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CapSource, Inc., et al.*

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8  
9 **UNITED STATES DISTRICT COURT**  
10 **DISTRICT OF NEVADA**

11 SECURITIES AND EXCHANGE  
12 COMMISSION,

13 Plaintiff,

14 v.

15 CAPSOURCE, INC., STEPHEN J. BYRNE, and  
16 GREGORY P. HERLEAN

17 Defendants.

Case No. 2:20-cv-02303-RFB-DJA

**FIFTEENTH STATUS REPORT OF  
GEOFF WINKLER, RECEIVER  
CAPSOURCE, INC.**

18 Geoff Winkler of American Fiduciary Services, LLC (the “Receiver”), the Court-appointed  
19 receiver for defendant CapSource, Inc., submits his Fifteenth Quarterly Report (“Report”) for the  
20 period January 1, 2026, through March 31, 2026 (“Reporting Period”), regarding the receivership  
21 pursuant to Local Rule 66-4(b).

22 **PRELIMINARY STATEMENT**

23 As reflected in the Court’s record and discussed further in this Report, the Receiver has  
24 been authorized, empowered, and directed to, among other things: (1) take exclusive authority  
25 and control over the Receivership Defendant; (2) conduct such investigation and discovery as  
26 necessary to identify and locate outstanding assets of the Receivership Defendants; (3) preserve  
27 and prevent the dissipation of such assets.

28 The Receiver has diligently pursued these goals since August 26, 2022, at the inception of

1 the receivership. As detailed herein, since the entry of the Order Appointing Receiver (the  
2 “Appointment Order”) (ECF No. 17), the Receiver has made substantial progress, particularly in  
3 taking possession of CapSource files and inventory and beginning analysis of same; review of  
4 investor list and communication with investors; analysis of accounting records; communication  
5 with defendants; evaluating assets and properties of the estate; assessment of income and investor  
6 payment options; evaluating and terminating a lease; analysis of ancillary proceedings and  
7 communication with counsel; processing account information; evaluating estate needs including  
8 tax issues; preparation of financial and quarterly reports; communication with SEC regarding  
9 pending matters; and preparation of stipulations and court filings. However, because the  
10 Receiver's work is ongoing, the conclusions presented herein are preliminary and subject to  
11 modification or supplementation as more information becomes available.

12 **SUMMARY OF THE RECEIVER'S OPERATIONS (LR 66-4(b)(1))**

13 **A. *THE RECEIVER'S INVESTIGATIVE AND MARSHALLING ACTIVITIES***

14 The Receiver and his counsel continued to work through legal proceedings involving  
15 CapSource, all of which are currently stayed or dismissed. None of these legal proceedings were  
16 previously disclosed to the Receiver in his capacity as either Receiver or CRO. Additional  
17 information on this matter can be found in section V, subsection A.

18 A seventh distribution was administered on February 5, 2026, under the Order Granting  
19 Receiver's Motion for Approval of 1) Interim Distribution Plan; and 2) Procedures for Disposition  
20 of the Estate's Interests in Certain Real Property filed August 2, 2023. The Receiver and his team  
21 continue working with the individuals with returned checks or similar distribution questions. The  
22 Receiver has reissued checks for individuals he has communicated with who didn't receive their  
23 distribution. The Receiver will continue to make distributions quarterly when funds allow, in  
24 accordance with the distribution order.

25 Per investor requests, the Receiver and his team have continued to investigate investments  
26 and other outstanding loans that are not included in the list of outstanding note receivables below.  
27 The Receiver will continue to review information as it is sent by investors. The Receiver will  
28 inform the court of his findings on this investigation in future reporting periods.

1 A description of all assets in the custody and control of the Receiver is included in Section  
2 III, below.

3 **B. INVESTOR AND CREDITOR COMMUNICATION**

4 The Receiver has continued to update the investor website ([http://www.capsource-](http://www.capsource-receivership.com)  
5 [receivership.com](http://www.capsource-receivership.com)). The Receiver and his team have continued to review registration forms directly  
6 from investors and invite investors who have not done so yet, to do so at their earliest convenience  
7 (<http://www.capsource-receivership.com/register>). The registered notice list as of March 31,  
8 2026, had approximately 737 individuals.

