

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Monterey Pine, LP

§
§
§
§Case No. 24-10512Debtor(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:

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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 Party09/26/2025Date

Thomas B. Rupp

Printed Name of Responsible Party

Keller Benvenuti Kim LLP

101 Montgomery Street, Suite 1950

San Francisco, CA 94104Address

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

Case: 24-10545 Doc# 2457 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	\$148,609	
b. Total receipts (net of transfers between accounts)	\$105,260	\$1,387,271
c. Total disbursements (net of transfers between accounts)	\$97,784	\$1,247,178
d. Cash balance end of month (a+b-c)	\$156,085	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$97,784	\$1,247,178

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$7,313
b. Accounts receivable over 90 days outstanding (net of allowance)	\$4,206
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$0
d. Total current assets	\$1,061,119
e. Total assets	\$12,453,891
f. Postpetition payables (excluding taxes)	\$117,468
g. Postpetition payables past due (excluding taxes)	\$3,260
h. Postpetition taxes payable	\$0
i. Postpetition taxes past due	\$0
j. Total postpetition debt (f+h)	\$117,468
k. Prepetition secured debt	\$6,424,703
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$40,531
n. Total liabilities (debt) (j+k+l+m)	\$6,582,702
o. Ending equity/net worth (e-n)	\$5,871,189

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)	\$106,705	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$106,705	
d. Selling expenses	\$0	
e. General and administrative expenses	\$36,260	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$42,644	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$27,801	\$283,630

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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	xcviii					

	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. 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

