

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Cambria Pine, LP

§
§
§
§Case No. 24-10497Debtor(s)Lead Case No. 24-10545☒ Jointly Administered**Monthly Operating Report**

Chapter 11

Reporting Period Ended: 09/30/2025Petition Date: 09/12/2024Months Pending: 13Industry 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

10/24/2025

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# 2631 Filed: 10/24/25 Entered: 10/24/25 12:12:12 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	\$6,371	
b. Total receipts (net of transfers between accounts)	\$1,802,221	\$2,162,709
c. Total disbursements (net of transfers between accounts)	\$48,557	\$406,022
d. Cash balance end of month (a+b-c)	\$1,760,035	
e. Disbursements made by third party for the benefit of the estate	\$2,034,119	\$2,034,119
f. Total disbursements for quarterly fee calculation (c+e)	\$2,082,676	\$2,440,141

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 ☒ Market ☐ Other ☐ (attach explanation))	\$0
d. Total current assets	\$3,523,721
e. Total assets	\$3,628,526
f. Postpetition payables (excluding taxes)	\$1,285
g. Postpetition payables past due (excluding taxes)	\$233
h. Postpetition taxes payable	\$39,935
i. Postpetition taxes past due	\$39,935
j. Total postpetition debt (f+h)	\$41,220
k. Prepetition secured debt	\$0
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$2,371,623
n. Total liabilities (debt) (j+k+l+m)	\$2,412,843
o. Ending equity/net worth (e-n)	\$1,215,683

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$3,800,000	\$3,800,000
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$2,034,119	\$2,034,119
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$1,765,881	\$1,765,881

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)	\$898,956	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$898,956	
d. Selling expenses	\$0	
e. General and administrative expenses	\$140,601	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$85,919	
i. Taxes (local, state, and federal)	\$32,545	
j. Reorganization items	\$87,000	
k. Profit (loss)	\$552,891	\$567,859

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						
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xcix						
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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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	xxxiii					
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	xxxviii					
	xxxix					
	xl					
	xli					
	xlii					
	xliii					
	xliv					
	xlv					
	xlvi					
	xlvii					
	xlviii					
	xliv					
	l					
	li					
	lii					
	liii					
	liv					
	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/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