9 **C. THE RECEIVER'S FORENSIC ACCOUNTING ACTIVITIES**

10 In a previous reporting period, the Receiver and his team received information from  
11 WestStar to review outstanding loans and created a money-in money-out (MIMO) analysis for  
12 each of the investors. This analysis was completed and included all loan transactions for the  
13 outstanding loans. The Receiver continues to work with WestStar on reporting requests.

14 **INVENTORY OF ASSETS AND ESTIMATED VALUE (LR 66-4(b)(2))**

15 **A. CASH**

16 The Standardized Fund Accounting Report for the period is attached to this report as  
17 **Exhibit A**. The cash received this period is \$426.02 from interest on money held in the  
18 receivership estate bank account.

19 **B. NOTES RECEIVABLE**

20 The notes receivable secured by the Receiver during the Reporting Period consist of:

<i>Loan Name</i>	<i>Loan Number</i>	<i>Original Outstanding Balance</i>	<i>Q1 2026 Receipts</i>	<i>Estimated Remaining Value<sup>1</sup></i>
5th Avenue Estates	22208	\$857,313	\$0	\$0
Texas 156	20910	\$42,000	\$0	\$0
Texas 156	22067	\$106,521	\$0	\$0
Texas 156	22982	\$111,883	\$0	\$0

28 <sup>1</sup> Estimated value that is subject to further revision.

<i>Loan Name</i>	<i>Loan Number</i>	<i>Original Outstanding Balance</i>	<i>Q1 2026 Receipts</i>	<i>Estimated Remaining Value<sup>1</sup></i>
King 261	23722	\$515,000	\$0	\$0
Meadows 78	23587	\$1,327,500	\$0	\$0
Fillmore RE Partners	20501	\$559,388	\$0	TBD
JC Commercial	23899	\$1,510,000	\$0	\$0
ARC RE	Option 3	\$11,015,737	\$0	\$7,146,319
<b><i>Approximate Total</i></b>		<b><i>\$16,045,342.00</i></b>	<b><i>\$0.000</i></b>	<b><i>\$7,461,348</i></b>

The Receiver invites the Court and all interested parties to review the First Status Report (ECF No. 21) for a general summary of the relevant information for each of the outstanding notes listed below. The following information will include the most recent updates that have transpired.

**A. Texas 156**

As stated in the previous reporting period, the sale closed and funds were received. A distribution was made in the Reporting Period as directed by the Distribution Plan.

**B. 5th Avenue Estates**

As discussed in a prior status report, *see* ECF No. 28, the last parcel for 5th Avenue Estates was sold on October 26, 2022, and proceeds were received by the Receivership Estate on October 27, 2022 (the “5th Avenue Sale”). During a previous reporting period, distributions were made per Order (ECF No. 61) up to 100% of principal investment, subject to holdbacks. These distributions were made only to CapSource investors who participated in the original 5th Avenue Estates CapSource deal (“5th Avenue I”), which closed in 2015, and in which investors were offered an interest in a first-position deed of trust (the “First DOT”) secured by the 5th Avenue Estates real property (the “5th Avenue Land”).

In the years following the closing of the 5th Avenue I deal, CapSource offered two further investment opportunities to its investors: (i) an interest in a second-position deed of trust (the “Second DOT”), dated November 1, 2016 (“5th Avenue II”), and (ii) an interest in a third-position deed of trust (the “Third DOT”), dated August 16, 2018 (“5th Avenue III”). Investors have raised

1 concerns, during investor meetings and through direct communication with the Receiver and his  
2 office, regarding their investments in 5th Avenue II and III. Specifically, investors in the later  
3 loans have asked why 5th Avenue I investors received distributions following the sale of the 5th  
4 Avenue Land, while 5th Avenue II and III investors have not.

