

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Chestnut Oak, LP

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

Chapter 11

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

5	3	1	3
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Reporting Method:

Accrual Basis ☐Cash Basis ☒

Debtor's Full-Time Employees (current):

0

Debtor's Full-Time Employees (as of date of order for relief):

0**Supporting Documentation** (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- ☒ Statement of cash receipts and disbursements
- ☒ Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- ☒ Statement of operations (profit or loss statement)
- ☐ Accounts receivable aging
- ☒ Postpetition liabilities aging
- ☒ Statement of capital assets
- ☐ Schedule of payments to professionals
- ☐ Schedule of payments to insiders
- ☒ All bank statements and bank reconciliations for the reporting period
- ☐ Description of the assets sold or transferred and the terms of the sale or transfer

/s/ Thomas B. Rupp

Signature of Responsible Party

10/24/2025

Date

Thomas B. Rupp

Printed Name of Responsible Party

Keller Benvenuti Kim LLP101 Montgomery Street, Suite 1950San 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# 2632 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	\$27,123	
b. Total receipts (net of transfers between accounts)	\$18,232	\$304,415
c. Total disbursements (net of transfers between accounts)	\$20,980	\$299,056
d. Cash balance end of month (a+b-c)	\$24,375	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$20,980	\$299,056

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	\$24,375
e. Total assets	\$2,865,733
f. Postpetition payables (excluding taxes)	\$14,481
g. Postpetition payables past due (excluding taxes)	\$1,039
h. Postpetition taxes payable	\$44,257
i. Postpetition taxes past due	\$44,257
j. Total postpetition debt (f+h)	\$58,738
k. Prepetition secured debt	\$2,018,702
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$718,435
n. Total liabilities (debt) (j+k+l+m)	\$2,795,875
o. Ending equity/net worth (e-n)	\$69,858

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)	\$19,484	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$19,484	
d. Selling expenses	\$0	
e. General and administrative expenses	\$11,084	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$5,730	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$2,671	\$57,735

Part 5: Professional Fees and Expenses

			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative	
a.	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>						
	<i>Itemized Breakdown by Firm</i>						
		Firm Name	Role				
	i	0					
	ii						
	iii						
	iv						
	v						
	vi						
	vii						
	viii						
	ix						
	x						
	xi						
	xii						
	xiii						
	xiv						
	xv						
	xvi						
	xvii						
	xviii						
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	xxviii						
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xxxi							
xxxii							
xxxiii							
xxxiv							
xxxv							
xxxvi							

	xxxvii					
	xxxvii					
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	xl					
	xli					
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	xliv					
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	xlVII					
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	lxVIII					
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	lxxII					
	lxxIII					
	lxxiv					
	lxxv					
	lxxvi					
	lxxVII					
	lxxVIII					

	lxxix						
	lxxx						
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	lxxxii						
	lxxxiii						
	lxxxiv						
	lxxxv						
	lxxxvi						
	lxxxvi						
	lxxxvi						
	lxxxix						
	xc						
	xc						
	xcii						
	xciii						
	xciv						
	xcv						
	xcvi						
	xcvii						
	xcviii						
	xcix						
	c						
	ci						

b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>					
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i						
ii						
iii						
iv						
v						
vi						
vii						
viii						
ix						
x						
xi						
xii						
xiii						
xiv						

	xv					
	xvi					
	xvii					
	xviii					
	xix					
	xx					
	xxi					
	xxii					
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	xxxiv					
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	xxxvii					
	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

