

1 SHELLEY D. KROHN
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7 UNITED STATES BANKRUPTCY COURT
8 DISTRICT OF NEVADA

9 *****

10 In re:) CASE NO. BK-S-15-10110-gs
11 AMERI-DREAM REALTY LLC,) CHAPTER 7
12)
13 Debtor.)
_____)

14 TRUSTEE'S ACCOUNT OF FORMER TRUSTEE, VICTORIA L NELSON

15 SHELLEY D. KROHN, TRUSTEE of the above-entitled bankruptcy
16 estate, files this account of the assets, receipts and disbursements
17 administered by former Trustee, Victoria L. Nelson, for the period
18 of January 9, 2015 (date the Debtor's voluntary petition was filed)
19 to January 19, 2018 (date of appointment of Shelley D. Krohn) This
20 account is being filed pursuant to Fed. R. Bankr. P. 2012(b) and
21 Chapter 7 Trustee Handbook, Section 2(I).
22

23 Attached hereto are the following reports prepared by the
24 undersigned:

25 Attached Form 1- Accounting of Assets.

26 Attached Form 2- Receipts and Disbursement Report.
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2 Dated this 21st day of February, 2018.

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6 _____
7 SHELLEY D. KROHN, TRUSTEE
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Form 1

Individual Estate Property Record and Report

Asset Cases

Page: 1

Case No.: 15-10110

Case Name: AMERI-DREAM REALTY LLC

Trustee Name: (480070) Shelley D. Krohn

Date Filed (f) or Converted (c): 01/09/2015 (f)

§ 341(a) Meeting Date:

For Period Ending: 02/21/2018

Claims Bar Date:

1 Asset Description (Scheduled And Unscheduled (u) Property) Ref. #	2 Petition/ Unscheduled Values	3 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	4 Property Formally Abandoned QA=§554(a) abandon.	5 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1 Ameri-Dream Realty LLC Management Profit Account Trustee Nelson memo JP Morgan Chase Bank, N.A. Account Number: XXXXXXXXXX2193	0.00	0.00		0.00	FA
2 Ameri-Dream Realty LLC Checking Account JP Morgan Chase Bank, N.A. Account Number: XXXXXXXXXXXX9331	12,900.00	12,900.00		12,750.64	FA
3 Ameri-Dream Realty LLC General Account Bank of Nevada 7251 W. Lake Mead Blvd. Ste 108 Las Vegas, NV 89103 Account Number: XXXXXX2300	9.22	9.22		0.00	FA
4 Books Location: 4875 Nevso Dr., Las Vegas NV 89103	100.00	100.00		0.00	FA
5 XL Insurance; XL America Inc.; Real Estate Errors & Omissions Policy, Policy No. PEG9145932-5 Trustee Nelson memo Rending Adversary Claim with Insurance Company. Until Resolved Unknown Value of Asset.	Unknown	Unknown		0.00	Unknown
6 Valley Forge Insurance Co.; General Liability Insurance Policy; Policy No. B4024350424	Unknown	0.00		0.00	FA
7 12 computers; 12 computer desks; 18 chairs; 12 round conference tables; 48 conference room chairs; 1 sofa; 10 reception chairs; 1 stereo; 2 LDC 50" televisions; 3 copiers Location: 4875 Nevso Dr., Las Vegas NV 89103	5,000.00	5,000.00		6,820.00	FA
8 Real Estate Listings and Escrows; location varies; escrows are held at various title companies in Nevada. See "Real Estate Listings & Escrows, a true and accurate copy of which is attached as an exhibit hereto.	Unknown	0.00		0.00	FA
9 ASSURED DOCUMENT DESTRUCTION, INC Refund (u)	0.00	40.00		60.00	FA
10 Real Estate Commissions	0.00	Unknown		268,808.48	FA
11 Security Deposit IOLTA Trust Account with Mcdonald Carano Wilson Per Court Order Dated 11/6/15	0.00	707,567.29		707,567.29	FA
11 Assets Totals (Excluding unknown values)	\$18,009.22	\$725,616.51		\$996,006.41	\$0.00

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Major Activities Affecting Case Closing:

successor trustee case summary: this is a mega case. over 900 POCs filed; reviewed by Garden City; now need claims objections filed; with exception of lawsuit, all money has been collected. Taxes need to be prepared. Sam Schwartz represents estate in state court litigation against D&O policy. all files and hard assets taken care of already; still have 2 computers. need to bring them here and verify Healey got all records off of them, then destroy/sell.

