

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Monterey Pine, LP

Case No. 24-10512

Debtor(s)

Lead Case No. 24-10545

Jointly Administered

Monthly Operating Report

Chapter 11

Reporting Period Ended: 03/31/2025

Petition Date: 09/12/2024

Months Pending: 7

Industry Classification: 5 3 1 3

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# 1305 Filed: 04/17/25 Entered: 04/17/25 12:00:00 PM

Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$132,297	
b. Total receipts (net of transfers between accounts)	\$124,016	\$772,828
c. Total disbursements (net of transfers between accounts)	\$116,229	\$648,735
d. Cash balance end of month (a+b-c)	\$140,084	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$116,229	\$648,735

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$-5,967
b. Accounts receivable over 90 days outstanding (net of allowance)	\$204
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$1,031,839
e. Total assets	\$12,368,978
f. Postpetition payables (excluding taxes)	\$61,493
g. Postpetition payables past due (excluding taxes)	\$2,665
h. Postpetition taxes payable	\$0
i. Postpetition taxes past due	\$0
j. Total postpetition debt (f+h)	\$61,493
k. Prepetition secured debt	\$6,460,463
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$39,117
n. Total liabilities (debt) (j+k+l+m)	\$6,561,073
o. Ending equity/net worth (e-n)	\$5,807,905

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)	\$120,918	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$120,918	
d. Selling expenses	\$0	
e. General and administrative expenses	\$55,778	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$38,754	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$26,386	\$166,068

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					
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ci					

			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative	
b.	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>						
	<i>Itemized Breakdown by Firm</i>						
		Firm Name	Role				
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	ii						
	iii						
	iv						
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	xcix					
	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 <input type="radio"/> No <input checked="" type="radio"/> |
| m. If yes, have you made all Domestic Support Obligation payments? | Yes <input type="radio"/> No <input type="radio"/> N/A <input checked="" type="radio"/> |

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. 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

