

UNITED STATES BANKRUPTCY COURT
DISTRICT OF CNMI

In Re. IMPERIAL PACIFIC INTERNATIONAL §
(CNMI), LLC §
Debtor(s) §

Case No. 24-00002

Jointly Administered

Monthly Operating Report

Chapter 11

Reporting Period Ended: 08/31/2025

Petition Date: 04/19/2024

Months Pending: 17

Industry Classification:

7	1	3	2
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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): 15

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/ Allison A. Ito
Signature of Responsible Party
01/06/2026
Date

Allison A. Ito, Esq.
Printed Name of Responsible Party
700 Bishop Street, Suite 1107
Honolulu, HI 96813
Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.



Debtor's Name IMPERIAL PACIFIC INTERNATIONAL (CNMI), LLC

Case No. 24-00002

Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$3,170	
b. Total receipts (net of transfers between accounts)	\$0	\$1,452,861
c. Total disbursements (net of transfers between accounts)	\$0	\$1,611,498
d. Cash balance end of month (a+b-c)	\$3,170	
e. Disbursements made by third party for the benefit of the estate	\$6,508,564	\$6,508,564
f. Total disbursements for quarterly fee calculation (c+e)	\$6,508,564	\$8,120,062

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$0
b. Accounts receivable over 90 days outstanding (net of allowance)	\$0
c. Inventory (Book <input type="radio"/> Market <input type="radio"/> Other <input checked="" type="radio"/> (attach explanation))	\$0
d. Total current assets	\$6,442,220
e. Total assets	\$6,442,220
f. Postpetition payables (excluding taxes)	\$108,295
g. Postpetition payables past due (excluding taxes)	\$77,954
h. Postpetition taxes payable	\$49,776
i. Postpetition taxes past due	\$0
j. Total postpetition debt (f+h)	\$158,071
k. Prepetition secured debt	\$4,337,371
l. Prepetition priority debt	\$4,100,997
m. Prepetition unsecured debt	\$262,554,276
n. Total liabilities (debt) (j+k+l+m)	\$271,150,715
o. Ending equity/net worth (e-n)	\$-264,708,495

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$12,950,000	\$12,950,000
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$6,508,564	\$6,508,564
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$6,441,436	\$6,441,436

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)	\$12,950,000	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$12,950,000	
d. Selling expenses	\$0	
e. General and administrative expenses	\$34,987	
f. Other expenses	\$6,508,564	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$0	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$6,508,564	\$5,506,742

Debtor's Name IMPERIAL PACIFIC INTERNATIONAL (CNMI), LLC

Case No. 24-00002

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>		\$0	\$307,380	\$0	\$114,184
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i	Choi & Ito	Co-Counsel	\$0	\$249,654	\$0	\$103,771
ii	Michael Chen Law Office	Special Counsel	\$0	\$57,726	\$0	\$10,414
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Debtor's Name **IMPERIAL PACIFIC INTERNATIONAL (CNMD), LLC**

Case No. **24-00002**

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Debtor's Name IMPERIAL PACIFIC INTERNATIONAL (CNMI), LLC

Case No. 24-00002

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		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			
	i					
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Debtor's Name **IMPERIAL PACIFIC INTERNATIONAL (CNMI), LLC**

Case No. **24-00002**

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Debtor's Name IMPERIAL PACIFIC INTERNATIONAL (CNMI), LLC

Case No. 24-00002

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Debtor's Name IMPERIAL PACIFIC INTERNATIONAL (CNMD), LLC

Case No. 24-00002

	xcix					
	c					
c.	All professional fees and expenses (debtor & committees)			\$0	\$676,276	\$0 \$326,732

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	\$4,646	\$49,776
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

Debtor's Name IMPERIAL PACIFIC INTERNATIONAL (CNMI), LLC

Case No. 24-00002

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).