5 In a previous reporting period the Receiver determined, based on his business judgment  
6 and experience, that the most equitable treatment is to classify 5th Avenue II and III as separate  
7 CapSource investment deals for purposes of making distributions to claimants, consistent with his  
8 treatment of other separate CapSource deals, the only difference being that these deals are each for  
9 the same project. *See, e.g.*, ECF No. 48, pp. 9-10. Funds will be distributed to 5th Avenue II and  
10 III investors only upon receipt of funds sufficient to do so.

11 **C. King 261 and Meadows 78**

12 King 261 and Meadows 78 were sold in a previous reporting period, and the Receiver  
13 distributed the proceeds from the sale in accordance with the Order (ECF No. 61).

14 **D. Fillmore Real Estate Partners**

15 In a previous reporting period the buyer withdrew their offer, leaving the Receiver with tax  
16 liability in the amount of \$65,029. Further details on this withdrawal can be found below in “future  
17 litigation”. The Receiver is reviewing options in the best interest of the investors.

18 The Receiver expects to inform the Court of his recommendations regarding the Sale and  
19 the damages caused by Fillmore during the next reporting period.

20 **E. JC Commercial**

21 During a previous reporting period the Receiver distributed the proceeds from the sale in  
22 accordance with the Order (ECF No. 61). Due to the lien reconveyance, no further funds for JC  
23 Commercial will be received.

24 **F. ARC RE**

25 As noted in a previous reporting period, a settlement was reached between the SEC and  
26 ARC RE that was approved on June 29, 2024 (*Securities and Exchange Commission v. America’s*  
27 *Rehab Campuses, LLC*, U.S. District Court for the District of Nevada, Case No. 2:20-cv-02308-  
28 JCM-DJA). This influenced Option 3 investors, who received distributions and consequently will

1 reduce their principal amount within the CapSource receivership, affecting future interest.

2 ARC has not made their monthly payments as previously communicated to the Receiver.  
3 At this time, the Receiver received communication that ARC is not certain when payments will  
4 resume due to a lack of revenue. The Receiver is working diligently to resolve this matter.

5 **SCHEDULE OF RECEIVER’S RECEIPTS & DISBURSEMENTS (LR 66- 4(b)(3))**

6 Below is the schedule of Receiver’s Receipts and Disbursements pursuant to the Order  
7 Appointing Receiver and Local Rule 66-4(b)(3).

8 **A. EAST WEST BANK AND METROPOLITAN COMMERCIAL BANK ACCOUNT**

- 9 • Balance (01/01/26): \$ 1,189,911
- 10 • Total inflows: \$ 426
- 11 • Total outflows: \$ 68,871
- 12 • Balance (03/31/26): \$ 1,121,466

13 See **Exhibit B** for a complete list of transactions.

14 In addition to the foregoing, please see the Standardized Financial Accounting Report  
15 attached as **Exhibit A** and the Summary Cash Flow Statement and Summary Balance Sheet  
16 attached as **Exhibit C**.

17 **OTHER ITEMS TO REPORT**

18 **A. CURRENT AND FUTURE LITIGATION**

19 **a. Future Litigation**

20 The Receiver continues to investigate potential third-party claims. The Receiver’s  
21 evaluation of whether to pursue any such claims is ongoing, and the Receiver’s determination  
22 depends in part on the outcome of some of the Receiver’s other efforts to recover assets. If  
23 litigation is deemed appropriate, the Receiver will file an appropriate request with the Court before  
24 initiating the same.

25 In the Receiver’s last report, he updated the Court regarding his evaluation of potential  
26 litigation regarding the proposed sale of the Ward County Property Interest (the “Sale”), as that  
27 term is defined in the Court’s April 17, 2025, Order authorizing the Sale (*see* ECF No. 105) of the  
28

1 Property Interest to Fillmore Real Estate Partners (“Fillmore”). As explained previously, Fillmore  
2 has refused to perform under the Purchase and Sale Agreement the parties agreed to.

3 During this reporting period, the Receiver received no response to his latest demand to  
4 Fillmore and its affiliates, as described in the last report. The Receiver is making final efforts to  
5 contact Fillmore and/or its affiliates. If the Receiver is unable to do so and resolve the dispute, he  
6 will proceed within bringing the dispute before the Court or make an alternative report to the Court  
7 on the disposition of the Ward County dispute.