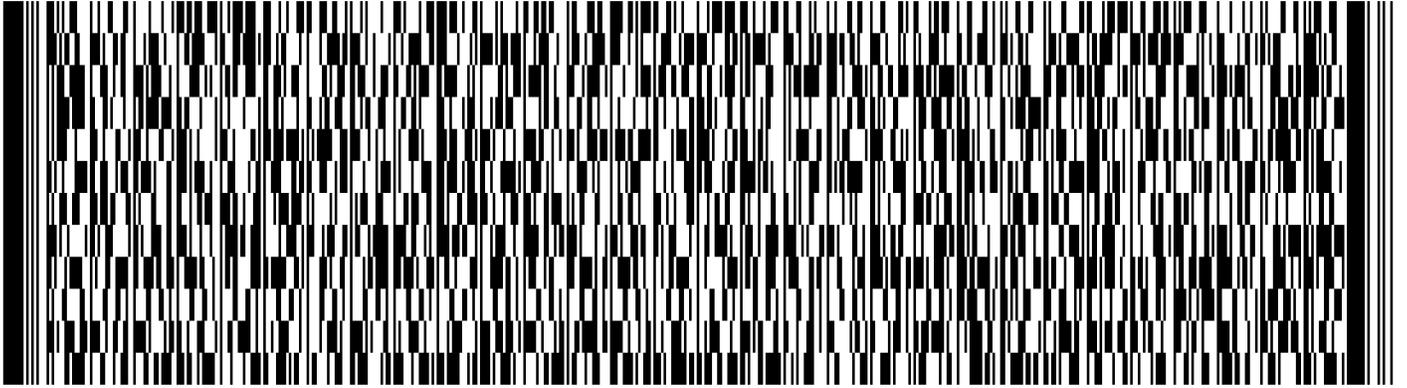
Title

Bradley D. Sharp

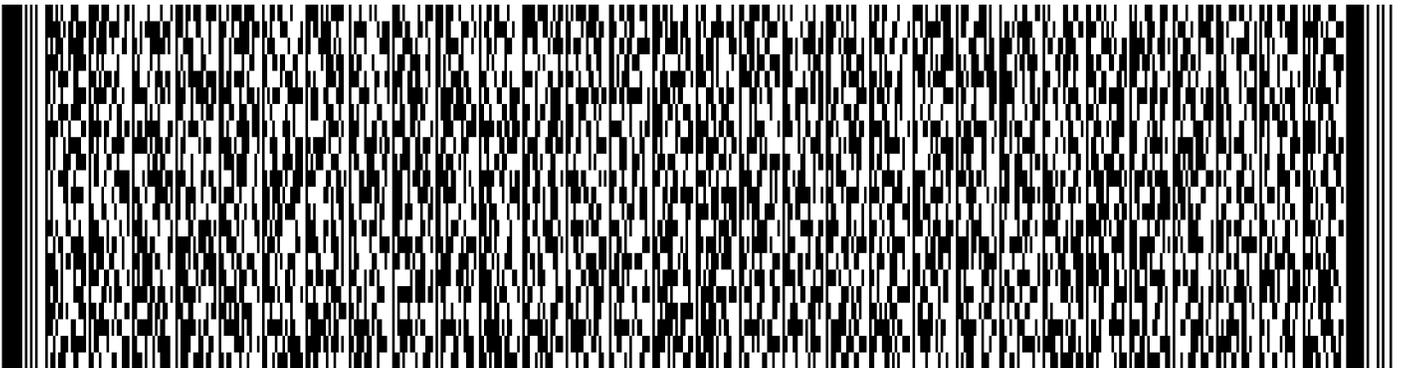
Printed Name of Responsible Party

04/17/2025

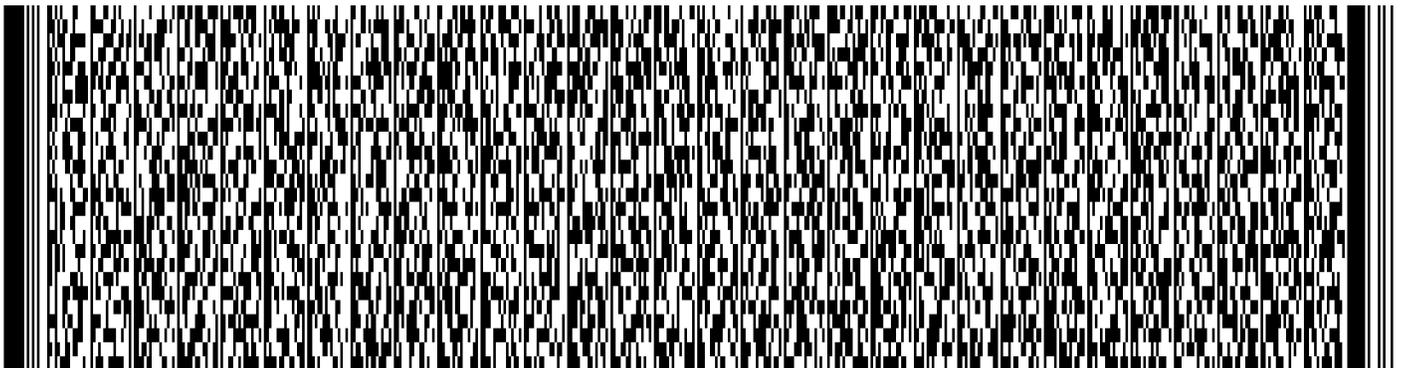