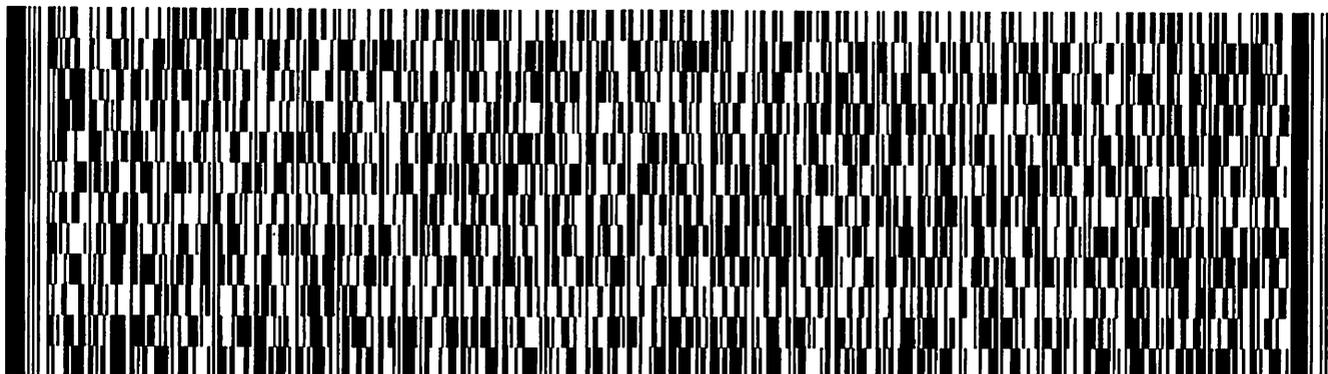
I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/ Howyo Chi
 Signature of Responsible Party
Manager
 Title

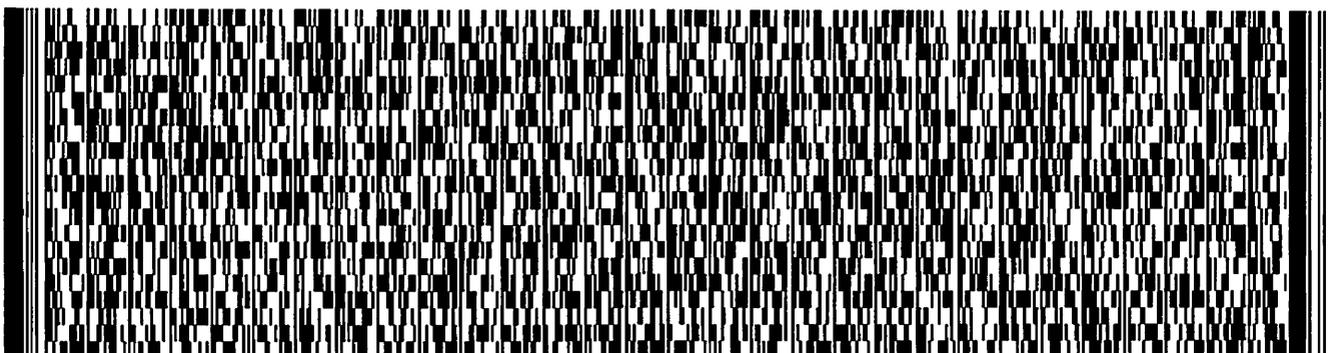
Howyo Chi
 Printed Name of Responsible Party
01/06/2026
 Date