2-13-18 instructed JH to proceed with claims objections - see "bucket" list for omnibus objections. will likely file a procedures motion for claims by both landlord and tenant on same security deposit. sk

2-13-18 follow up with Schwartz on state court litigation at least quarterly. sk

2-13-18 get with Healey regarding tax returns. sk

*We have 2 computer CPUs that need to be wiped & sold. In break room cubby by fridge.
Trustee Nelson memo

Jacob and I will be meeting with Ryan Works, debtor's counsel, and its principal, John Brown, this morning. According to my conversation with Ryan yesterday, John Brown's soon to be ex-wife, Elsie Peladas-Brown, embezzled funds and ran off to the Philipians.

Today, I met with approximately 15 realtors who sell property under the Debtor's broker's license. They informed me that there are numerous escrows ready to close. I asked them to bring me copies of the contracts and that I would look into this matter.

I have researched the issue of the security deposit trust fund and have determined that this is NOT property of the bankruptcy estate. I will not be dealing with the realtors who are property managers inasmuch as I have no interest nor authority to deal with the property manager end of this case. I will be referring these individuals back to either Ryan Works or John Brown, principal of the debtor.

Trustee received check for \$12,750.64 for funds in the Debtor's bank account. Funds were received from Debtor's Counsel.

Trustee entered receipt in Receipt Log.
I recorded Deposit in TES.
Deposited Check in Pinnacle's Bank Account.

I called Jonas Anderson at the UST's Office regarding moving the up-coming 341 over to the jury room at the Lloyd George Federal Bankruptcy Court. The bankruptcy court has deemed this as a mega case and Room 1500 may be too small to accommodate everyone who shows up for the creditors meeting.

I called Jonas Anderson at the UST's Office regarding moving the up-coming 341 over to the jury room at the Lloyd George Federal Bankruptcy Court. The bankruptcy court has deemed this as a mega case and Room 1500 may be too small to accommodate everyone who shows up for the creditors meeting.

I spoke with the Debtor's landlord about getting the property cleaned off the rejecting the lease asap. The person I spoke with is: Joseph Jinn at DAB Properties, Inc. and his cell number is: 909-702-9806.

Met with Tara Newberry this afternoon. Tara represents a good number of realtors and provided me with the inside keys to the Ameri-Dream Realty property.

Received call from Fred Klier. He received notice of Ameri-Dream's filing. He believes he's a creditor - he's a property owner. I told him, he needs to speak with Ryan Works, Counsel for Debtor. He stated that all he wants to know is if he has to file a Proof of Claim and how to do that. I told him that we cannot and will not give him legal advice. That should he believe he needs to file a Proof of Claim, he can find the form online at the Bankruptcy Court's Website. He said that he does not have a computer, nor access to one. He asked if I could mail him a copy of the form. I got his address and phone number - told him I would talk to the Trustee

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Trustee Name: (480070) Shelley D. Krohn

Date Filed (f) or Converted (c): 01/09/2015 (f)

§ 341(a) Meeting Date:

Claims Bar Date:

and find out if we could send him a copy.

Address:
220-55 46th Avenue
Apartment 152
Bayside, NY 11361

Phone: 718) 423-2384

Spoke to Trustee. She said it was okay to mail creditor a copy of the form.

I drafted and mailed letter to Debtor letting him know that if he wants a stamped copy of the POC, he needs to mail additional copies to the Court, along with a pre-paid, self-stamped envelope. I attached a copy of the form.

Received call from Eric Earley, Esq., (702-727-8384) Mr. Earley stated that his client wants to purchase the property management contracts. I returned his call and left message to call me back. We can not sell the property management contracts in good faith inasmuch as the security deposits in the trust have allegedly been embezzled by the wife of the principal of the Debtor in the amount of approximately \$1MM.