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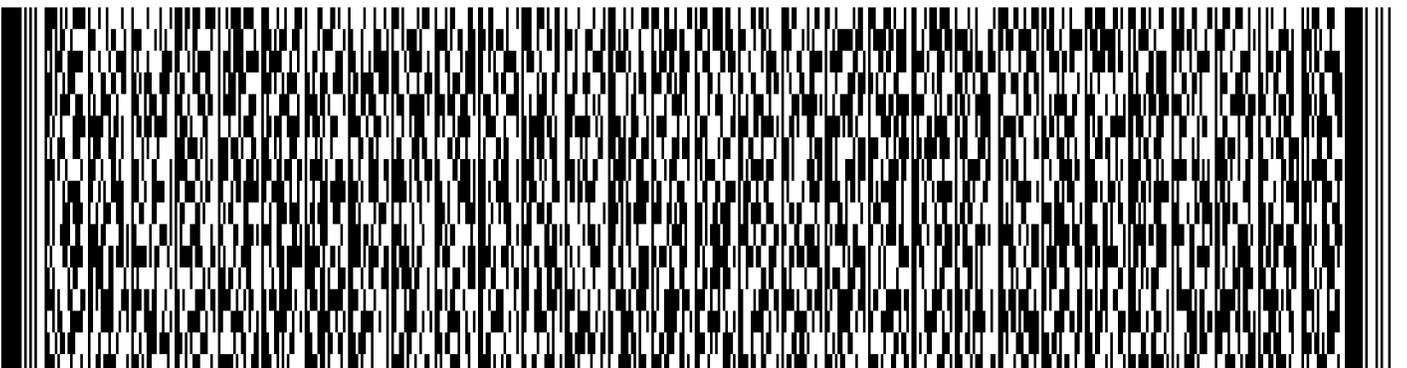
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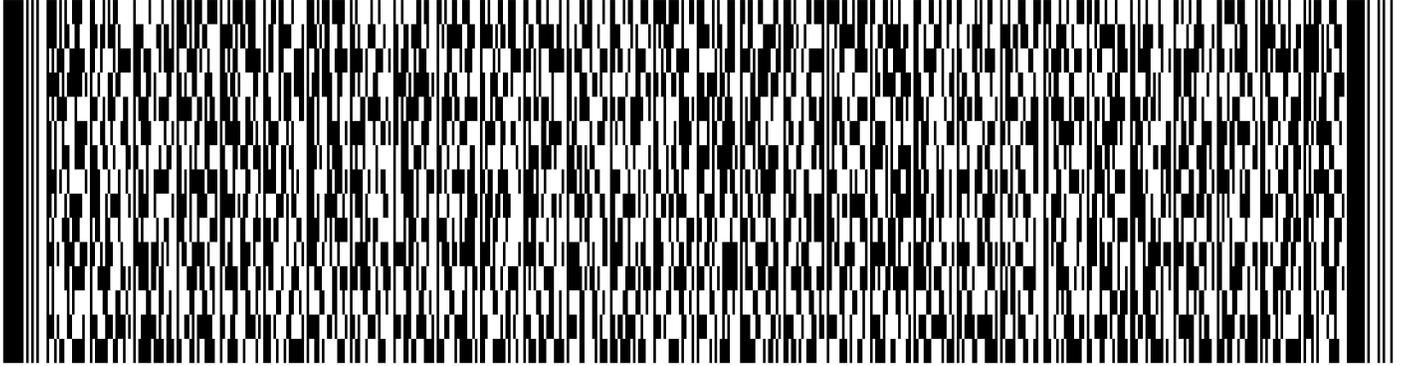
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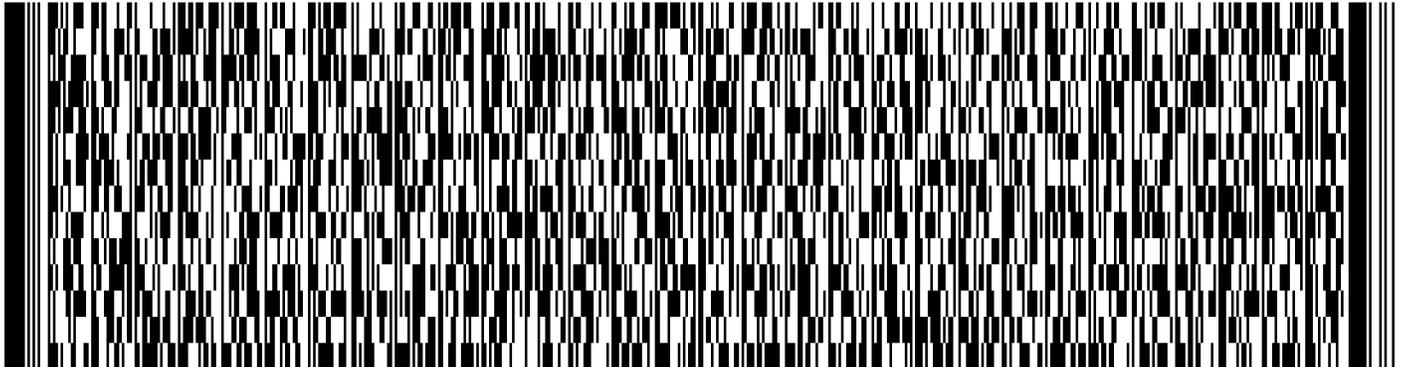