Debtor's Name IMPERIAL PACIFIC INTERNATIONAL (CNMD), LLC

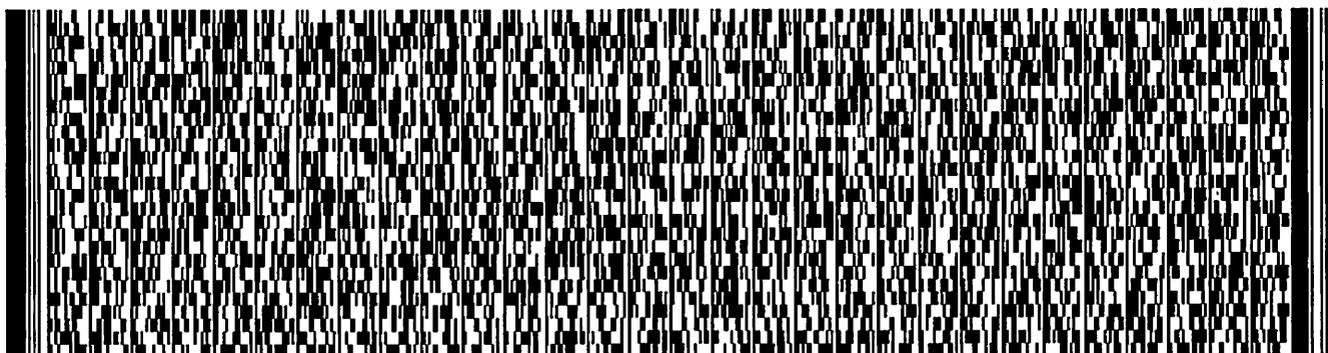
Case No. 24-00002



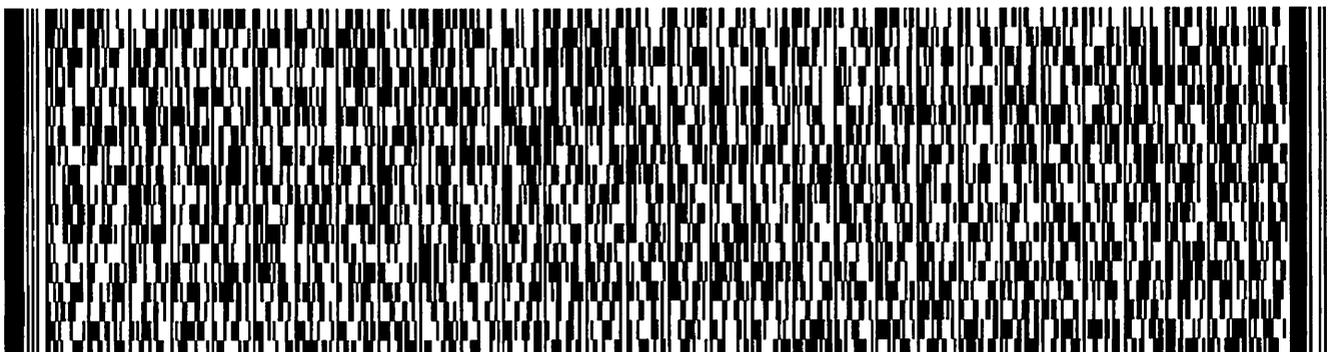
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PageOnePartTwo



