

DEBTOR: The Falls at St. George, LLC

**MONTHLY OPERATING REPORT
CHAPTER 11**

CASE NUMBER: 18-26653

**Form 2-A
COVER SHEET**

For Period Ending: 3/31/2019

Accounting Method: Accrual Basis Cash Basis

THIS REPORT IS DUE 14 DAYS AFTER THE END OF THE MONTH

Mark One Box for Each
Required Document:

Debtor must attach each of the following reports/documents unless the U. S. Trustee has waived the requirement in writing. File the original with the Clerk of Court. Submit a duplicate, with original signature, to the U. S. Trustee.

Report/Document Attached	Previously Waived	REQUIRED REPORTS/DOCUMENTS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Cash Receipts and Disbursements Statement (Form 2-B)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Balance Sheet (Form 2-C)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Profit and Loss Statement (Form 2-D)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Supporting Schedules (Form 2-E)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Quarterly Fee Summary (Form 2-F)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Narrative (Form 2-G)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Bank Statements for All Bank Accounts IMPORTANT: Redact account numbers and remove check images
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Bank Statement Reconciliations for all Bank Accounts

I declare under penalty of perjury that the following Monthly Operating Report, and any attachments thereto are true, accurate and correct to the best of my knowledge and belief.

Executed on: 4/22/19

Print Name: Michael F. Thomson

Signature: 

Title: Chapter 11 Trustee, The Falls Event Center LLC

DEBTOR: The Falls at St. George, LLC **CASE NO:** 18-26653

**Form 2-B
CASH RECEIPTS AND DISBURSEMENTS STATEMENT**

For Period: 3/01/2019 to 3/31/2019

CASH FLOW SUMMARY

	Current Month	Accumulated
1. Beginning Cash Balance	\$ <u>350.00</u> (1)	\$ <u>-</u> (1)
2. Cash Receipts		
Operations		-
Sale of Assets		-
Loans/advances		350.00
Other		
Total Cash Receipts	\$ <u>-</u>	\$ <u>350.00</u>
3. Cash Disbursements		
Operations		
Debt Service/Secured loan payment		
Professional fees/U.S. Trustee fees		
Additional Retainer (Professional Fees)		
Other		-
Total Cash Disbursements	\$ <u>-</u>	\$ <u>-</u>
4. Net Cash Flow (Total Cash Receipts less Total Cash Disbursements)	<u>-</u>	<u>350.00</u>
5 Ending Cash Balance (to Form 2-C)	\$ <u>350.00</u> (2)	\$ <u>350.00</u> (2)

CASH BALANCE SUMMARY

	<u>Financial Institution</u>	<u>Book Balance</u>
Petty Cash		\$ 0
DIP Operating Account # 2566	<u>Rabobank, N.A.</u>	0.00
DIP Operating Account # 2892	<u>Metropolitan Commercial Bank</u>	350.00
DIP Payroll Account		0
Other Operating Account		0
Other Interest-bearing Account		0
TOTAL (must agree with Ending Cash Balance above)		\$ <u>350.00</u> (2)

**(1) Accumulated beginning cash balance is the cash available at the commencement of the case.
Current month beginning cash balance should equal the previous month's ending balance.**
(2) All cash balances should be the same.

DEBTOR: The Falls at St. George, LLC CASE NO: 18-26653

Form 2-B
CASH RECEIPTS AND DISBURSEMENTS STATEMENT

For Period: 3/01/2019 to 3/31/2019

CASH RECEIPTS DETAIL
(attach additional sheets as necessary)

Account No: **Metropolitan Commercial Bank**

Date	Payer	Description	Amount
3/4/2019	Rabobank Acct 2566	Interaccount Transfer	350.00

Total Cash Receipts \$ 350.00 (1)

(1) Total for all accounts should agree with total cash receipts listed on Form 2-B, page 1

DEBTOR: The Falls at St. George, LLC

CASE NO:

Form 2-B
CASH RECEIPTS AND DISBURSEMENTS STATEMENT

For Period: 3/01/2019 to 3/31/2019

CASH DISBURSEMENTS DETAIL
(attach additional sheets as necessary)

Account No:

Rabobank, N.A.