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

/s/ Bradley D. Sharp

Signature of Responsible Party

Chief Restructuring Officer

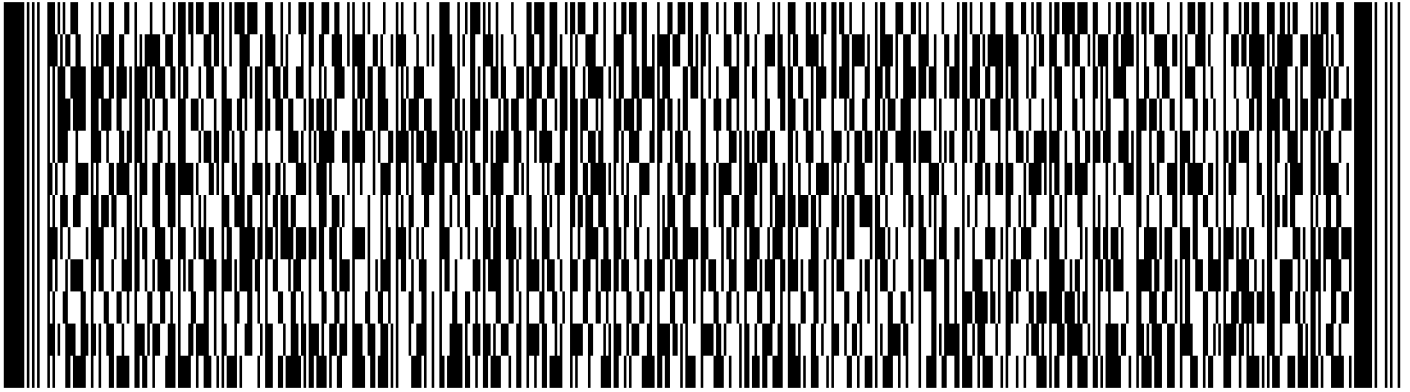
Title

Bradley D. Sharp

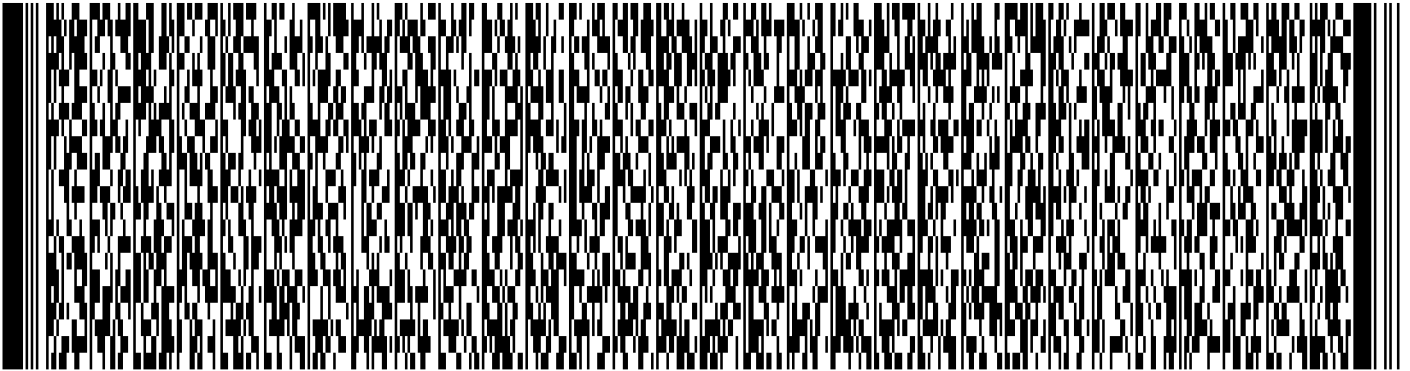
Printed Name of Responsible Party

10/24/2025

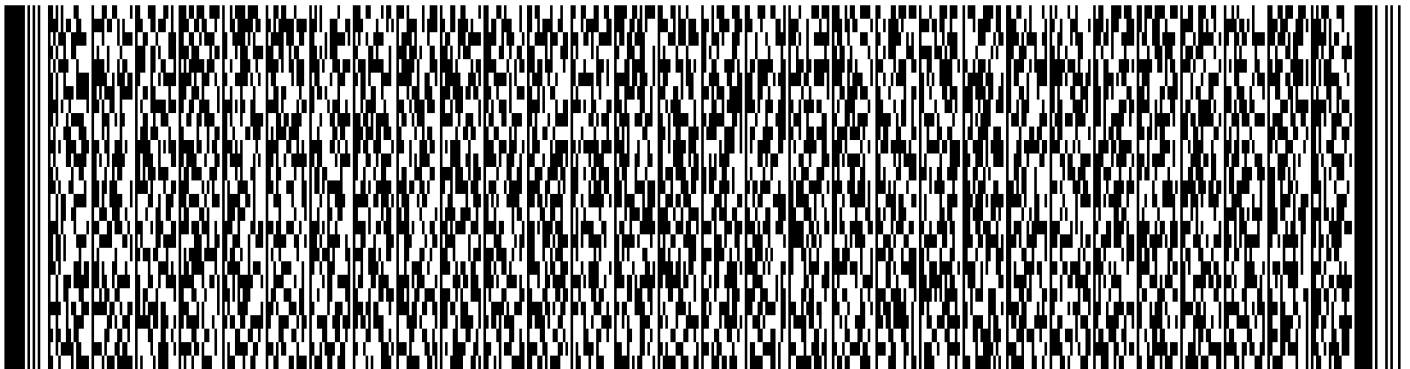
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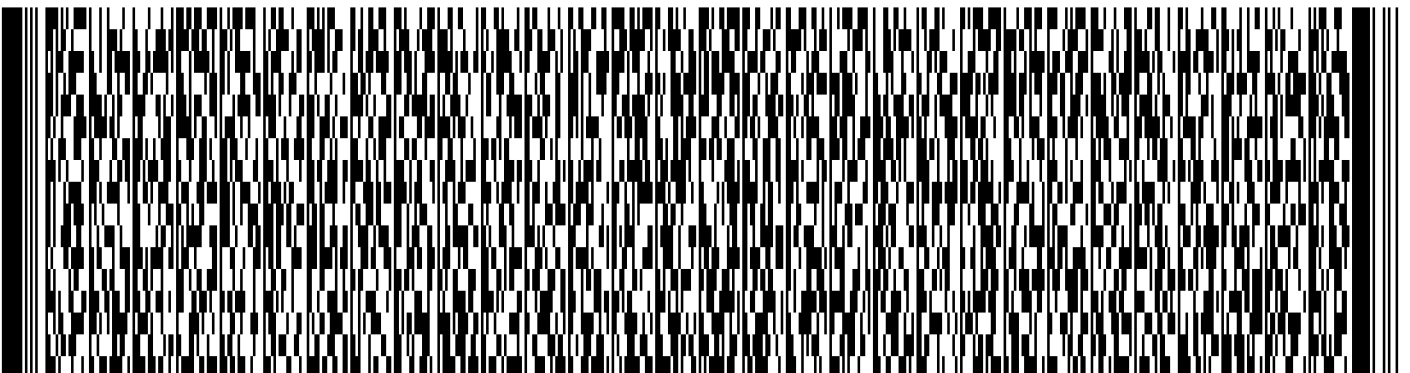
