

## UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Chestnut Oak, LP

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§  
§  
§Case No. 24-10498Debtor(s)Lead Case No. 24-10545☒ Jointly Administered**Monthly Operating Report**

Chapter 11

Reporting Period Ended: 03/31/2025Petition Date: 09/12/2024Months Pending: 7Industry Classification: 

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Reporting Method:

Accrual Basis ☐Cash Basis ☒

Debtor's Full-Time Employees (current):

0

Debtor's Full-Time Employees (as of date of order for relief):

0**Supporting Documentation** (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- ☒ Statement of cash receipts and disbursements
- ☒ Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- ☒ Statement of operations (profit or loss statement)
- ☒ Accounts receivable aging
- ☒ Postpetition liabilities aging
- ☒ Statement of capital assets
- ☐ Schedule of payments to professionals
- ☐ Schedule of payments to insiders
- ☒ All bank statements and bank reconciliations for the reporting period
- ☐ Description of the assets sold or transferred and the terms of the sale or transfer

/s/ Thomas B. Rupp

Signature of Responsible Party

04/17/2025

Date

Thomas B. Rupp

Printed Name of Responsible Party

Keller Benvenuti Kim LLP

425 Market Street, 26th Floor

San Francisco, CA 94105

Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore § 1320.4(a)(2) applies.

Case: 24-10545 Doc# 1292 Filed: 04/17/25 Entered: 04/17/25 12:12:12 PM



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Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$26,412	
b. Total receipts (net of transfers between accounts)	\$36,358	\$167,881
c. Total disbursements (net of transfers between accounts)	\$27,207	\$151,335
d. Cash balance end of month (a+b-c)	\$35,563	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$27,207	\$151,335

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$665
b. Accounts receivable over 90 days outstanding (net of allowance)	\$742
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$36,227
e. Total assets	\$2,877,585
f. Postpetition payables (excluding taxes)	\$11,631
g. Postpetition payables past due (excluding taxes)	\$107
h. Postpetition taxes payable	\$44,257
i. Postpetition taxes past due	\$22,128
j. Total postpetition debt (f+h)	\$55,888
k. Prepetition secured debt	\$2,041,223
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$717,450
n. Total liabilities (debt) (j+k+l+m)	\$2,814,561
o. Ending equity/net worth (e-n)	\$63,024

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$0	\$0
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$0
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$0

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)	Current Month	Cumulative
a. Gross income/sales (net of returns and allowances)	\$35,039	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$35,039	
d. Selling expenses	\$0	
e. General and administrative expenses	\$15,392	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$5,234	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$14,413	\$44,165

**Part 5: Professional Fees and Expenses**

			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
a.	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>					
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i	0					
ii						
iii						
iv						
v						
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vii						
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b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>					
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
	i					
	ii					
	iii					
	iv					
	v					
	vi					
	vii					
	viii					
	ix					
	x					
	xi					
	xii					
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	c						
c.	All professional fees and expenses (debtor & committees)						

**Part 6: Postpetition Taxes****Current Month****Cumulative**

a.	Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b.	Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c.	Postpetition employer payroll taxes accrued	\$0	\$0
d.	Postpetition employer payroll taxes paid	\$0	\$0
e.	Postpetition property taxes paid	\$0	\$0
f.	Postpetition other taxes accrued (local, state, and federal)	\$0	\$0
g.	Postpetition other taxes paid (local, state, and federal)	\$0	\$0

**Part 7: Questionnaire - During this reporting period:**

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes ☒ No ☐
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes ☐ No ☒
- c. Were any payments made to or on behalf of insiders? Yes ☐ No ☒
- d. Are you current on postpetition tax return filings? Yes ☒ No ☐
- e. Are you current on postpetition estimated tax payments? Yes ☐ No ☒
- f. Were all trust fund taxes remitted on a current basis? Yes ☒ No ☐
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes ☐ No ☒
- h. Were all payments made to or on behalf of professionals approved by the court? Yes ☐ No ☐ N/A ☒
- i. Do you have:
- Worker's compensation insurance? Yes ☐ No ☒
- If yes, are your premiums current? Yes ☐ No ☐ N/A ☒ (if no, see Instructions)
- Casualty/property insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- General liability insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes ☐ No ☒
- k. Has a disclosure statement been filed with the court? Yes ☐ No ☒
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes ☒ No ☐