8 Separately, and as noted above, ARC continues to provide the Receiver with increasingly  
9 dire updates regarding the ARC RE Note and ARC’s ability to service the same, citing difficulties  
10 collecting receivables from third party insurers. The Receiver has worked with ARC on this issue  
11 over prior reporting periods and continues to discuss possible solutions.

12 ARC’s financial affairs do not appear to be improving, but the Receiver’s demand that  
13 ARC produce information regarding the true state of ARC’s financial affairs has been met with  
14 limited and cherry-picked disclosures. The Receiver anticipates issuing a subpoena to ARC if  
15 further information is not made available upon request because the Receiver cannot fully evaluate  
16 the cost-benefit of any particular course of action with regard to the ARC RE Note without further  
17 information regarding ARC’s ability to service its debts or fund any judgment the Receiver might  
18 obtain against it. The Receiver is simultaneously reviewing his options with respect to the  
19 collateral real property associated with the Note and considering sales of the same.

20 Additionally, as new information is provided to the Receiver, his team will continue to  
21 investigate potential claims and available mechanisms to recover funds for the Receivership Estate.

22 **b. Ancillary Proceedings**

23 A summary of previously identified actions which the Receiver believes qualify as an  
24 “Ancillary Proceeding” under Section VII of the Order Appointing Receiver are set forth in the  
25 table below. The Receiver continues to monitor these actions and participate in status conferences  
26 in a limited capacity, as appropriate, and/or as requested by an Ancillary Proceeding court. The  
27 Receiver does not believe the Ancillary Proceedings (all of which are currently stayed to the best  
28 of the Receiver’s knowledge) are impacting the Receivership Estate.

PARTIES/CASE NAME	COURT	CASE NO.	STATUS
<i>CAC Investment Ventures, LLC et al. v. Andrew Jolley et al.</i>	NV Eighth Judicial District Court	A-19-802088-B	Case dismissed
<i>Entrust Group fbo Paul Uwe Pawlik v. Southern Highlands Community Association, et al.</i>	NV Eighth Judicial District Court	A-22-848762-C	CapSource dismissed
<i>CapSource, Inc. v. Bosch, et al.</i>	NV Eighth Judicial District Court	A-21-834367-C	Case dismissed
<i>CapSource v. Texas 156, LLC, Michael B. Zipprich, and Joseph A. Bond, III</i>	District Court of Midland County, Texas	CV56854	Case dismissed
<i>ARC RE v. Americans Rehab Campuses, LLC and Arizona Rehab Campus LLC</i>	NV Eighth Judicial District Court	A-21-8385920B	Case stayed
<i>Arizona Rehab Campuses, LLC et al. v. CapSource, Inc. et al.</i>	NV Eighth Judicial District Court	A-23-869439-B	Notice of Stay Order filed
<i>5<sup>th</sup> Avenue Estates, LLC et al. v. CapSource, Inc. et al.</i>	NV Eighth Judicial District Court	A-23-869523-B	Notice of Stay Order filed
<i>Texas 156, LLC et al. v. CapSource, Inc. et al.</i>	NV Eighth Judicial District Court	A-23-869520-B	Notice of Stay Order filed
<i>Vantage Holdings, LLC, et al. v. Capfactor LLC et al.,</i>	NV Eighth Judicial District Court	A-22-850573-B	Case stayed as to CapSource pursuant to Stipulation and Order entered by this Court on 10/25/23 (ECF No. 66)

The Receiver will continue to review and evaluate litigation matters that may impact the Receivership Estate.

**RECOMMENDATION OF THE RECEIVER (LR 66-4(b)(5))**

At this juncture, the Receiver has evaluated the outstanding loans and identified the investors related to these loans. The Receiver recommends that the receivership continues to identify assets and claims and pursue them for the benefit of the Receivership Estate.