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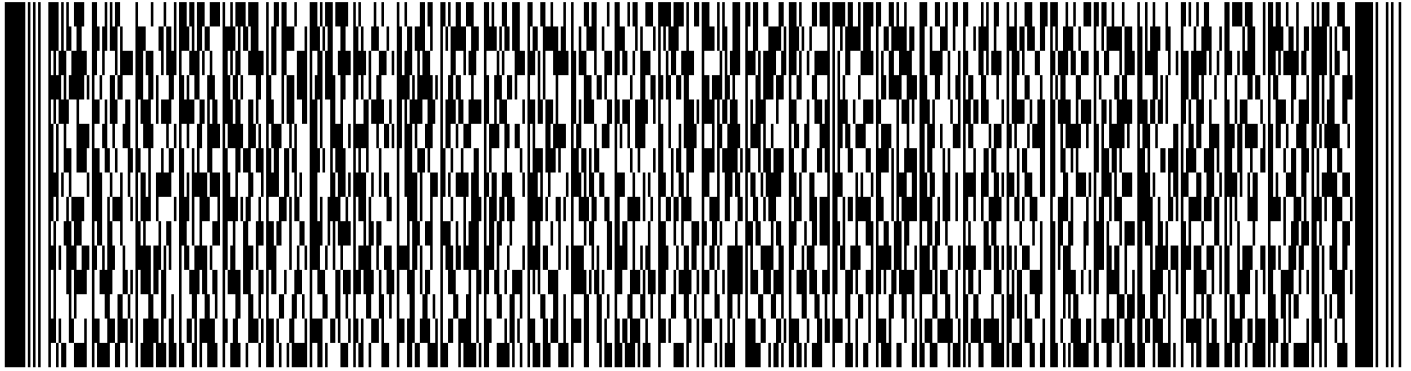
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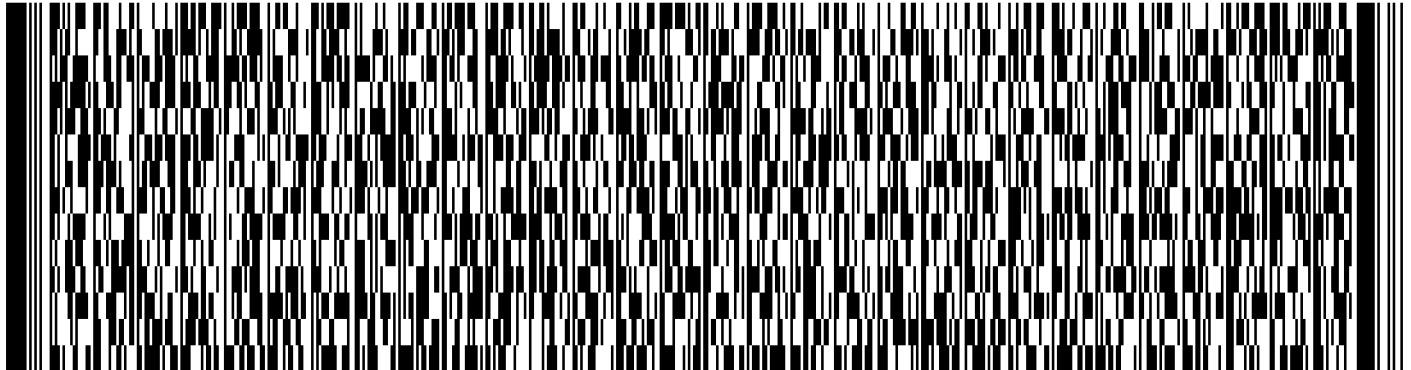
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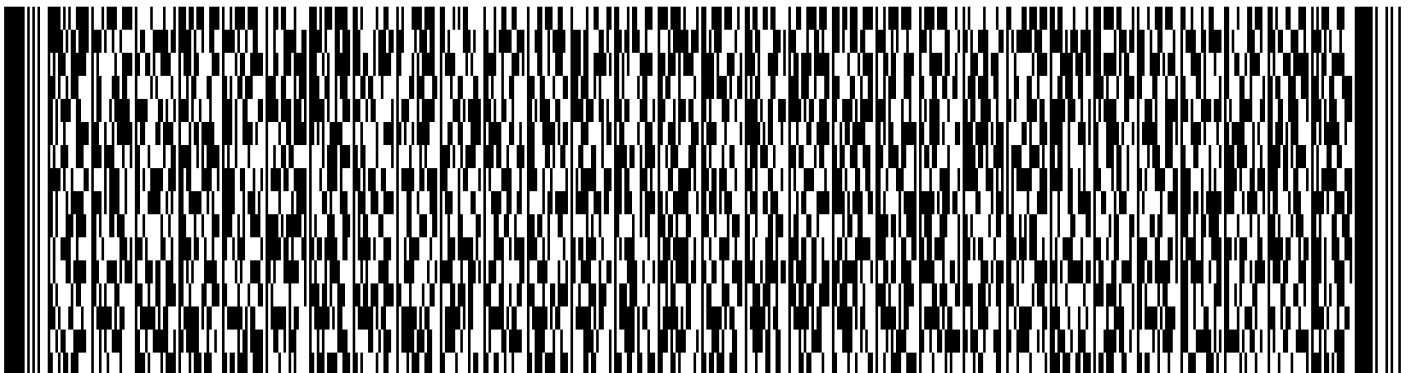
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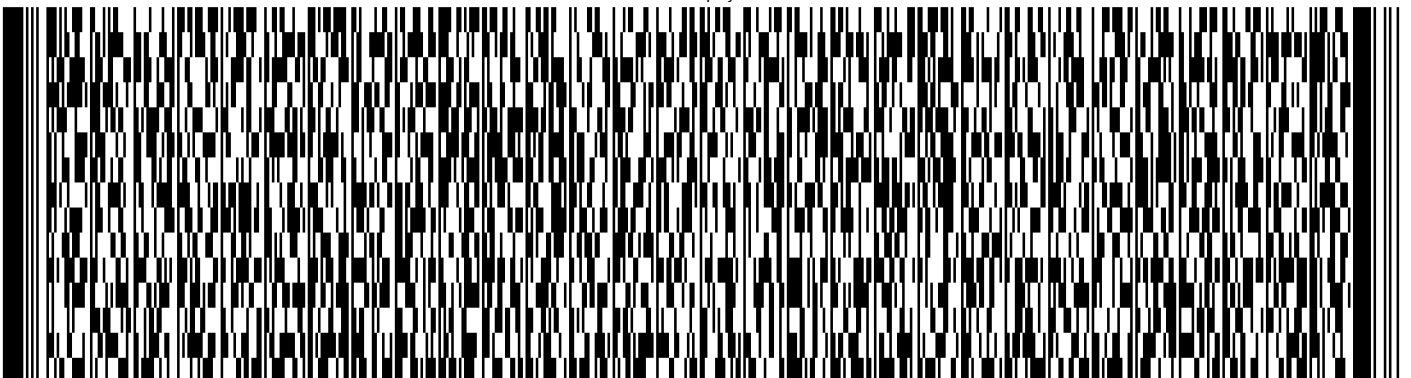
Bankruptcy1to50