Date	Check No.	Payee	Description (Purpose)
03/04/2019		Metropolitan Comm Bank Acct 2892	Interaccount Transfer

Total Cash Disbursements

(1) Total for all accounts should agree with total cash disbursements listed on Form 2-B, page 1

Form 2-C
COMPARATIVE BALANCE SHEET
 For Period Ended: 3/31/2019

	Current Month	Petition Date (1)
ASSETS		
Current Assets:		
Cash (from Form 2-B, line 5)	\$ 350.00	\$ -
Accounts Receivable (from Form 2-E)		
Receivable from Officers, Employees, Affiliates		
Inventory		
Other Current Assets :(List) _____		
Total Current Assets	\$ 350.00	\$ -
Fixed Assets:		
Land and Buildings	\$ 2,120,000.00	\$ 2,120,000.00
Equipment, Furniture and Fixtures		
Total Fixed Assets	2,120,000.00	2,120,000.00
Less: Accumulated Depreciation	(-)	(-)
Net Fixed Assets	\$ 2,120,000.00	\$ 2,120,000.00
Other Assets (List): _____		
TOTAL ASSETS	\$ 2,120,350.00	\$ 2,120,000.00
LIABILITIES		
Post-petition Accounts Payable (from Form 2-E)	\$	\$
Post-petition Accrued Profesional Fees (from Form 2-E)	8,813.00	
Post-petition Taxes Payable (from Form 2-E)		
Post-petition Notes Payable		
Other Post-petition Payable(List): _____		
Total Post Petition Liabilities	\$ 8,813.00	\$
Pre Petition Liabilities:		
Secured Debt	767,952.16	7,493,899.39
Priority Debt	-	-
Unsecured Debt	30,486.67	30,486.67
Total Pre Petition Liabilities	\$ 798,438.83	\$ 7,524,386.06
TOTAL LIABILITIES	\$ 807,251.83	\$ 7,524,386.06
OWNERS' EQUITY		
Owner's/Stockholder's Equity	\$ 1,320,785.17	\$ (5,404,386.06)
Retained Earnings - Prepetition		
Retained Earnings - Post-petition	(7,687.00)	-
TOTAL OWNERS' EQUITY	\$ 1,313,098.17	\$ (5,404,386.06)
TOTAL LIABILITIES AND OWNERS' EQUITY	\$ 2,120,350.00	\$ 2,120,000.00

(1) Petition date values are taken from the Debtor's balance sheet as of the petition date or are the values listed on the Debtor's schedules.

(2) Removed \$6,725,947.23 of secured debt relating to a second trust deed held by a lender of a related property.

DEBTOR: The Falls at St. George, LLC

CASE NO: 18-26653

Form 2-D
PROFIT AND LOSS STATEMENT
 For Period 3/01/2019 to 3/31/2019

	Current <u>Month</u>	Accumulated <u>Total (1)</u>
Gross Operating Revenue	\$ -	\$ -
Less: Discounts, Returns and Allowances	(-)	(-)
Net Operating Revenue	\$ -	\$ -
Cost of Goods Sold	-	-
Gross Profit	\$ -	\$ -
Operating Expenses		
Officer Compensation	\$ -	\$ -
Selling, General and Administrative	-	-
Rents and Leases	-	-
Depreciation, Depletion and Amortization	-	-
Other (list): _____	-	-
_____	-	-
Total Operating Expenses	\$ -	\$ -
Operating Income (Loss)	\$ -	\$ -
Non-Operating Income and Expenses		
Other Non-Operating Expenses	\$ -	\$ -
Gains (Losses) on Sale of Assets	-	-
Interest Income	-	-
Interest Expense	-	-
Other Non-Operating Income	-	-
Net Non-Operating Income or (Expenses)	\$ -	\$ -
Reorganization Expenses		
Legal and Professional Fees	\$ -	\$ 7,687.00
Other Reorganization Expense	-	-
Total Reorganization Expenses	\$ -	\$ 7,687.00
Net Income (Loss) Before Income Taxes	\$ -	\$ (7,687.00)
Federal and State Income Tax Expense (Benefit)	-	-
NET INCOME (LOSS)	\$ -	\$ (7,687.00)

(1) Accumulated Totals include all revenue and expenses since the petition date.

