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Attorneys for Geoff Winkler Receiver for CapSource, Inc., et al.

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

SECURITIES AND EXCHANGE COMMISSION, Plaintiff, v. CAPSOURCE, INC., STEPHEN J. BYRNE, and GREGORY P. HERLEAN Defendants.	Case No. 2:20-cv-02303-RFB-DJA **THIRTEENTH STATUS REPORT OF GEOFF WINKLER, RECEIVER CAPSOURCE, INC.**

Geoff Winkler of American Fiduciary Services, LLC (the "Receiver"), the Court-appointed receiver for defendant CapSource, Inc., submits his Thirteenth Quarterly Report ("Report") for the period July 1, 2025 through September 30, 2025 ("Reporting Period"), regarding the receivership pursuant to Local Rule 66-4(b).

PRELIMINARY STATEMENT

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

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

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

As of the date of this Report, the Receiver has started but not yet completed an investigation or accounting of principal reduction loans, however active loans have been reviewed for the purpose of interim distributions. The Receiver has assessed the scope of this project and believes that this may incur unnecessary expenses. He does not intend to complete the principal reduction analysis until there is more insight as to whether or not there may be funds available to make a meaningful distribution.

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<u>SUMMARY OF THE RECEIVER'S OPERATIONS (LR 66-4(b)(1))</u>

A. THE RECEIVER'S INVESTIGATIVE AND MARSHALLING ACTIVITIES

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

In the previous reporting period, the Receiver made his sixth distribution under the Order Granting Receiver's Motion for Approval of 1) Interim Distribution Plan; and 2) Procedures for Disposition of the Estate's Interests in Certain Real Property filed August 2, 2023. A distribution was administered during the previous reporting period on May 15, 2025. No distribution was made this reporting period, in accordance with the Order. The Receiver and his team continue

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working with the individuals with returned checks or similar distribution questions. The Receiver has reissued checks for individuals he has communicated with who did not receive their distribution. The Receiver will continue to make distributions quarterly when funds allow, in accordance with the distribution order.

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

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

B. INVESTOR AND CREDITOR COMMUNICATION

The Receiver has continued to update the investor website (http://www.capsource-receivership.com). The Receiver and his team have continued to review registration forms directly from investors and invite investors who have not done so yet, to do so at their earliest convenience (http://www.capsource-receivership.com/register). The investor list as of September 30, 2025, had approximately 637 individuals.

C. THE RECEIVER'S FORENSIC ACCOUNTING ACTIVITIES

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

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

A. CASH

The Standardized Fund Accounting Report for the period is attached to this report as **Exhibit A**. The cash received this period is $1,499.53 from interest on money held in the receivership estate bank account. The Receiver was able to reissue checks to investors totaling $1,013.29 that were previously stopped.

B. NOTES RECEIVABLE

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

Loan Name	*Loan Number*	*Original Outstanding Balance*	*Q3 2025 Receipts*	*Estimated Remaining Value*[1]
5th Avenue Estates	22208	$857,313	$0	$0
Texas 156	20910	$42,000	$0	$18,548
Texas 156	22067	$106,521	$0	$47,042
Texas 156	22982	$111,883	$0	$49,410
King 261	23722	$515,000	$0	$0
Meadows 78	23587	$1,327,500	$0	$0
Fillmore RE Partners	20501	$559,388	$0	$315,029
JC Commercial	23899	$1,510,000	$0	$0
ARC RE	Option 3	$11,015,737	$0	$7,146,319
Approximate Total		***$16,045,342.00***	***$0.000***	***$7,576,348.009***

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 previous reports, the Receiver has been presented with an amended offer from the borrower for the remaining lots. The PSA was signed in the previous reporting period, and the Court approved the stipulated sale of mortgage interest (ECF No. 109) on June 6, 2025. The buyer requested an extension on September 30, 2025 which was granted by the Receiver. The sale will close in the following reporting period. The Receiver believes ten investors are due payments to recover their principal.

[1] Estimated value that is subject to further revision.