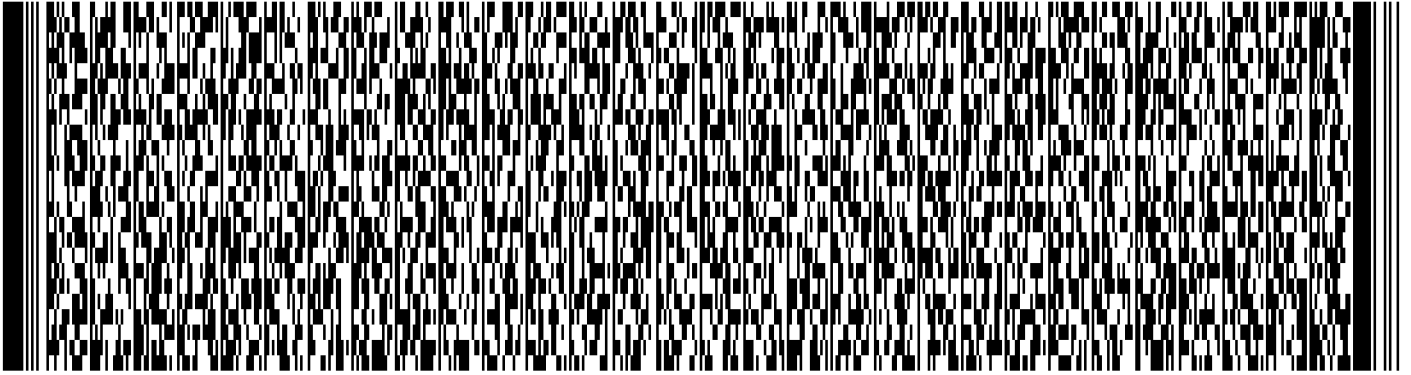
Bankruptcy51to100



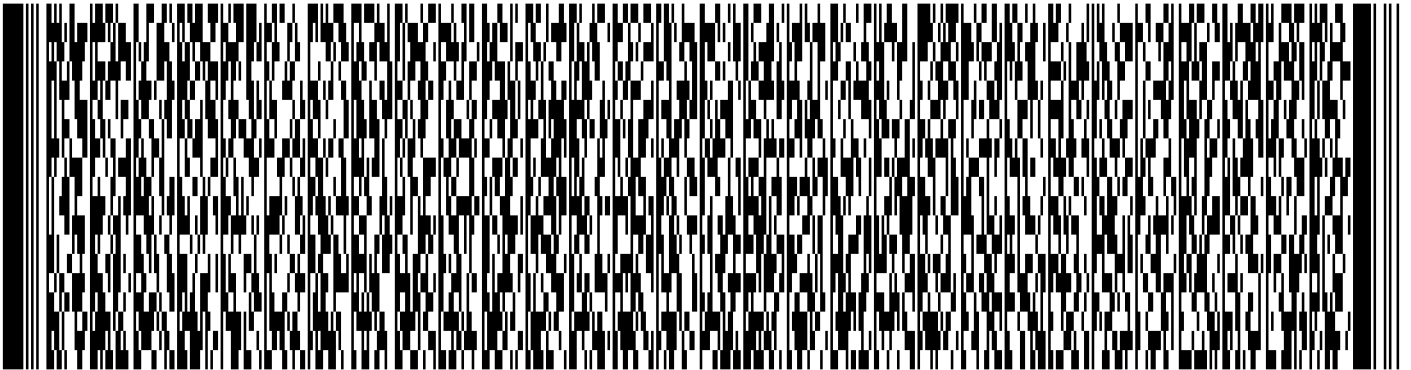
NonBankruptcy1to50



NonBankruptcy51to100



PageThree



PageFour

In re LeFever Mattson, a California corporation, et al.