(2) Accrued interest from the Debtor's secured debt is included on The Falls Event Center, LLC (BK Case No. 18-25116), operating report. It is the practice of the Debtor that The Falls Events Center collects all revenues and pays all expenses.

DEBTOR: The Falls at St. George, LLC

CASE NO: 18-26653

**Form 2-E
SUPPORTING SCHEDULES**

For Period: 03/01/19 to 03/31/19

POST PETITION TAXES PAYABLE SCHEDULE

	<u>Beginning Balance (1)</u>	<u>Amount Accrued</u>	<u>Amount Paid</u>	<u>Date Paid</u>	<u>Check Number</u>	<u>Ending Balance</u>
Income Tax Withheld:						
Federal	\$ 0	\$ 0	0		\$	0
State	0	0	0			0
FICA Tax Withheld	0	0	0			0
Employer's FICA Tax	0	0	0			0
Unemployment Tax						
Federal	0	0	0			0
State	0	0	0			0
Sales, Use & Excise Taxes	0	0	0			0
Property Taxes	0		0			-
Accrued Income Tax:						
Federal	0	0	0			0
State	0	0	0			0
Other: _____	0	0	0			0
TOTALS	\$ 0	\$ -	\$ 0		\$	-

(1) For first report, Beginning Balance will be \$0; thereafter, Beginning Balance will be Ending Balance from prior report.

INSURANCE SCHEDULE

	<u>Carrier</u>	<u>Amount of Coverage</u>	<u>Expiration Date</u>	<u>Premium Paid Through</u>
Workers' Compensation	n/a			
General Liability	n/a			
Property (Fire, Theft)	Auto Owners	\$2,199,500 Act. Loss 12 Mo. 1M/2M Liability	03/31/2019	03/31/2019
Vehicle	n/a			
Other (list):	n/a			

DEBTOR: The Falls at St. George, LLC

CASE NO: 18-26653

**Form 2-E
SUPPORTING SCHEDULES**

For Period: 03/01/19 to 03/31/19

ACCOUNTS RECEIVABLE AND POST PETITION PAYABLE AGING

<u>Due</u>	<u>Accounts Receivable</u>	<u>Post Petition Accounts Payable</u>
	\$ 0.00	\$ 0.00
Under 30 days	0.00	0.00
30 to 60 days	0.00	0.00
61 to 90 days	0.00	0.00
91 to 120 days	0.00	0.00
Over 120 days	0.00	0.00
	<u>0.00</u>	
Total Post Petition	<u>0.00</u>	
Pre Petition Amounts		
Total Accounts Receivable	\$ 0.00	
Less: Bad Debt Reserve	0.00	
Net Accounts Receivable (to Form 2-C)	<u>0.00</u>	
	Total Post Petition Accounts Payable	\$ 0.00

* Attach a detail listing of accounts receivable and post-petition accounts payable

TO ATTORNEYS AND OTHER PROFESSIONALS

	<u>Month-end Retainer Balance</u>	<u>Current Month's Accrual</u>	<u>Paid in Current Month</u>	<u>Date of Court Approval</u>	<u>Month-end Balance Due *</u>
Debtor's Counsel	\$				
Unsecured Creditors	-	-	-		-
Committee Fees	-	-	-		-
Debtor's Counsel					8,405.00
Accountant to Debtor	-	-	-		408.00
Total	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>		<u>\$ 8,813.00</u>

*Balance due to include fees and expenses incurred but not yet paid.

