

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Scotch Pine, LP

§
§
§
§Case No. 24-10528Debtor(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 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# 2475 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 | \$7,182 | |
| b. Total receipts (net of transfers between accounts) | \$32,874 | \$590,741 |
| c. Total disbursements (net of transfers between accounts) | \$37,400 | \$589,393 |
| d. Cash balance end of month (a+b-c) | \$2,656 | |
| e. Disbursements made by third party for the benefit of the estate | \$0 | \$0 |
| f. Total disbursements for quarterly fee calculation (c+e) | \$37,400 | \$589,393 |

| Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.) | Current Month |
|--|---------------|
| a. Accounts receivable (total net of allowance) | \$-941 |
| b. Accounts receivable over 90 days outstanding (net of allowance) | \$63 |
| c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation)) | \$0 |
| d. Total current assets | \$2,405 |
| e. Total assets | \$7,751,404 |
| f. Postpetition payables (excluding taxes) | \$72,212 |
| g. Postpetition payables past due (excluding taxes) | \$11,835 |
| h. Postpetition taxes payable | \$56,843 |
| i. Postpetition taxes past due | \$56,843 |
| j. Total postpetition debt (f+h) | \$129,055 |
| k. Prepetition secured debt | \$3,929,349 |
| l. Prepetition priority debt | \$0 |
| m. Prepetition unsecured debt | \$2,258,722 |
| n. Total liabilities (debt) (j+k+l+m) | \$6,317,126 |
| o. Ending equity/net worth (e-n) | \$1,434,278 |

| 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) | \$29,922 | |
| b. Cost of goods sold (inclusive of depreciation, if applicable) | \$0 | |
| c. Gross profit (a-b) | \$29,922 | |
| d. Selling expenses | \$0 | |
| e. General and administrative expenses | \$19,445 | |
| f. Other expenses | \$0 | |
| g. Depreciation and/or amortization (not included in 4b) | \$0 | |
| h. Interest | \$10,882 | |
| i. Taxes (local, state, and federal) | \$0 | |
| j. Reorganization items | \$0 | |
| k. Profit (loss) | \$-405 | \$-32,714 |

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 | | | | |
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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 | | | | |
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| 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

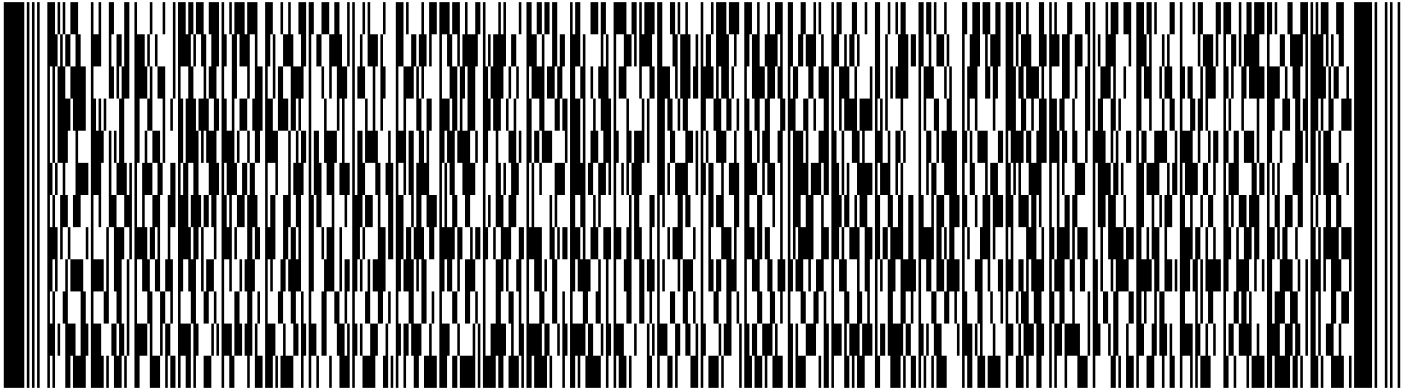
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Bradley D. Sharp