Lead Case No. 24-10545 (CN)

Global Notes to Monthly Operating Reports

General Notes: On September 12, 2024 (the “Petition Date”), LeFever Mattson, a California corporation, (“LeFever Mattson”) and certain of its affiliates (collectively, the “Debtors”), each filed a voluntary petition for relief under chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”) with the United States Bankruptcy Court for the Northern District of California (Santa Rosa Division) (the “Bankruptcy Court”), commencing the chapter 11 cases now jointly administered, for procedural purposes only, under Lead Case No. 24-10545 (the “Chapter 11 Cases”).¹ The Debtors are authorized to operate their businesses and manage their properties as debtors in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. The Debtors are providing the information and documents provided herewith (collectively, and for all Debtors, the “Monthly Operating Reports”) pursuant to the in response to the *Uniform Periodic Reports in Cases Filed Under Chapter 11 of Title 11*, promulgated by the United States Trustee Program, and the *United States Trustee Chapter 11 Operating and Reporting Guidelines for Debtors in Possession* (Revised March 31, 2023). All information in these Monthly Operating Reports relates solely to the Debtors, and not to any non-Debtor affiliate. The following notes and statements and limitations should be referred to, and referenced in connection with, any review of the Monthly Operating Reports.

Basis of Presentation: The Debtors are submitting their Monthly Operating Reports solely for the purposes of complying with requirements applicable in these Chapter 11 Cases. The financial information included in the Monthly Operating Reports is unaudited and has not been prepared in accordance with accounting principles generally accepted in the United States of America (“U.S. GAAP”) and does not include all of the information and footnotes required by U.S. GAAP. The Monthly Operating Reports are not intended to reconcile to any financial statements otherwise prepared or distributed by the Debtors. The financial information contained herein is presented per the Debtors’ books and records without, among other things, all adjustments or reclassification that may be necessary or typical in accordance with U.S. GAAP. It is possible that not all assets, liabilities, income, or expenses have been recorded at the time of production. The financial information included in the Monthly Operating Reports has not been subjected to procedures that would typically be applied to financial information presented in accordance with U.S. GAAP or any other recognized financial reporting framework, and, upon application of such procedures, the Debtors believe that the financial information could be subject to changes, and these changes could be material. The results of operations contained in the financial statements provided with these Monthly Operating Reports are not necessarily indicative of results that may be expected from any

¹ Debtor Windscape Apartments, LLC, filed its chapter 11 petition on August 6, 2024. Debtors Pinewood Condominiums, LP, and Ponderosa Pines, LP, filed their chapter 11 petitions on October 2, 2024.

other period or for the full year and may not necessarily reflect the results of operations and financial position of the Debtors in the future.

The Debtors' books and records are kept on a cash basis. Accounts Receivable and Accounts Payable have been included in the responses to Part 2: Asset and Liability Status but are not included in the balance sheets attached with each monthly operating report.

Certain Debtors have joint ownership of assets with other Debtors. The asset account balances and activity have been allocated based on the Debtor's ownership percentage.

Reservation of Rights: The Debtors reserve all rights to amend or supplement their Monthly Operating Reports in all respects, as may be necessary or appropriate. Nothing contained in these Monthly Operating Reports shall constitute a waiver of any of the Debtors' rights under any applicable law or an admission with respect to any issue in the Chapter 11 Cases.

Bank Accounts: To the extent a Debtor has joint ownership of a property with another Debtor, the bank statements have been included for the property for each Debtor.

Internal Transfers: Transfers between Debtors are reflected as Intercompany Transfers on the Statements of Cash Receipts and Disbursements. The cumulative amounts of the internal transfers are shown as Intercompany Assets or Intercompany Liabilities on the Balance Sheets.

Payments Made on Prepetition Debt: On or about September 25, 2024, the Bankruptcy Court entered interim orders (the "Interim Orders") authorizing, but not directing, the Debtors to, among other things, pay certain prepetition claims relating to (a) employee wages, salaries, and other compensation and benefits; (b) insurance premiums; and (c) the continued use of the Debtors' Cash Management System. Final orders granting such relief were entered on or about October 17-21, 2024 (the "Final Orders," and, collectively with the Interim Orders, the "First Day Orders"). Payments made on prepetition debt pursuant to the First Day Orders are not recorded in Attachment 1.