Received call from Eric Earley, Esq., (702-727-8384) Mr. Earley stated that his client wants to purchase the property management contracts. I returned his call and left message to call me back. We can not sell the property management contracts in good faith inasmuch as the security deposits in the trust have allegedly been embezzled by the wife of the principal of the Debtor in the amount of approximately \$1MM.

Received Commission Check for Property: 4819 Nara Vista Way #203, Las Vegas, NV 89103.
Escrow closed on 1/23/15.
CJ entered receipt in Receipt Log for Check received.
I recorded the deposit in TES.

CJ received Commission Check for \$8,865 for Property: 173 Lenape Heights Avenue.
CJ entered receipt in Receipt Log.
I recorded Deposit in TES.
I deposited the check in Pinnacle acct.

CJ received Commission Check for Property: 54 Perennial Border Court, Las Vegas, NV 89148.
CJ entered receipt for Receipt Log.
Recorded Deposit on TES.
Deposited check in Pinnacle Acct.

I received an offer from Innovative Real Estate Strategies to purchase the personal property (tables, desks, photocopier, computers) for \$1000. I will have Ken Chupinsky of Nellis Auction to take a look at the property and see if he could sell it for more than \$1000.

Talking with various escrow companies across the valley regarding the closing of the pre-petition escrows. Legal research shows that the realtor commissions are an asset of the bankruptcy estate and that the realtors who worked for Debtor will need to file a proof of claim.

Received Six (6) Checks:
\$4,630 - Property: 5231 Zebra Court
\$3,900 - Property: 308 N. Maryland Pkwy.
\$3,030 - Property: 3399 Florrie Avenue
\$6,300 - Property: 4875 W. Nevso Drive
\$ 345 - Property: 4875 W. Nevso Drive
\$4,095 - Property: 8301 Del Rey Avenue

CJ entered receipts in Receipt Log.
I recorded the Deposits in TES.

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Date Filed (f) or Converted (c): 01/09/2015 (f)

§ 341(a) Meeting Date:

Claims Bar Date:

Recorded Deposit in TES and Deposited funds in Pinnacle Acct. for the following properties:

-\$11,250 - 187 Bethany Street
-\$4,095 - 8301 Del Rey Avenue
-\$345 - 7396 Bedford Pine Court (Transaction Fee)
-\$6,160 - 9644 Vital Crest Street

Recorded Deposit in TES and Deposited funds in Pinnacle Acct. for the following properties:

-\$11,250 - 187 Bethany Street
-\$4,095 - 8301 Del Rey Avenue
-\$345 - 7396 Bedford Pine Court (Transaction Fee)
-\$6,160 - 9644 Vital Crest Street

Called Driggs Title - Spoke to Mandi Watson - She said that she stepped off the office and she would get her assistant to call me back and answer my question.

Called Tigor Title - Receptionist Trinidad transferred me to Norma (She has worked on the file). I spoke to Norma. I told her I was calling to find out the date the contract was entered for the property: 54 Perennial Border Court. She put me on a brief hold and she said that the Contract was signed on December 17, 2014.

Called Equity Title - Receptionist Debbie transferred me to Escrow Officer, Trish Gladd. Let her know I was calling to find out the Contract dates for both properties: 5231 Zebra Court and 308 N. Maryland Pkwy. Gave her the escrow numbers for each. She said that the contract date for the 5231 Zebra Court is October 19, 2014 and for the 308 N. Maryland Pkwy. property is December 24, 2014.

Spoke to Fidelity Equity Title. Spoke to Mary (Assistant). Asked her when the contract was entered on property located at: 187 Bethany Street - she advised that the contract was opened on 12/15/14, but it was signed on 12/11/14.

Spoke to Beth Hoeg from Lawyer's Title. Let her know I was calling in regards to property at 8301 Del Rey Ave. I asked her when the contract was entered - she advised that the contract is dated January 5, 2015, but it was accepted on January 6, 2015. She said that technically the contract was entered on January 5, 2015.

Called Amber Bean from Lawyer's Title. Let her know I was calling in regards to Property: 7396 Bedford Pine Court, wanting to know when the Contract was entered. She said that the contract was signed on December 26, 2014.