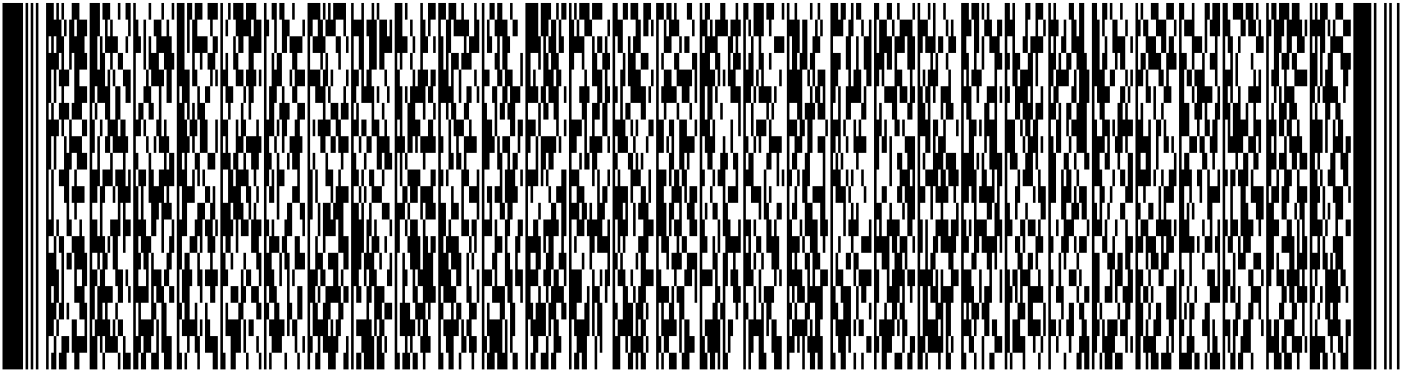
Printed Name of Responsible Party

09/26/2025

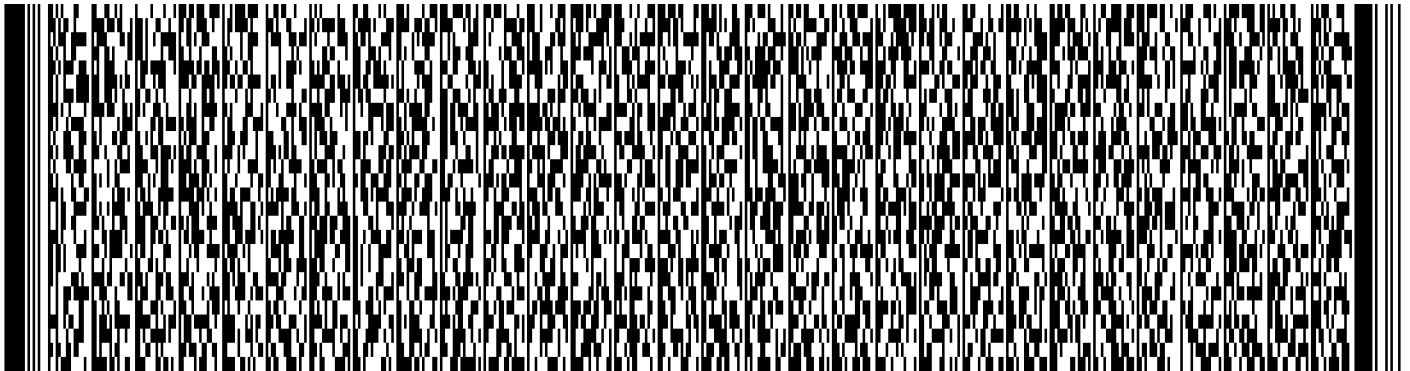
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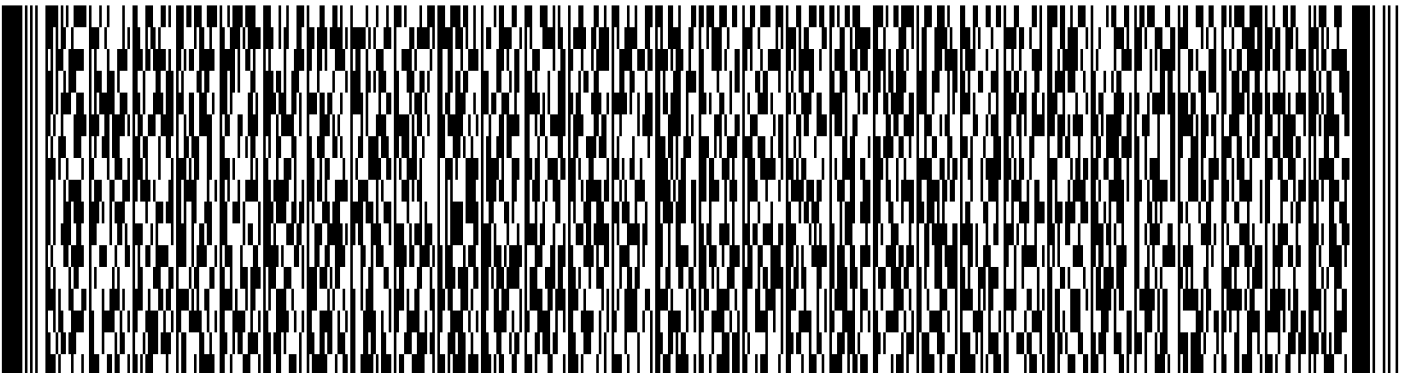
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Bankruptcy1to50