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

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

C. King 261 and Meadows 78

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

D. Fillmore Real Estate Partners

The Receiver anticipated the sale of Estate's interest in the Fillmore RE land to close in the third quarter of 2025. The buyer had requested an extension on the close date pursuant to section 9 of the purchase and sale agreement (the "PSA"). On September 9, 2025, the buyer informed the Receiver that it would not fulfill its obligation to close the Sale contemplated by the PSA, leaving the Receiver with a tax liability in the amount of $65,029.32. Further details on the buyer's breach of the PSA can be found below in "future litigation." The Receiver is reviewing options in the best interest of the Estate with regard to both the breach of the PSA by the buyer and alternative disposition of the Estate's interest in the land secured by the Fillmore RE note.

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

E. JC Commercial

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

F. ARC RE

As noted in a previous reporting period, a settlement was reached between the SEC and ARC RE that was approved on June 29, 2024 (*Securities and Exchange Commission v. America's Rehab Campuses, LLC*, U.S. District Court for the District of Nevada, Case No. 2:20-cv-02308-JCM-DJA). This influenced Option 3 investors, who received distributions and consequently will reduce their principal amount within the CapSource receivership, affecting future interest amounts to be paid out going forward.

The Receiver notes that the business is operating near capacity but continues to face difficulties collecting receivables from third party insurers. ARC has been unable to make the monthly payments to the Receiver, but the Receiver expects payments to resume in the next reporting period.

<u>SCHEDULE OF RECEIVER'S RECEIPTS & DISBURSEMENTS (LR 66- 4(b)(3))</u>

Below is the schedule of Receiver's Receipts and Disbursements pursuant to the Order

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Appointing Receiver and Local Rule 66-4(b)(3).

A. EAST WEST BANK AND METROPOLITAN COMMERCIAL BANK ACCOUNT

- Balance (07/01/25) (East West Bank): $ 1,187,909
- Total inflows: $ 1,500
- Total outflows: $ 43,146
- Balance (09/30/25) (Metro Commercial Bank): $ 1,146,262

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

The Receiver transferred the receivership account from East West Bank to Metropolitan Commercial Bank in this reporting period.

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

<u>OTHER ITEMS TO REPORT</u>

A. CURRENT AND FUTURE LITIGATION

a. Future Litigation

The Receiver continues to investigate potential third-party claims. The Receiver's evaluation of whether to pursue any such claims is ongoing, and the Receiver's determination depends in part on the outcome of some of the Receiver's other efforts to recover assets. If litigation is deemed appropriate, the Receiver will file an appropriate request with the Court before initiating the same. The Receiver anticipates making any such motions during the next reporting period or, otherwise, deeming the litigation not worth pursuing in the Receiver's business judgment.

During the reporting period the Receiver learned information that may require the Receiver to engage in litigation regarding the Receiver's proposed sale of the Ward County Property Interest (the "Sale"), as that term is defined in the Court's April 17, 2025, Order authorizing the Sale (*see* ECF No. 105). Specifically, on September 9, 2025, the buyer, Fillmore Real Estate Partners, LLC ("Fillmore"), informed the Receiver that it refused to close the Sale, after previously asking for an extension, alleging that the "broker's opinion [of] value and marketing time frame" did not "work for us."

Earlier in the Reporting Period, the Receiver had provided a brief extension – at Fillmore's request – for Fillmore to contact a broker regarding the Property's marketability, but at no time did the Receiver indicate that he would be willing to forego the Sale or that Fillmore had an "option" whether to close. Indeed, this was the first time the Receiver learned that even though Fillmore had induced the Receiver to agree to the Sale by explicitly stating it intended to purchase the Ward County Property Interest (without any carveout regarding determining its marketability), apparently Fillmore *in fact* intended to close the Sale *only* if it later determined *in its own discretion* that it would benefit Fillmore to do so.

This misrepresentation constrained the Receiver – to the benefit of Fillmore, who owned the land and did not want to see the Receiver enforce the Ward County Property Interest or sell it to a third party, and the Estate has thus been harmed. After the close of the Reporting Period, the Receiver sent Fillmore, its affiliate, and its principal a demand letter regarding their liability because of their misconduct surrounding the Sale. The Receiver received a response and is currently considering whether enforcing the Sale agreement or otherwise pursuing the Fillmore Parties is in the best interest of the Estate. The Receiver expects to inform the Court of its recommendations regarding the Sale and the damages caused by Fillmore during the next Reporting Period.