SCHEDULE OF PAYMENTS AND TRANSFERS TO PRINCIPALS/EXECUTIVES**

<u>Payee Name</u>	<u>Position</u>	<u>Nature of Payment</u>	<u>Amount</u>
_____	_____	_____	\$ 0
_____	_____	_____	0
_____	_____	_____	0

**List payments and transfers of any kind and in any form made to or for the benefit of any proprietor, owner, partner, shareholder, officer or director.

DEBTOR: The Falls at St. George, LLC

CASE NO: 18-26653

Form 2-F
QUARTERLY FEE SUMMARY *
 For the Month Ended: 3/31/2019

<u>Month</u>	<u>Year</u>	<u>Cash Disbursements **</u>	<u>Quarterly Fee Due</u>	<u>Check No.</u>	<u>Date Paid</u>
January	<u>2019</u>	\$ 0			
February	<u>2019</u>	0			
March	<u>2019</u>	0			
TOTAL 1st Quarter	\$	<u><u>-</u></u>	\$ <u>325</u>	<u>3195</u>	<u>04/17/19</u>
April	<u> </u>	\$			
May	<u> </u>				
June	<u> </u>				
TOTAL 2nd Quarter	\$	<u><u>-</u></u>	\$ <u> </u>	<u> </u>	<u> </u>
July	<u>2018</u>	\$ -			
August	<u>2018</u>				
September	<u>2018</u>	-			
TOTAL 3rd Quarter	\$	<u><u>0.00</u></u>	\$ <u>325</u>	<u>2573</u>	<u>11/28/2018</u>
October	<u>2018</u>	\$ 0			
November	<u>2018</u>	0			
December	<u>2018</u>	0			
TOTAL 4th Quarter	\$	<u><u>0.00</u></u>	\$ <u>325</u>	<u>2794</u>	<u>1/15/2019</u>

FEE SCHEDULE (as of JANUARY 1, 2008)

Subject to changes that may occur to 28 U.S.C. §1930(a)(6)

<u>Quarterly Disbursements</u>	<u>Fee</u>	<u>Quarterly Disbursements</u>	<u>Fee</u>
\$0 to \$14,999.....	\$325	\$1,000,000 to \$1,999,999.....	< of 1% or \$250K
\$15,000 to \$74,999.....	\$650	\$2,000,000 to \$2,999,999.....	< of 1% or \$250K
\$75,000 to \$149,999.....	\$975	\$3,000,000 to \$4,999,999.....	< of 1% or \$250K
\$150,000 to \$224,999.....	\$1,625	\$5,000,000 to \$14,999,999.....	< of 1% or \$250K
\$225,000 to \$299,999.....	\$1,950	\$15,000,000 to \$29,999,999....	< of 1% or \$250K
\$300,000 to \$999,999.....	\$4,875	\$30,000,000 or more	< of 1% or \$250K

* This summary is to reflect the current calendar year's information cumulative to the end of the reporting period

** Should agree with line 3, Form 2-B. Disbursements are net of transfers to other debtor in possession bank accounts

Failure to pay the quarterly fee is cause for conversion or dismissal of the chapter 11 case. [11 U.S.C. Sec. 1112(b)(10)]

In addition, unpaid fees are considered a debt owed to the United States and will be assessed interest under 31 U.S.C. §3717

DEBTOR: The Falls at St. George, LLC

CASE NO: 18-26653

**Form 2-G
NARRATIVE**

For the Period Ending: 3/31/2019

Please provide a brief description of any significant business and legal actions taken by the debtor, its creditors, or the court during the reporting period, any unusual or non-recurring accounting transactions that are reported in the financial statements, and any significant changes in the financial condition of the debtor which have occurred subsequent to the report date.

The Debtor filed its chapter 11 voluntary bankruptcy petition on September 6, 2018. This report provides information on the operations of the Debtor for the period March 1, 2019, through March 31, 2019.