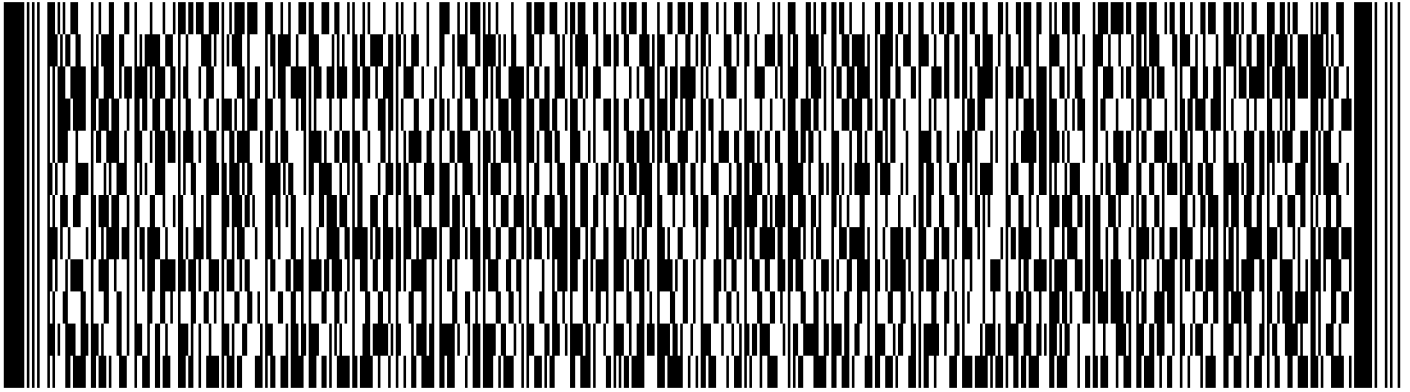
Title

Bradley D. Sharp

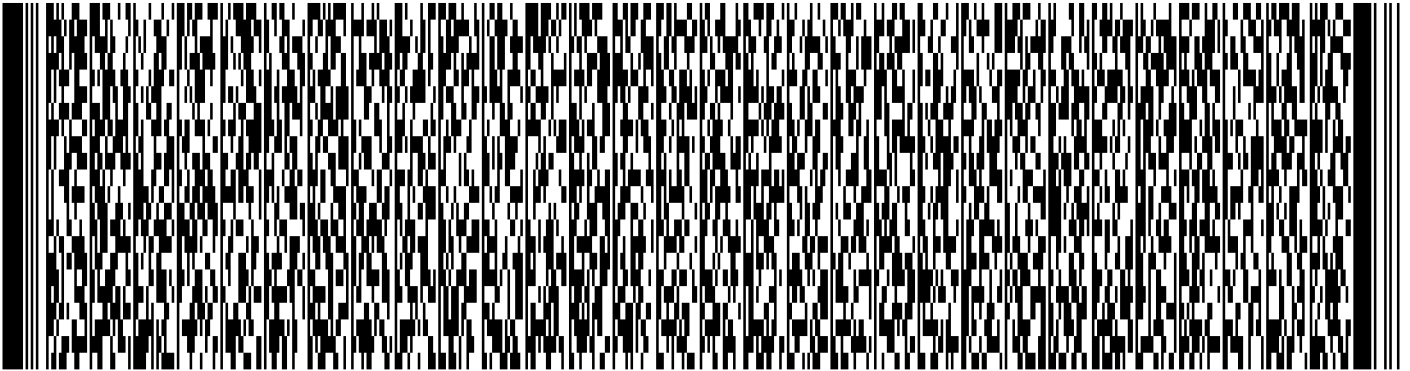
Printed Name of Responsible Party

10/24/2025

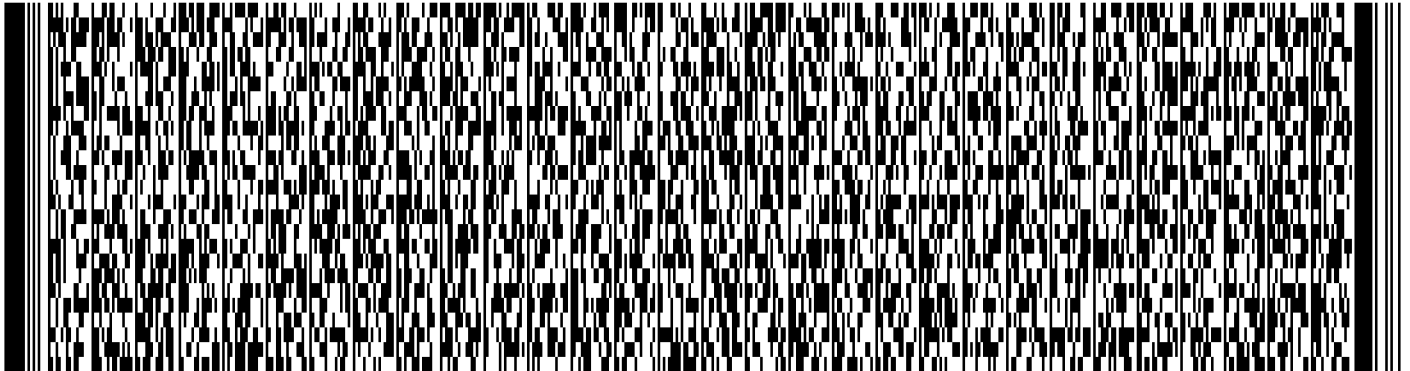