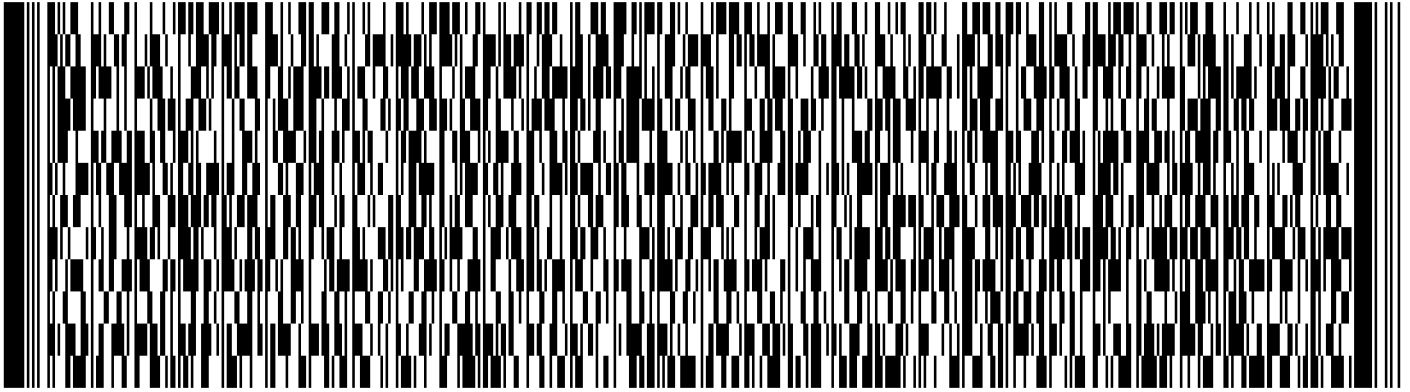
Title

Bradley D. Sharp

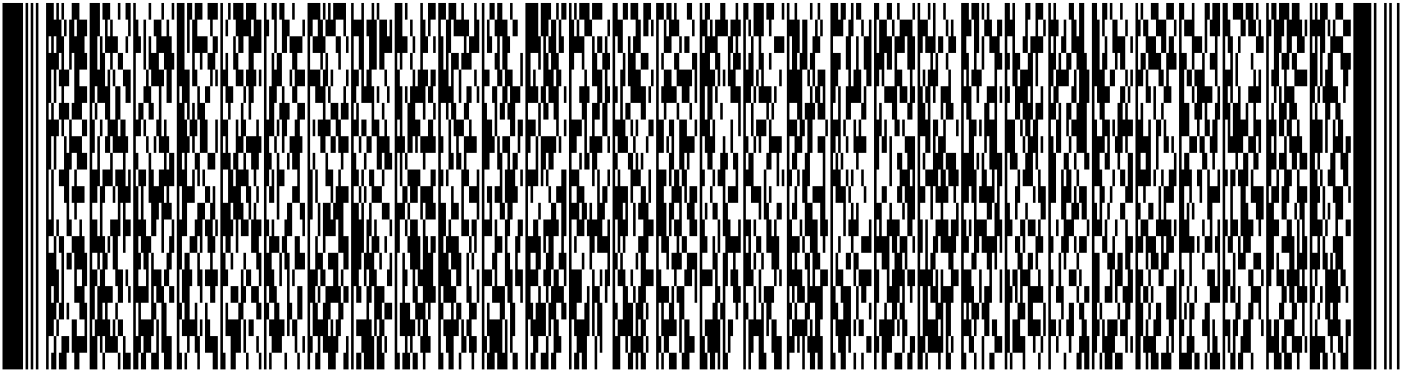
Printed Name of Responsible Party

09/26/2025

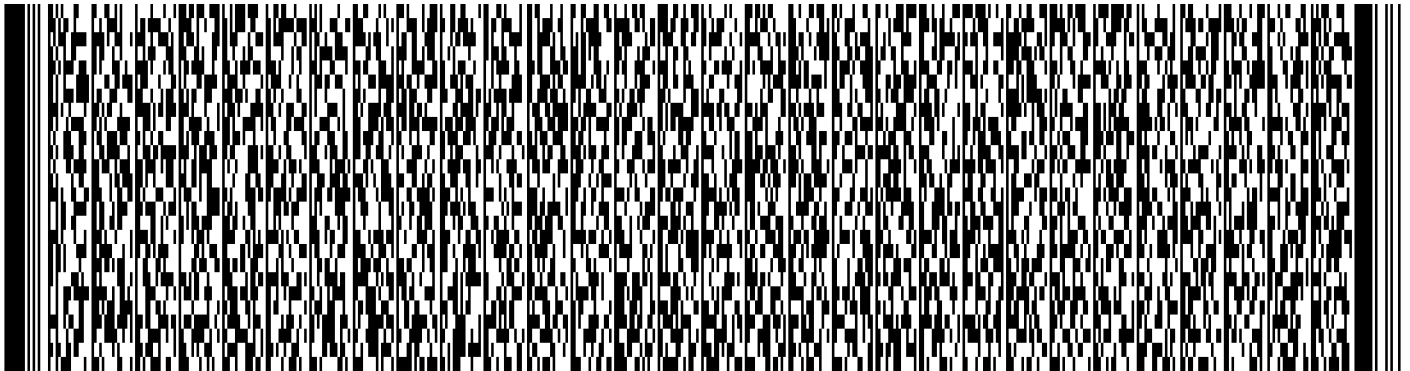
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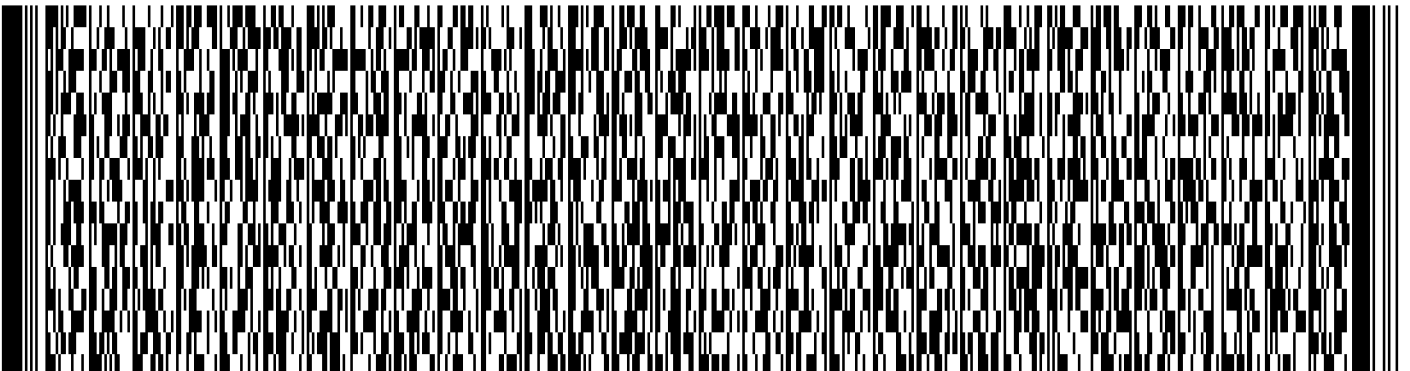
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Bankruptcy1to50