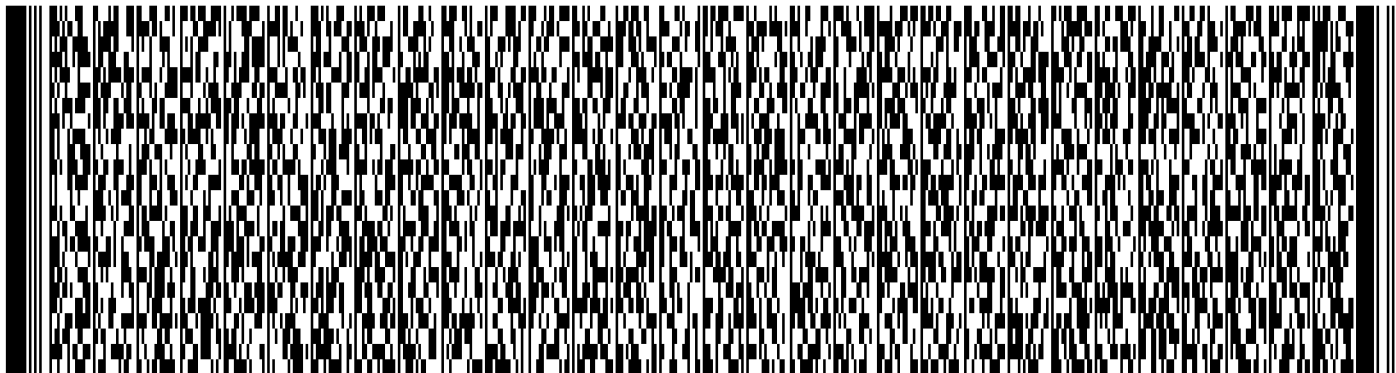
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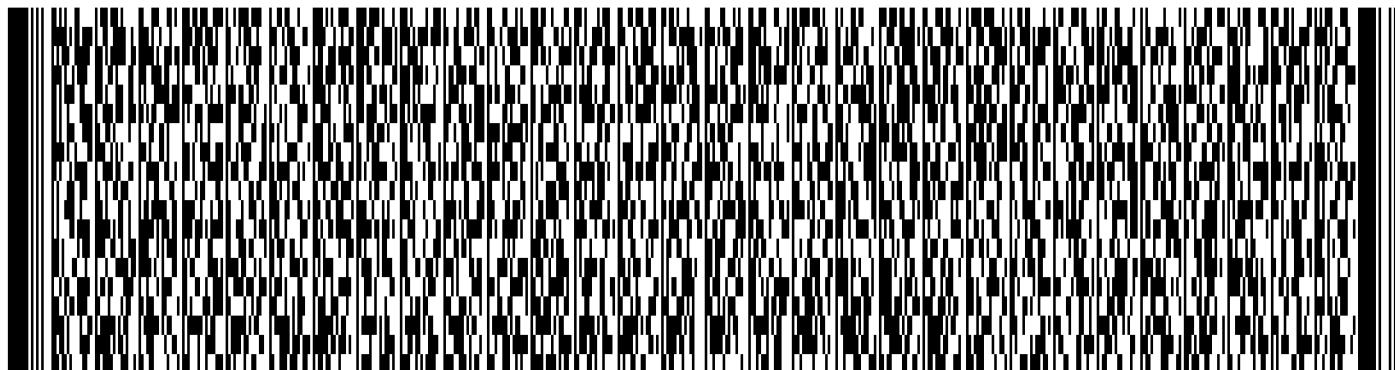
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PageThree