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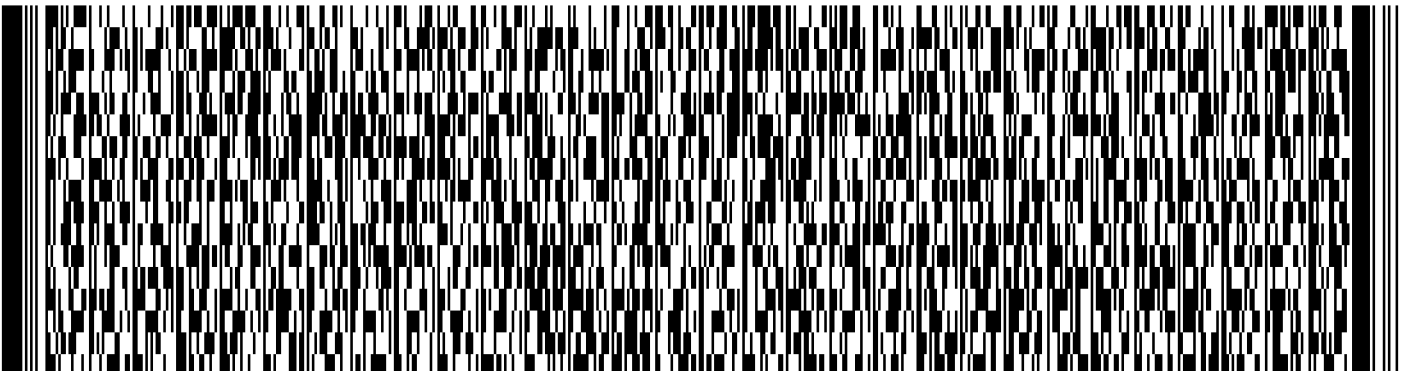
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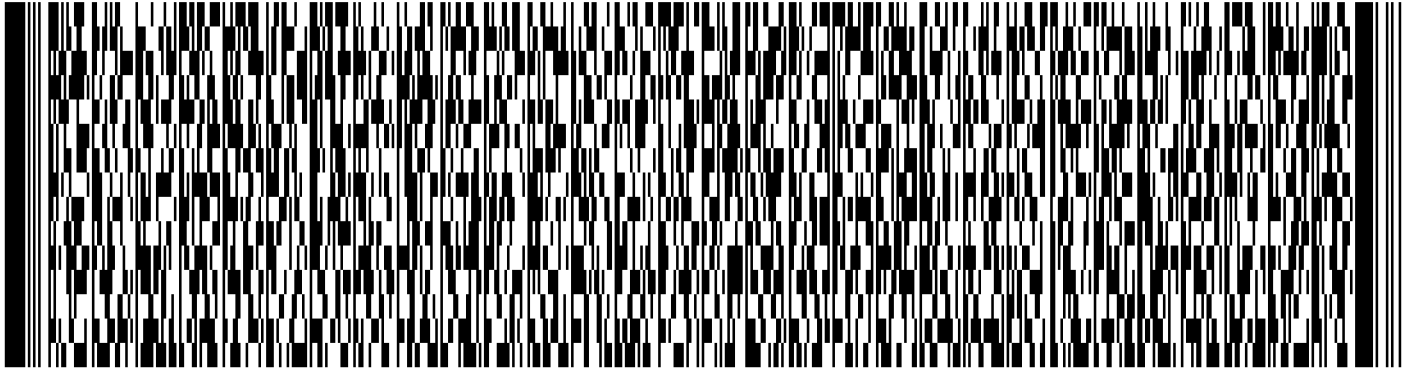