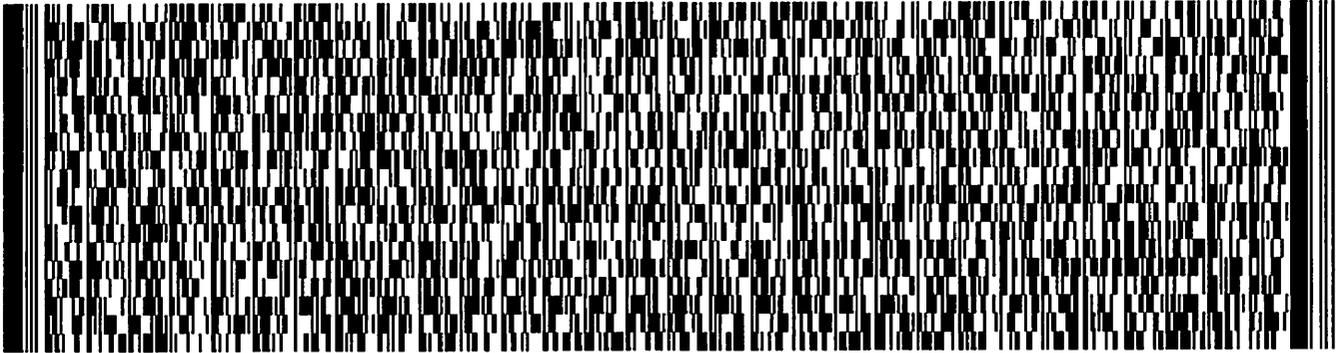
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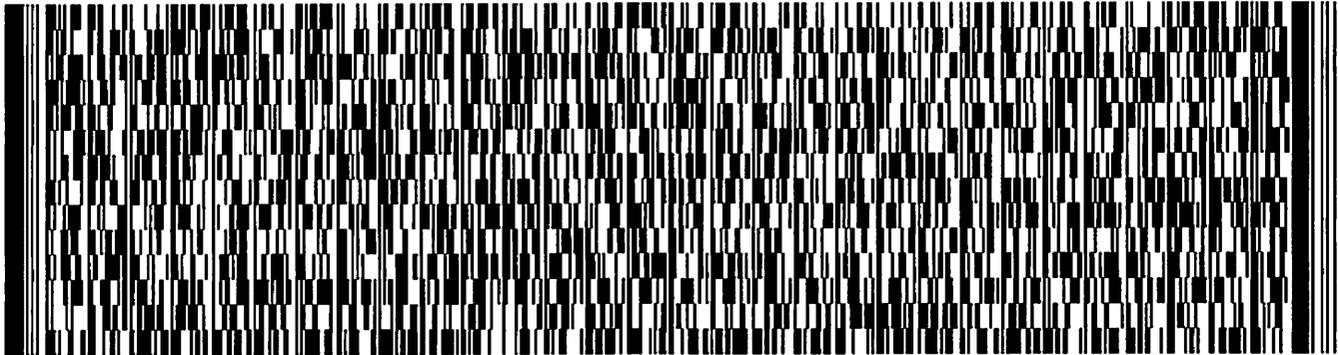
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Debtor's Name IMPERIAL PACIFIC INTERNATIONAL (CNMI), LLC