Payments to Insiders: Except as otherwise indicated in a supplemental statement, all payments made by the Debtors to "Insiders," as such term is defined in 11 U.S.C. § 101(31), constituted the regular compensation owed to those persons or reimbursements in the ordinary course of business.

Windtree, LP: Windtree, LP is an entity that was historically controlled by Ken Mattson. It was recently discovered that Windtree, LP is the owner of record for three properties located in Perris, California, at 333 Wilkerson Ave., 371 Wilkerson Ave., and 411 Wilkerson Ave. The Debtors do not have any records related to these properties and are working to obtain information.

1050 Elm Street: At the commencement of the Chapter 11 Cases, the Debtors' books and records reflected the owner of 1050 Elm Street in Napa, California, as Tradewinds Apartments, LP. After review of conflicting information regarding the ownership of 1050 Elm Street, it has been determined that 1050 Elm Street is owned by Pinecone, LP and not Tradewinds Apartments, LP. Previous operating reports for Pinecone, LP and Tradewinds Apartments, LP have been amended to reflect this ownership determination.

Cambria Pine, LP
24-10497
Statement of Cash Receipts and Disbursements
9/30/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 26,341	\$ 356,610
Other Operating Cash Receipts	-	-
Total Operating Receipts	<u>\$ 26,341</u>	<u>\$ 356,610</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ -	\$ 0
Intercompany Transfers	10,000	40,218
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	1,765,881	1,765,881
Escrowed Proceeds (Socotra)	-	-
Total Non-Operating Receipts	<u>\$ 1,775,881</u>	<u>\$ 1,806,099</u>
Total Receipts	<u>\$ 1,802,221</u>	<u>\$ 2,162,709</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ 1,849	\$ 10,390
Insurance	3,771	24,953
Utilities	6,099	52,196
Repairs & Maintenance	12,115	93,085
Admin Expense	4,305	12,777
Professional Fees	-	6,026
Other Operating Disbursements	1,764	3,564
Management Fees	2,700	18,161
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 32,604</u>	<u>\$ 221,152</u>
Non-Operating		
Debt Service	\$ 15,954	\$ 183,513
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	1,356
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 15,954</u>	<u>\$ 184,869</u>
Total Disbursements	<u>\$ 48,557</u>	<u>\$ 406,022</u>
Net Cash Receipts and Disbursements	<u>\$ 1,753,664</u>	<u>\$ 1,756,687</u>
Total Disbursements less Intercompany Disbursements	<u>\$ 48,557</u>	<u>\$ 406,022</u>

Cambria Pine, LP
24-10497
Balance Sheet
9/30/2025

	<u>Current Month</u>
Assets	
Current Assets	
Cash & Equivalents	\$ 1,760,035
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	1,763,686
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
Total Current Assets	<u>\$ 3,523,720</u>
Fixed Assets	
FF&E	\$ -
Capital Assets	-
Accumulated Depreciation	-
Total Fixed Assets	<u>\$ -</u>
Other Assets	\$ 104,806
Other Assets (To Be Reconciled)	-
Total Other Assets	<u>\$ 104,806</u>
Total Assets	<u>\$ 3,628,526</u>
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	580
Other Payables	-
Intercompany Liabilities - LM	39,000
Intercompany Liabilities - Other	2,322,966
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	-
Other Liabilities (To Be Reconciled)	-
Total Current Liabilities	<u>\$ 2,362,546</u>
Long-Term Liabilities	
Deferred Gain (Loss)	\$ -
Notes Payable	-
Notes Payable - LM	-
Total Long-Term Liabilities	<u>\$ -</u>
Total Liabilities	<u>\$ 2,362,546</u>
Equity	
Capital	\$ 646,505
Retained Earnings	15,981
YTD Net Income	603,493
Total Equity	<u>\$ 1,265,980</u>
Total Liabilities and Equity	<u>\$ 3,628,526</u>

Cambria Pine, LP
24-10497
Statement of Operations
9/30/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 22,764	\$ 358,101
Garage Income	-	-
Other Revenue		
Other Income	(61)	(292)
Gain/(Loss) on Sale of Assets	876,254	876,254
Total Revenue	\$ 898,956	\$ 1,234,063
Expense		
Operating Expense		
Admin Expense	\$ 3,505	\$ 31,061
Bank Fees	-	(0)
Commissions	-	-
Garage Expense	-	-
Insurance	3,723	27,234
Landscaping	-	-
Licenses & Fees	2,584	3,267
Marketing	137	1,520
Payroll	1,849	10,390
Professional Fees	101,690	101,690
Property Expense	-	-
Rent Expense	1,591	1,781
Repairs & Maintenance	19,520	96,888
Utilities	5,906	50,409
Other Operating Expense	95	8,081
Total Operating Expense	\$ 140,601	\$ 332,322
Non-Operating Expense		
Restructuring Fees	\$ 87,000	\$ 88,356
Interest Expense	85,919	193,014
Tax	32,545	52,513
Total Non-Operating Expense	\$ 205,464	\$ 333,882
Total Expense	\$ 346,065	\$ 666,204
Net Income	\$ 552,891	\$ 567,859