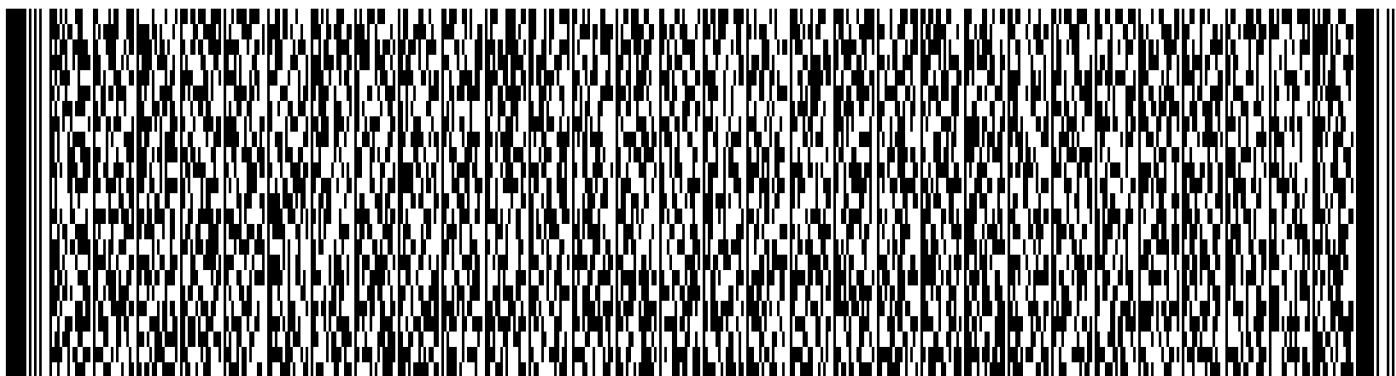
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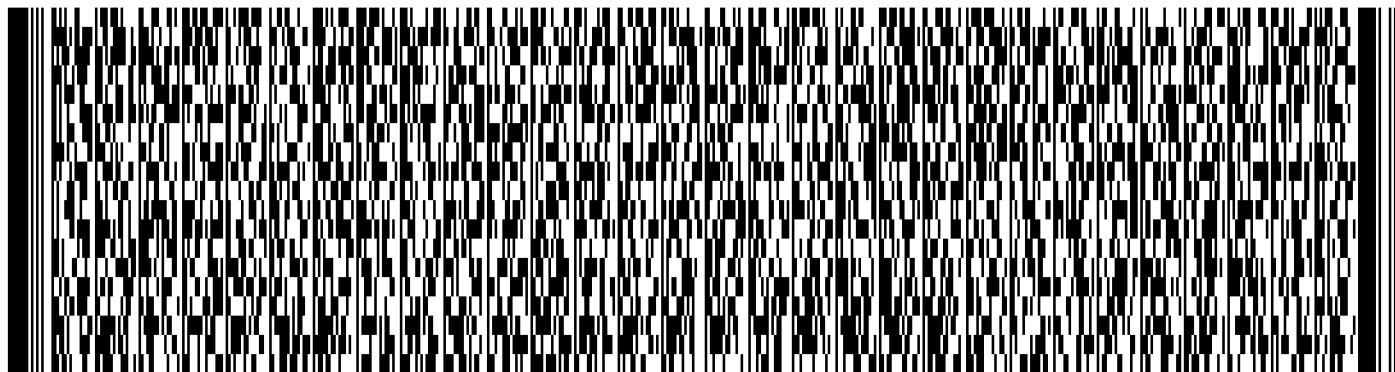
NonBankruptcy1to50



