

## UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Chestnut Oak, LP

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

Chapter 11

Reporting Period Ended: 08/31/2025Petition Date: 09/12/2024Months Pending: 12Industry Classification: 

5	3	1	3
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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

09/26/2025

Date

Thomas B. Rupp

Printed Name of Responsible Party

Keller Benvenuti Kim LLP

101 Montgomery Street, Suite 1950

San Francisco, CA 94104

Address

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

Case: 24-10545 Doc# 2441 Filed: 09/26/25 Entered: 09/26/25 12:00:00 PM

UST Form 11-MOR (12/01/2021)

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Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$28,400	
b. Total receipts (net of transfers between accounts)	\$22,649	\$286,183
c. Total disbursements (net of transfers between accounts)	\$23,926	\$278,077
d. Cash balance end of month (a+b-c)	\$27,123	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$23,926	\$278,077

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$9,432
b. Accounts receivable over 90 days outstanding (net of allowance)	\$4,815
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$36,555
e. Total assets	\$2,877,913
f. Postpetition payables (excluding taxes)	\$24,209
g. Postpetition payables past due (excluding taxes)	\$434
h. Postpetition taxes payable	\$44,257
i. Postpetition taxes past due	\$44,257
j. Total postpetition debt (f+h)	\$68,466
k. Prepetition secured debt	\$2,022,420
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$718,435
n. Total liabilities (debt) (j+k+l+m)	\$2,809,321
o. Ending equity/net worth (e-n)	\$68,592

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)	\$23,040	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$23,040	
d. Selling expenses	\$0	
e. General and administrative expenses	\$14,869	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$5,740	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$2,431	\$55,063

**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						
	vi						
	vii						
	viii						
	ix						
	x						
	xi						
	xii						
	xiii						
	xiv						
	xv						
	xvi						
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xxx							
xxxi							
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	xlII					
	xlIII					
	xliv					
	xlV					
	xlvi					
	xlVII					
	xlVIII					
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	liv					
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	xcii						
	xciii						
	xciv						
	xcv						
	xcvi						
	xcvii						
	xcviii						
	xcix						
	c						
	ci						

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						
xiii						
xiv						

	xv					
	xvi					
	xvii					
	xviii					
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	xxxviii					
	xxxix					
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	xlii					
	xliii					
	xliv					
	xlv					
	xlvi					
	xlvii					
	xlviii					
	xliv					
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	lv					
	lvi					



	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 ☐ 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/ao/rules\\_regulations/index.htm](http://www.justice.gov/ust/ao/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