Cambria Pine, LP
24-10497
AP Aging Report
9/30/2025

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	Controlled Access Consultants, Inc.	-	-	-	224	224
	Lopez Landscaping	472	-	-	-	472
	Sacramento County Tax Collector	-	-	-	39,935	39,935
	Gonzales	-	-	-	9	9
Post-Petition Total		472	-	-	40,168	40,640
Pre-Petition	Aero Mechanics Inc	-	-	-	289	289
	California American Water	-	-	-	3,030	3,030
	Lopez Landscaping	-	-	-	172	172
	Parish Termite & Pest Management, Inc.	-	-	-	38	38
	Placer County Plumbing	-	-	-	3,200	3,200
	RentGrow, Inc	-	-	-	6	6
	SMUD	-	-	-	106	106
	The Pool Guys Service	-	-	-	190	190
	YES Energy Management	-	-	-	80	80
	Zillow, Inc	-	-	-	55	55
	LeFever Mattson Property Management	-	-	-	596	596
	EcoTech Pest Management	-	-	-	425	425
	Spurell	-	-	-	142	142
	Williams	-	-	-	40	40
	Arena	-	-	-	1,245	1,245
	Gilmer	-	-	-	44	44
Pre-Petition Total		-	-	-	9,657	9,657
Grand Total		472	-	-	49,825	50,297

Cambria Pine, LP
24-10497
Bank Reconciliation
9/30/2025

Bank Account	Balance Per Bank Statement	Outstanding Deposits	Outstanding Checks	Attributed to Other Debtors	Attributed to Non-Debtors	Other Activity	Reconciled Balance
East West Cambria Pine LP	1,764,361	-	(4,326)	-	-	-	1,760,035
Grand Total	1,764,361	-	(4,326)	-	-	-	1,760,035

Cambria Pine, LP
24-10497
Payments on Pre-Petition Debt
9/30/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Cambria Pines, LP	9/8/2025	9/8/2025	Greystone Servicing Corporation, Inc	15,954
Grand Total				15,954

Cambria Pine, LP
24-10497
Schedule of Assets Sold or Transferred
9/30/2025

Property	See Order Approving Asset Sale
1621 Hood Road, Sacramento, CA 95825	Docket #2337



Commonwealth Land Title Company

99 Almaden Boulevard, Suite 840

San Jose, CA 95113

Phone: (669)231-7680

Seller's Final Settlement Statement

Closing Date: September 26, 2025
Proration Date: September 26, 2025
Order Number: 972500053
Escrow Officer: Kiley Demaree
Buyer: Golden State Fund 2025 LLC, a California limited liability company
6107 W 75th Place
Los Angeles, CA 90045
Seller: Cambria Pine, LP, a California limited partnership
333 South Grand Avenue, Suite 4100
Los Angeles, CA 90071
Property: 1621 Hood Road
Sacramento, CA 95825-8400

	Seller	
	Debit	Credit
Total Consideration		
Purchase Price		3,800,000.00
Prorations / Adjustments		
Independent Consideration		100.00
County Taxes -APN 009 & 010 87 days @ 110.485425 per day at \$40,327.18 07/01/25-09/26/25	9,612.23	
Rent(s) Monthly 5 days @ 839.233333 per day at \$25,177.00 09/26/25-10/01/25	4,196.17	
Security Deposit(s)	13,524.00	
Seller Credit	30,000.00	
Payoffs		
Payoff First Mortgage to KeyBank Real Estate Capital	1,784,711.12	
Principal Balance	1,598,937.25	
Interest To 09/26/25	10,685.22	
Advances	6,273.55	
Interest on Advances	195.54	
UCC Termination Fee	200.00	
Lien Release/Assignment	600.00	
Prepayment Premium	15,989.37	
Liquidation Fee	30,695.28	
Default Interest	64,181.22	
Special Servicing Fee	11,000.00	
Legal	30,000.00	
Sept Payment	15,953.69	
Total Payoff	1,784,711.12	
Title / Settlement Charges		
FTB Processing Fee to Commonwealth Land Title Company	45.00	

Seller's Final Settlement Statement

	Seller	
	Debit	Credit
Title / Settlement Charges (continued)		
Payoff Demand Fee to Commonwealth Land Title Company	25.00	
Overnight/Messenger Fees to Commonwealth Land Title Company	53.18	
Recording Charges		
Sacramento County Transfer Tax to Simplifile	4,180.00	
Recording Fee - Release/Reconveyance to Simplifile	500.00	
Miscellaneous Charges		
Mechanic's Lien EST NEED DEMAND AND RELEASE to Placer County Plumbing	7,500.00	
Transaction Fee to FTI Consulting	57,000.00	
Delinquent Prior Year Taxes APN 285-0021-010-0000 to Sacramento County Treasurer & Tax Collector amt. good thru 9/30	11,447.20	
Delinquent Prior Year Taxes APN 285-0021-009-0000 to Sacramento County Treasurer & Tax Collector amt. good thru 9/30	11,485.59	
Commissions		
Listing Agent Commission to Marcus & Millichap Real Estate Investment Services, Inc.	99,940.00	
Subtotals	2,034,219.49	3,800,100.00
Balance Due TO Seller	1,765,880.51	
Totals	3,800,100.00	3,800,100.00