**Part 8: Individual Chapter 11 Debtors (Only)**

- |  |       |     |
|--|-------|-----|
| a. Gross income (receipts) from salary and wages                     | _____ | \$0 |
| b. Gross income (receipts) from self-employment                      | _____ | \$0 |
| c. Gross income from all other sources                               | _____ | \$0 |
| d. Total income in the reporting period (a+b+c)                      | _____ | \$0 |
| e. Payroll deductions  | _____ | \$0 |
| f. Self-employment related expenses                                  | _____ | \$0 |
| g. Living expenses   | _____ | \$0 |
| h. All other expenses  | _____ | \$0 |
| i. Total expenses in the reporting period (e+f+g+h)                  | _____ | \$0 |
| j. Difference between total income and total expenses (d-i)          | _____ | \$0 |
| k. List the total amount of all postpetition debts that are past due | _____ | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

**Privacy Act Statement**

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: [http://www.justice.gov/ust/eo/rules\\_regulations/index.htm](http://www.justice.gov/ust/eo/rules_regulations/index.htm). Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

**I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.**

\_\_\_\_\_  
/s/ Bradley D. Sharp

Signature of Responsible Party

\_\_\_\_\_  
Chief Restructuring Officer

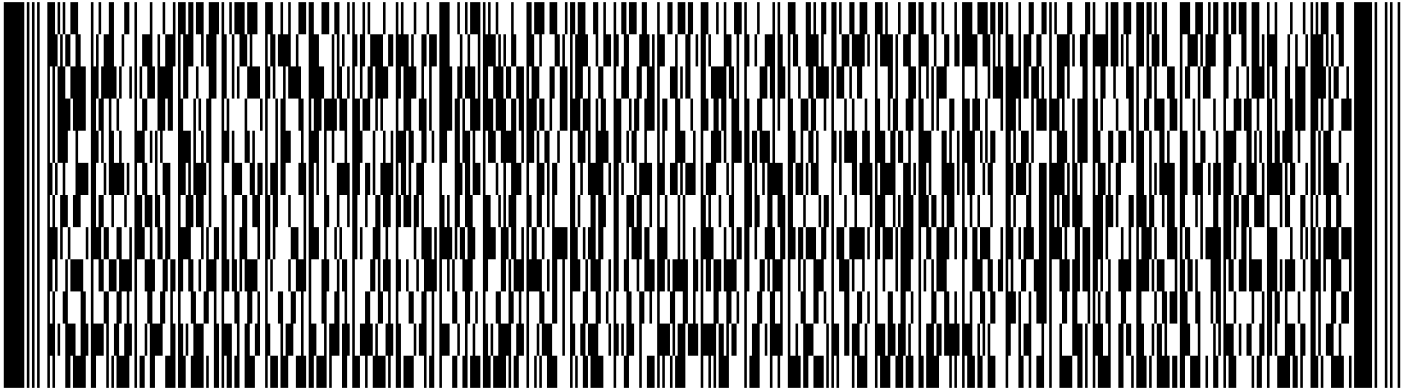
Title

\_\_\_\_\_  
Bradley D. Sharp

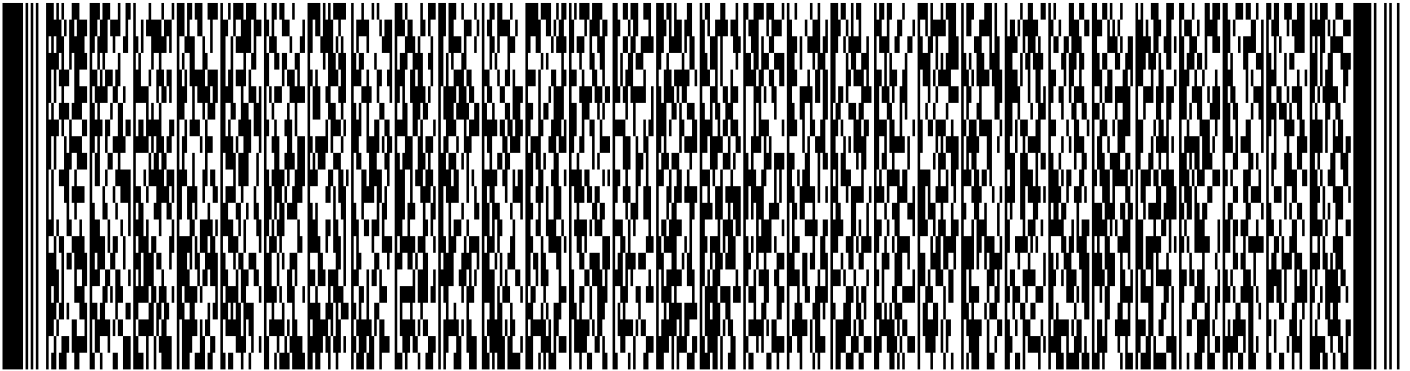
Printed Name of Responsible Party

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04/17/2025

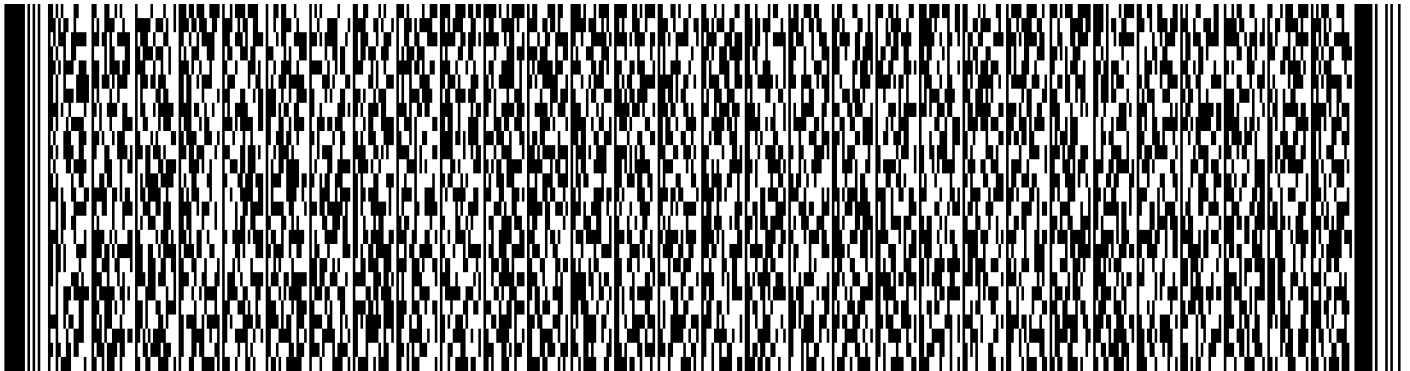
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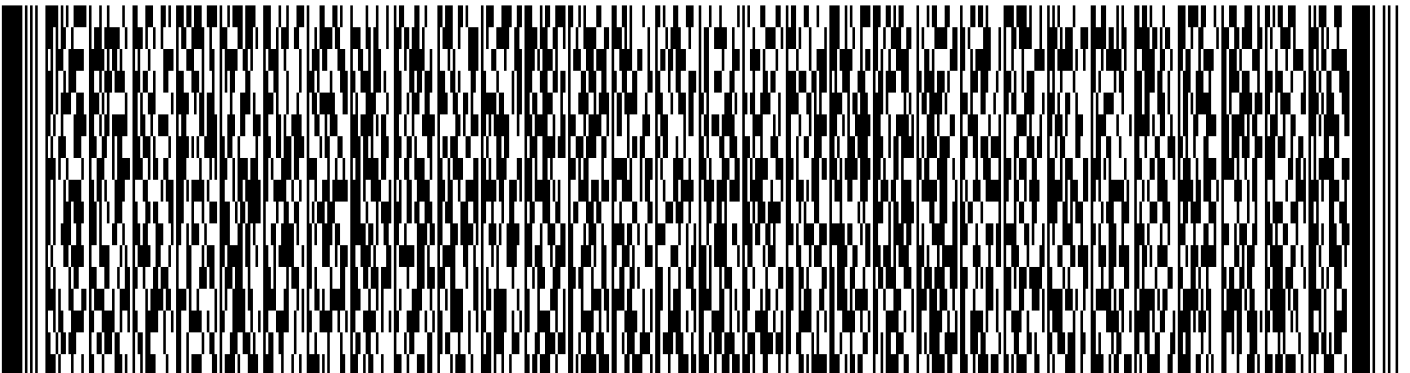
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Bankruptcy1to50