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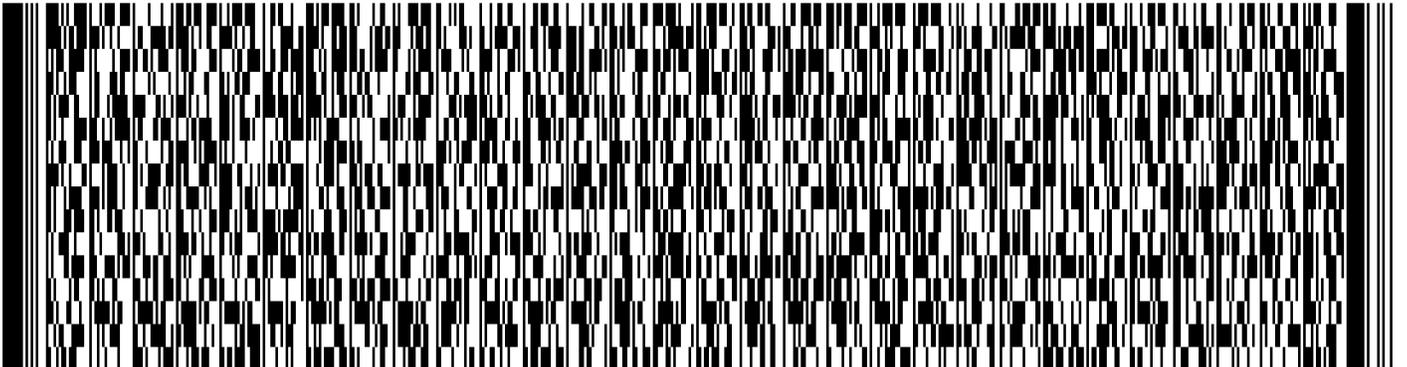
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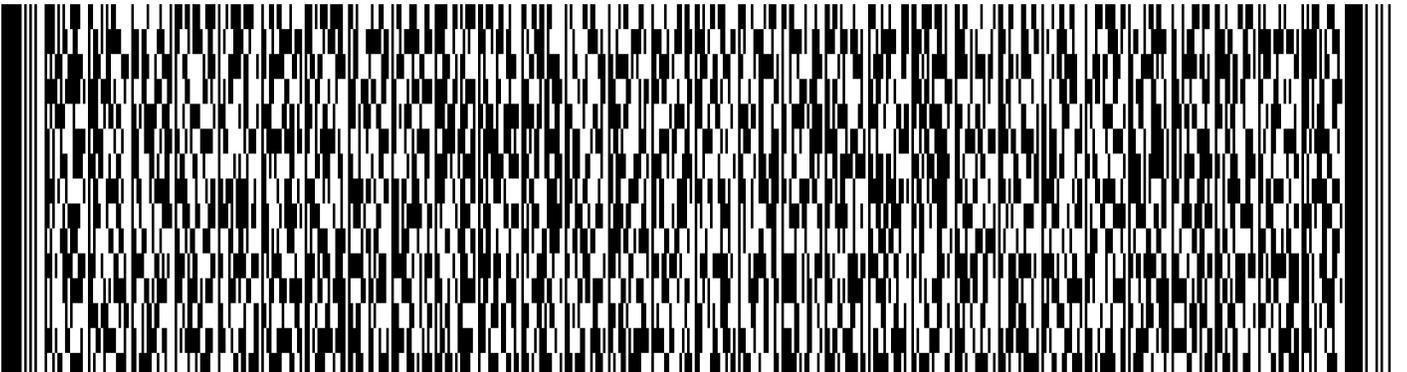
Bankruptcy1to50