The Debtor is a holding company holding property operated by The Falls Events Center, LLC, (See Case 18-25116). All revenues and expenses are reported by The Falls Events Center, LLC.

On November 27, 2018, the Court entered an Order appointing Michael F. Thomson as Chapter 11 Trustee. The Trustee and his accountants and financial advisors are in the process of analyzing and investigating the Debtor's assets and liability balances. Therefore, future monthly operating reports may be revised to reflect such examination and assets and liabilities may change significantly and materially. Amounts reported in this report and in the future may change based on this ongoing analysis. For example, the book value of the real estate reported by the Debtor may be overstated. We are in the process of obtaining valuations or appraisals of the properties.

Asset and liability balances may be over or under stated and are subject to material modification. The financial statements may change as information becomes available. The Trustee may dispute the nature and amount of the assets and liabilities presented in these financial statements.

As new information and evidence becomes available, the balance sheet will be updated to reflect the correct amounts of assets and liabilities. That liabilities and assets may be omitted, listed and/or adjusted on the Debtor's balance sheet does not necessarily reflect the final opinion as to the eventual treatment of the assets and liabilities in a plan of reorganization or otherwise.



Rabobank, N.A.
 PO Box 6010
 Santa Maria, CA 93456-6010
 www.RabobankAmerica.com

Rabobank Return Service Requested



Period Covered:
 March 01, 2019 - March 31, 2019
 Page 1 of 2

Gil Miller
 215 South State Street, Suite 550
 Salt Lake City UT 84111

Case Number 18-26653
 Case Name THE FALLS AT ST GEORGE. LLC
 Trustee Number [REDACTED]
 Trustee Name Gil Miller

Questions
 (800) 634-7734
 banking@bmsadvantage.com
 www.bmsadvantage.com

CONSOLIDATED BALANCE SUMMARY

Account	Number	Ending Balance Prior Period	Ending Balance This Period
Checking Account TRUSTEE CHECKING	[REDACTED] 2566	\$350.00	\$0.00
Total		\$350.00	\$0.00

Notable Information For You...

Reminder: To ensure your banking security, please perform periodic audits to confirm challenge questions are completed and banking permissions are up-to-date for all staff members in both your Consumer Bankruptcy & Corporate Restructuring software. This helps confirm your identity to Stretto and the Rabobank teams, allowing only those staff members access to your bank information. To learn more, please contact Stretto Banking Services by email or by phone at 800-634-7734.

IN CASE OF ERRORS OR QUESTIONS
REGARDING YOUR STATEMENTS
Telephone us at (800) 465-2415



Rabobank, N.A.
 PO Box 6010
 Santa Maria, CA 93456-6010
 www.RabobankAmerica.com

Rabobank Return Service Requested

Period Covered:
 March 01, 2019 - March 31, 2019
 Page 2 of 2

Gil Miller
 215 South State Street, Suite 550
 Salt Lake City UT 84111

Case Number 18-26653
 Case Name THE FALLS AT ST GEORGE. LLC
 Trustee Number [REDACTED]
 Trustee Name Gil Miller

Questions
 (800) 634-7734
 banking@bmsadvantage.com
 www.bmsadvantage.com

TRUSTEE CHECKING

Account Number: [REDACTED] 2566

Enclosures	0	Beginning Balance	\$350.00
Avg Collected Balance	\$33.00	+ Total Additions	\$0.00
		- Total Subtractions	\$350.00
		Ending Balance	\$0.00

Debits

Date	Description	Subtractions
03-04	WIRE TRANSFER-OUT THE FALLS AT ST GE 20190304L2B77Y1C00 0093	350.00

Daily Balances

Date	Amount	Date	Amount
02-28	350.00	03-04	0.00

Printed: 04/09/19 12:05 PM

Bank Reconciliation Details

Page: 1

Trustee: Gil Miller (REDACTED)