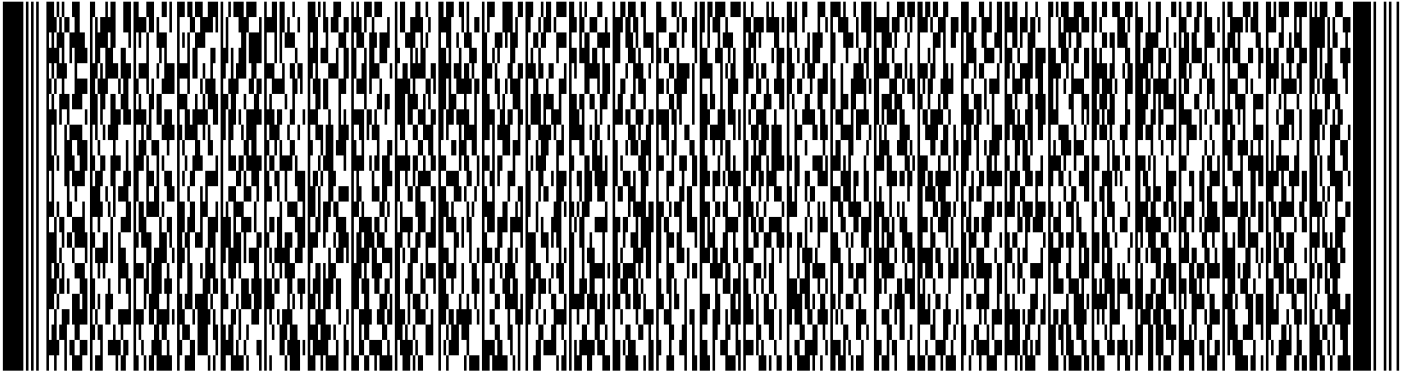
Bankruptcy51to100



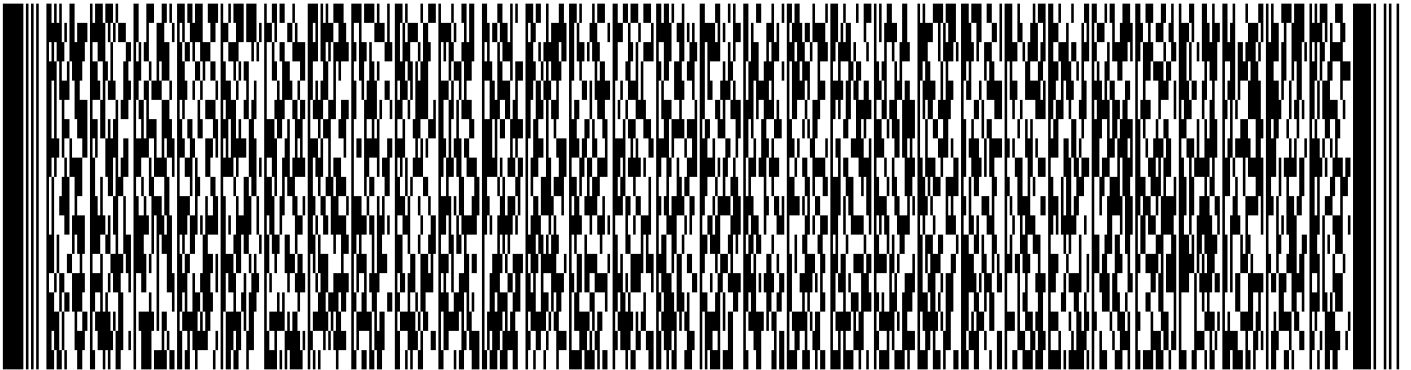
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NonBankruptcy51to100



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**In re LeFever Mattson, a California corporation, et al.**

**Lead Case No. 24-10545 (CN)**

**Global Notes to Monthly Operating Reports**

**General Notes:** On September 12, 2024 (the “Petition Date”), LeFever Mattson, a California corporation, (“LeFever Mattson”) and certain of its affiliates (collectively, the “Debtors”), each filed a voluntary petition for relief under chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”) with the United States Bankruptcy Court for the Northern District of California (Santa Rosa Division) (the “Bankruptcy Court”), commencing the chapter 11 cases now jointly administered, for procedural purposes only, under Lead Case No. 24-10545 (the “Chapter 11 Cases”).<sup>1</sup> The Debtors are authorized to operate their businesses and manage their properties as debtors in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. The Debtors are providing the information and documents provided herewith (collectively, and for all Debtors, the “Monthly Operating Reports”) pursuant to the in response to the *Uniform Periodic Reports in Cases Filed Under Chapter 11 of Title 11*, promulgated by the United States Trustee Program, and the *United States Trustee Chapter 11 Operating and Reporting Guidelines for Debtors in Possession* (Revised March 31, 2023). All information in these Monthly Operating Reports relates solely to the Debtors, and not to any non-Debtor affiliate. The following notes and statements and limitations should be referred to, and referenced in connection with, any review of the Monthly Operating Reports.

**Basis of Presentation:** The Debtors are submitting their Monthly Operating Reports solely for the purposes of complying with requirements applicable in these Chapter 11 Cases. The financial information included in the Monthly Operating Reports is unaudited and has not been prepared in accordance with accounting principles generally accepted in the United States of America (“U.S. GAAP”) and does not include all of the information and footnotes required by U.S. GAAP. The Monthly Operating Reports are not intended to reconcile to any financial statements otherwise prepared or distributed by the Debtors. The financial information contained herein is presented per the Debtors’ books and records without, among other things, all adjustments or reclassification that may be necessary or typical in accordance with U.S. GAAP. It is possible that not all assets, liabilities, income, or expenses have been recorded at the time of production. The financial information included in the Monthly Operating Reports has not been subjected to procedures that would typically be applied to financial information presented in accordance with U.S. GAAP or any other recognized financial reporting framework, and, upon application of such procedures, the Debtors believe that the financial information could be subject to changes, and these changes could be material. The results of operations contained in the financial statements provided with these Monthly Operating Reports are not necessarily indicative of results that may be expected from any

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<sup>1</sup> Debtor Windscape Apartments, LLC, filed its chapter 11 petition on August 6, 2024. Debtors Pinewood Condominiums, LP, and Ponderosa Pines, LP, filed their chapter 11 petitions on October 2, 2024.

other period or for the full year and may not necessarily reflect the results of operations and financial position of the Debtors in the future.