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

b. Ancillary Proceedings

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

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

<u>RECOMMENDATION OF THE RECEIVER (LR 66-4(b)(5))</u>

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.*

<u>CONCLUSION AND REQUESTED RELIEF</u>

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

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

1. Accepting this Thirteenth Status Report;

2. Authorizing the Receiver to continue to administer the Receivership Entities and their estate in accordance with the terms of the Appointment Order;

3. Authorizing the Receiver to undertake the recommendations presented herein, including a continued engagement of those professionals he deems necessary for the proper administration of the Receivership Entities and their estate; and

4. Providing such other and further relief as the Court deems necessary and appropriate.

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

Geoff Winkler, Receiver

DATED this 31st day of October, 2025.
GREENBERG TRAURIG, LLP

By: /s/ Kyle A. Ewing
KARA B. HENDRICKS, Bar No. 07743
KYLE A. EWING, Bar No. 014051

Attorneys for Receiver Geoff Winkler

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<u>CERTIFICATE OF SERVICE</u>

I hereby certify that, on the **31st day of October 2025**, a true and correct copy of the foregoing **<u>THIRTEENTH INTERIM REPORT AND PETITION FOR FURTHER INSTRUCTIONS OF RECEIVER GEOFF WINKLER</u>** was filed electronically via the Court's CM/EC 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 TRAURIG, LLP

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INDEX OF EXHIBITS	
EXHIBIT	**DESCRIPTION**
A	STANDARDIZED FUND ACCOUNTING REPORT
B	LIST OF TRANSACTIONS
C	SUMMARY CASH FLOW STATEMENT

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 4/01/2025 to 6/30/2025

FUND ACCOUNTING (See instructions)		Detail	Subtotal	Grand Total
Line 1	**Beginning Balance (As of 07/01/2025):**	1,187,909.00		
	Increases in Fund Balance:			
Line 2	**Business Income**	-		
Line 3	**Cash and Securities (in transit)**	-		
Line 4	**Interest/Dividend Income**	1,499.53		
Line 5	**Business Asset Liquidation**	-		
Line 6	**Personal Asset Liquidation**	-		
Line 7	**Third-Party Litigation Income**	-		
Line 8	**Miscellaneous - Other**	-		
	Total Funds Available (Lines 1 - 8):		1,499.53	**1,189,408.53**
	Decreases in Fund Balance:			
Line 9	**Disbursements to Investors**	(1,161.53)		
Line 10	**Disbursements for Receivership Operations**			
Line 10a	*Disbursements to Receiver or Other Professionals*	(41,984.58)		
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	-		
	Total Disbursements for Receivership Operations		(43,146.11)	
Line 10f	*Tax Administrator Fees and Bonds*		-	
Line 10g	*Federal and State Tax Payments*		-	
	Total Disbursements for Receivership Operations			**(43,146.11)**
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 Advisers	-		
	Tax Advisers	-		
	2. Administrative Expenses	-		
	3. Miscellaneous	-		
	Total Plan Development Expenses		-	
Line 11b	*Distribution Plan Implementation Expenses:*			
	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	-		
	Total Plan Implementation Expenses		-	
	Total Disbursements for Distribution Expenses Paid by the Fund			**-**
Line 12	**Disbursements to Court/Other:**			
Line 12a	*Investment Expenses/Court Registry Investment System (CRIS) Fees*	-		
Line 12b	*Federal Tax Payments*	-		
	Total Disbursements to Court/Other:		-	
	Total Funds Disbursed (Lines 9 - 11):			**(43,146.11)**
Line 13	**Ending Balance (As of 09/30/2025):**			**1,146,262.42**
Line 14	**Ending Balance of Fund - Net Assets:**			
Line 14a	*Cash & Cash Equivalents*		1,146,262.42	
Line 14b	*Investments*		-	
Line 14c	*Other Assets or Uncleared Funds*		7,576,348.32	
	Total Ending Balance of Fund - Net Assets			**8,722,610.74**