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”).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
8/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 105,260	\$ 1,384,329
Other Operating Cash Receipts	-	-
Total Operating Receipts	<u>\$ 105,260</u>	<u>\$ 1,384,329</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ -	\$ 2,942
Intercompany Transfers	-	-
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	-	-
Escrowed Proceeds (Socotra)	-	-
Total Non-Operating Receipts	<u>\$ -</u>	<u>\$ 2,942</u>
Total Receipts	<u>\$ 105,260</u>	<u>\$ 1,387,271</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ 4,255	\$ 46,588
Insurance	-	109,348
Utilities	12,907	105,679
Repairs & Maintenance	11,892	228,932
Admin Expense	2,211	24,672
Professional Fees	-	1,153
Other Operating Disbursements	42	7,914
Management Fees	6,008	69,186
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 37,315</u>	<u>\$ 593,473</u>
Non-Operating		
Debt Service	\$ 60,469	\$ 649,271
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	4,434
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 60,469</u>	<u>\$ 653,705</u>
Total Disbursements	<u>\$ 97,784</u>	<u>\$ 1,247,178</u>
Net Cash Receipts and Disbursements	<u>\$ 7,476</u>	<u>\$ 140,094</u>
 Total Disbursements less Intercompany Disbursements	 <u>\$ 97,784</u>	 <u>\$ 1,247,178</u>

Monterey Pine, LP
24-10512
Balance Sheet
8/31/2025

	<u>Current Month</u>
Assets	
Current Assets	
Cash & Equivalents	\$ 156,085
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	896,150
Intercompany Receivables - US Trustee Fees	-
Other Receivables	1,571
Total Current Assets	<u>\$ 1,053,806</u>
Fixed Assets	
FF&E	\$ -
Capital Assets	11,000,000
Accumulated Depreciation	-
Total Fixed Assets	<u>\$ 11,000,000</u>
Other Assets	\$ 392,772
Other Assets (To Be Reconciled)	-
Total Other Assets	<u>\$ 392,772</u>
Total Assets	<u>\$ 12,446,578</u>
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	46,391
Other Payables	-
Intercompany Liabilities - LM	-
Intercompany Liabilities - Other	-
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	-
Other Liabilities (To Be Reconciled)	-
Total Current Liabilities	<u>\$ 46,391</u>
Long-Term Liabilities	
Deferred Gain (Loss)	\$ -
Notes Payable	6,424,703
Notes Payable - LM	-
Total Long-Term Liabilities	<u>\$ 6,424,703</u>
Total Liabilities	<u>\$ 6,471,094</u>
Equity	
Capital	\$ 4,504,097
Retained Earnings	1,013,375
YTD Net Income	458,011
Total Equity	<u>\$ 5,975,484</u>
Total Liabilities and Equity	<u>\$ 12,446,578</u>

Monterey Pine, LP
24-10512
Statement of Operations
8/31/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 106,362	\$ 1,377,995
Garage Income	-	-
Other Revenue		
Other Income	344	(1,727)
Gain/(Loss) on Sale of Assets	-	-
Total Revenue	\$ 106,705	\$ 1,376,268
Expense		
Operating Expense		
Admin Expense	\$ 7,351	\$ 79,354
Bank Fees	-	(5)
Commissions	-	-
Garage Expense	-	-
Insurance	(720)	115,358
Landscaping	-	-
Licenses & Fees	1,548	12,436
Marketing	390	2,222
Payroll	4,255	46,588
Professional Fees	-	1,153
Property Expense	-	-
Rent Expense	42	3,912
Repairs & Maintenance	10,868	223,407
Utilities	12,336	99,146
Other Operating Expense	190	3,219
Total Operating Expense	\$ 36,260	\$ 586,791
Non-Operating Expense		
Restructuring Fees	\$ -	\$ 4,434
Interest Expense	42,644	434,658
Tax	-	66,754
Total Non-Operating Expense	\$ 42,644	\$ 505,846
Total Expense	\$ 78,904	\$ 1,092,637
Net Income	\$ 27,801	\$ 283,630