The Debtors' books and records are kept on a cash basis. Accounts Receivable and Accounts Payable have been included in the responses to Part 2: Asset and Liability Status but are not included in the balance sheets attached with each monthly operating report.

Certain Debtors have joint ownership of assets with other Debtors. The asset account balances and activity have been allocated based on the Debtor's ownership percentage.

**Reservation of Rights:** The Debtors reserve all rights to amend or supplement their Monthly Operating Reports in all respects, as may be necessary or appropriate. Nothing contained in these Monthly Operating Reports shall constitute a waiver of any of the Debtors' rights under any applicable law or an admission with respect to any issue in the Chapter 11 Cases.

**Bank Accounts:** To the extent a Debtor has joint ownership of a property with another Debtor, the bank statements have been included for the property for each Debtor.

**Internal Transfers:** Transfers between Debtors are reflected as Intercompany Transfers on the Statements of Cash Receipts and Disbursements. The cumulative amounts of the internal transfers are shown as Intercompany Assets or Intercompany Liabilities on the Balance Sheets.

**Payments Made on Prepetition Debt:** On or about September 25, 2024, the Bankruptcy Court entered interim orders (the "Interim Orders") authorizing, but not directing, the Debtors to, among other things, pay certain prepetition claims relating to (a) employee wages, salaries, and other compensation and benefits; (b) insurance premiums; and (c) the continued use of the Debtors' Cash Management System. Final orders granting such relief were entered on or about October 17-21, 2024 (the "Final Orders," and, collectively with the Interim Orders, the "First Day Orders"). Payments made on prepetition debt pursuant to the First Day Orders are not recorded in Attachment 1.

**Payments to Insiders:** Except as otherwise indicated in a supplemental statement, all payments made by the Debtors to "Insiders," as such term is defined in 11 U.S.C. § 101(31), constituted the regular compensation owed to those persons or reimbursements in the ordinary course of business.

**Windtree, LP:** Windtree, LP is an entity that was historically controlled by Ken Mattson. It was recently discovered that Windtree, LP is the owner of record for three properties located in Perris, California, at 333 Wilkerson Ave., 371 Wilkerson Ave., and 411 Wilkerson Ave. The Debtors do not have any records related to these properties and are working to obtain information.

**1050 Elm Street:** At the commencement of the Chapter 11 Cases, the Debtors' books and records reflected the owner of 1050 Elm Street in Napa, California, as Tradewinds Apartments, LP. After review of conflicting information regarding the ownership of 1050 Elm Street, it has been determined that 1050 Elm Street is owned by Pinecone, LP and not Tradewinds Apartments, LP. Previous operating reports for Pinecone, LP and Tradewinds Apartments, LP have been amended to reflect this ownership determination.

**Chestnut Oak, LP**  
**24-10498**  
**Statement of Cash Receipts and Disbursements**  
**3/31/2025**

	<u>Current Month</u>	<u>Accumulated Total</u>
<b>Receipts</b>		
<b>Operating</b>		
Rental Income	\$ 36,358	\$ 165,763
Other Operating Cash Receipts	-	665
<b>Total Operating Receipts</b>	<u>\$ 36,358</u>	<u>\$ 166,428</u>
<b>Non-Operating</b>		
Other Non-Operating Cash Receipts	\$ -	\$ 1,454
Intercompany Transfers	-	-
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	-	-
<b>Total Non-Operating Receipts</b>	<u>\$ -</u>	<u>\$ 1,454</u>
<b>Total Receipts</b>	<u><b>\$ 36,358</b></u>	<u><b>\$ 167,881</b></u>
<b>Disbursements</b>		
<b>Operating</b>		
Payroll & Payroll Taxes	\$ 771	\$ 4,035
Insurance	-	10,102
Utilities	2,899	34,090
Repairs & Maintenance	10,702	25,049
Admin Expense	1,450	5,282
Professional Fees	-	-
Other Operating Disbursements	746	2,260
Management Fees	1,192	11,881
Taxes (sales, property, other)	-	-
<b>Total Operating Disbursements</b>	<u>\$ 17,759</u>	<u>\$ 92,698</u>
<b>Non-Operating</b>		
Debt Service	\$ 9,448	\$ 58,137
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	500
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
<b>Total Non-Operating Disbursements</b>	<u>\$ 9,448</u>	<u>\$ 58,637</u>
<b>Total Disbursements</b>	<u><b>\$ 27,207</b></u>	<u><b>\$ 151,335</b></u>
<b>Net Cash Receipts and Disbursements</b>	<u><b>\$ 9,151</b></u>	<u><b>\$ 16,546</b></u>
<b>Total Disbursements less Intercompany Disbursements</b>	<u><b>\$ 27,207</b></u>	<u><b>\$ 151,335</b></u>