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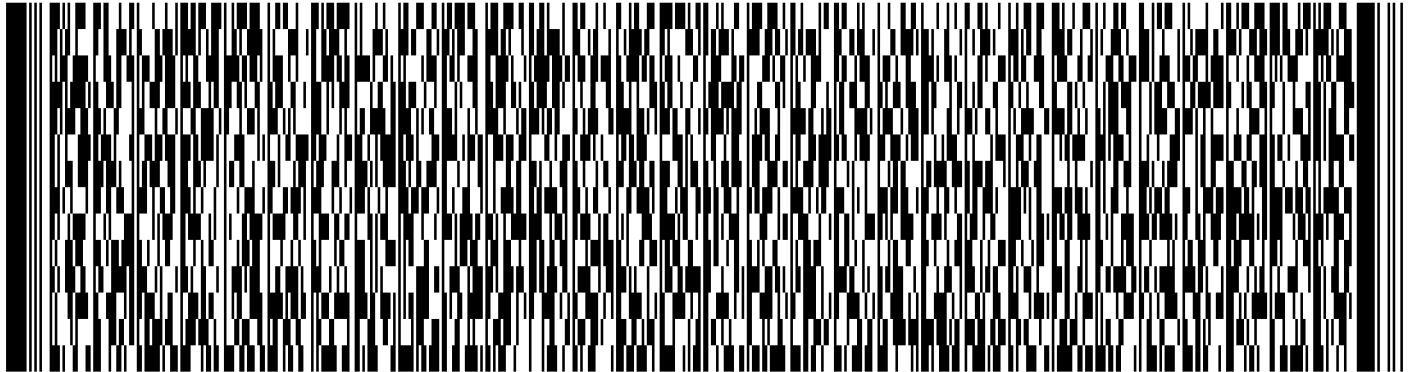
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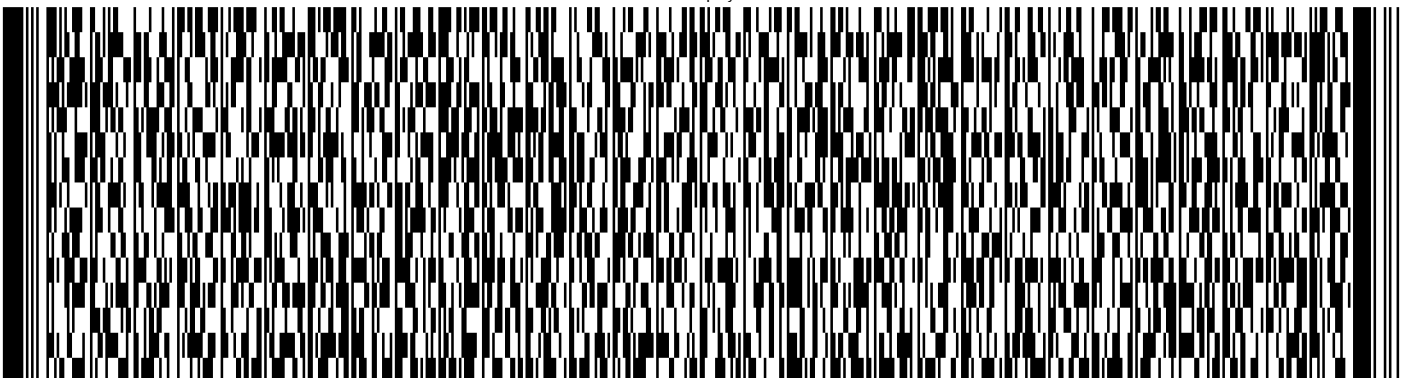
Bankruptcy1to50