Monterey Pine, LP
24-10512
AR Aging Report
8/31/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Jennings Vera	(9)	-	-	-	-	(9)
Luna Maria	(1,495)	-	-	-	-	(1,495)
Smith Williemae	(216)	-	-	-	204	(12)
Dagdagan Royleen	(2,249)	-	-	-	-	(2,249)
Morquecho Mario	(4)	-	-	-	-	(4)
Ochoa Rickie	(190)	-	-	-	-	(190)
Humfleet Jordan	-	225	-	-	-	225
Sharma Rishav	-	12	-	-	12	24
Corey Miriah	-	1,919	-	2,106	3,990	8,014
Williams Desmond	-	1,556	75	1,529	-	3,159
Tinney Seth	-	12	-	-	-	12
Singh Gurjant	(163)	-	-	-	-	(163)
Grand Total	(4,326)	3,723	75	3,634	4,206	7,313

Monterey Pine, LP
24-10512
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	1,008	-	-	-	1,008
	Lifetime Pool and Spa Services	-	-	595	595	1,190
	Lopez Landscaping	1,555	-	-	-	1,555
	Mize Guys Heating & Cooling	1,581	-	-	-	1,581
	Repo Apartments Solutions LLC	-	-	-	2,317	2,317
	Republic Services	-	-	-	151	151
	Sac Val Plumbing	-	-	-	197	197
	United Glass Company	824	-	-	-	824
	YES Energy Management	292	-	-	-	292
	Frontier	153	-	-	-	153
	Greystone Servicing Corporation, Inc	61,808	-	-	-	61,808
Post-Petition Total		67,221	-	595	3,260	71,077
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
	Singh	-	-	-	149	149
	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
	Nice	-	-	-	84	84
	Brambila	-	-	-	108	108
	Chen	-	-	-	365	365
	Robinson	-	-	-	7	7
	Gutierrez	-	-	-	65	65
	Drummer	-	-	-	614	614
	Adams	-	-	-	21	21
Pre-Petition Total		-	-	-	40,531	40,531
Grand Total		67,221	-	595	43,791	111,608

Monterey Pine, LP
24-10512
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	
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
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 Monterey Pine LP	153,896	2,439	(250)	-	-	-	156,085
Grand Total	153,896	2,439	(250)	-	-	-	156,085

Monterey Pine, LP
24-10512
Payments on Pre-Petition Debt
8/31/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Monterey Pine, LP	8/8/2025	8/8/2025	Greystone Servicing Corporation, Inc	60,469
Grand Total				60,469

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

ACCOUNT STATEMENT

Page 1 of 9

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

Total days in statement period: 31

1119

(33)

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

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Commercial Analysis Checking

Account number	1119	Beginning balance	\$ 149,816.45
Enclosures	33	Total additions	(33) 104,841.95
Low balance	\$ 153,558.62	Total subtractions	(35) 100,762.56
Average balance	\$ 164,236.41	Ending balance	\$ 153,895.84