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

ACCOUNT STATEMENT

Page 1 of 6

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

Total days in statement period: 30

1049

(23)

CAMBRIA PINE, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10497
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200

Stay alert for financial scams. If you receive an email, text, or call from someone unknown about receiving or sending money for inheritance, charities, or anything similar, do not respond or share your personal information.

Commercial Analysis Checking

Account number	1049	Beginning balance	\$6,166.01
Enclosures	23	Total additions	(20) 1,802,425.97
Low balance	\$8,009.52	Total subtractions	(24) 44,230.80
Average balance	\$305,530.07	Ending balance	\$1,764,361.18

CREDITS

Number	Date	Transaction Description	Additions
	09-02	Pre-Auth Credit LEFEVER-EWCAMBPI Settlement 250902 000024849811626	204.66
	09-02	Pre-Auth Credit LEFEVER-EWCAMBPI Settlement 250902 000024869958366	2,973.45
	09-02	Deposit Bridge	1,307.45
	09-03	Pre-Auth Credit LEFEVER-EWCAMBPI Settlement 250903 000024888296982	2,656.11
	09-04	Pre-Auth Credit FLEX Rent yardi YA6820212548 266	1,637.45
	09-05	Pre-Auth Credit YARDI CARD DEP EWCAMPITr 250905 116028352	204.66
	09-05	Pre-Auth Credit YARDI CARD DEP EWCAMPITr 250905 116021252	1,443.00
	09-05	Deposit Bridge	2,065.00
	09-08	Pre-Auth Credit LEFEVER-EWCAMBPI Settlement 250908 000024932344486	1,862.66
	09-08	Pre-Auth Credit FLEX Rent yardi YA2582643910 282	2,037.66
	09-08	Pre-Auth Credit YARDI CARD DEP EWCAMPITr 250908 116251921	3,288.32
	09-08	Deposit Bridge	995.00
	09-09	Deposit Bridge	555.00
	09-10	Pre-Auth Credit YARDI CARD DEP EWCAMPITr 250910 116496334	1,581.66
	09-11	Pre-Auth Credit YARDI CARD DEP EWCAMPITr 250911 116652429	1,732.00
	09-17	Onlin Bkg Trft C FR ACC 05500020797	10,000.00
	09-22	Pre-Auth Credit LEFEVER-EWCAMBPI Settlement 250922 000025038462934	1,300.00
	09-23	Pre-Auth Credit LEFEVER-EWCAMBPI Settlement 250923 000025052684514	701.38
	09-26	Wire Trans-IN 4cc6a533-72eb-46a2-84cc-e96e089dda00 COMMONWEALTH LAND USBKUS44IMT FN 972500053 CASE 24-10497 1621 HOOD	1,765,041.28

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

CAMBRIA PINE, LP

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

1049

Number	Date	Transaction Description	Additions
	09-29	Wire Trans-IN 50c1044a-8d23-46e2 -b6f9-7a343585 e9be COMMONWEALTH LAND USBKUS44IMT FN 972500053 CASE 24-10497 1621 HOOD	839.23

CHECKS

Number	Date	Amount	Number	Date	Amount
10142	09-04	1,331.63	10157	09-26	2,406.00
10143	09-04	924.67	10158	09-23	64.00
10145 *	09-18	1,236.39	10159	09-15	313.93
10146	09-16	1,887.16	10162 *	09-30	2,907.00
10147	09-16	43.24	10163	09-29	1,135.00
10148	09-19	6.96	10165 *	09-26	1,750.00
10149	09-16	95.00	10166	09-26	4,160.88
10150	09-19	1,430.00	10167	09-26	2,160.00
10151	09-22	1,318.86	10168	09-26	1,368.76
10153 *	09-15	137.50	10169	09-26	924.67
10155 *	09-15	2,013.75	101052 *	09-23	189.71
10156	09-25	472.00	* Skip in check sequence		

DEBITS

Date	Transaction Description	Subtractions
09-08	Preauth Debit Greystone Se 03 CCD08A 250908	15,953.69

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	6,166.01	09-10	10,768.10	09-22	15,317.31
09-02	10,651.57	09-11	12,500.10	09-23	15,764.98
09-03	13,307.68	09-15	10,034.92	09-25	15,292.98
09-04	12,688.83	09-16	8,009.52	09-26	1,767,563.95
09-05	16,401.49	09-17	18,009.52	09-29	1,767,268.18
09-08	8,631.44	09-18	16,773.13	09-30	1,764,361.18
09-09	9,186.44	09-19	15,336.17		

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