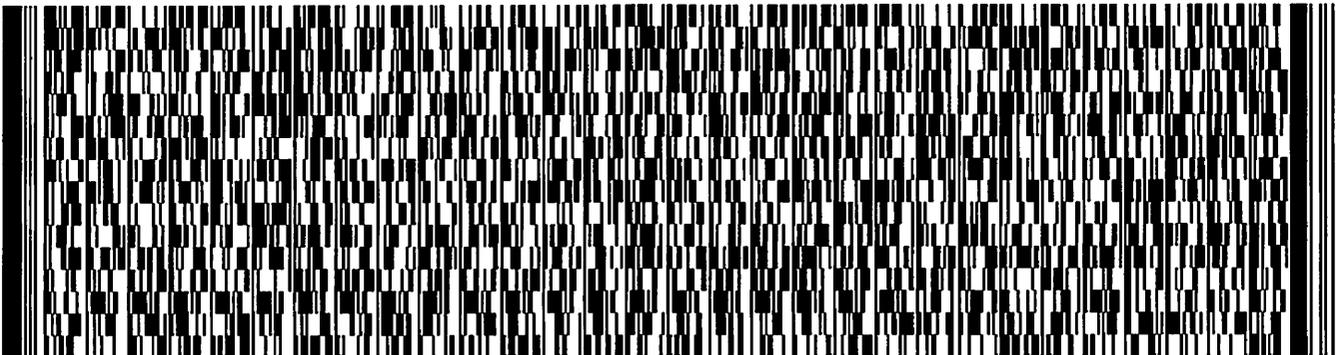
Case No. 24-00002



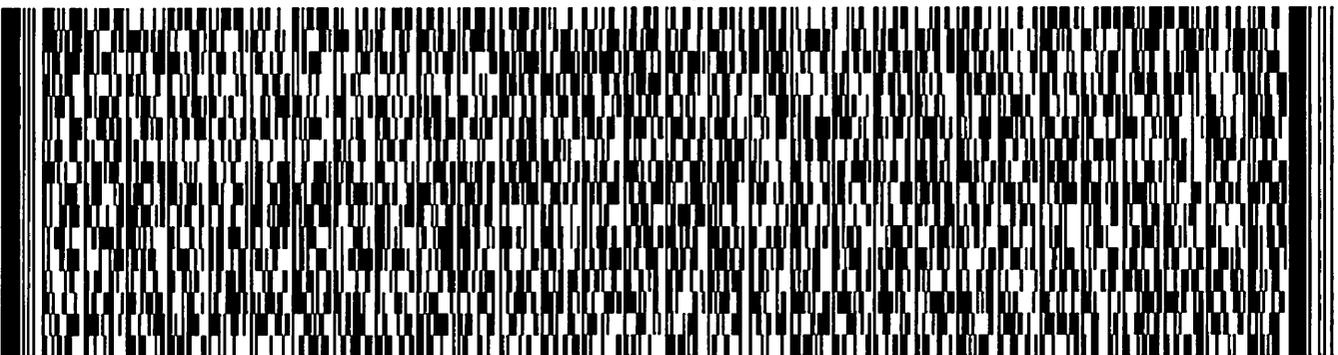
Bankruptcy1to50



Bankruptcy51to100



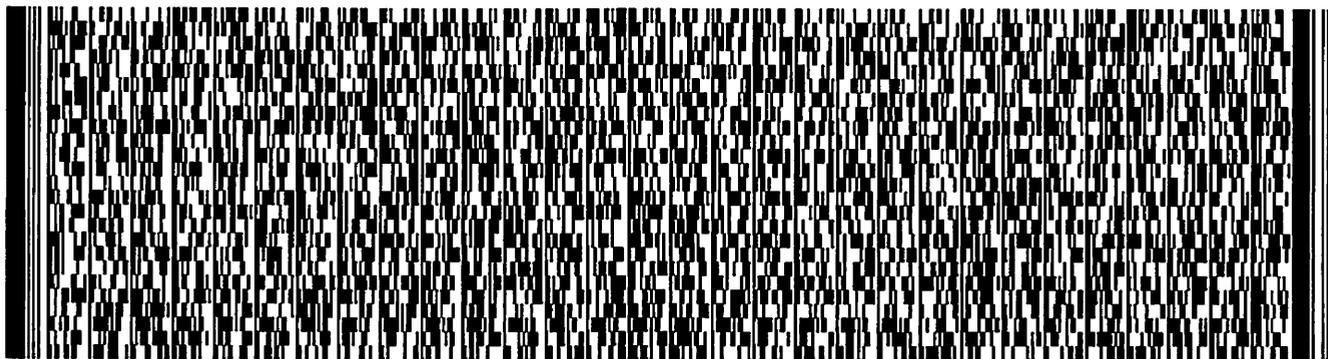
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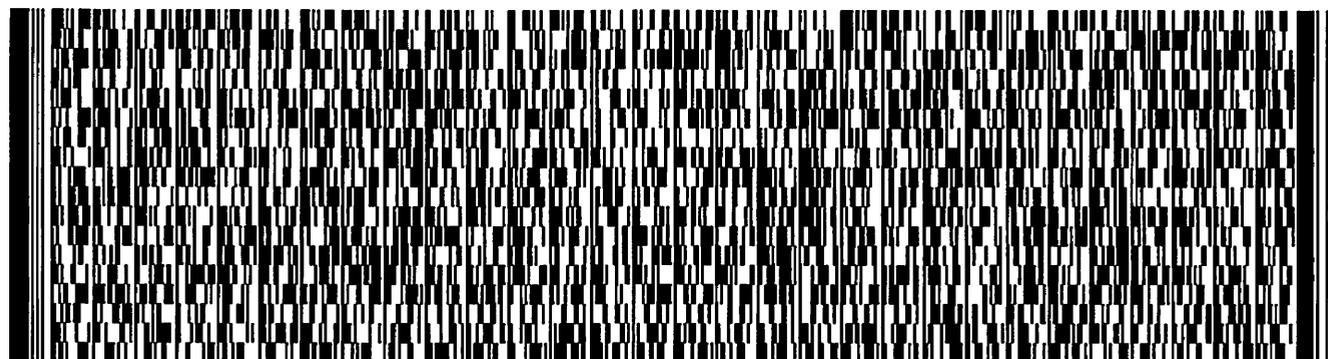
NonBankruptcy51to100