CREDITS

Number	Date	Transaction Description	Additions
	08-01	Pre-Auth Credit YARDI CARD DEP EWMONTPITr 250801 113958032	190.00
	08-01	Deposit Bridge	3,552.17
	08-04	Onlin Bkg Trft C FR ACC 05500021133	1,585.17
	08-04	Pre-Auth Credit LEFEVER-EWMONTPI Settlement 250804	
		000024621219494	3,317.91
	08-04	Pre-Auth Credit LEFEVER-EWMONTPI Settlement 250804	
		000024637405326	7,912.50
	08-04	Deposit Bridge	901.00
	08-04	Deposit Bridge	5,637.50
	08-04	Deposit Bridge	7,632.33
	08-04	Deposit Bridge	12,109.41
	08-05	Pre-Auth Credit YARDI CARD DEP EWMONTPITr 250805 114068276	80.00
	08-05	Pre-Auth Credit YARDI CARD DEP EWMONTPITr 250805 114069964	750.00
	08-06	Pre-Auth Credit FLEX Rent 250806 YA0049953078354	1,567.58
	08-06	Pre-Auth Credit YARDI CARD DEP EWMONTPITr 250806 114175567	8,328.08
	08-06	Deposit Bridge	40.00
	08-06	Deposit Bridge	17,199.24
	08-07	Pre-Auth Credit YARDI CARD DEP EWMONTPITr 250807 114381089	800.00
	08-07	Pre-Auth Credit LEFEVER-EWMONTPI Settlement 250807	
		000024677588958	1,642.17
	08-07	Pre-Auth Credit YARDI CARD DEP EWMONTPITr 250807 114396119	1,696.75
	08-07	Pre-Auth Credit YARDI CARD DEP EWMONTPITr 250807 114388739	2,734.75
	08-07	Pre-Auth Credit YARDI CARD DEP EWMONTPITr 250807 114391409	3,808.75
	08-08	Pre-Auth Credit FLEX Rent 250808 YA2204213559848	1,858.58
	08-08	Pre-Auth Credit YARDI CARD DEP EWMONTPITr 250808 114607671	9,442.58
	08-08	Deposit Bridge	183.00
	08-08	Deposit Bridge	484.00
	08-11	Pre-Auth Credit YARDI CARD DEP EWMONTPITr 250811 114720174	4,615.33

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

MONTEREY PINE, LP

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

1119

Number	Date	Transaction Description	Additions
	08-11	Deposit Bridge	1,508.22
	08-18	Deposit Bridge	700.00
	08-19	Pre-Auth Credit LEFEVER-EWMONTPI Settlement 250819 000024758644338	303.17
	08-19	Pre-Auth Credit YARDI CARD DEP EWMONTPItr 250819 115174572	1,670.17
	08-20	Pre-Auth Credit YARDI CARD DEP EWMONTPItr 250820 115244116	869.17
	08-21	Deposit Bridge	107.71
	08-21	Deposit Bridge	1,494.71
	08-26	Deposit Bridge	120.00

CHECKS

Number	Date	Amount	Number	Date	Amount
20127	08-04	640.00	20156	08-22	538.00
20139 *	08-04	389.00	20157	08-13	153.17
20141 *	08-04	1,589.00	20158	08-15	95.00
20142	08-07	120.17	20159	08-15	2,255.51
20143	08-05	95.00	20160	08-15	9,005.06
20144	08-07	145.27	20161	08-15	1,062.65
20145	08-04	6,007.55	20164 *	08-13	3,050.00
20146	08-04	4,254.68	20165	08-25	120.17
20147	08-13	160.00	20166	08-21	200.00
20148	08-20	110.00	20167	08-18	2,186.25
20149	08-15	885.00	20168	08-18	132.11
20150	08-28	2,080.00	20169	08-21	95.00
20151	08-08	1,213.00	20170	08-20	947.50
20152	08-08	200.00	20171	08-22	14.00
20153	08-18	28.00	20172	08-25	322.00
20154	08-20	1,548.00	20173	08-22	250.00
20155	08-15	140.00	* Skip in check sequence		

DEBITS

Date	Transaction Description	Subtractions
08-08	Preauth Debit Greystone Se 03 CCD08 250808	60,469.31
08-15	Preauth Debit SMUD WEB_PAY 250815	262.16

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	149,816.45	08-08	168,146.94	08-20	155,792.59
08-01	153,558.62	08-11	174,270.49	08-21	157,100.01
08-04	179,774.21	08-13	170,907.32	08-22	156,298.01
08-05	180,509.21	08-15	157,201.94	08-25	155,855.84
08-06	207,644.11	08-18	155,555.58	08-26	155,975.84
08-07	218,061.09	08-19	157,528.92	08-28	153,895.84

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

MONTEREY PINE, LP

STARTING DATE: August 01, 2025

ENDING DATE: August 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