Chestnut Oak, LP  
24-10498  
Balance Sheet  
3/31/2025

	Current Month
<b>Assets</b>	
<b>Current Assets</b>	
Cash & Equivalents	\$ 35,563
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	-
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
<b>Total Current Assets</b>	<b>\$ 35,563</b>
<b>Fixed Assets</b>	
FF&E	\$ -
Capital Assets	2,750,000
Accumulated Depreciation	-
<b>Total Fixed Assets</b>	<b>\$ 2,750,000</b>
Other Assets	\$ 91,358
Other Assets (To Be Reconciled)	-
<b>Total Other Assets</b>	<b>\$ 91,358</b>
<b>Total Assets</b>	<b>\$ 2,876,920</b>
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Current Liabilities	\$ -
Security Deposits	13,700
Other Payables	-
Intercompany Liabilities - LM	-
Intercompany Liabilities - Other	709,750
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	-
Other Liabilities (To Be Reconciled)	-
<b>Total Current Liabilities</b>	<b>\$ 723,450</b>
<b>Long-Term Liabilities</b>	
Deferred Gain (Loss)	\$ 1,100,000
Notes Payable	2,041,223
Notes Payable - LM	-
<b>Total Long-Term Liabilities</b>	<b>\$ 3,141,223</b>
<b>Total Liabilities</b>	<b>\$ 3,864,673</b>
<b>Equity</b>	
Capital	\$ (1,092,202)
Retained Earnings	35,926
YTD Net Income	68,524
<b>Total Equity</b>	<b>\$ (987,753)</b>
<b>Total Liabilities and Equity</b>	<b>\$ 2,876,920</b>



Chestnut Oak, LP  
24-10498  
Statement of Operations  
3/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
<b>Income</b>		
<b>Revenue</b>		
Rental Income	\$ 34,681	\$ 161,568
Garage Income	-	-
<b>Other Revenue</b>		
Other Income	358	\$ 3,547
<b>Total Revenue</b>	<u>\$ 35,039</u>	<u>\$ 165,116</u>
<b>Expense</b>		
<b>Operating Expense</b>		
Admin Expense	\$ 1,193	\$ 13,515
Bank Fees	-	-
Commissions	-	-
Garage Expense	-	-
Insurance	(96)	11,047
Landscaping	-	-
Licenses & Fees	-	683
Marketing	82	497
Payroll	771	4,035
Professional Fees	-	-
Property Expense	-	-
Rent Expense	-	22
Repairs & Maintenance	10,602	22,823
Utilities	2,741	32,921
Other Operating Expense	100	920
<b>Total Operating Expense</b>	<u>\$ 15,392</u>	<u>\$ 86,463</u>
<b>Non-Operating Expense</b>		
Restructuring Fees	\$ -	\$ 500
Interest Expense	5,234	33,988
Tax	-	-
<b>Total Non-Operating Expense</b>	<u>\$ 5,234</u>	<u>\$ 34,488</u>
<b>Total Expense</b>	<u>\$ 20,626</u>	<u>\$ 120,951</u>
<b>Net Income</b>	<u><u>\$ 14,413</u></u>	<u><u>\$ 44,165</u></u>

Chestnut Oak, LP  
24-10498  
AR Aging Report  
3/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
A Bright Future, Inc.	(1,748)	-	-	-	-	(1,748)
Washington Shauna	-	249	253	300	-	802
Marquez Susana	-	155	230	226	742	1,353
Humphrey Miracle	(7)	-	-	-	-	(7)
Stevens Garrett	(758)	-	-	-	-	(758)
Grgich Brandy	-	1,197	-	-	-	1,197
Simmons Makayla	(172)	-	-	-	-	(172)
<b>Grand Total</b>	<b>(2,686)</b>	<b>1,601</b>	<b>483</b>	<b>526</b>	<b>742</b>	<b>665</b>

Chestnut Oak, LP  
24-10498  
AP Aging Report  
3/31/2025

Note: Payables due to "KS Mattson Partners" and "Socotra Capital" subject to further evaluation and review.