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.

Scotch Pine, LP
24-10528
Statement of Cash Receipts and Disbursements
8/31/2025

| | <u>Current Month</u> | <u>Accumulated Total</u> |
|--|--------------------------|------------------------------|
| Receipts | | |
| Operating | | |
| Rental Income | \$ 27,374 | \$ 458,148 |
| Other Operating Cash Receipts | - | 398 |
| Total Operating Receipts | <u>\$ 27,374</u> | <u>\$ 458,546</u> |
| Non-Operating | | |
| Other Non-Operating Cash Receipts | \$ - | \$ 695 |
| Intercompany Transfers | 5,500 | 131,500 |
| Adjustments to Intercompany Balances | - | - |
| DIP Funding | - | - |
| Asset Sales | - | - |
| Escrowed Proceeds (Socotra) | - | - |
| Total Non-Operating Receipts | <u>\$ 5,500</u> | <u>\$ 132,195</u> |
| Total Receipts | <u>\$ 32,874</u> | <u>\$ 590,741</u> |
| Disbursements | | |
| Operating | | |
| Payroll & Payroll Taxes | \$ 1,541 | \$ 15,776 |
| Insurance | - | 60,370 |
| Utilities | 3,797 | 60,878 |
| Repairs & Maintenance | 11,474 | 216,156 |
| Admin Expense | 520 | 9,408 |
| Professional Fees | - | - |
| Other Operating Disbursements | 84 | 1,428 |
| Management Fees | 1,581 | 21,220 |
| Taxes (sales, property, other) | - | - |
| Total Operating Disbursements | <u>\$ 18,997</u> | <u>\$ 385,236</u> |
| Non-Operating | | |
| Debt Service | \$ 18,403 | \$ 202,434 |
| Other Non-Operating Disbursements | - | - |
| Restructuring Fees | - | 1,723 |
| Owner Distributions | - | - |
| Intercompany Transfers | - | - |
| Transfers to Non-Debtors | - | - |
| Adjustments to Intercompany Balances | - | - |
| Capital Expenditures | - | - |
| Total Non-Operating Disbursements | <u>\$ 18,403</u> | <u>\$ 204,157</u> |
| Total Disbursements | <u>\$ 37,400</u> | <u>\$ 589,393</u> |
| Net Cash Receipts and Disbursements | <u>\$ (4,526)</u> | <u>\$ 1,348</u> |
| Total Disbursements less Intercompany Disbursements | <u>\$ 37,400</u> | <u>\$ 589,393</u> |