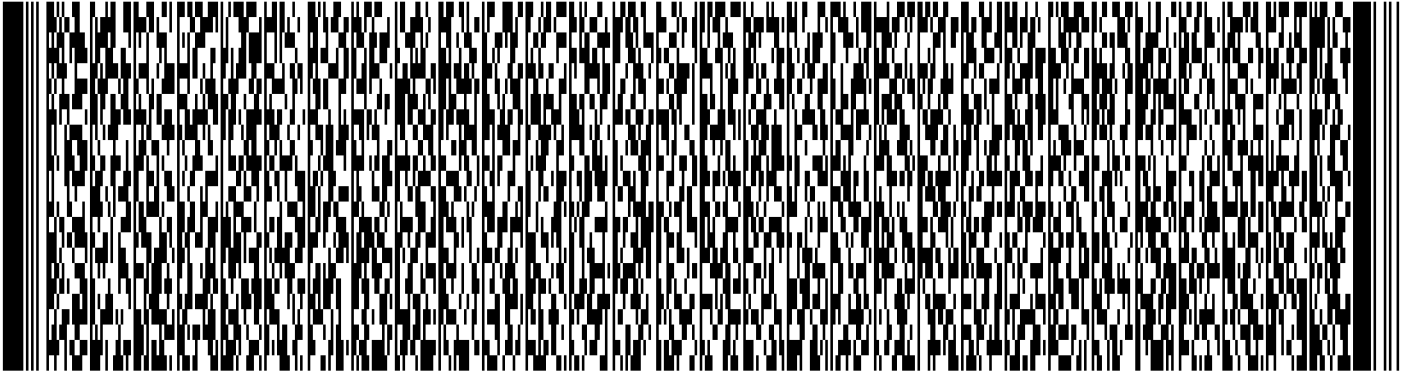
Bankruptcy51to100



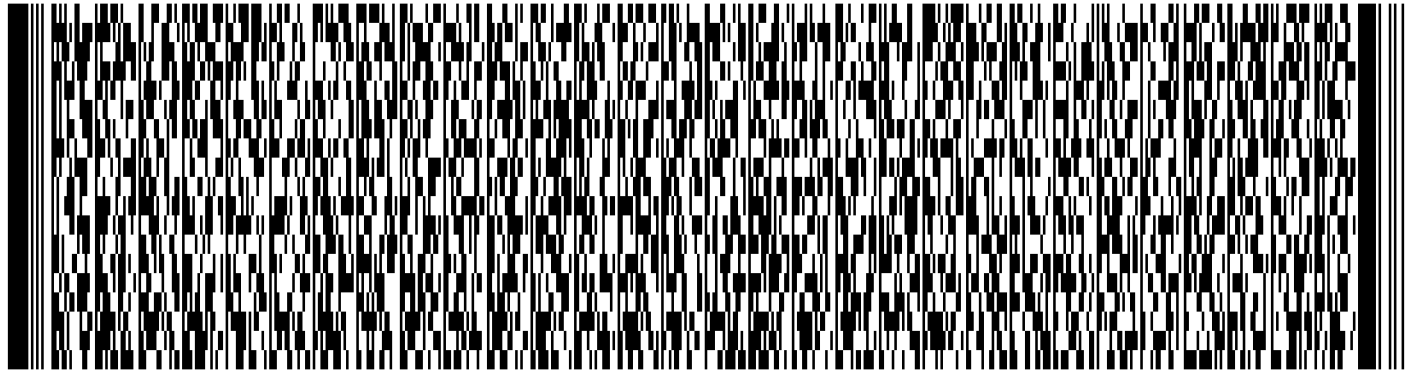
NonBankruptcy1to50



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.

Chestnut Oak, LP
24-10498
Statement of Cash Receipts and Disbursements
9/30/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 17,801	\$ 300,944
Other Operating Cash Receipts	432	1,673
Total Operating Receipts	<u>\$ 18,232</u>	<u>\$ 302,617</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ -	\$ 1,799
Intercompany Transfers	-	-
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	-	-
Escrowed Proceeds (Socotra)	-	-
Total Non-Operating Receipts	<u>\$ -</u>	<u>\$ 1,799</u>
Total Receipts	<u>\$ 18,232</u>	<u>\$ 304,415</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ 771	\$ 8,658
Insurance	-	17,421
Utilities	2,952	52,323
Repairs & Maintenance	5,036	65,957
Admin Expense	561	12,886
Professional Fees	-	-
Other Operating Disbursements	-	4,584
Management Fees	1,217	20,262
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 10,537</u>	<u>\$ 182,091</u>
Non-Operating		
Debt Service	\$ 9,448	\$ 114,825
Other Non-Operating Disbursements	995	995
Restructuring Fees	-	1,146
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 10,443</u>	<u>\$ 116,966</u>
Total Disbursements	<u>\$ 20,980</u>	<u>\$ 299,056</u>
Net Cash Receipts and Disbursements	<u>\$ (2,747)</u>	<u>\$ 5,359</u>
Total Disbursements less Intercompany Disbursements	<u>\$ 20,980</u>	<u>\$ 299,056</u>

