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7 *Attorneys for Geoff Winkler Receiver for*
8 *CapSource, Inc., et al.*

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,
16 and GREGORY P. HERLEAN

17 Defendants.

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

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

18
19 Geoff Winkler of American Fiduciary Services, LLC (the "Receiver"), the Court-appointed
20 receiver for defendant CapSource, Inc., submits his Fourteenth Quarterly Report ("Report") for the
21 period October 1, 2025, through December 31, 2025 ("Reporting Period"), regarding the
22 receivership pursuant to Local Rule 66-4(b).

23 PRELIMINARY STATEMENT

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

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1 The Receiver has diligently pursued these goals since August 26, 2022, at the inception of
2 the receivership. As detailed herein, since the entry of the Order Appointing Receiver (the
3 "Appointment Order") (ECF No. 17), the Receiver has made substantial progress, particularly in
4 taking possession of CapSource files and inventory and beginning analysis of same; review of
5 investor list and communication with investors; analyze accounting records; communication with
6 defendants; evaluating assets and properties of the estate; assessment of income and investor
7 payment options; evaluating and terminating a lease; analysis of ancillary proceedings and
8 communication with counsel; processing account information; evaluating estate needs including
9 tax issues; preparation of financial and quarterly reports; communication with SEC regarding
10 pending matters; and preparation of stipulations and court filings. However, because the Receiver's
11 work is ongoing, the conclusions presented herein are preliminary and subject to modification or
12 supplementation as more information becomes available.

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

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

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

19 A sixth distribution was administered on May 15, 2025, under the Order Granting
20 Receiver's Motion for Approval of 1) Interim Distribution Plan; and 2) Procedures for Disposition
21 of the Estate's Interests in Certain Real Property filed August 2, 2023. No distribution was made
22 this reporting period, in accordance with the Order. The Receiver and his team continue working
23 with the individuals with returned checks or similar distribution questions. The Receiver has
24 reissued checks for individuals he has communicated with who didn't receive their distribution.
25 The Receiver will continue to make distributions quarterly when funds allow, in accordance with
26 the distribution order.

27 Per investor requests, the Receiver and his team have continued to investigate investments
28 and other outstanding loans that are not included in the list of outstanding note receivables below.

1 The Receiver will continue to review information as it is sent by investors. The Receiver will
2 inform the court of his findings on this investigation in future reporting periods.

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

5 ***B. INVESTOR AND CREDITOR COMMUNICATION***

6 The Receiver has continued to update the investor website ([http://www.capsource-](http://www.capsource-receivership.com)
7 [receivership.com](http://www.capsource-receivership.com)). The Receiver and his team have continued to review registration forms directly
8 from investors and invite investors who have not done so yet, to do so at their earliest convenience
9 (<http://www.capsource-receivership.com/register>). The investor list as of December 31, 2025, had
10 approximately 733 individuals.

11 ***C. THE RECEIVER’S FORENSIC ACCOUNTING ACTIVITIES***

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

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

17 ***A. CASH***

18 The Standardized Fund Accounting Report for the period is attached to this report as
19 Exhibit A. The cash received this period is \$107,500 from notes receivable and \$888 from interest
20 on money held in the receivership estate bank account. The Receiver was able to reissue checks to
21 investors totaling \$268 that were previously stopped.

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1 **B. NOTES RECEIVABLE**

2 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>Q4 2025 Receipts</i>	<i>Estimated Remaining Value¹</i>
5th Avenue Estates	22208	\$857,313	\$0	\$0
Texas 156	20910	\$42,000	\$18,548	\$0
Texas 156	22067	\$106,521	\$47,042	\$0
Texas 156	22982	\$111,883	\$41,910	\$0
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
<i>Approximate Total</i>		<i>\$16,045,342.00</i>	<i>\$107,500.00</i>	<i>\$7,461,348</i>

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

20 **A. Texas 156**

21 As stated in previous reports, the Court approved the stipulated sale of mortgage interest
22 (ECF No. 109) on June 6, 2025. The buyer requested an extension on September 30, 2025 which
23 was granted by the Receiver. The sale closed this reporting period and funds have been received.
24 The Receiver believes twelve investors are due payments to recover their principal. A distribution
25 will be made 45 days after the close of the Reporting Period as directed by the Distribution Plan.

26 **B. 5th Avenue Estates**

27
28 ¹ Estimated value that is subject to further revision.

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

9 In the years following the closing of the 5th Avenue I deal, CapSource offered two further
10 investment opportunities to its investors: (i) an interest in a second-position deed of trust (the
11 “Second DOT”), dated November 1, 2016 (“5th Avenue II”), and (ii) an interest in a third-position
12 deed of trust (the “Third DOT”), dated August 16, 2018 (“5th Avenue III”). Investors have raised
13 concerns, during investor meetings and through direct communication with the Receiver and his
14 office, regarding their investments in 5th Avenue II and III. Specifically, investors in the later
15 loans have asked why 5th Avenue I investors received distributions following the sale of the 5th
16 Avenue Land, while 5th Avenue II and III investors have not.