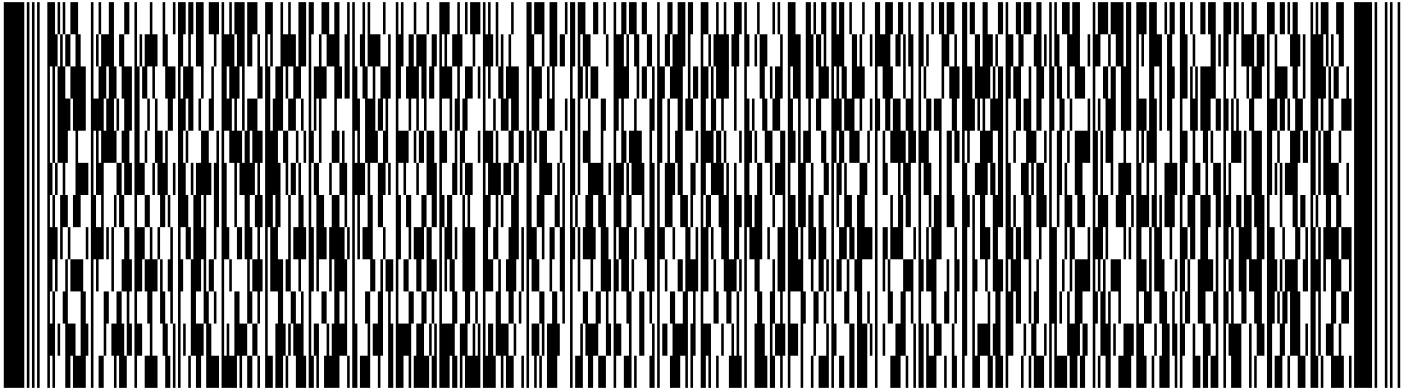
Title

Bradley D. Sharp

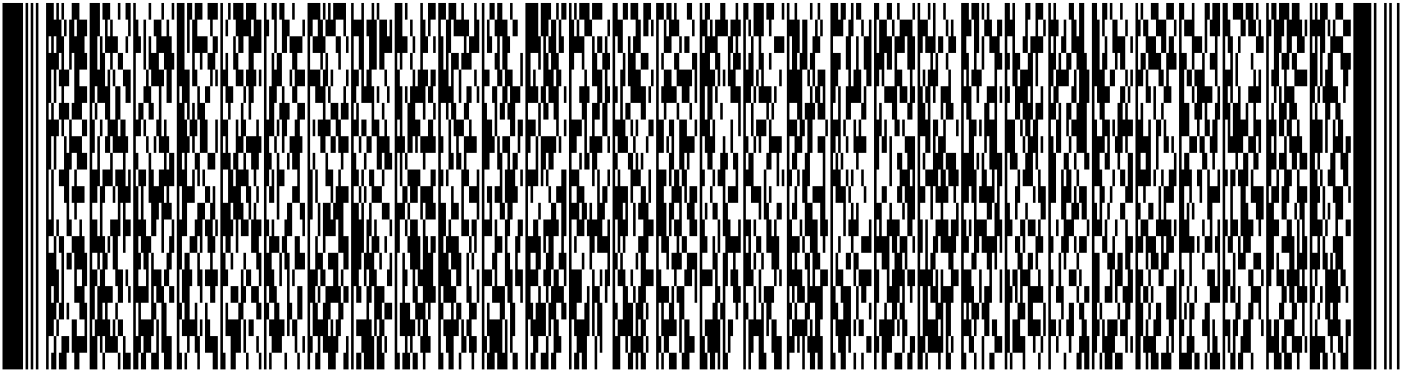
Printed Name of Responsible Party

09/26/2025

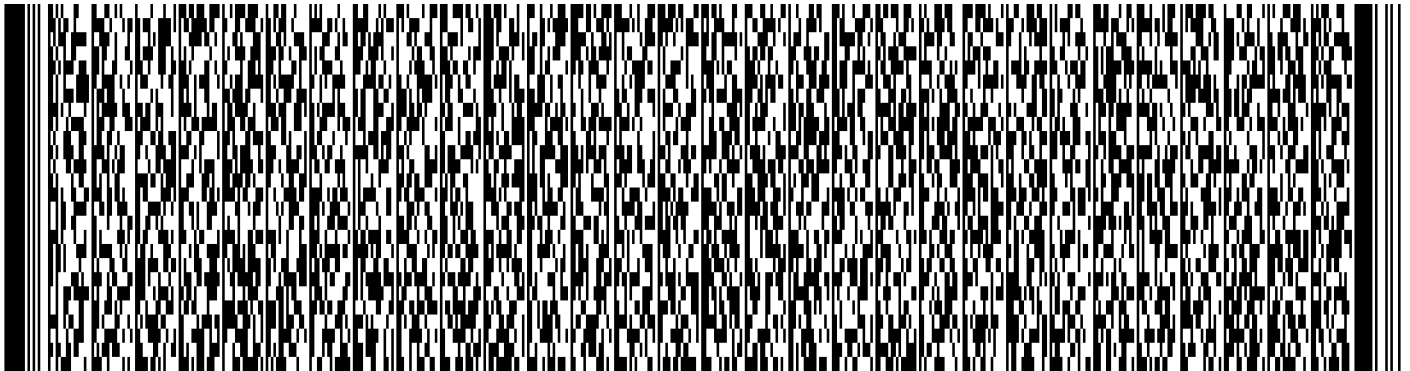