Debtor's Name **IMPERIAL PACIFIC INTERNATIONAL (CNMI), LLC**

Case No. **24-00002**



PageThree



PageFour



IMPERIAL PACIFIC INTERNATIONAL CNMI LLC
 DBA IMPERIAL PACIFIC RESORT HOTEL
 PMB 895 PO BOX 10001
 SAIPAN MP 96950-8901

Last statement: July 31, 2025
 This statement: August 31, 2025
 Total days in statement period: 31

Page 1 of 1
 [REDACTED] 6338
 (0) Number of enclosure items

Direct inquiries to:
 (808) 844-4444 or Toll Free
 (888) 844-4444

OLEAI BRANCH
 OLEAI CENTER BEACH RD CHALAN LAULAU
 SAIPAN MP 96950

Business Free Checking

Account number [REDACTED] 6338
 Low balance \$704.30
 Average balance \$704.30

DAILY ACTIVITY

<u>Date</u>	<u>Description</u>	<u>Additions</u>	<u>Subtractions</u>	<u>Balance</u>
07-31	Beginning balance			\$704.30
08-31	Ending totals	.00	.00	\$704.30

**** No activity this statement period ****

RECONCILIATION OF YOUR ACCOUNT

DEPOSITS NOT CREDITED		CHECKS OUTSTANDING					
Date	Amount	Check No.	Amount	Check No.	Amount	Check No.	Amount
TOTAL	\$					TOTAL	\$

RECONCILIATION OF YOUR ACCOUNT	
ENTER ENDING BALANCE SHOWN ON THIS STATEMENT	
ADD TOTAL DEPOSITS NOT CREDITED	+
SUBTOTAL	=
SUBTRACT TOTAL CHECKS OUTSTANDING	-
TOTAL	=
YOUR BALANCE	
ADD INTEREST (IF ANY)	+
SUBTOTAL	=
SUBTRACT SERVICE CHARGE (IF ANY)	-
TOTAL (SHOULD AGREE WITH THE TOTAL ABOVE)	=

In Case of Errors or Questions About Your Account

It is important to examine your statement and report any discrepancies promptly. If you think there is an error on your statement, your receipt is wrong, or you need more information about a transaction listed on the statement or receipt, please immediately call or send a written dispute to the telephone or branch address listed on the first page of this statement.

You will lose any claim against us for unauthorized signatures or alterations by the same wrongdoer that you do not report within 30 days after the first statement showing that item is made available.

In Case of Errors or Questions About Your Electronic Transfers (For Personal Accounts Only)

Telephone us or Write us at the phone number or branch address shown on the first page of this statement as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared.

When reporting an error or requesting more information, please provide the following information: (1) your name and account number; (2) describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information; and (3) provide the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will recredit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

FIRST HAWAIIAN BANK

Bank Reconciliation for the month of : AUGUST 2025

Account : ██████████6338-IPI CNMI-DIP-OPERATION ACCT.

Description	Amount
Balance Per Bank	704.30
Less Checks in Transit & Other Adjustments:	-
Plus Deposit In Transit:	-
Total Deductions	704.30
Reconciling Items:	
Unreconciled Diff.(For verification)	10.78
Book Balance per G/L as of : 8/31/2025	693.52

OUTSTANDING CHECKS:

Payee	Check#	Date	Amount

\$ -

Date Prepared:

12/17/2025

Prepared By:



Reviewed By:

FRANCES MAFNAS

Approved By:

HOW YO CHI



IMPERIAL PACIFIC INTERNATIONAL CNMI LLC
 DBA IMPERIAL PACIFIC RESORT HOTEL
 PMB 895 PO BOX 10001
 SAIPAN MP 96950-8901

Last statement: July 31, 2025
 This statement: August 31, 2025
 Total days in statement period: 31

Page 1 of 1
 [REDACTED] 5159
 (0) Number of enclosure items

Direct inquiries to:
 (808) 844-4444 or Toll Free
 (888) 844-4444

OLEAI BRANCH
 OLEAI CENTER BEACH RD CHALAN LAULAU
 SAIPAN MP 96950

Business Free Checking

Account number [REDACTED] 5159
 Low balance \$1.00
 Average balance \$1.00

DAILY ACTIVITY

<u>Date</u>	<u>Description</u>	<u>Additions</u>	<u>Subtractions</u>	<u>Balance</u>
07-31	Beginning balance			\$1.00
08-31	Ending totals	.00	.00	\$1.00

