,306.48
<b>Receiver's Legal Counsel - Other</b>								0.00
Total Receiver's Legal Counsel - Other								0.00
Total Receiver's Legal Counsel						95,350.45	0.00	95,350.45
<b>Professional Fees - Other</b>								0.00
Total Professional Fees - Other								0.00
Total Professional Fees						137,821.00	0.00	137,821.00
<b>Prograde Expenses</b>								0.00
Total Prograde Expenses								0.00
<b>Rent Expense</b>								0.00
Total Rent Expense								0.00
<b>Repairs and Maintenance</b>								0.00
Total Repairs and Maintenance								0.00
<b>Senior Living Project Expenses</b>								35,000.00
<b>Appraiser Fees</b>								0.00
Total Appraiser Fees								0.00

#11651

## PDC Capital Receivership

## General Ledger

As of April 30, 2019

1:50 PM

06/14/19

Accrual Basis

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>Architectural Services</b>								
Total Architectural Services								
<b>Construction/Site Expenses</b>								
Total Construction/Site Expenses								
<b>Fire Alarm Monitoring</b>								
Total Fire Alarm Monitoring								
<b>HOA Dues</b>								
Total HOA Dues								
<b>Insurance</b>								
Total Insurance								
<b>Landscape &amp; Maintenance</b>								
Total Landscape & Maintenance								
<b>Legal Fees</b>								
Total Legal Fees								
<b>Licenses &amp; Fees</b>								
Total Licenses & Fees								
<b>Mortgage Loan Interest</b>								
Total Mortgage Loan Interest								
<b>Outside Services</b>								
Check	4/26/2019	1447	Notary Plus Mobile ...	Sale docs for TRC Tuc...	PDC Capital Operating...	115.00		115.00
Check	4/30/2019	1448	Notary Plus Mobile ...	Sale docs for TRC Tuc...	PDC Capital Operating...	85.00		200.00
Total Outside Services						200.00	0.00	200.00
<b>Property Management Fees</b>								
Total Property Management Fees								
<b>Property Taxes</b>								
Total Property Taxes								
<b>Real Estate Sales Breakup Fee</b>								
Total Real Estate Sales Breakup Fee								
<b>Security</b>								
Total Security								
<b>Telephone Expense</b>								
Total Telephone Expense								
<b>TRC Tucson Debt Servicing</b>								
Check	2/14/2019	Wire	SET Real Co LLC		PDC Capital Operating...	35,000.00		70,000.00
Check	3/15/2019	Wire	SET Real Co LLC		PDC Capital Operating...	35,000.00		105,000.00
Check	4/12/2019	Wire	SET Real Co LLC		PDC Capital Operating...	35,000.00		140,000.00
Total TRC Tucson Debt Servicing						105,000.00	0.00	140,000.00
<b>Utilities</b>								
Total Utilities								
<b>Senior Living Project Expenses - Other</b>								
Total Senior Living Project Expenses - Other								0.00
Total Senior Living Project Expenses						105,200.00	0.00	140,200.00
<b>Travel Expense</b>								
Total Travel Expense								
<b>Interest Income</b>								
Deposit	2/22/2019	107	SAL Phoneix LP	01-2019 Interest on No...	PDC Capital Operating...		1,067.71	-14,160.87
Deposit	2/28/2019			Deposit	Treasury Management ...		3,763.86	-15,228.58
Deposit	2/28/2019			Deposit	Treasury Management ...		14,803.43	-18,992.44
Deposit	3/15/2019	125	SAL Phoneix LP	02-2019 Interest on No...	PDC Capital Operating...		1,067.71	-33,795.87
Deposit	3/31/2019			Deposit	Treasury Management ...		2,443.28	-34,863.58
Deposit	3/31/2019			Deposit	Treasury Management ...		12,694.23	-37,306.86
Deposit	4/12/2019	142	SAL Phoneix LP	03-2019 Interest on No...	PDC Capital Operating...		1,067.71	-50,001.09
Deposit	4/30/2019			Deposit	Treasury Management ...		4,163.41	-51,068.80
Deposit	4/30/2019			Deposit	Treasury Management ...		16,030.38	-55,232.21
Total Interest Income						0.00	57,101.72	-71,262.59