Called Christy Quedding - I was informed by Lori that she was on the other line, but was able of assisting me. I let her know that I needed to find out the date the Contracts were entered on two properties: 173 Lenape Heights Ave. and 4819 Nara Vista Way. I gave her the escrow numbers. She said that the contract for the 173 Lenape Heights Ave property was dated and signed on September 17, 2014. She said that the contract for the 4819 Nara Vista Way was dated December 31, 2014 - It was signed on January 2, 2015 and January 7, 2015.

Called Lawyers Title - Spoke to Maria Maneva. Let her know I was calling to find out the contract date for the property on 9644 Vital Crest St. - She said that the Contract was dated December 22, 2014 - And it was signed on December 22, 2014 by the seller and on December 24, 2014 by the buyer.

Emailed Anabel Santos (UST) to find out who may we contact to ensure a recorder is available for the 341 Meeting on Feb. 25th.

Anabel replied - She is the one that would handle that. She said she would take care of it.

Received call from Anabel. She has created flyers for the meeting so they can be posted at the Bankruptcy Court and the Lloyd George Courthouse so people know where to go. She said she was creating a sign-in sheet, she wasn't sure if we needed it, but she will create it just in case. I told her that would be perfect, it would be great to have that. She said okay, she will have entries for the name/company, phone number, and email address. I asked her to add a line for Counsel since some of the creditors are represented by Counsel.

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Individual Estate Property Record and Report
Asset Cases

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Case No.: 15-10110

Case Name: AMERI-DREAM REALTY LLC

For Period Ending: 02/21/2018

Trustee Name: (480070) Shelley D. Krohn

Date Filed (f) or Converted (c): 01/09/2015 (f)

§ 341(a) Meeting Date:

Claims Bar Date:

Runner for First American Title dropped off check for 9029 Gentle Rain Way. I received it.

Looked at email - Rachel Carter (Escrow Officer) just sent an email stating that the check was accidentally made out to Ameri-Dream instead of the Trustee. She asked us to let her know when the runner arrived so she could have him pick up the check again.

I emailed her back - let her know her runner left a minute ago, to have him come back.

I called First American Title - Spoke to Natalie. Let her know that I was calling in regards to the Gentle Rain Commission Check dropped off - that the runner just left. She said she would give him a call and have him come back to pick up the check.

Runner Carlos for First American came in to pick up the check and documentation. I stapled the envelope back before giving it to the runner.

I have been getting a good deal of calls regarding the issuance of 1099's to the former workers at Ameri-Dream Realty. I spoke with Paul Healy and he said that he could prepare these but that he would need the data from the computers; a copy of the 2013 1099's and the names and SSN's of the new vendors. I told him that I would get him employed and that I would call Ryan Works, Debtor's counsel to get this information. I called Ryan Works and he said that he would send me the best contact. Ryan emailed me and the best person for Paul to speak with is: Astrid and her contact information is: 702-372-2194<tel:702-372-2194. I emailed this information to Paul Healey.

Received Commission Check and Hud docs. from First American Title on check that needed to be reissued since it was made to the Debtor and not the Trustee.

Check #5278425735 is for 9029 Gentle Rain Way for \$7,455.

CJ entered receipt in Receipt Log.

Recorded deposit in TES.

Deposited check in Pinnacle Bank acct.

CJ received and entered receipt for Commission Check #009586 for \$5,488 for Property: 537 Redruth Drive. No documentation was provided with the check.

Called Premier American Title - Escrow office Cathy was away from her desk - Was forwarded to assistant Debra. I let her know we received the commission check. However, no other documentation was provided - gave her my email address, she will email the Escrow instructions and HUD docs to me. I also asked her about the date when the contract was entered - she said it was signed by the seller on December 17, 2014.

Recorded deposit on TES.

Deposited Check in Pinnacle Bank acct.

CJ received Commission Check from Ticor Title for \$19,650.00 for property: 1757 Warrington Drive.

Called Ticor Title - asked to speak with escrow officer, Ta'Mara Guilliod - Assistant Jodi answered, Ta'Mara was unavailable. I asked her when the contract was entered on the property - She said it was signed by both, Seller and Buyer, on 1/21/15.

I spoke to the Trustee - seems like a quick sell. She will call to confirm the date.

Spoke with Trustee - the sales agreement was entered on Nov 2014.