**** No activity this statement period ****

RECONCILIATION OF YOUR ACCOUNT

DEPOSITS NOT CREDITED		CHECKS OUTSTANDING					
Date	Amount	Check No.	Amount	Check No.	Amount	Check No.	Amount
TOTAL	\$					TOTAL	\$

RECONCILIATION OF YOUR ACCOUNT	
ENTER ENDING BALANCE SHOWN ON THIS STATEMENT	
ADD TOTAL DEPOSITS NOT CREDITED	+
SUBTOTAL	=
SUBTRACT TOTAL CHECKS OUTSTANDING	-
TOTAL	=
YOUR BALANCE	
ADD INTEREST (IF ANY)	+
SUBTOTAL	=
SUBTRACT SERVICE CHARGE (IF ANY)	-
TOTAL (SHOULD AGREE WITH THE TOTAL ABOVE)	=

In Case of Errors or Questions About Your Account

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You will lose any claim against us for unauthorized signatures or alterations by the same wrongdoer that you do not report within 30 days after the first statement showing that item is made available.

In Case of Errors or Questions About Your Electronic Transfers (For Personal Accounts Only)

Telephone us or Write us at the phone number or branch address shown on the first page of this statement as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared.

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We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will recredit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

FIRST HAWAIIAN BANK

Bank Reconciliation for the month of : AUGUST 2025

Account : ██████████ 4383 IPI CNMI-DIP-CARVE OUT Account.

Description	Amount
Balance Per Bank	1.00
Less Checks in Transit & Other Adjustments:	-
Plus Deposit In Transit:	-
Total Deductions	1.00
Reconciling Items:	
Unreconciled Diff.(For verification)	0.50
Book Balance per G/L as of : 08/31/2025	0.50

OUTSTANDING CHECKS:

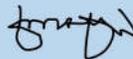
Payee	Check#	Date	Amount

\$ -

Date Prepared:

12/17/2025

Prepared By:



Reviewed By:

FRANCES MAFNAS

Approved By:

HOW YO CHI

FIRST HAWAIIAN BANK			
Bank Reconciliation for the month of : JULY 2025			
Account : ██████████4383 IPI CNMI-DIP-CARVE OUT			
Description	Amount		
Balance Per Bank	1.00		
Less Checks in Transit & Other Adjustments:	-		
Plus Deposit In Transit:	-		
Total Deductions	1.00		
Reconciling Items:			
Unreconciled Diff. (For verification)	0.50		
Book Balance per G/L as of : 07/31/2025	0.50		
OUTSTANDING CHECKS:			
Payee	Check#	Date	Amount
			\$ -
Date Prepared:	7/29/2025		
Prepared By:	12/06/2025		
Reviewed By:	_____ FRANCES MAFNAS		
Approved By:	_____ HOW YO CHI		



IMPERIAL PACIFIC INTERNATIONAL CNMI LLC
 DBA IMPERIAL PACIFIC RESORT HOTEL
 PMB 895 PO BOX 10001
 SAIPAN MP 96950-8901

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 Total days in statement period: 31

Page 1 of 1
 [REDACTED] 1110
 (0) Number of enclosure items

Direct inquiries to:
 (808) 844-4444 or Toll Free
 (888) 844-4444

OLEAI BRANCH
 OLEAI CENTER BEACH RD CHALAN LAULAU
 SAIPAN MP 96950

Business Free Checking

Account number [REDACTED] 1110
 Low balance \$77.65
 Average balance \$77.65

DAILY ACTIVITY

<u>Date</u>	<u>Description</u>	<u>Additions</u>	<u>Subtractions</u>	<u>Balance</u>
07-31	Beginning balance			\$77.65
08-31	Ending totals	.00	.00	\$77.65