#11652

1:50 PM

**PDC Capital Receivership**

06/14/19

**General Ledger**

Accrual Basis

As of April 30, 2019

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>Ask My Accountant</b>								0.00
Total Ask My Accountant								0.00
<b>No acct</b>								0.00
Total no acct								0.00
<b>TOTAL</b>						<u>551,160.24</u>	<u>551,160.24</u>	<u>0.00</u>

#11653

## STANDARDIZED FUND ACCOUNTING REPORT for PDC Capital Receivership

SEC vs. PDC Capital, et al Case number 8:16-cv-02257-CJC-DFM

Reporting Period 02/01/2019 to 04/30/2019

FUND ACCOUNTING (See instructions):				
		Detail	Subtotal	Grand Total
Line 1	Beginning Balance (01/31/2019):	11,006,181.91		11,006,182
	<i>Increases in Fund Balance:</i>			
Line 2	Business Income			-
Line 3	Cash and Securities			-
Line 4	Interest/Dividend Income	57,102		57,102
Line 5	Business Asset Liquidation	245,000		245,000
Line 6	Personal Asset Liquidation	1,480		1,480
Line 7	Third-Party Litigation Income			-
Line 8	Miscellaneous - Other			-
<b>Total Funds Available (Lines 1 - 8):</b>		<b>11,309,764</b>		<b>11,309,764</b>
	<i>Decreases in Fund Balance:</i>			
Line 9	Disbursements to Investors	-		-
Line 10	Disbursements to Receivership Operations			
Line 10a	Disbursement to Receiver or Other Professionals	(137,821)		(137,821)
Line 10b	Business Asset Expenses	(109,758)		(109,758)
Line 10c	Personal Asset Expenses			-
Line 10d	Investment Expenses	-		-
Line 10e	Third-Party Litigation Expenses			-
	1. Attorney Fees	-		-
	2. Litigation Expenses	-		-
<b>Total Third-Party Litigation Expenses</b>		<b>-</b>		<b>-</b>
Line 10f	Tax Administrator Fees and Bonds	-		-
Line 10g	Federal and State Tax Payments			-
<b>Total Disbursements for Receivership Operations</b>				<b>(247,579)</b>
Line 11	Disbursements for Distribution Expenses Paid by the Fund:			
Line 11a	Distribution Plan Development Expenses:			
	1. Fees:			
	Fund Administrator.....	-		-
	Independent Distribution Consultant (IDC)..	-		-
	Distribution Agent.....	-		-
	Consultants.....	-		-
	Legal Advisors.....	-		-
	Tax Advisors.....	-		-
	2. Administrative Expenses	-		-
	3. Miscellaneous	-		-
<b>Total Plan Developmental Expenses</b>		<b>-</b>		<b>-</b>
Line 11b	Distribution Plan Implementation Expenses:			
	1. Fees:			
	Fund Administrator.....	-		-
	IDC.....	-		-
	Distribution Agent.....	-		-
	Consultants.....	-		-
	Legal Advisors.....	-		-
	Tax Advisors.....	-		-
	2. Administrative Expenses	-		-
	3. Investor Identification:			
	Notice/Publishing Approved Plan.....	-		-
	Claimant Identification.....	-		-
	Claims Processing.....	-		-
	Web Site Maintenance/Call Center.....	-		-
	4. Fund Administrator Bond	-		-
	5. Miscellaneous	-		-
	6. Federal Account for Investor Restitution (FAIR) Reports Expenses	-		-
<b>Total Plan Implementation Expenses</b>		<b>-</b>		<b>-</b>
<b>Total Disbursements for Distribution Expenses Paid by the Fund</b>				<b>-</b>
Line 12	Disbursements to Court/Other:			
Line 12a	Investment Expenses/Court Registry Investment System (CRIS) Fees	-		-
Line 12b	Federal Tax Payments	-		-
<b>Total Disbursement to Court/Other:</b>		<b>-</b>		<b>-</b>
<b>Total Funds Disbursed (Lines 9 - 11):</b>				<b>(247,579)</b>
Line 13	Ending Balance (As of 04/30/2019):			<b>11,062,185</b>