Scotch Pine, LP
24-10528
Balance Sheet
8/31/2025

| | Current Month |
|--|---------------------|
| Assets | |
| Current Assets | |
| Cash & Equivalents | \$ 2,656 |
| Accounts Receivable | - |
| Notes Receivable | - |
| Intercompany Receivables | - |
| Intercompany Receivables - US Trustee Fees | - |
| Other Receivables | 690 |
| Total Current Assets | \$ 3,346 |
| Fixed Assets | |
| FF&E | \$ - |
| Capital Assets | 7,610,000 |
| Accumulated Depreciation | - |
| Total Fixed Assets | \$ 7,610,000 |
| Other Assets | \$ 138,999 |
| Other Assets (To Be Reconciled) | - |
| Total Other Assets | \$ 138,999 |
| Total Assets | \$ 7,752,345 |
| Liabilities | |
| Current Liabilities | |
| Current Liabilities | \$ - |
| Security Deposits | 19,575 |
| Other Payables | - |
| Intercompany Liabilities - LM | 154,500 |
| Intercompany Liabilities - Other | 1,865,461 |
| Intercompany Liabilities - US Trustee Fees | - |
| Other Liabilities | 408 |
| Other Liabilities (To Be Reconciled) | - |
| Total Current Liabilities | \$ 2,039,944 |
| Long-Term Liabilities | |
| Deferred Gain (Loss) | \$ - |
| Notes Payable | 3,929,349 |
| Notes Payable - LM | - |
| Total Long-Term Liabilities | \$ 3,929,349 |
| Total Liabilities | \$ 5,969,293 |
| Equity | |
| Capital | \$ 1,941,824 |
| Retained Earnings | (149,842) |
| YTD Net Income | (8,931) |
| Total Equity | \$ 1,783,051 |
| Total Liabilities and Equity | \$ 7,752,345 |

Scotch Pine, LP
24-10528
Statement of Operations
8/31/2025

| | <u>Current Month</u> | <u>Accumulated Total</u> |
|------------------------------------|----------------------|------------------------------|
| Income | | |
| Revenue | | |
| Rental Income | \$ 29,459 | \$ 415,115 |
| Garage Income | - | - |
| Other Revenue | | |
| Other Income | 463 | 60,028 |
| Gain/(Loss) on Sale of Assets | - | - |
| Total Revenue | \$ 29,922 | \$ 475,143 |
| Expense | | |
| Operating Expense | | |
| Admin Expense | \$ 2,581 | \$ 30,762 |
| Bank Fees | - | (0) |
| Commissions | - | - |
| Garage Expense | - | - |
| Insurance | (108) | 60,427 |
| Landscaping | - | - |
| Licenses & Fees | - | 1,151 |
| Marketing | 520 | 5,419 |
| Payroll | 1,541 | 15,776 |
| Professional Fees | - | - |
| Property Expense | - | - |
| Rent Expense | 84 | 291 |
| Repairs & Maintenance | 11,120 | 210,112 |
| Utilities | 3,708 | 58,500 |
| Other Operating Expense | - | 5,306 |
| Total Operating Expense | \$ 19,445 | \$ 387,744 |
| Non-Operating Expense | | |
| Restructuring Fees | \$ - | \$ 1,723 |
| Interest Expense | 10,882 | 118,391 |
| Tax | - | - |
| Total Non-Operating Expense | \$ 10,882 | \$ 120,114 |
| Total Expense | \$ 30,328 | \$ 507,857 |
| Net Income | \$ (405) | \$ (32,714) |