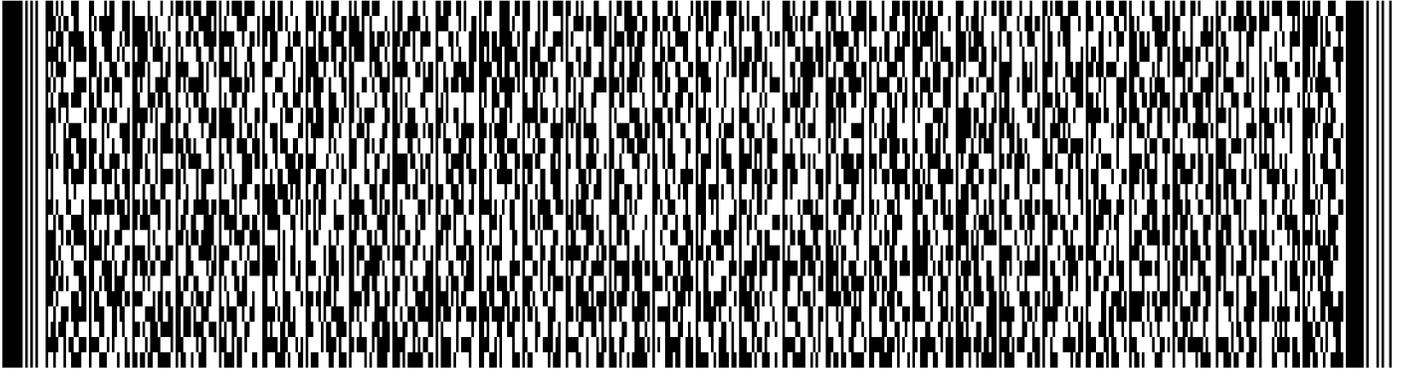
Bankruptcy51to100



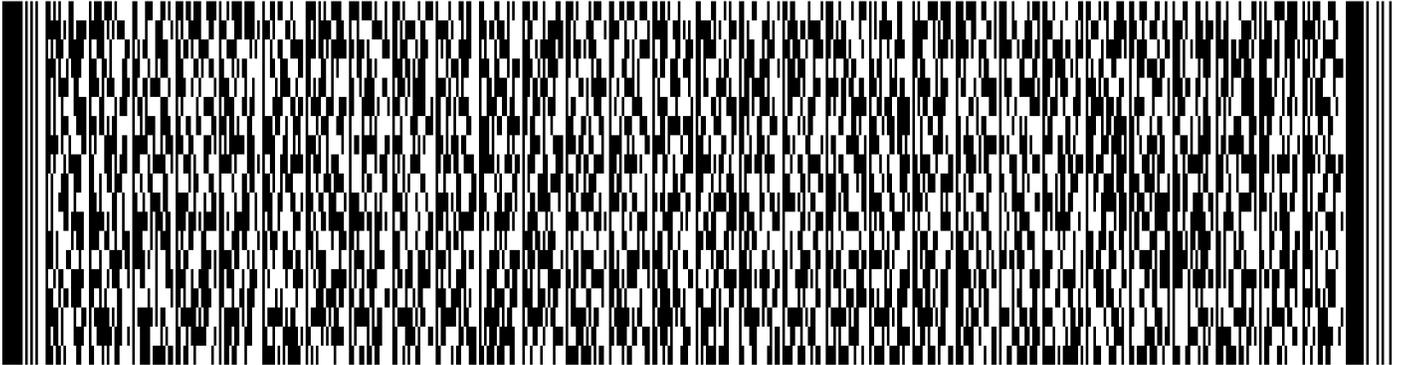
NonBankruptcy1to50



NonBankruptcy51to100



PageThree



PageFour

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”).¹ 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

¹ 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.

Monterey Pine, LP
24-10512
Statement of Cash Receipts and Disbursements
3/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 124,016	\$ 769,886
Other Operating Cash Receipts	-	-
Total Operating Receipts	<u>\$ 124,016</u>	<u>\$ 769,886</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ -	\$ 2,942
Intercompany Transfers	-	-
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	-	-
Total Non-Operating Receipts	<u>\$ -</u>	<u>\$ 2,942</u>
Total Receipts	<u>\$ 124,016</u>	<u>\$ 772,828</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ 4,255	\$ 25,315
Insurance	5,970	36,430
Utilities	5,220	58,881
Repairs & Maintenance	32,364	131,950
Admin Expense	1,424	9,822
Professional Fees	-	-
Other Operating Disbursements	84	266
Management Fees	6,443	37,707
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 55,760</u>	<u>\$ 300,371</u>
Non-Operating		
Debt Service	\$ 60,469	\$ 346,924
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	1,440
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 60,469</u>	<u>\$ 348,364</u>
Total Disbursements	<u>\$ 116,229</u>	<u>\$ 648,735</u>
Net Cash Receipts and Disbursements	<u>\$ 7,787</u>	<u>\$ 124,093</u>
Total Disbursements less Intercompany Disbursements	<u>\$ 116,229</u>	<u>\$ 648,735</u>

Monterey Pine, LP
24-10512
Balance Sheet
3/31/2025

	<u>Current Month</u>
Assets	
Current Assets	
Cash & Equivalents	\$ 140,084
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	896,150
Intercompany Receivables - US Trustee Fees	-
Other Receivables	1,571
Total Current Assets	\$ 1,037,805
Fixed Assets	
FF&E	\$ -
Capital Assets	11,000,000
Accumulated Depreciation	-
Total Fixed Assets	\$ 11,000,000
Other Assets	\$ 337,139
Other Assets (To Be Reconciled)	-
Total Other Assets	\$ 337,139
Total Assets	\$ 12,374,944
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	56,560
Other Payables	-
Intercompany Liabilities - LM	-
Intercompany Liabilities - Other	-
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	-
Other Liabilities (To Be Reconciled)	-
Total Current Liabilities	\$ 56,560
Long-Term Liabilities	
Deferred Gain (Loss)	\$ -
Notes Payable	6,460,463
Notes Payable - LM	-
Total Long-Term Liabilities	\$ 6,460,463
Total Liabilities	\$ 6,517,022
Equity	
Capital	\$ 4,504,097
Retained Earnings	1,013,375
YTD Net Income	340,449
Total Equity	\$ 5,857,922
Total Liabilities and Equity	\$ 12,374,944