Additionally, if the Court would like an opportunity to discuss the case with the Receiver, the Receiver requests that the Court promptly set an in-person or virtual hearing under Local Rules 66-4(b) and/or 66-5. See LR 66-4(b) and 66-5 (governing proceedings related to the activities of court-appointed Receivers). The Receiver and his counsel will endeavor to make themselves available for any date(s) the Court proposes on fourteen days’ notice, as contemplated by Local Rules 66-4(b) and 66-5, or less, as the Court may order. See *id.*

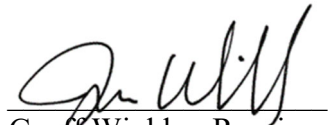
**CONCLUSION AND REQUESTED RELIEF**

Assuming the Court authorizes the Receiver to undertake the actions recommended herein,

1 as well as to continue those actions provided for in the Appointment Order, any amendments  
2 thereto and any subsequent orders, the Receiver proposes submitting further interim reports to this  
3 Court, addressing his progress, findings, final conclusions, and additional recommendations,  
4 approximately every 90 days. Accordingly, and based on the foregoing, the Receiver respectfully  
5 requests that the Court set a hearing and/or enter an order:

- 6 1. Accepting this Fifteenth Status Report;
- 7 2. Authorizing the Receiver to continue to administer the Receivership Entities and  
8 their estate in accordance with the terms of the Appointment Order;
- 9 3. Authorizing the Receiver to undertake the recommendations presented herein,  
10 including a continued engagement of those professionals he deems necessary for the proper  
11 administration of the Receivership Entities and their estate; and
- 12 4. Providing such other and further relief as the Court deems necessary and  
13 appropriate.

14 I, Geoff Winkler, verify under penalty of perjury that the statements made in the foregoing  
15 report are true and correct to the best of my knowledge.

16   
17 Geoff Winkler, Receiver

18 DATED this 20<sup>th</sup> day of April 2026.

19 **GREENBERG TRAUIG, LLP**

20 By: /s/ Kyle A. Ewing  
21 KARA B. HENDRICKS, Bar No. 07743  
22 KYLE A. EWING, Bar No. 014051  
23 *Attorneys for Receiver Geoff Winkler*

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**CERTIFICATE OF SERVICE**

I hereby certify that, on the **1st day of May 2026**, a true and correct copy of the foregoing **FOURTEENTH INTERIM REPORT AND PETITION FOR FURTHER INSTRUCTIONS OF RECEIVER GEOFF WINKLER** was filed electronically via the Court’s CM/ECF system. Notice of filing will be served on all parties by operation of the Court’s CM/ECF system, and parties may access this filing through the Court’s CM/ECF system.

/s/ Evelyn Escobar-Gaddi  
An employee of GREENBERG TRAUIG, LLP

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**INDEX OF EXHIBITS**

<b>EXHIBIT</b>	<b>DESCRIPTION</b>
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# **EXHIBIT A**

# **EXHIBIT A**

**STANDARDIZED FUND ACCOUNT REPORT**

**STANDARDIZED FUND ACCOUNTING REPORT for SEC v. CapSource Inc., Stephen J. Byrne, and Gregory P. Herlean**  
 Receivership; Civil Docket No. 2:20-cv-02303-RFB-DJA  
 Reporting Period from 01/01/2026 to 3/31/2026