**** No activity this statement period ****

RECONCILIATION OF YOUR ACCOUNT

DEPOSITS NOT CREDITED		CHECKS OUTSTANDING					
Date	Amount	Check No.	Amount	Check No.	Amount	Check No.	Amount
TOTAL	\$					TOTAL	\$

RECONCILIATION OF YOUR ACCOUNT	
ENTER ENDING BALANCE SHOWN ON THIS STATEMENT	
ADD TOTAL DEPOSITS NOT CREDITED	+
SUBTOTAL	=
SUBTRACT TOTAL CHECKS OUTSTANDING	-
TOTAL	=
YOUR BALANCE	
ADD INTEREST (IF ANY)	+
SUBTOTAL	=
SUBTRACT SERVICE CHARGE (IF ANY)	-
TOTAL (SHOULD AGREE WITH THE TOTAL ABOVE)	=

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It is important to examine your statement and report any discrepancies promptly. If you think there is an error on your statement, your receipt is wrong, or you need more information about a transaction listed on the statement or receipt, please immediately call or send a written dispute to the telephone or branch address listed on the first page of this statement.

You will lose any claim against us for unauthorized signatures or alterations by the same wrongdoer that you do not report within 30 days after the first statement showing that item is made available.

In Case of Errors or Questions About Your Electronic Transfers (For Personal Accounts Only)

Telephone us or Write us at the phone number or branch address shown on the first page of this statement as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared.

When reporting an error or requesting more information, please provide the following information: (1) your name and account number; (2) describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information; and (3) provide the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will recredit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

FIRST HAWAIIAN BANK			
Bank Reconciliation for the month of : AUGUST 2025			
Account : ████████1110-IPI CNMI-DIP-TAX ACCT.			
Description	Amount		
Balance Per Bank	77.65		
Less Checks in Transit & Other Adjustments:	-		
Plus Deposit In Transit:	-		
Total Deductions	77.65		
Reconciling Items:			
Unreconciled Diff.(For verification)	(0.35)		
Book Balance per G/L as of : 8/31/2025	78.00		
OUTSTANDING CHECKS:			
Payee	Check#	Date	Amount
			\$ -
Date Prepared:	12/17/2025		
Prepared By:	 _____		
Reviewed By:	FRANCES MAFNAS _____		
Approved By:	HOW YO CHI _____		

IMPERIAL PACIFIC INT'L (CNMI), LLC

Income Statement

Financial Report as of 08/31/2025

August-25

INCOME	Jul-25	Aug-25	YTD
Restitution Check from a Theft case	-		-
TOTAL INCOME	-	-	-
Operating Expenses			
PAYROLL:			
Salaries	239,927.82	20,160.50	260,088.32
TOTAL Salaries	239,927.82	20,160.50	260,088.32
BENEFITS:			
Social Security Tax	14,875.52	1,249.95	16,125.47
Medicare Tax	3,478.95	292.33	3,771.28
TOTAL Benefits	18,354.47	1,542.28	19,896.75
TOTAL Salaries and Benefits	258,282.29	21,702.78	279,985.07
OPERATING EXPENSES:			
Consulting Fee-Bookkeeper Service	29,450.00	2,650.00	32,100.00
Professional Fees	44,705.12	-	44,705.12
Legal Expenses	290,800.00	-	290,800.00
Trustee Fees	1,163.03		1,163.03
Travel Expense	4,030.88		4,030.88
Sale of IPI Expenses		8,563.75	8,563.75
Court Filing Expenses		-	-
Bank Fees/CHECK FEES	82.55		82.55
Government Fees/Rental	75.00		75.00
TRASH	1,795.00	340.00	2,135.00
Telephone & Internet	1,998.69	155.00	2,153.69
Maintenance Service	5,678.01	195.50	5,873.51
Printing	503.00	3.00	506.00
Post&Courier	165.91		165.91
CUC-UTILITIES	13,551.36	1,376.26	14,927.62
TOTAL Operating Expenses	393,998.55	13,283.51	407,282.06
Total Expenses	652,280.84	34,986.29	687,267.13
Net Income / (Loss)	(652,280.84)	(34,986.29)	(687,267.13)