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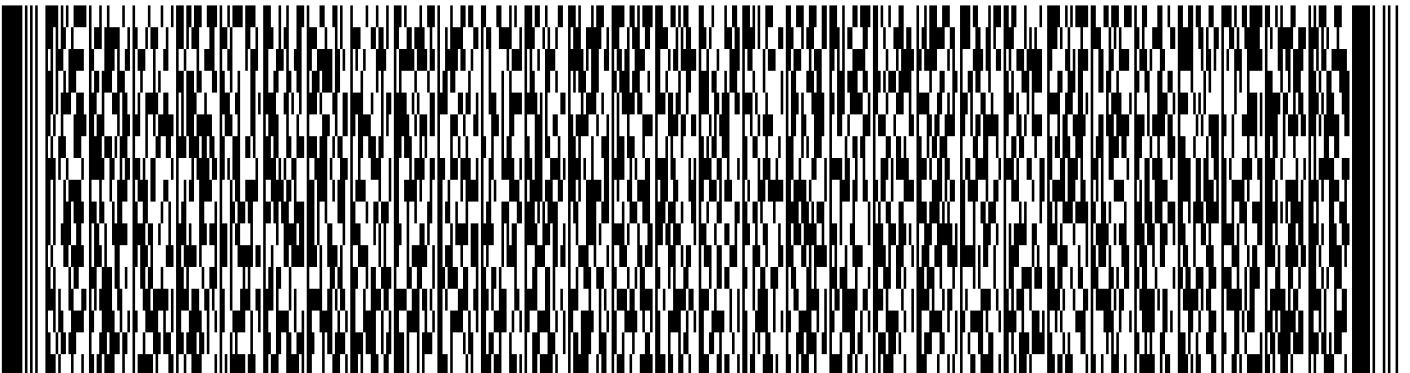
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Bankruptcy1to50