Chestnut Oak, LP
24-10498
Balance Sheet
9/30/2025

	Current Month
Assets	
Current Assets	
Cash & Equivalents	\$ 24,376
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	-
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
Total Current Assets	<u>\$ 24,376</u>
Fixed Assets	
FF&E	\$ -
Capital Assets	2,750,000
Accumulated Depreciation	-
Total Fixed Assets	<u>\$ 2,750,000</u>
Other Assets	\$ 91,358
Other Assets (To Be Reconciled)	-
Total Other Assets	<u>\$ 91,358</u>
Total Assets	<u>\$ 2,865,734</u>
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	11,465
Other Payables	-
Intercompany Liabilities - LM	-
Intercompany Liabilities - Other	709,750
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	-
Other Liabilities (To Be Reconciled)	-
Total Current Liabilities	<u>\$ 721,215</u>
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 1,100,000
Notes Payable	2,018,702
Notes Payable - LM	-
Total Long-Term Liabilities	<u>\$ 3,118,702</u>
Total Liabilities	<u>\$ 3,839,917</u>
Equity	
Capital	\$ (1,092,202)
Retained Earnings	35,926
YTD Net Income	82,094
Total Equity	<u>\$ (974,183)</u>
Total Liabilities and Equity	<u>\$ 2,865,734</u>

Chestnut Oak, LP
24-10498
Statement of Operations
9/30/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 18,618	\$ 295,832
Garage Income	-	-
Other Revenue		
Other Income	867	7,645
Gain/(Loss) on Sale of Assets	-	-
Total Revenue	\$ 19,484	\$ 303,477
Expense		
Operating Expense		
Admin Expense	\$ 2,433	\$ 28,448
Bank Fees	-	-
Commissions	-	-
Garage Expense	-	-
Insurance	(60)	18,616
Landscaping	-	-
Licenses & Fees	-	3,000
Marketing	-	977
Payroll	771	8,658
Professional Fees	-	-
Property Expense	-	-
Rent Expense	-	1,489
Repairs & Maintenance	5,036	63,281
Utilities	2,904	50,603
Other Operating Expense	-	1,370
Total Operating Expense	\$ 11,084	\$ 176,442
Non-Operating Expense		
Restructuring Fees	\$ -	\$ 1,146
Interest Expense	5,730	68,154
Tax	-	-
Total Non-Operating Expense	\$ 5,730	\$ 69,300
Total Expense	\$ 16,813	\$ 245,742
Net Income	\$ 2,671	\$ 57,735

Chestnut Oak, LP
24-10498
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	HD Supply Facilities Maintenance	-	-	107	(123)	(16)
	Lopez Landscaping	474	-	-	-	474
	Pacific Gas & Electric	51	-	-	-	51
	Pride Transport / Hauling	415	-	-	-	415
	Proserv Pest Management	-	200	350	1,055	1,605
	Republic Services	-	-	-	107	107
	Sacramento County Tax Collector	-	-	-	44,257	44,257
	Preferred Plumbing & Drain	380	-	-	-	380
Post-Petition Total		1,320	200	457	45,296	47,273
Pre-Petition	Carmichael Water District	-	-	-	395	395
	Keith Alan & Anne Michelle Gockel, TTEE	-	-	-	300	300
	LeFever Mattson, Inc.	-	-	-	3,182	3,182
	Lopez Landscaping	-	-	-	172	172
	Pacific Gas & Electric	-	-	-	41	41
	Proserv Pest Management	-	-	-	80	80
	RentGrow, Inc	-	-	-	6	6
	Sacramento County Utilites	-	-	-	1,180	1,180
	SMUD	-	-	-	150	150
	The Pool Guys Service	-	-	-	208	208
	YES Energy Management	-	-	-	68	68
	Zillow, Inc	-	-	-	180	180
	LeFever Mattson Property Management	-	-	-	1,563	1,563
	Sweet Era Cleaning	-	-	-	175	175
	Gorman Roofing Services, Inc	-	-	-	720	720
	Dargan	-	-	-	110	110
	Ahart	-	-	-	155	155
Pre-Petition Total		-	-	-	8,685	8,685
Grand Total		1,320	200	457	53,981	55,958