CJ entered receipt in Receipt Log.

Recorded deposit in TES.

Deposited Check with Pinnacle Bank.

VN received commission check from runner for Nevada Title for \$4,230 for property: 6783 Sebring Street.

CJ entered receipt in Receipt Log.

I recorded deposit in TES.

Deposited check in Pinnacle Bank acct.

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Individual Estate Property Record and Report
Asset Cases

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Case No.: 15-10110

Case Name: AMERI-DREAM REALTY LLC

For Period Ending: 02/21/2018

Trustee Name: (480070) Shelley D. Krohn

Date Filed (f) or Converted (c): 01/09/2015 (f)

§ 341(a) Meeting Date:

Claims Bar Date:

Received commission checks for:

\$5,105.00 - from Lawyers Title - for 8041 Maidenhair Ct.

\$11,520.00 - from Driggs Title - for 6767 Prairie Clover Street

\$4,350.00 from Ticor Title - for 9921 Fine Fern Street

\$345.00 - from Ticor Title - for 9921 Fine Fern Street - Transaction Fee Check

CJ entered receipts in Receipt Log.

I recorded deposits in TES.

Deposited checks into Pinnacle acct.

Met with Mike Healey with Paul Healey's office regarding preparation of the 1099's. Mike downloaded the information from the bookkeeper's computer and took the hard drive inasmuch as he got back to the office, Mike discovered that the software was not compatible with his computer back at the office. Jacob and I took the 2014 files for the closings to compare with the bank deposits.

Met with Yani at the property to have the locks removed from certain offices inasmuch as I could not get into the office. His charge was \$185. I gave Carol the receipt for reimbursement.

Met with Diego Melendez from Nellis Auction regarding taking photos of the personal property for auction on the internet. He said that it would be better to have the documents destroy prior to taking the photos. The staging would be better. He said to contact Nellis Auction once the documents are destroyed.

I met with Frank from Assured Document Destruction on the property today. I received an estimate of between \$700-\$800 to destroy the documents. I will need to prepare an Ex Parte Application to destroy the documents.

I need to get the property tied up so we reduce the administrative expenses from the landlord.

CJ entered receipts in Receipt Log for the following checks:

-617 W. Azure Ave. - from Equity Title - \$4,050.00

-5783 Spectacular Bid Street - from Fidelity Title - \$10,400

-7336 Jelson Falls Street - from Nevada Title - \$7,200

-7336 Jelson Falls Street - from Nevada Title - \$300 (Additional Compensation Fee)

-5123 Southern Hills Lane - from First American Title - \$6,200

-6868 Sky Point Drive - from Nevada Title - \$3,450

Recorded Deposits in TES.

Deposited checks into Pinnacle Bank Acct.

Assured Document Destruction shredded all the documents - We will be receiving a refund of \$60.00 - The services rendered were for less than estimated.

CJ entered receipt in Receipt Log for Check #1400022270 for \$1,700.00 for property located at 4052 Calimesa Street.

Recorded Deposit in TES.

Deposited Check into Pinnacle Bank Acct.

Received Commission check for 7349 Shelduck Street for \$9,420 from Old Republic Title via runner.

CJ entered receipt in Receipt Log.

I recorded the deposit in TES.

Deposited check into Pinnacle Bank acct.

CJ received Commission Check and HUD Docs for 5240 Janfred Court.

CJ entered receipt in Receipt Log.

I recorded Deposit in TES.

341 Preparation Notes

Form 1
Individual Estate Property Record and Report
Asset Cases

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Case No.: 15-10110

Case Name: AMERI-DREAM REALTY LLC

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Trustee Name: (480070) Shelley D. Krohn

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MISSING: ONLY Month of November provided for Bank of NV acct #2300 and #2556

ONLY \$3,164.13 in Unsecured Debt - WHY is he filing for bankruptcy??

SCHEDULE B: Accounts NOT listed on Petition that we received statements for:

- Chase #8936 - Security Deposits Trust
- Chase #1088 - Operating Trust Acct.
- Chase #5725 - Property Trust II
- Bank of NV #2556 - Trust Account
- Bank of NV #2300 - General Account

Schedule B:

- Lists JP Morgan account with \$12,900 - We received check from Counsel providing \$12,750.64 for the funds in that account.