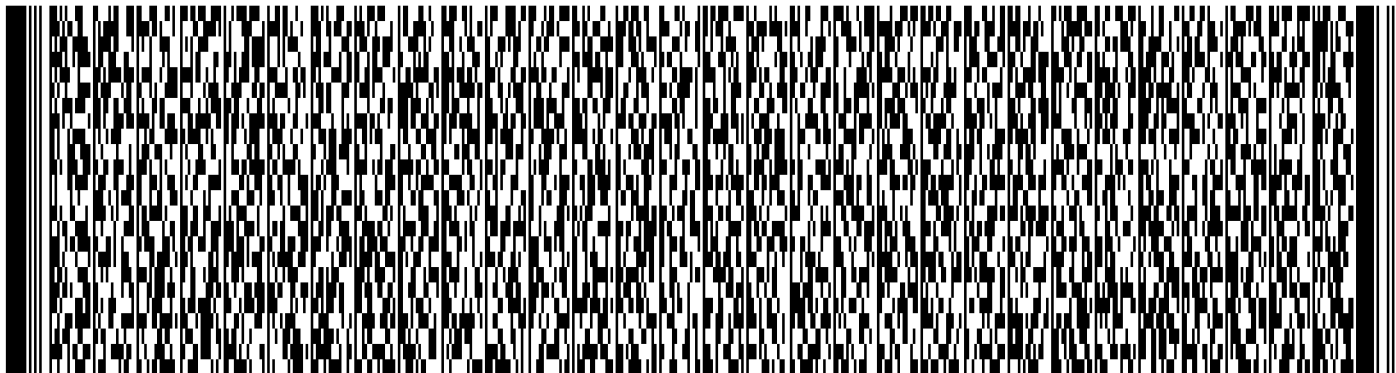
Bankruptcy51to100



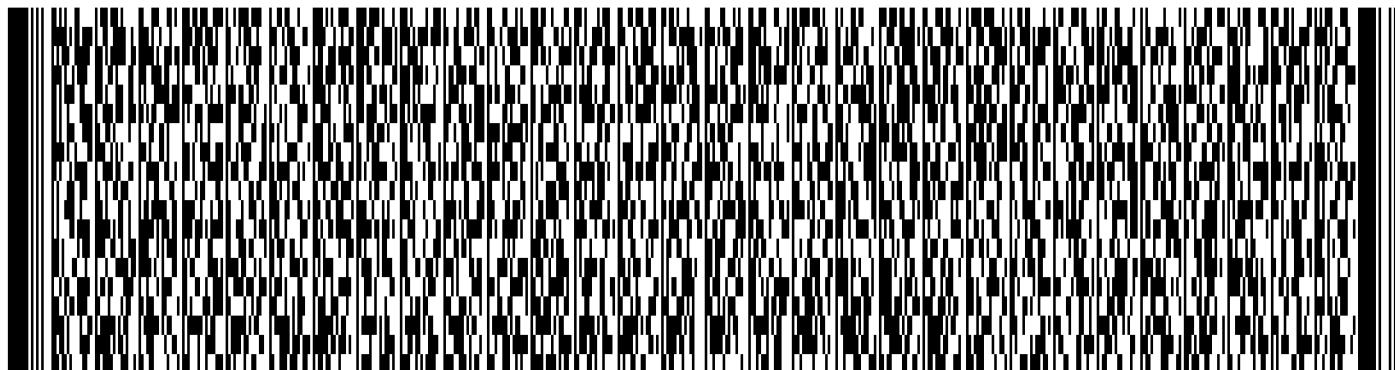
NonBankruptcy1to50



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  
8/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
<b>Receipts</b>		
<b>Operating</b>		
Rental Income	\$ 22,451	\$ 283,144
Other Operating Cash Receipts	198	1,241
<b>Total Operating Receipts</b>	<u>\$ 22,649</u>	<u>\$ 284,384</u>
<b>Non-Operating</b>		
Other Non-Operating Cash Receipts	\$ -	\$ 1,799
Intercompany Transfers	-	-
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	-	-
Escrowed Proceeds (Socotra)	-	-
<b>Total Non-Operating Receipts</b>	<u>\$ -</u>	<u>\$ 1,799</u>
<b>Total Receipts</b>	<u><b>\$ 22,649</b></u>	<u><b>\$ 286,183</b></u>
<b>Disbursements</b>		
<b>Operating</b>		
Payroll & Payroll Taxes	\$ 771	\$ 7,888
Insurance	-	17,421
Utilities	5,647	49,371
Repairs & Maintenance	5,884	60,921
Admin Expense	835	12,324
Professional Fees	-	-
Other Operating Disbursements	28	4,584
Management Fees	1,314	19,045
Taxes (sales, property, other)	-	-
<b>Total Operating Disbursements</b>	<u>\$ 14,478</u>	<u>\$ 171,554</u>
<b>Non-Operating</b>		
Debt Service	\$ 9,448	\$ 105,377
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	1,146
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>\$ 106,523</u>
<b>Total Disbursements</b>	<u><b>\$ 23,926</b></u>	<u><b>\$ 278,077</b></u>
<b>Net Cash Receipts and Disbursements</b>	<u><b>\$ (1,277)</b></u>	<u><b>\$ 8,106</b></u>
 <b>Total Disbursements less Intercompany Disbursements</b>	 <u><b>\$ 23,926</b></u>	 <u><b>\$ 278,077</b></u>