FUND ACCOUNTING (See instructions)				
		Detail	Subtotal	Grand Total
Line 1	<b>Beginning Balance (As of 01/01/2026):</b>	1,189,910.72		
	<b>Increases in Fund Balance:</b>			
Line 2	Business Income	-		
Line 3	Cash and Securities (in transit)	-		
Line 4	Interest/Dividend Income	426.02		
Line 5	Business Asset Liquidation	-		
Line 6	Personal Asset Liquidation	-		
Line 7	Third-Party Litigation Income	-		
Line 8	Miscellaneous - Other	-		
	<b>Total Funds Available (Lines 1 - 8):</b>		426.02	<b>1,190,336.74</b>
	<b>Decreases in Fund Balance:</b>			
Line 9	Disbursements to Investors	(20,727.29)		
Line 10	<b>Disbursements for Receivership Operations</b>			
Line 10a	Disbursements to Receiver or Other Professionals	(48,143.33)		
Line 10b	Business Asset Expenses	-		
Line 10c	Personal Asset Expenses	-		
Line 10d	Investment Expenses	-		
Line 10e	Third-Party Litigation Expenses	-		
	1. Attorney Fees	-		
	2. Litigation Expenses	-		
	<b>Total Disbursements for Receivership Operations</b>		(68,870.62)	
Line 10f	Tax Administrator Fees and Bonds		-	
Line 10g	Federal and State Tax Payments		-	
	<b>Total Disbursements for Receivership Operations</b>			<b>(68,870.62)</b>
Line 11	<b>Disbursements for Distribution Expenses Paid by the Fund:</b>			
Line 11a	<b>Distribution Plan Development Expenses:</b>			
	1. Fees:			
	Fund Administrator.....	-		
	Independent Distribution Consultant (IDC).....	-		
	Distribution Agent.....	-		
	Consultants.....	-		
	Legal Advisers.....	-		
	Tax Advisers.....	-		
	2. Administrative Expenses	-		
	3. Miscellaneous	-		
	<b>Total Plan Development Expenses</b>		-	
Line 11b	<b>Distribution Plan Implementation Expenses:</b>			
	1. Fees:			
	Fund Administrator.....	-		
	IDC.....	-		
	Distribution Agent.....	-		
	Consultants.....	-		
	Legal Advisers.....	-		
	Tax Advisers.....	-		
	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) Reporting Expenses	-		
	<b>Total Plan Implementation Expenses</b>		-	
	<b>Total Disbursements for Distribution Expenses Paid by the Fund</b>			-
Line 12	<b>Disbursements to Court/Other:</b>			
Line 12a	Investment Expenses/Court Registry Investment System (CRIS) Fees	-		
Line 12b	Federal Tax Payments	-		
	<b>Total Disbursements to Court/Other:</b>		-	
	<b>Total Funds Disbursed (Lines 9 - 11):</b>			<b>(68,870.62)</b>
Line 13	<b>Ending Balance (As of 03/31/2026):</b>			<b>1,121,466.12</b>
Line 14	<b>Ending Balance of Fund - Net Assets:</b>			
Line 14a	Cash & Cash Equivalents		1,121,466.12	
Line 14b	Investments		-	
Line 14c	Other Assets or Uncleared Funds		7,396,319.00	
	<b>Total Ending Balance of Fund - Net Assets</b>			<b>8,517,785.12</b>

**STANDARDIZED FUND ACCOUNTING REPORT for SEC v. CapSource Inc., Stephen J. Byrne, and Gregory P. Herlean**  
 Receivership; Civil Docket No. 2:20-cv-02303-RFB-DJA  
 Reporting Period from 01/01/2026 to 3/31/2026

		Detail	Subtotal	Grand Total
<b>Line 15</b>	<b>Disbursements for Plan Administration Expenses Not Paid by the Fund:</b>			
<i>Line 15a</i>	<i>Plan Development Expenses Not Paid by the Fund</i>			
	1. Fees:			
	Fund Administrator	-		
	IDC	-		
	Distribution Agent	-		
	Consultants	-		
	Legal Advisers	-		
	Tax Advisers	-		
	2. Administrative Expenses	-		
	3. Miscellaneous	-		
	<b>Total Plan Development Expenses Not Paid by the Fund</b>	-	-	
<i>Line 15b</i>	<i>Plan Implementation Expenses Not Paid by the Fund:</i>			
	1. Fees:			
	Fund Administrator	-		
	IDC	-		
	Distribution Agent	-		
	Consultants	-		
	Legal Advisers	-		
	Tax Advisers	-		
	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>	-	-	
<i>Line 15c</i>	<i>Tax Administrator Fees &amp; Bonds Not Paid by the Fund</i>			
	<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>			
<i>Line 16a</i>	Investment Expenses/CRIS Fees		-	
<i>Line 16b</i>	Federal Tax Payments		-	
	<b>Total Disbursements to Court/Other Not Paid by the Fund:</b>		-	-
<b>Line 17</b>	<b>DC &amp; State Tax Payments</b>			-
<b>Line 18</b>	<b>No. of Claims:</b>			
<i>Line 18a</i>	# of Claims Received This Reporting Period	-		
<i>Line 18b</i>	# of Claims Received Since Inception of Fund	-		
<b>Line 19</b>	<b>No. of Claimants/Investors:</b>			
<i>Line 19a</i>	# of Claimants/Investors Paid This Reporting Period	12		
<i>Line 19b</i>	# of Claimants/Investors Paid Since Inception of Fund	696		