EXHIBIT A

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 4/01/2025 to 6/30/2025

		Detail	Subtotal	Grand Total
Line 15	**Disbursements for Plan Administration Expenses Not Paid by the Fund:**			
Line 15a	*Plan Development Expenses Not Paid by the Fund*			
	1. Fees:			
	Fund Administrator	-		
	IDC	-		
	Distribution Agent	-		
	Consultants	-		
	Legal Advisers	-		
	Tax Advisers	-		
	2. Administrative Expenses	-		
	3. Miscellaneous	-		
	Total Plan Development Expenses Not Paid by the Fund		-	
Line 15b	Plan Implementation Expenses Not Paid by the Fund:			
	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	-		
	Total Plan Implementation Expenses Not Paid by the Fund		-	
Line 15c	Tax Administrator Fees & Bonds Not Paid by the Fund			
	Total Disbursements for Plan Administration Expenses Not Paid by the Fund			-
Line 16	Disbursements to Court/Other Not Paid by the Fund			
Line 16a	Investment Expenses/CRIS Fees		-	
Line 16b	Federal Tax Payments		-	
	Total Disbursements to Court/Other Not Paid by the Fund:			-
Line 17	DC & State Tax Payments			-
Line 18	No. of Claims:			
Line 18a	# of Claims Received This Reporting Period	-		
Line 18b	# of Claims Received Since Inception of Fund	-		
Line 19	**No. of Claimants/Investors:**			
Line 19a	# of Claimants/Investors Paid This Reporting Period	-		
Line 19b	# of Claimants/Investors Paid Since Inception of Fund	684		

Receiver: **Geoff Winkler**

By: [signature]

Geoff Winkler
(printed name)

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

Date: October 31, 2025

EXHIBIT B

EXHIBIT B

COMPLETE LIST OF TRANSACTIONS

EAST WEST BANK RECEIVERSHIP ACCOUNT (A/E 0057) AND METROPOLITAN COMMERICAL BANK ACCOUNT (A/E 9048)
JULY 1, 2025 - SEPTEMBER 30, 2025

Date	*Type*	*Amount*	*Payee*	*Memo*
7/11/2025	Check	-11.30	Investor Payment	Disbursement to Investor
7/11/2025	Check	-502.33	Investor Payment	Disbursement to Investor
7/14/2025	Check	-255.01	Investor Payment	Disbursement to Investor
7/14/2025	Check	-244.65	Investor Payment	Disbursement to Investor
7/16/2025	Transfer	-36,303.86	Geoff Winkler, Receiver	Receiver Fees
7/16/2025	Transfer	-5,680.72	Greenberg Traurig	Attorney for Receiver Fees
7/31/2025	Interest Credit	495.27	East West Bank	Interest Income
8/5/2025	Check	-148.24	Investor Payment	Disbursement to Investor
8/14/2025	Transfer	-1,145,258.16	East West Bank	Transfer to New Account
8/14/2025	Transfer	1,145,258.16	Transfer Credit from East West Bank	Transfer to New Account
8/29/2025	Interest Credit	352.99	Metropolitan Commercial Bank	Interest Income
9/30/2025	Interest Credit	651.27	Metropolitan Commercial Bank	Interest Income

EXHIBIT C

EXHIBIT C

SUMMARY OF CASH FLOW STATEMENT

SEC v. CapSource Inc., Stephen J. Byrne,
and Gregory P. Herlean
Summary Cash Flow Statement
July 1, 2025 - September 30, 2025

a at e nn n o Per od

a n o	
Interest/Dividend Income	1,500
Tota a n o	
a ut o	
Costs to Secure/Maintain Property	-
Ta es	-
Disbursements to Investors	(1,162)
Receiver Fees and Other Professionals	(41,985)
Tota a ut o	

a at nd o Per od

SEC v. CapSource Inc., Stephen J. Byrne,
and Gregory P. Herlean
Summary Balance Sheet
September 30, 2025

A et	
EWBK Account	1,146,262
Notes Receivable	7,576,348
Tota A et	
a t e	
Accrued Professional Holdbacks	207,536
Outstanding Loans	-
Tota a t e	
u ty	
Retained Earnings	8,515,074
Tota u ty	

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