Chestnut Oak, LP
24-10498
Statement of Capital Assets
9/30/2025

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		9/30/2025	
3217 Walnut Ave	\$	2,750,000	\$	2,750,000
Grand Total	\$	2,750,000	\$	2,750,000

Chestnut Oak, LP
24-10498
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 Chestnut Oaks LP	24,746	-	(520)	-	-	150	24,376
Grand Total	24,746	-	(520)	-	-	150	24,376

Chestnut Oak, LP
24-10498
Payments on Pre-Petition Debt
9/30/2025

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

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

ACCOUNT STATEMENT

Page 1 of 6

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

Total days in statement period: 30

1336

(19)

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

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	1336	Beginning balance	\$26,973.22
Enclosures	19	Total additions	(15) 20,019.06
Low balance	\$24,503.60	Total subtractions	(22) 22,246.23
Average balance	\$28,385.49	Ending balance	\$24,746.05

CREDITS

Number	Date	Transaction Description	Additions
	09-02	Deposit Bridge	1,786.59
	09-03	Deposit Bridge	189.39
	09-03	Deposit Bridge	1,206.94
	09-04	Pre-Auth Credit FLEX Rent yardi YA4659367230 219	1,627.59
	09-05	Pre-Auth Credit YARDI CARD DEP EWCHEOATr 250905 116015772	1,881.74
	09-05	Deposit Bridge	830.16
	09-05	Deposit Bridge	1,000.00
	09-08	Pre-Auth Credit FLEX Rent yardi YA0930468018 191	1,838.59
	09-08	Deposit Bridge	1,440.00
	09-08	Deposit Bridge	1,786.59
	09-08	Deposit Bridge	2,002.00
	09-09	Deposit Bridge	1,670.43
	09-11	Pre-Auth Credit YARDI CARD DEP EWCHEOATr 250911 116643511	1,741.59
	09-17	Onln Bkg Trft C FR ACC 05500021217	775.00
	09-30	Deposit Bridge	242.45

CHECKS

Number	Date	Amount	Number	Date	Amount
3111	09-04	1,216.73	3121	09-23	325.00
3112	09-04	770.57	3122	09-15	240.00
3114 *	09-08	995.00	3123	09-15	877.50
3115	09-17	1,004.42	3124	09-25	474.00
3116	09-16	531.52	3125	09-22	520.00
3117	09-17	44.14	3126	09-18	830.00
3118	09-22	1,678.08	3127	09-17	229.50
3119	09-23	173.44	3128	09-23	52.00
3120	09-22	644.48	3130 *	09-29	308.12

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

CHESTNUT OAKS LP

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

1336

Number	Date	Amount	Number	Date	Amount
3131	09-26	67.50	* Skip in check sequence		

DEBITS

Date	Transaction Description	Subtractions
09-02	Deposit Corr-DE	1,786.59
09-08	Preauth Debit Greystone Se 03 CCD08 250908	9,447.94
09-23	Analysis Servic ANALYSIS ACTIVITY FOR 08/25	29.70

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	26,973.22	09-09	30,016.41	09-22	25,933.36
09-02	26,973.22	09-11	31,758.00	09-23	25,353.22
09-03	28,369.55	09-15	30,640.50	09-25	24,879.22
09-04	28,009.84	09-16	30,108.98	09-26	24,811.72
09-05	31,721.74	09-17	29,605.92	09-29	24,503.60
09-08	28,345.98	09-18	28,775.92	09-30	24,746.05

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