Receiver: **Geoff Winkler**

By:  \_\_\_\_\_

**Geoff Winkler**  
 \_\_\_\_\_  
 (printed name)

**Chief Executive Officer**  
**American Fiduciary Services LLC**  
**Receiver, CapSource, Inc.**  
 \_\_\_\_\_

**Date: April 20, 2026**

# EXHIBIT B

# EXHIBIT B

**COMPLETE LIST OF TRANSACTIONS**

## METROPOLITAN COMMERCIAL BANK RECEIVERSHIP ACCOUNT (A/E 9048)

January 1, 2026 - March 31, 2026

<i>Date</i>	<i>Type</i>	<i>Amount</i>	<i>Payee</i>	<i>Description</i>
1/30/2026	Outgoing wire	(44,953.33)	American Fiduciary Services	Receiver Fees
1/30/2026	Interest Earned	146.50	Metropolitan Commercial Bank	Interest Income
1/30/2026	Outgoing wire	(3,190.00)	Greenberg Traurig	Attorney for Receiver Fees
2/5/2026	Check	(1,276.88)	Investor Payment	Disbursements to Investors
2/5/2026	Check	(5,080.49)	Investor Payment	Disbursements to Investors
2/5/2026	Check	(3,909.37)	Investor Payment	Disbursements to Investors
2/5/2026	Check	(231.58)	Investor Payment	Disbursements to Investors
2/5/2026	Check	(1,990.90)	Investor Payment	Disbursements to Investors
2/5/2026	Check	(755.67)	Investor Payment	Disbursements to Investors
2/5/2026	Check	(1,370.18)	Investor Payment	Disbursements to Investors
2/5/2026	Check	(320.30)	Investor Payment	Disbursements to Investors
2/5/2026	Check	(4,048.81)	Investor Payment	Disbursements to Investors
2/5/2026	Check	(1,136.56)	Investor Payment	Disbursements to Investors
2/5/2026	Check	(84.98)	Investor Payment	Disbursements to Investors
2/5/2026	Check	(521.57)	Investor Payment	Disbursements to Investors
2/27/2026	Interest Earned	131.18	Metropolitan Commercial Bank	Interest Income
3/31/2026	Interest Earned	148.34	Metropolitan Commercial Bank	Interest Income

# EXHIBIT C

# EXHIBIT C

## SUMMARY CASH FLOW STATEMENT

**SEC v. CapSource Inc., Stephen J. Byrne,  
and Gregory P. Herlean  
Summary Cash Flow Statement  
January 1, 2026 - March 31, 2026**

*as at e innin o Period*

*as n o s*

Business Asset Liquidation	-
Interest/Dividend Income	426
Miscellaneous - Other	-
	-

***Tota as n o s***

*as ut o s*

Costs to Secure/Maintain Property	-
Taxes	-
Disbursements to Investors	(20,727)
Receiver Fees and Other Professionals	(48,143)
	(48,143)

***Tota as ut o s***

*as at nd o Period*

**SEC v. CapSource Inc., Stephen J. Byrne,  
and Gregory P. Herlean  
Summary Balance Sheet  
March 31, 2026**

*Assets*

MCB Account	1,121,466
Notes Receivable	7,396,319
	8,517,785

***Tota Assets***

*liabilities*

Accrued Professional Holdbacks	207,536
Outstanding Loans	-
	207,536

***Tota liabilities***

*Equity*

Retained Earnings	8,310,249
	8,310,249

***Tota Equity***

Accounts are estimated values and are  
subject to change as more information is  
available and the Receiver completes his  
forensic accounting.