Row Labels	Payee Name	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Post-Petition	Comcast	532	-	-	-	532
	Lopez Landscaping	654	-	-	-	654
	Pacific Gas & Electric	43	-	-	-	43
	Pride Transport / Hauling	1,228	-	-	-	1,228
	Proserv Pest Management	200	-	-	-	200
	Republic Services	-	(6,281)	-	107	(6,174)
	Sacramento County Tax Collector	-	22,128	-	22,128	44,257
	First Insurance Funding Corp. of Calif.	1,449	-	-	-	1,449
<b>Post-Petition Total</b>		<b>4,106</b>	<b>15,847</b>	<b>-</b>	<b>22,235</b>	<b>42,188</b>
Pre-Petition	Carmichael Water District	-	-	-	395	395
	Keith Alan & Anne Michelle Gockel, TTEE	-	-	-	300	300
	LeFever Mattson, Inc.	-	-	-	3,182	3,182
	Lopez Landscaping	-	-	-	172	172
	Pacific Gas & Electric	-	-	-	41	41
	Proserv Pest Management	-	-	-	80	80
	RentGrow, Inc	-	-	-	6	6
	Sacramento County Utilities	-	-	-	1,180	1,180
	SMUD	-	-	-	150	150
	The Pool Guys Service	-	-	-	208	208
	YES Energy Management	-	-	-	68	68
	Zillow, Inc	-	-	-	180	180
	LeFever Mattson Property Management	-	-	-	1,563	1,563
	Sweet Era Cleaning	-	-	-	175	175
<b>Pre-Petition Total</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>7,700</b>	<b>7,700</b>
<b>Grand Total</b>		<b>4,106</b>	<b>15,847</b>	<b>-</b>	<b>29,936</b>	<b>49,889</b>

Chestnut Oak, LP  
24-10498  
Statement of Capital Assets  
3/31/2025

Note: All property values included in the table below are representative of book values per the company's books and records.

Property Address	As of Petition Date		3/31/2025	
3217 Walnut Ave	\$	2,750,000	\$	2,750,000
<b>Grand Total</b>	<b>\$</b>	<b>2,750,000</b>	<b>\$</b>	<b>2,750,000</b>

Chestnut Oak, LP  
24-10498  
Bank Reconciliation  
3/31/2025

Bank Account	Balance Per Bank Statement	Outstanding Deposits	Outstanding Checks	Attributed to Other Debtors	Attributed to Non-Debtors	Other Activity	Reconciled Balance
Walnut Crest - Citizens	21,430	172	(575)	-	-	150	21,177
East West Chestnut Oaks LP	17,355	-	(2,969)	-	(0)	-	14,386
<b>Grand Total</b>	<b>38,785</b>	<b>172</b>	<b>(3,544)</b>	<b>-</b>	<b>(0)</b>	<b>150</b>	<b>35,563</b>

Chestnut Oak, LP  
24-10498  
Payments on Pre-Petition Debt  
3/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Chestnut Oak, LP	3/10/2025	3/10/2025	Greystone Servicing Corporation, Inc	9,448
Grand Total				9,448

HOME TAX SERVICE OF AMERICA  
LEFEVER MATTSON PROPERTY  
WALNUT CREST APTS TRUST ACCT  
6359 AUBURN BLVD STE B  
CITRUS HEIGHTS CA 95621-5200

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**Summary of Accounts**

Account Type	Account Number	Ending Balance
SPECIALTY BANKING A/A BUSINESS	[REDACTED] 6152	\$21,430.10

**SPECIALTY BANKING A/A BUSINESS - [REDACTED] 6152**
**Account Summary**

Date	Description	Amount
03/01/2025	Beginning Balance	\$9,208.31
	19 Credit(s) This Period	\$36,343.32
	27 Debit(s) This Period	\$24,121.53
03/31/2025	Ending Balance	\$21,430.10

**Deposits**

Date	Description	Amount
03/03/2025	RDC Deposit	\$6,646.32
03/04/2025	RDC Deposit	\$1,050.00
03/04/2025	RDC Deposit	\$2,132.00
03/06/2025	RDC Deposit	\$1,422.00
03/06/2025	RDC Deposit	\$1,700.00
03/10/2025	RDC Deposit	\$65.00
03/12/2025	RDC Deposit	\$400.00
03/13/2025	RDC Deposit	\$9,677.21
03/14/2025	RDC Deposit	\$4,294.92
03/18/2025	RDC Deposit	\$82.80
03/21/2025	RDC Deposit	\$1,794.48
03/26/2025	RDC Deposit	\$700.00
03/31/2025	RDC Deposit	\$830.16
		13 item(s) totaling \$30,794.89