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

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

26 King 261 and Meadows 78 were sold in a previous reporting period, and the Receiver
27 distributed the proceeds from the sale in accordance with the Order (ECF No. 61).
28

D. Fillmore Real Estate Partners

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

The Receiver expects to inform the Court of his recommendations regarding the Sale 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.

ARC has been unable to make the monthly payments to the Receiver for several reporting periods. ARC continues to report to the Receiver each reporting period that payments will resume during the next reporting period, but so far they have not. That being the case, the Receiver is no longer able to anticipate if or when payments will resume. This matter is discussed further below.

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

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

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

- 2 • Balance (10/01/25): \$ 1,146,262
- 3 • Total inflows: \$ 108,943
- 4 • Total outflows: \$ 65,295
- 5 • Balance (12/31/25): \$ 1,189,911

6 See Exhibit B for a complete list of transactions.

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

10 OTHER ITEMS TO REPORT

11 **A. CURRENT AND FUTURE LITIGATION**

12 **a. Future Litigation**

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

18 In the Receiver’s last report, he informed the Court that the Receiver may recommend
19 litigation regarding his proposed sale of the Ward County Property Interest (the “Sale”), as that
20 term is defined in the Court’s April 17, 2025, Order authorizing the Sale (*see* ECF No. 105) of the
21 Property Interest to Fillmore Real Estate Partners (“Fillmore”). As explained there, Fillmore has
22 refused to perform under the Purchase and Sale Agreement the parties agreed to.

23 During this reporting period, the Receiver sent Fillmore, its affiliate, and its principal a
24 demand letter regarding their liability because of each of their misconduct surrounding the Sale.
25 The Receiver received a response during the reporting period. After evaluating the Receiver’s
26 options with regard to both Fillmore and other asset recovery efforts, the Receiver provided a
27 response and further demand upon Fillmore and its affiliate and principal. If the parties do not
28 reach an agreement regarding a resolution of the Receivership Estate’s claims against Fillmore and

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1 its affiliate and principal, the Receiver anticipates filing a motion with this Court to address the
 2 dispute.

3 Separately, and as noted above, ARC continues to delay previously-agreed-upon payments
 4 under the ARC RE Note, citing difficulties collecting receivables from third party insurers that has
 5 resulted in an inability for ARC to pay creditors as debts become due. The Receiver has worked
 6 with ARC on this issue over prior reporting periods and continues to discuss possible solutions.
 7 ARC’s financial affairs do not appear to be improving, however, so the Receiver has reserved all
 8 rights and is exploring options for enforcing or otherwise resolving the dispute over the Note.

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

11 **b. Ancillary Proceedings**

12 A summary of previously identified actions which the Receiver believes qualify as an
 13 “Ancillary Proceeding” under Section VII of the Order Appointing Receiver are set forth in the
 14 table below. The Receiver continues to monitor these actions and participate in status conferences
 15 in a limited capacity, as appropriate, and/or as requested by an Ancillary Proceeding court. The
 16 Receiver does not believe the Ancillary Proceedings (all of which are currently stayed to the best
 17 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>5th 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

PARTIES/CASE NAME	COURT	CASE NO.	STATUS
<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, 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 Fourteenth 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;

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

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

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

7
8 

9
10 Geoff Winkler, Receiver

11 DATED this 28th day of January 2026.

12 **GREENBERG TRAUIG, LLP**

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

16 *Attorneys for Receiver Geoff Winkler*
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CERTIFICATE OF SERVICE

I hereby certify that, on the 28th day of January 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/ Andrea Lee Rosehill
An employee of GREENBERG TRAUIG, LLP

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INDEX OF EXHIBITS	
EXHIBIT	DESCRIPTION
A	STANDARDIZED FUND ACCOUNTING REPORT
B	COMPLETE LIST OF TRANSACTIONS
C	SUMMARY CASH FLOW STATEMENT AND SUMMARY BALANCE SHEET