**Chestnut Oak, LP**  
**24-10498**  
**Balance Sheet**  
**8/31/2025**

	<u>Current Month</u>
<b>Assets</b>	
<b>Current Assets</b>	
Cash & Equivalents	\$ 27,123
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	-
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
<b>Total Current Assets</b>	<u>\$ 27,123</u>
<b>Fixed Assets</b>	
FF&E	\$ -
Capital Assets	2,750,000
Accumulated Depreciation	-
<b>Total Fixed Assets</b>	<u>\$ 2,750,000</u>
Other Assets	\$ 91,358
Other Assets (To Be Reconciled)	-
<b>Total Other Assets</b>	<u>\$ 91,358</u>
<b>Total Assets</b>	<u><b>\$ 2,868,481</b></u>
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Current Liabilities	\$ -
Security Deposits	13,165
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>	<u>\$ 722,915</u>
<b>Long-Term Liabilities</b>	
Deferred Gain (Loss)	\$ 1,100,000
Notes Payable	2,022,420
Notes Payable - LM	-
<b>Total Long-Term Liabilities</b>	<u>\$ 3,122,420</u>
<b>Total Liabilities</b>	<u><b>\$ 3,845,335</b></u>
<b>Equity</b>	
Capital	\$ (1,092,202)
Retained Earnings	35,926
YTD Net Income	79,423
<b>Total Equity</b>	<u>\$ (976,854)</u>
<b>Total Liabilities and Equity</b>	<u><b>\$ 2,868,481</b></u>



**Chestnut Oak, LP**  
**24-10498**  
**Statement of Operations**  
**8/31/2025**

	<u>Current Month</u>	<u>Accumulated Total</u>
<b>Income</b>		
<b>Revenue</b>		
Rental Income	\$ 22,460	\$ 277,214
Garage Income	-	-
<b>Other Revenue</b>		
Other Income	580	6,778
Gain/(Loss) on Sale of Assets	-	-
<b>Total Revenue</b>	<b>\$ 23,040</b>	<b>\$ 283,992</b>
<b>Expense</b>		
<b>Operating Expense</b>		
Admin Expense	\$ 2,529	\$ 26,015
Bank Fees	-	-
Commissions	-	-
Garage Expense	-	-
Insurance	(86)	18,676
Landscaping	-	-
Licenses & Fees	-	3,000
Marketing	274	977
Payroll	771	7,888
Professional Fees	-	-
Property Expense	-	-
Rent Expense	28	1,489
Repairs & Maintenance	5,884	58,245
Utilities	5,469	47,699
Other Operating Expense	-	1,370
<b>Total Operating Expense</b>	<b>\$ 14,869</b>	<b>\$ 165,358</b>
<b>Non-Operating Expense</b>		
Restructuring Fees	\$ -	\$ 1,146
Interest Expense	5,740	62,425
Tax	-	-
<b>Total Non-Operating Expense</b>	<b>\$ 5,740</b>	<b>\$ 63,571</b>
<b>Total Expense</b>	<b>\$ 20,609</b>	<b>\$ 228,929</b>
<b>Net Income</b>	<b>\$ 2,431</b>	<b>\$ 55,063</b>

Chestnut Oak, LP  
24-10498  
AR Aging Report  
8/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
A Bright Future, Inc.	(941)	-	-	-	-	(941)
Pena Oliva Nestor	-	16	-	-	-	16
Polk Rashida	-	1,790	-	1,715	4,705	8,210
Humphrey Miracle	-	1,851	75	634	185	2,745
Stevens Garrett	(373)	(75)	(75)	-	(75)	(598)
<b>Grand Total</b>	<b>(1,314)</b>	<b>3,582</b>	<b>-</b>	<b>2,349</b>	<b>4,815</b>	<b>9,432</b>

Chestnut Oak, LP  
24-10498  
AP Aging Report  
8/31/2025

Note: Payables due to "KS Mattson Partners", "Ken Mattson", 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	HD Supply Facilities Maintenance	-	107	-	(123)	(16)
	Proserv Pest Management	100	350	605	450	1,505
	Republic Services	-	-	-	107	107
	Sacramento County Tax Collector	-	-	-	44,257	44,257
	Greystone Servicing Corporation, Inc	9,448	-	-	-	9,448
Post-Petition Total		9,548	457	605	44,691	55,301
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 Utilites	-	-	-	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
	Gorman Roofing Services, Inc	-	-	-	720	720
	Dargan	-	-	-	110	110
	Ahart	-	-	-	155	155
Pre-Petition Total		-	-	-	8,685	8,685
Grand Total		9,548	457	605	53,376	63,986