Monterey Pine, LP
24-10512
Statement of Operations
3/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 125,709	\$ 760,720
Garage Income	-	-
Other Revenue		
Other Income	(4,791)	\$ (2,084)
Total Revenue	\$ 120,918	\$ 758,636
Expense		
Operating Expense		
Admin Expense	\$ 8,518	\$ 41,262
Bank Fees	-	(5)
Commissions	-	-
Garage Expense	-	-
Insurance	5,285	38,300
Landscaping	-	-
Licenses & Fees	-	3,399
Marketing	332	1,332
Payroll	4,255	25,315
Professional Fees	-	-
Property Expense	-	-
Rent Expense	84	266
Repairs & Maintenance	31,306	134,008
Utilities	4,940	54,523
Other Operating Expense	1,057	2,269
Total Operating Expense	\$ 55,778	\$ 300,669
Non-Operating Expense		
Restructuring Fees	\$ -	\$ 1,440
Interest Expense	38,754	223,704
Tax	-	66,754
Total Non-Operating Expense	\$ 38,754	\$ 291,898
Total Expense	\$ 94,532	\$ 592,568
Net Income	\$ 26,386	\$ 166,068

Monterey Pine, LP
24-10512
AR Aging Report
3/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Wooley Orlander	(575)	-	-	-	-	(575)
Luna Maria	(1,490)	-	-	-	-	(1,490)
Smith Williamae	(277)	-	-	-	204	(73)
Holmes Latasha	-	8	-	-	-	8
Dagdagan Royleen	(2,236)	-	-	-	-	(2,236)
Morquecho Mario	(2)	-	-	-	-	(2)
Ochoa Rickie	(185)	-	-	-	-	(185)
Humfleet Jordan	(800)	-	-	-	-	(800)
Mopethomas Mabel	(4)	-	-	-	-	(4)
Ly Martine	-	25	-	-	-	25
Singh Gurvinder	(1,666)	-	-	-	-	(1,666)
Singh Parmjit	-	1,055	-	-	-	1,055
Stanikzai Karimullah	-	(12)	-	-	-	(12)
Silva Tinney Seth	-	97	-	-	-	97
Sharma Rishav	-	4	-	-	-	4
Ashraf Nazia	(124)	-	-	-	-	(124)
Corey Miriah	-	10	-	-	-	10
Grand Total	(7,358)	1,187	-	-	204	(5,967)

Monterey Pine, LP
 24-10512
 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	A-1 Appliance Hac	569	-	-	-	569
	HD Supply Facilities Maintenance	1,694	-	-	-	1,694
	Lopez Landscaping	1,555	-	-	-	1,555
	Pacific Gas & Electric	213	-	-	-	213
	Parish Termite & Pest Management, Inc.	95	-	-	-	95
	Pride Transport / Hauling	154	339	-	-	493
	Repo Apartments Solutions LLC	-	-	-	2,317	2,317
	Republic Services	-	(4,055)	-	151	(3,904)
	Sac Val Plumbing	-	-	-	197	197
	SMUD	2	-	-	-	2
	Firecode Safety Equipment, Inc.	588	-	-	-	588
	Frontier	168	-	-	-	168
	Sacramento Metropolitan Fire Inspection	947	-	-	-	947
Post-Petition Total		5,985	(3,716)	-	2,665	4,934
Pre-Petition	Florin County Water District	-	-	-	4,047	4,047
	Great American Business Products	-	-	-	315	315
	Jerry Lee	-	-	-	6,400	6,400
	Lake Appliance Repair	-	-	-	409	409
	LeFever Mattson, Inc.	-	-	-	5,820	5,820
	Lifetime Pool and Spa Services	-	-	-	218	218
	Lopez Landscaping	-	-	-	566	566
	Maid to Order	-	-	-	3,525	3,525
	McKenry Drapery Service, Inc.	-	-	-	404	404
	Mize Guys Heating & Cooling	-	-	-	2,532	2,532
	Pacific Gas & Electric	-	-	-	194	194
	Parish Termite & Pest Management, Inc.	-	-	-	38	38
	Pride Transport / Hauling	-	-	-	242	242
	Pro Floors Inc	-	-	-	2,523	2,523
	RentGrow, Inc	-	-	-	28	28
	Repo Apartments Solutions LLC	-	-	-	3,767	3,767
	Sac Val Plumbing	-	-	-	120	120
	Sacramento County Utilites	-	-	-	2,916	2,916
	SMUD	-	-	-	649	649
	United Glass Company	-	-	-	367	367
	YES Energy Management	-	-	-	336	336
	Zillow, Inc	-	-	-	55	55
	LeFever Mattson Property Management	-	-	-	2,184	2,184
Master's Wholesale, Inc.	-	-	-	1,463	1,463	
Pre-Petition Total		-	-	-	39,117	39,117
Grand Total		5,985	(3,716)	-	41,783	44,051