Scotch Pine, LP
24-10528
AR Aging Report
8/31/2025

| Row Labels | Prepayments | 0-30 Days | 31-60 Days | 61-90 Days | Over 90 Days | Total |
|----------------------|----------------|------------|------------|------------|--------------|--------------|
| Wambui Evans | - | 263 | - | - | - | 263 |
| Mahan Arthur | - | 37 | - | 12 | 36 | 85 |
| Nabi Mohammad | (1,799) | - | - | - | - | (1,799) |
| Popal Abdul Kabir | (2) | - | - | - | - | (2) |
| Patterson Hailey | - | 87 | - | - | - | 87 |
| Marmolejo Lopez Juan | - | 114 | - | - | - | 114 |
| Afghan Abdul Salam | - | 12 | - | 265 | 27 | 304 |
| Ragasa Jerry | (30) | (75) | - | - | - | (105) |
| Oats Daylen | - | 112 | - | - | - | 112 |
| Grand Total | (1,831) | 549 | - | 277 | 63 | (941) |

Scotch Pine, LP
24-10528
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 | Dry Creek Construction | - | - | 15,880 | - | 15,880 |
| | Keystone Structural Engineers | - | - | - | 3,898 | 3,898 |
| | Proserv Pest Management | 305 | 810 | 810 | 1,715 | 3,640 |
| | Sacramento County Tax Collector | - | - | - | 56,843 | 56,843 |
| | Sacramento County Utilites | 4,442 | - | - | - | 4,442 |
| | YES Energy Management | 76 | - | - | - | 76 |
| | LeFever Mattson Property Management | - | 36 | - | 5,780 | 5,816 |
| | Sweet Era Cleaning | - | - | - | 380 | 380 |
| | Greystone Servicing Corporation, Inc | 18,403 | - | - | - | 18,403 |
| | Williams | - | - | - | 23 | 23 |
| | Loza | - | - | - | 40 | 40 |
| | Alley | - | - | 40 | - | 40 |
| Post-Petition Total | | 23,226 | 846 | 16,730 | 68,678 | 109,479 |
| Pre-Petition | 1-888-4-Abatement Inc | - | - | - | 137,754 | 137,754 |
| | Aero Mechanics Inc | - | - | - | 16,765 | 16,765 |
| | Apartments.com | - | - | - | 153 | 153 |
| | AT&T | - | - | - | (3) | (3) |
| | Belknap Electric | - | - | - | 325 | 325 |
| | Carmichael Water District | - | - | - | 1,152 | 1,152 |
| | HD Supply Facilities Maintenance | - | - | - | 1,072 | 1,072 |
| | LeFever Mattson, Inc. | - | - | - | 28,435 | 28,435 |
| | Lopez Landscaping | - | - | - | 207 | 207 |
| | Pacific Gas & Electric | - | - | - | 865 | 865 |
| | Pamela C. Jackson, Inc. | - | - | - | 3,761 | 3,761 |
| | Proserv Pest Management | - | - | - | 1,359 | 1,359 |
| | RentGrow, Inc | - | - | - | 87 | 87 |
| | Sacramento County Utilites | - | - | - | 786 | 786 |
| | SMUD | - | - | - | 322 | 322 |
| | SunPoint Public Adjusters, Inc | - | - | - | 42,335 | 42,335 |
| | The Pool Guys Service | - | - | - | 190 | 190 |
| | YES Energy Management | - | - | - | 120 | 120 |
| | Zillow, Inc | - | - | - | 180 | 180 |
| | LeFever Mattson Property Management | - | - | - | 90 | 90 |
| | WM Corporate Services, Inc. | - | - | - | 604 | 604 |
| | Gorman Roofing Services, Inc | - | - | - | 1,795 | 1,795 |
| Pre-Petition Total | | - | - | - | 238,352 | 238,352 |
| Grand Total | | 23,226 | 846 | 16,730 | 307,031 | 347,832 |

Scotch Pine, LP
24-10528
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 | |
|---------------------|---------------------|------------------|-----------|------------------|
| 5800 Fair Oaks Blvd | \$ | 7,610,000 | \$ | 7,610,000 |
| Grand Total | \$ | 7,610,000 | \$ | 7,610,000 |