**Electronic Credits**

Date	Description	Amount
03/05/2025	FLEX FLEX YA3632026273813	\$1,608.92
03/06/2025	YARDI CARD DEP WALNCBTran XXXXX2947	\$1,598.92
03/07/2025	YARDI CARD DEP WALNCBTran XXXXX2378	\$1,858.99
03/13/2025	LEFEVER-WALNCB Settlement 000023439688262	\$157.60
03/17/2025	LEFEVER-WALNCB Settlement 000023455406158	\$200.00
03/28/2025	YARDI CARD DEP WALNCBTran XXXXX9288	\$124.00
		6 item(s) totaling \$5,548.43

**SPECIALTY BANKING A/A BUSINESS - 6152 (continued)****Electronic Debits**

Date	Description	Amount
03/10/2025	Greystone Se 03 CCD08 068187	\$9,447.94
03/18/2025	LEFEVER-WALNCB Return 000023465043382	\$157.60
		2 item(s) totaling \$9,605.54

**Other Debits**

Date	Description	Amount
03/03/2025	221774 OLB TRANSFER SPCLTY AA XXXXX6012	\$1,299.78
		1 item(s) totaling \$1,299.78

**Checks Cleared**

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
13570	03/03/2025	\$1,157.73	13583	03/04/2025	\$141.42	13591	03/04/2025	\$746.00
13573*	03/03/2025	\$531.52	13584	03/03/2025	\$435.25	13592	03/19/2025	\$602.00
13577*	03/04/2025	\$431.00	13585	03/10/2025	\$1,449.33	13593	03/17/2025	\$88.80
13578	03/10/2025	\$520.00	13586	03/06/2025	\$183.32	13595*	03/18/2025	\$950.00
13579	03/06/2025	\$110.13	13587	03/11/2025	\$474.00	13596	03/25/2025	\$520.00
13580	03/04/2025	\$630.00	13588	03/06/2025	\$46.81	13597	03/18/2025	\$500.00
13581	03/04/2025	\$47.20	13589	03/19/2025	\$2,800.00	13598	03/19/2025	\$81.70
13582	03/05/2025	\$60.00	13590	03/06/2025	\$100.00	13599	03/18/2025	\$610.00

\* Indicates skipped check number

24 item(s) totaling \$13,216.21

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
03/03/2025	\$12,430.35	03/11/2025	\$9,479.03	03/19/2025	\$18,501.46
03/04/2025	\$13,616.73	03/12/2025	\$9,879.03	03/21/2025	\$20,295.94
03/05/2025	\$15,165.65	03/13/2025	\$19,713.84	03/25/2025	\$19,775.94
03/06/2025	\$19,446.31	03/14/2025	\$24,008.76	03/26/2025	\$20,475.94
03/07/2025	\$21,305.30	03/17/2025	\$24,119.96	03/28/2025	\$20,599.94
03/10/2025	\$9,953.03	03/18/2025	\$21,985.16	03/31/2025	\$21,430.10



9300 Flair Dr., 1St FL  
El Monte, CA. 91731Direct inquiries to:  
888 761-3967

## ACCOUNT STATEMENT

Page 1 of 4

STARTING DATE: March 01, 2025

ENDING DATE: March 31, 2025

Total days in statement period: 31

1336

( 10)

CHESTNUT OAKS LP  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #24-10498  
6359 AUBURN BLVD  
CITRUS HEIGHTS CA 95621-5272Protecting the security of your account  
and personal information is our top  
priority. Learn about our online security  
best practices and tips on how to protect  
yourself from cybercrime by visiting  
[eastwestbank.com/privacy-and-security](http://eastwestbank.com/privacy-and-security).**Commercial Analysis Checking**

Account number	1336	Beginning balance	\$24,493.76
Enclosures	10	Total additions	( 0) .00
Low balance	\$17,354.56	Total subtractions	( 11) 7,139.20
Average balance	\$20,643.01	Ending balance	\$17,354.56

**CHECKS**

Number	Date	Amount	Number	Date	Amount
3002	03-05	1,191.66	3009	03-18	657.50
3003	03-05	770.57	3010	03-21	56.00
3004	03-19	480.78	3011	03-17	2,395.00
3005	03-19	531.52	3012	03-27	800.00
3007 *	03-20	126.37	* Skip in check sequence		
3008	03-14	93.24			

**DEBITS**

Date	Transaction Description	Subtractions
03-24	Analysis Servic ANALYSIS ACTIVITY FOR 02/25	36.56

**DAILY BALANCES**

Date	Amount	Date	Amount	Date	Amount
02-28	24,493.76	03-18	19,385.79	03-24	18,154.56
03-05	22,531.53	03-19	18,373.49	03-27	17,354.56
03-14	22,438.29	03-20	18,247.12		
03-17	20,043.29	03-21	18,191.12		

9300 Flair Dr., 1St FL  
El Monte, CA. 91731

CHESTNUT OAKS LP

STARTING DATE: March 01, 2025

ENDING DATE: March 31, 2025

1336

**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00