Monterey Pine, LP
24-10512
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	
7575 Power Inn Rd	\$	11,000,000	\$	11,000,000
Grand Total	\$	11,000,000	\$	11,000,000

Monterey Pine, LP
 24-10512
 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
Country Glen - Citizens	47,385	685	(2,124)	-	-	-	45,946
East West Monterey Pine LP	106,679	-	(12,540)	-	-	-	94,138
Grand Total	154,064	685	(14,664)	-	-	-	140,084

Monterey Pine, LP
24-10512
Payments on Pre-Petition Debt
3/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Monterey Pine, LP	03/10/25	03/10/25	Greystone Servicing Corporation, Inc	60,469
Grand Total				60,469

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

Managing Your Accounts

	Phone Number	888.222.5432
	Website	cbbank.com
	Email	customersupport@cbbank.com

Summary of Accounts

Account Type	Account Number	Ending Balance
SPECIALTY BANKING A/A BUSINESS	[REDACTED] 6046	\$47,384.95

SPECIALTY BANKING A/A BUSINESS - [REDACTED] 6046

Account Summary

Date	Description	Amount
03/01/2025	Beginning Balance	\$138,504.47
	39 Credit(s) This Period	\$127,833.39
	27 Debit(s) This Period	\$218,952.91
03/31/2025	Ending Balance	\$47,384.95

Deposits

Date	Description	Amount
03/03/2025	RDC Deposit	\$24,567.75
03/04/2025	RDC Deposit	\$901.00
03/04/2025	RDC Deposit	\$1,488.00
03/04/2025	RDC Deposit	\$6,341.24
03/05/2025	RDC Deposit	\$134.00
03/05/2025	RDC Deposit	\$1,203.00
03/05/2025	RDC Deposit	\$1,371.24
03/05/2025	RDC Deposit	\$1,431.24
03/05/2025	RDC Deposit	\$1,568.24
03/05/2025	RDC Deposit	\$1,848.77
03/05/2025	RDC Deposit	\$9,134.27
03/06/2025	RDC Deposit	\$3,132.02
03/07/2025	RDC Deposit	\$1,748.00
03/13/2025	RDC Deposit	\$1,848.24
03/14/2025	RDC Deposit	\$555.00
03/17/2025	RDC Deposit	\$870.00
03/18/2025	RDC Deposit	\$600.00
03/21/2025	RDC Deposit	\$345.00
03/24/2025	RDC Deposit	\$1,489.15
03/31/2025	RDC Deposit	\$2,240.75
		20 item(s) totaling \$62,816.91

Electronic Credits

Date	Description	Amount
03/03/2025	LEFEVER-COUNGLCB Settlement 000023336461266	\$6,288.10
03/04/2025	YARDI CARD DEP COUNGLCBTr XXXXX0786	\$2,652.79

Member FDIC

SPECIALTY BANKING A/A BUSINESS - 6046 (continued)

Electronic Credits (continued)

Date	Description	Amount
03/04/2025	LEFEVER-COUNGLCB Settlement 000023357160394	\$2,920.78
03/04/2025	FLEX FLEX YA3203209708508	\$7,305.26
03/05/2025	LEFEVER-COUNGLCB Settlement 000023372725846	\$1,530.24
03/05/2025	LEFEVER_TPP-COUN Settlement 000023372277634	\$1,589.24
03/05/2025	YARDI CARD DEP COUNGLCBTr XXXXX2671	\$10,052.74
03/06/2025	YARDI CARD DEP COUNGLCBTr XXXXX2547	\$110.00
03/06/2025	YARDI CARD DEP COUNGLCBTr XXXXX2433	\$4,905.19
03/07/2025	YARDI CARD DEP COUNGLCBTr XXXXX2464	\$6,492.03
03/10/2025	YARDI CARD DEP COUNGLCBTr XXXXX2248	\$9,567.57
03/11/2025	YARDI CARD DEP COUNGLCBTr XXXXX4139	\$3,186.94
03/13/2025	YARDI CARD DEP COUNGLCBTr XXXXX5848	\$1,891.77
03/13/2025	YARDI CARD DEP COUNGLCBTr XXXXX5320	\$2,073.24
03/14/2025	YARDI CARD DEP COUNGLCBTr XXXXX0552	\$80.00
03/18/2025	YARDI CARD DEP COUNGLCBTr XXXXX3922	\$40.00
03/21/2025	YARDI CARD DEP COUNGLCBTr XXXXX6784	\$1,671.01
03/28/2025	YARDI CARD DEP COUNGLCBTr XXXXX8040	\$300.00
03/31/2025	LEFEVER-COUNGLCB Settlement 000023553380214	\$2,359.58
		19 item(s) totaling \$65,016.48