Scotch Pine, LP
24-10528
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 |
|----------------------------|-------------------------------|-------------------------|-----------------------|--------------------------------|------------------------------|----------------|-----------------------|
| Shelffield Apts - Citizens | 1,645 | - | (1,645) | - | - | 200 | 200 |
| East West Scotch Pine LP | 3,496 | - | (1,040) | - | - | - | 2,456 |
| Grand Total | 5,141 | - | (2,685) | - | - | 200 | 2,656 |

Scotch Pine, LP
24-10528
Payments on Pre-Petition Debt
8/31/2025

| Debtor Name | Date of Disbursement | Date Cleared | Name | Amount |
|-----------------|----------------------|--------------|--------------------------------------|--------|
| Scotch Pine, LP | 8/8/2025 | 8/8/2025 | Greystone Servicing Corporation, Inc | 18,403 |
| Grand Total | | | | 18,403 |

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

Statement Ending 08/29/2025

HOME TAX SERVICE OF AMERICA

Page 1 of 2

Account Number [REDACTED] 6111

Managing Your Accounts

Phone Number 888.222.5432

Website cbbank.comEmail customersupport@cbbank.com**IMPORTANT INFORMATION ABOUT YOUR CITIZENS BUSINESS BANK AGREEMENTS**

The Citizens Business Bank Disclosure Information and Agreement, Treasury Management Services Agreement, Treasury Management Services Standard Schedule of Fees, along with the Business Banking Products, Services, and Fees governing your account(s), will be updated effective October 1, 2025. Please review the Addendum Information at the end of your statement carefully and note that you may not be impacted by these changes.

Summary of Accounts

| Account Type | Account Number | Ending Balance |
|--------------------------------|-----------------|----------------|
| SPECIALTY BANKING A/A BUSINESS | [REDACTED] 6111 | \$1,645.15 |

SPECIALTY BANKING A/A BUSINESS - [REDACTED] 6111**Account Summary**

| Date | Description | Amount |
|------------|-------------------------|------------|
| 08/01/2025 | Beginning Balance | \$1,645.15 |
| | 0 Credit(s) This Period | \$0.00 |
| | 0 Debit(s) This Period | \$0.00 |
| 08/29/2025 | Ending Balance | \$1,645.15 |

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

ACCOUNT STATEMENT

Page 1 of 7

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

Total days in statement period: 31

1182

(30)

SCOTCH PINE, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10528
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200

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Commercial Analysis Checking

| | | | |
|-----------------|-------------|--------------------|------------------|
| Account number | 1182 | Beginning balance | \$94,231.88 |
| Enclosures | 30 | Total additions | (22) 32,873.53 |
| Low balance | \$1,964.10 | Total subtractions | (31) 123,609.72 |
| Average balance | \$14,557.99 | Ending balance | \$3,495.69 |

CREDITS

| Number | Date | Transaction Description | Additions |
|--------|-------|---|-----------|
| | 08-01 | Deposit Bridge | 1,700.00 |
| | 08-04 | Pre-Auth Credit LEFEVER-EWSCOTPI Settlement 250804 000024621219574 | 2,890.80 |
| | 08-04 | Pre-Auth Credit LEFEVER-EWSCOTPI Settlement 250804 000024637407402 | 3,057.38 |
| | 08-04 | Deposit Bridge | 1,400.00 |
| | 08-04 | Deposit Bridge | 2,525.46 |
| | 08-05 | Pre-Auth Credit YARDI CARD DEP EWSCOTPI Tr 250805 114068826 | 40.00 |
| | 08-05 | Deposit Bridge | 1,608.50 |
| | 08-06 | Pre-Auth Credit YARDI CARD DEP EWSCOTPI Tr 250806 114198351 | 40.00 |
| | 08-06 | Pre-Auth Credit LEFEVER-EWSCOTPI Settlement 250806 000024666541758 | 1,688.58 |
| | 08-07 | Pre-Auth Credit YARDI CARD DEP EWSCOTPI Tr 250807 114402629 | 2,146.02 |
| | 08-07 | Deposit Bridge | 1,100.00 |
| | 08-08 | Pre-Auth Credit LEFEVER-EWSCOTPI Settlement 250808 000024686136326 | 1,636.58 |
| | 08-08 | Deposit Bridge | 1,110.00 |
| | 08-11 | Pre-Auth Credit LEFEVER-EWSCOTPI Settlement 250811 000024695980446 | 1,620.00 |
| | 08-12 | Deposit Bridge | 1,305.00 |
| | 08-14 | Deposit Bridge | 101.58 |
| | 08-18 | Pre-Auth Credit YARDI CARD DEP EWSCOTPI Tr 250818 115131034 | 80.00 |
| | 08-18 | Deposit Bridge | 104.83 |
| | 08-18 | Deposit Bridge | 1,380.00 |
| | 08-20 | Pre-Auth Credit YARDI CARD DEP EWSCOTPI Tr 250820 115240882 | 40.00 |
| | 08-20 | Deposit Bridge | 5,500.00 |
| | 08-29 | Deposit Bridge | 1,798.80 |