Chestnut Oak, LP  
24-10498  
Statement of Capital Assets  
8/31/2025

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		8/31/2025	
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  
8/31/2025

Bank Account	Balance Per Bank Statement	Outstanding Deposits	Outstanding Checks	Attributed to Other Debtors	Attributed to Non-Debtors	Other Activity	Reconciled Balance
East West Chestnut Oaks LP	26,973	-	-	-	-	150	27,123
Grand Total	26,973	-	-	-	-	150	27,123

Chestnut Oak, LP  
24-10498  
Payments on Pre-Petition Debt  
8/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Chestnut Oak, LP	8/8/2025	8/8/2025	Greystone Servicing Corporation, Inc	9,448
Grand Total				9,448

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

## ACCOUNT STATEMENT

Page 1 of 6

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

Total days in statement period: 31

1336

( 21)

CHESTNUT OAKS LP  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #24-10498  
6359 AUBURN BLVD  
CITRUS HEIGHTS CA 95621-5272

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**Commercial Analysis Checking**

Account number	1336	Beginning balance	\$32,503.25
Enclosures	21	Total additions	( 16) 24,212.05
Low balance	\$25,989.22	Total subtractions	( 23) 29,742.08
Average balance	\$31,054.40	Ending balance	\$26,973.22

**CREDITS**

Number	Date	Transaction Description	Additions
	08-01	Deposit Bridge	1,769.84
	08-04	Deposit Bridge	2,206.94
	08-05	Deposit Bridge	2,002.00
	08-05	Deposit Bridge	2,485.16
	08-06	Pre-Auth Credit FLEX Rent 250806 YA7437825658249	1,610.84
	08-06	Deposit Bridge	198.23
	08-06	Deposit Bridge	1,953.00
	08-07	Pre-Auth Credit YARDI CARD DEP EWCHESOATr 250807 114407759	1,863.29
	08-07	Deposit Bridge	1,985.00
	08-08	Pre-Auth Credit YARDI CARD DEP EWCHESOATr 250808 114614683	1,724.84
	08-08	Pre-Auth Credit FLEX Rent 250808 YA2296635005759	1,821.84
	08-11	Deposit Bridge	775.00
	08-11	Deposit Bridge	2,164.00
	08-12	Deposit Bridge	568.07
	08-14	Deposit Bridge	100.00
	08-26	Deposit Bridge	984.00

**CHECKS**

Number	Date	Amount	Number	Date	Amount
3088	08-04	2,511.00	3097	08-18	14.00
3090 *	08-04	293.00	3098	08-15	137.00
3091	08-08	1,449.33	3099	08-22	714.00
3092	08-04	1,313.76	3100	08-13	621.57
3093	08-04	770.57	3101	08-14	531.52
3094	08-05	995.00	3102	08-15	3,010.00
3095	08-14	824.00	3103	08-18	2,255.76
3096	08-08	123.25	3104	08-15	179.56

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

CHESTNUT OAKS LP

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

1336

Number	Date	Amount	Number	Date	Amount
3105	08-13	4,222.50	3108	08-25	104.00
3106	08-21	44.22	3109	08-25	137.00
3107	08-22	14.00	* Skip in check sequence		

#### DEBITS

Date	Transaction Description	Subtractions
08-08	Preauth Debit      Greystone Se 03 CCD08 250808	9,447.94
08-25	Analysis Servic      ANALYSIS ACTIVITY FOR 07/25	29.10

#### DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	32,503.25	08-08	35,220.38	08-18	27,031.54
08-01	34,273.09	08-11	38,159.38	08-21	26,987.32
08-04	31,591.70	08-12	38,727.45	08-22	26,259.32
08-05	35,083.86	08-13	33,883.38	08-25	25,989.22
08-06	38,845.93	08-14	32,627.86	08-26	26,973.22
08-07	42,694.22	08-15	29,301.30		

#### 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