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EXHIBIT A

EXHIBIT A

STANDARDIZED FUND ACCOUNTING 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 10/01/2025):	1,146,262.42		
	Increases in Fund Balance:			
Line 2	Business Income	-		
Line 3	Cash and Securities (in transit)	-		
Line 4	Interest/Dividend Income	888.43		
Line 5	Business Asset Liquidation	107,500.00		
Line 6	Personal Asset Liquidation	-		
Line 7	Third-Party Litigation Income	-		
Line 8	Miscellaneous - Other	554.60		
	Total Funds Available (Lines 1 - 8):		108,943.03	1,255,205.45
	Decreases in Fund Balance:			
Line 9	Disbursements to Investors	(267.54)		
Line 10	Disbursements for Receivership Operations			
Line 10a	Disbursements to Receiver or Other Professionals	(64,808.19)		
Line 10b	Business Asset Expenses	(219.00)		
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		(65,075.73)	
Line 10f	Tax Administrator Fees and Bonds		-	
Line 10g	Federal and State Tax Payments		-	
	Total Disbursements for Receivership Operations			(65,294.73)
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):			(65,294.73)
Line 13	Ending Balance (As of 12/31/2025):			1,189,910.72
Line 14	Ending Balance of Fund - Net Assets:			
Line 14a	Cash & Cash Equivalents		1,189,910.72	
Line 14b	Investments		-	
Line 14c	Other Assets or Uncleared Funds		7,461,348.32	
	Total Ending Balance of Fund - Net Assets			8,651,259.04

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:			
<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	-		
	Total Plan Development Expenses Not Paid by the Fund	-	-	
<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	-		
	Total Plan Implementation Expenses Not Paid by the Fund	-	-	
<i>Line 15c</i>	<i>Tax Administrator Fees & Bonds Not Paid by the Fund</i>			
	Total Disbursements for Plan Administration Expenses Not Paid by the Fund			-
Line 16	Disbursements to Court/Other Not Paid by the Fund			
<i>Line 16a</i>	Investment Expenses/CRIS Fees		-	
<i>Line 16b</i>	Federal Tax Payments		-	
	Total Disbursements to Court/Other Not Paid by the Fund:		-	-
Line 17	DC & State Tax Payments			-
Line 18	No. of Claims:			
<i>Line 18a</i>	# of Claims Received This Reporting Period	-		
<i>Line 18b</i>	# of Claims Received Since Inception of Fund	-		
Line 19	No. of Claimants/Investors:			
<i>Line 19a</i>	# of Claimants/Investors Paid This Reporting Period	-		
<i>Line 19b</i>	# of Claimants/Investors Paid Since Inception of Fund	684		

Receiver: **Geoff Winkler**

By:  _____

Geoff Winkler

 (printed name)

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

Date: January 28, 2025

EXHIBIT B

EXHIBIT B

COMPLETE LIST OF TRANSACTIONS

METROPOLITAN COMMERCIAL BANK RECEIVERSHIP ACCOUNT (A/E 9048)

October 1, 2025 - December 31, 2025

<i>Date</i>	<i>Type</i>	<i>Amount</i>	<i>Payee</i>	<i>Description</i>
10/20/2025	Outgoing wire	-60,714.31	Geoff Winkler, Receiver	Receiver Fees
10/20/2025	Outgoing wire	-4,093.88	Greenberg Traurig	Attorney for Receiver Fees
10/31/2025	Interest Earned	461.3	Metropolitan Commercial Bank	Interest/Dividend Income
11/3/2025	Incoming wire	107,500.00	West Texas Abstract & Title	Sale of Texas 156
11/14/2025	Check	-219	Cogency Global	Vendor Payment
11/19/2025	Transfer Credit	554.6	Transfer Credit from East West Bank	Interest/Dividend Income
11/28/2025	Interest Earned	226.65	Metropolitan Commercial Bank	Interest/Dividend Income
12/5/2025	Check	-69.01	Investor Payment	Disbursements to Investors
12/12/2025	Check	-74.08	Investor Payment	Disbursements to Investors
12/12/2025	Check	-73.73	Investor Payment	Disbursements to Investors
12/23/2025	Check	-50.72	Investor Payment	Disbursements to Investors
12/31/2025	Interest Earned	200.48	Metropolitan Commercial Bank	Interest/Dividend Income

EXHIBIT C

EXHIBIT C

SUMMARY CASH FLOW STATEMENT AND SUMMARY BALANCE SHEET

**SEC v. CapSource Inc., Stephen J. Byrne,
and Gregory P. Herlean
Summary Cash Flow Statement
October 1, 2025 - December 31, 2025**

Cash at Beginning of Period **1,146,262**

Cash Inflows

Business Asset Liquidation 107,500

Interest/Dividend Income 888

Miscellaneous - Other 555

Total Cash Inflows **108,943**

Cash Outflows

Costs to Secure/Maintain Property (219)

Taxes -

Disbursements to Investors (268)

Receiver Fees and Other Professionals (64,808)

Total Cash Outflows **(65,295)**

Cash at End of Period **1,189,911**

**SEC v. CapSource Inc., Stephen J. Byrne,
and Gregory P. Herlean
Summary Balance Sheet
December 31, 2025**

Assets

MCB Account 1,189,911

Notes Receivable* 7,461,348

Total Assets **8,651,259**

Liabilities

Accrued Professional Holdbacks 207,536

Outstanding Loans -

Total Liabilities **207,536**

Equity

Retained Earnings* 8,443,723

Total Equity **8,443,723**

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