Electronic Debits

Date	Description	Amount
03/03/2025	WIRE/OUT-20250620001878;BNF MONTEREY PINE, LP;OBI TRANSF CASH FROM COUNTRY GLEN	\$132,297.45
03/10/2025	Greystone Se 03 CCD08 067034	\$60,469.31
		2 item(s) totaling \$192,766.76

Other Debits

Date	Description	Amount
03/17/2025	RETURNED DEPOSIT ITEMS Check 280	\$1,740.00
		1 item(s) totaling \$1,740.00

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
16199	03/03/2025	\$1,434.10	16212	03/05/2025	\$294.65	16220	03/18/2025	\$3,629.00
16200	03/04/2025	\$120.17	16213	03/05/2025	\$296.00	16221	03/11/2025	\$81.70
16201	03/07/2025	\$5,969.72	16214	03/04/2025	\$250.00	16222	03/20/2025	\$469.83
16205*	03/03/2025	\$404.42	16215	03/11/2025	\$1,855.00	16223	03/19/2025	\$1,273.89
16207*	03/05/2025	\$56.00	16216	03/14/2025	\$214.00	16224	03/18/2025	\$170.00
16209*	03/06/2025	\$2,059.32	16217	03/07/2025	\$95.00	16225	03/19/2025	\$1,164.34
16210	03/04/2025	\$1,003.74	16218	03/07/2025	\$356.18	16227*	03/20/2025	\$716.00
16211	03/04/2025	\$36.79	16219	03/05/2025	\$510.50	16228	03/19/2025	\$1,985.80

* Indicates skipped check number

24 item(s) totaling \$24,446.15

Daily Balances

Date	Amount	Date	Amount	Date	Amount
03/03/2025	\$35,224.35	03/11/2025	\$42,384.07	03/20/2025	\$38,979.46
03/04/2025	\$55,422.72	03/13/2025	\$48,197.32	03/21/2025	\$40,995.47
03/05/2025	\$84,128.55	03/14/2025	\$48,618.32	03/24/2025	\$42,484.62
03/06/2025	\$90,216.44	03/17/2025	\$47,748.32	03/28/2025	\$42,784.62
03/07/2025	\$92,035.57	03/18/2025	\$44,589.32	03/31/2025	\$47,384.95
03/10/2025	\$41,133.83	03/19/2025	\$40,165.29		

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

Direct inquiries to:
888 761-3967

ACCOUNT STATEMENT

Page 1 of 5
STARTING DATE: March 01, 2025
ENDING DATE: March 31, 2025
Total days in statement period: 31
██████████ 1119
(17)

MONTEREY PINE, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10512
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200

Protecting 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.

Commercial Analysis Checking

Account number	██████████ 1119	Beginning balance		\$4,879.16
Enclosures	17	Total additions	(1)	132,297.45
Low balance	\$106,678.76	Total subtractions	(17)	30,497.85
Average balance	\$111,395.26	Ending balance		\$106,678.76

CREDITS

Number	Date	Transaction Description	Additions
	03-03	Wire Trans-IN fc0e36dd-e200-4ba3-9dbc-2ba4256e0634 HOME TAX SERVICE O 122234149 TRANSF CASH FROM C OUNTRY GLEN CB T O	132,297.45

CHECKS

Number	Date	Amount	Number	Date	Amount
20001	03-05	6,442.92	20011	03-19	84.00
20002	03-05	4,254.68	20012	03-19	250.00
20003	03-18	3,928.00	20013	03-17	10,080.00
20004	03-21	153.54	20014	03-27	800.00
20005	03-17	95.00	20015	03-31	2,282.75
20007 *	03-20	155.36	20016	03-31	120.17
20008	03-18	505.84	20020 *	03-24	18.64
20009	03-17	867.45	20023 *	03-27	311.00
20010	03-18	148.50	* Skip in check sequence		

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-28	4,879.16	03-18	110,854.22	03-24	110,192.68
03-03	137,176.61	03-19	110,520.22	03-27	109,081.68
03-05	126,479.01	03-20	110,364.86	03-31	106,678.76
03-17	115,436.56	03-21	110,211.32		

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

MONTEREY PINE, LP

STARTING DATE: March 01, 2025

ENDING DATE: March 31, 2025

██████████ 1119

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