Period End: 03/29/19

Case: 18-26653 - THE FALLS AT ST GEORGE, LLC

Bank Account: (REDACTED) 2566 (Checking Account)

Outstanding Item Reconciliation:	
Trustee Ledger Balance :	0.00
Less Deposits in Transit :	0.00
Add (Less) Net Outstanding Transfers :	0.00
Add Outstanding Checks :	0.00
Add (Less) Other Outstanding Items :	0.00
Adjusted Ledger Balance :	\$0.00
(ledger balance excluding outstanding items)	
Bank Balance Through March 2019 :	\$0.00



Period Covered:
March 04, 2019 - March 29, 2019
Page 1 of 3

Mr. Michael Thomson
111 South Main Street 21st floor
Salt Lake City UT 84111-2176

Case Number 18-26653
Case Name The Falls at St George, LLC
Trustee Number [REDACTED]
Trustee Name Mr. Michael Thomson
DEBTOR
TRUSTEE

Questions:

(800) 634-7734
banking@bmsadvantage.com
www.bmsadvantage.com

Consolidated Balance Summary

Account	Number	Ending Balance Prior Period	Ending Balance This Period
Checking Account			
TRUSTEE CHECKING	[REDACTED] 2892	\$0.00	\$350.00
Total		\$0.00	\$350.00

Notable Information For You...

Reminder: To ensure your banking security, please perform periodic audits to confirm challenge questions are completed and banking permissions are up-to-date for all staff members in both your Consumer Bankruptcy & Corporate Restructuring software. This helps to confirm your identity to Stretto and Metropolitan Bank banking team, and allows only those staff members access to your bank information. To learn more, please contact Stretto Banking Services by email or by phone at 800-634-7734.



Period Covered:
March 04, 2019 - March 29, 2019
Page 2 of 3

Mr. Michael Thomson
111 South Main Street 21st floor
Salt Lake City UT 84111-2176

Case Number 18-26653
Case Name The Falls at St George, LLC
Trustee Number [REDACTED]
Trustee Name Mr. Michael Thomson
DEBTOR
TRUSTEE

Questions:
(800) 634-7734
banking@bmsadvantage.com
www.bmsadvantage.com

TRUSTEE CHECKING

Account Number: [REDACTED] 2892

Enclosures	0	Beginning Balance	\$0.00
		+Total Additions	\$350.00
		-Total Subtractions	\$0.00
		Ending Balance	\$350.00

* Indicates a Skip in Check Number(s)
"E" Indicate an Electronic Check

Credits

Date	Description	Additions
03-04	WIRE FROM GIL MILLER	\$350.00

Daily Balances

Date	Amount	Date	Amount	Date	Amount
03-04	\$350.00				



Period Covered:

March 04, 2019 - March 29, 2019

Page 3 of 3

In case of errors or questions about your account telephone BMS at : 800-634-7734 or email us at Banking@bmsadvantage.com

As soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt:

Please Provide:

- Name and account number.
- A detailed explanation of why you believe there is an error or why you need more information.
- The dollar amount of the suspected error.
- We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem appeared.

We will investigate your disputed transactions and will correct any error promptly. If we take more than 10 business days to do this, Metropolitan Commercial Bank will recredit your account for the amount you think is in error, and notify you within two business days, so that you will have the use of the money during the time it takes us to complete our investigation.

The Fallas at St. George, LLC
Monthly Bank Account Reconciliation
Metropolitan Commercial Bank Acct. No 2892
March 2019

Beginning Balance	\$0.00
Add: Cleared Deposits	\$350.00
Less: Cleared Withdrawals	\$0.00
Equals: Bank Balance	<u>\$350.00</u>
Add: Deposits in Transit	\$0.00
Less: Checks Outstanding	\$0.00
Equals: Book Balance	<u>\$350.00</u>
Book Balance	\$350.00
Unreconciled Difference	<u><u>\$0.00</u></u>