#11654

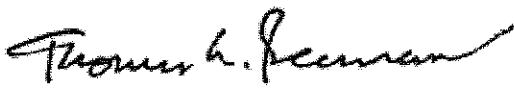
STANDARDIZED FUND ACCOUNTING REPORT for USFIA - Cash Basis

SEC vs. PDC Capital, et al Case number 8:16-cv-02257-CJC-DFM

Reporting Period 02/01/2019 to 04/30/2019

<b>Line 14</b>	<b>Ending Balance of Fund - Net Assets:</b>			
Line 14a	Cash & Cash Equivalents			11,062,185
Line 14b	Investments			-
Line 14c	Other Assets or Uncleared Funds			-
	Total Ending Balance of Fund - Net Assets			11,062,185

OTHER SUPPLEMENTAL INFORMATION:				
		<u>Detail</u>	<u>Subtotal</u>	<u>Grand Total</u>
<b>Report of Items NOT to be Paid by the Fund:</b>				
<b>Line 15</b>	<b>Disbursement for Plan Administration Expenses Not Paid by the Fund:</b>			
Line 15a	Plan Development Expenses Not Paid by the Fund:			
	1. Fees:			
	Fund Administrator.....	-	-	-
	IDC.....	-	-	-
	Distribution Agent.....	-	-	-
	Consultants.....	-	-	-
	Legal Advisors.....	-	-	-
	Tax Advisors.....	-	-	-
	2. Administrative Expenses	-	-	-
	3. Miscellaneous	-	-	-
	<b>Total Plan Developmental Expenses Not Paid by the Fund</b>			-
Line 15b	Plan Implementation Expenses Not Paid by the Fund			
	1. Fees:			
	Fund Administrator.....	-	-	-
	IDC.....	-	-	-
	Distribution Agent.....	-	-	-
	Consultants.....	-	-	-
	Legal Advisors.....	-	-	-
	Tax Advisors.....	-	-	-
	2. Administrative Expenses	-	-	-
	3. Investor Identification			
	Notice/Publishing Approved Plan.....	-	-	-
	Claimant Identification.....	-	-	-
	Claims Processing.....	-	-	-
	Web Site Maintenance/Call Center.....	-	-	-
	4. Fund Administrator Bond	-	-	-
	5. Miscellaneous	-	-	-
	6. FAIR Reporting Expenses	-	-	-
	<b>Total Plan Implementation Expenses Not Paid by the Fund</b>			-
Line 15c	Tax Administrator Fees & Bonds Not Paid by the Fund			-
	<b>Total Disbursements for Plan Administration Expenses Not Paid by the Fund</b>			-
<b>Line 16</b>	<b>Disbursements to Court/Other Not Paid by the Fund:</b>			
Line 16a	Investment Expenses/CRIS Fees	-	-	-
Line 16b	Federal Tax Payments	-	-	-
	Total Disbursement to Court/Other Not Paid by the Fund:			-
<b>Line 17</b>	<b>DC &amp; State Tax Payments</b>	-	-	-
<b>Line 18</b>	<b>No. of Claims:</b>			
Line 18a	# of Claims Received This Reporting Period.....			
Line 18b	# of Claims Received Since Inception of Fund.....			
<b>Line 19</b>	<b>No. of Claimants/Investors:</b>			
Line 19a	# of Claimants/Investors Paid this Reporting Period.....			
Line 19b	# of Claimants/Investors Paid Since Inception of Fund.....			

Receiver: 

By: Thomas Seaman  
Receiver for PDC Capital

Date: June 17, 2019