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

SCOTCH PINE, LP

STARTING DATE: August 01, 2025

ENDING DATE: August 31, 2025

1182

CHECKS

| Number | Date | Amount | Number | Date | Amount |
|---------|-------|-----------|--------------------------|-------|----------|
| 98 | 08-04 | 159.00 | 20123 | 08-18 | 545.48 |
| 20101 * | 08-04 | 288.00 | 20125 * | 08-13 | 2,979.75 |
| 20103 * | 08-04 | 83,295.10 | 20126 | 08-22 | 719.56 |
| 20105 * | 08-07 | 568.00 | 20127 | 08-25 | 383.00 |
| 20106 | 08-01 | 2,350.00 | 20128 | 08-21 | 356.47 |
| 20111 * | 08-04 | 550.00 | 20129 | 08-18 | 329.61 |
| 20113 * | 08-04 | 1,580.77 | 20130 | 08-29 | 437.00 |
| 20114 | 08-04 | 1,541.13 | 20131 | 08-21 | 996.43 |
| 20115 | 08-20 | 200.00 | 20132 | 08-20 | 835.00 |
| 20116 | 08-12 | 445.73 | 20133 | 08-22 | 56.00 |
| 20117 | 08-14 | 568.00 | 20135 * | 08-27 | 76.98 |
| 20118 | 08-08 | 1,042.50 | 20136 | 08-26 | 1,533.77 |
| 20119 | 08-18 | 28.00 | 20137 | 08-25 | 76.00 |
| 20120 | 08-18 | 1,095.00 | 20138 | 08-22 | 137.00 |
| 20121 | 08-15 | 1,465.00 | * Skip in check sequence | | |
| 20122 | 08-13 | 568.35 | | | |

DEBITS

| Date | Transaction Description | Subtractions |
|-------|--|--------------|
| 08-08 | Preauth Debit Greystone Se 03 CCD08 250808 | 18,403.09 |

DAILY BALANCES

| Date | Amount | Date | Amount | Date | Amount |
|-------|-----------|-------|----------|-------|----------|
| 07-31 | 94,231.88 | 08-11 | 7,017.61 | 08-21 | 5,116.20 |
| 08-01 | 93,581.88 | 08-12 | 7,876.88 | 08-22 | 4,203.64 |
| 08-04 | 16,041.52 | 08-13 | 4,328.78 | 08-25 | 3,744.64 |
| 08-05 | 17,690.02 | 08-14 | 3,862.36 | 08-26 | 2,210.87 |
| 08-06 | 19,418.60 | 08-15 | 2,397.36 | 08-27 | 2,133.89 |
| 08-07 | 22,096.62 | 08-18 | 1,964.10 | 08-29 | 3,495.69 |
| 08-08 | 5,397.61 | 08-20 | 6,469.10 | | |

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 |