SCHEDULE B:

- Lists Interest in XL Insurance and Valley Forge Insurance Co. - both listed as UNKNOWN. What is the value??
- Debtor listed \$5,000 for office equipment - where did he get the value?
- 3 Pages listed for properties pending escrow.

SCHEDULE E:

- Lists \$56,100 owed to the IRS - for penalties for 2011 and 2012 taxes - Penalties for what??

SCHEDULE F:

- NO DATES listed on Schedule F for Debt owed - MUST be amended to reflect the Exact date the debts were acquired.

Schedule G:

- Gives an extensive list of the current Tenants and Contracts with Companies - However, the leases have now been rejected.
- PAGES 194 thru 209 List a lot of properties and state what the deposit is for each.

SCHEDULES I AND J MISSING.

SOFA #1 - INCOME:

- In 2014 - Company made \$3,631,261.03
- In 2013 - Company made \$3,628,258.00
- *SO why is it that they are filing BK, they obviously could pay their \$3,164.13 debt.

SOFA #3:

- Company paid Unsecured Debtors 90 days preceding the filing of the BK. - WHY??
- *The total amount is very high.

SOFA #8 - LOSSES:

- \$1,174,373.63 in Security Deposits lost by Embezzlement - Discovered in March 2014.

SOFA #14:

- Lists multiple properties and some trust account being held for owner/managers/tenants.

SOFA #21 - Shareholders/Officers:

- 100% Owner is John Brown

P&Ls:

- July reflects \$346,393.64 income for commissions, but Commission expense of \$362,518.95.
- Cost of Goods \$18,755.00 - What goods are they referring to??
- Fee of \$4,690.37 for Professional Fee - Professional Fee for what??
- August shows \$3,190.37 Professional Expense

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Page: 8

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-Month of October - they made decent profit of \$45,775.34
-MONTH of December - Professional Fees of \$23,668.38 - Was this to pay off his Bankruptcy Attorney??
**The cost of Goods seems to be really high every month - WHY? They are barely making profit according to the P&Ls provided.
**If the Owner knew about the embezzled money in March 2014 - Why did the business keep operating for almost a year for him to decide to file BK???

BK Questionnaire:

-Debtor stated that he has a reason to file BK - to sue his partner for stealing money.
-DEBTOR Listed a Safe Deposit/Storage Unit - WHAT is in it?? - We need a full accountability and pictures of what is in the safe deposit box/storage unit.

Operating Agreement:

-Exhibit A shows that John Brown listed himself as 50% member and Elsie Brown as member of the other 50% - WHY is this not reflected on SOFA #21??

2013 TAX RETURN:

-Shows Income of \$10,145,140.00 for the company - BUT SOFA #1 ONLY shows income of \$3,628,258.00 - WHY????
-Have they filed a 2014 Tax Return yet, if not, when will they??
-PAGE 2 of the return lists a Barber Shop Partnership - What is the name of the business and is it still active??
-Tax Return shows that John Brown owns 50% of Ameri-Dream and Elsie Brown the other 50%.
-Majority of the income was obtained from rents.
-Other Deductions (Page 17) - Shows \$8,430,395 expense for Reimbursement of Rental - WHY reimbursement??
-Tax return reflects \$485,705.80 for Security Deposits.

2012 TAX RETURN:

-Reflects Total Income of \$10,351,606.00.

CHASE Acct. #9331:

-October reflects total deposits of \$1,352,478.23
-October reflects total withdrawals of \$1,212,799.57 - Some were checks made out.
-November total deposits of \$1,134,519.69
-November total withdrawals of \$1,051,295.58 - some were checks made out.
-December total deposits of \$1,552,371.81
-December total withdrawals of over \$1,420,000
-January total deposits of \$898,793.70
-January total withdrawals of over \$1,139,000
*WE NEED Copies of the Checks made - some checks were made out for \$14,000, \$18,000 or even \$24,000

Chase Acct. #0787:

-October Total deposits of \$434,203.14
-October total withdrawals of \$322,497.82 - some were checks made out.
-November total deposits of \$402,295.53
-November total withdrawals of \$382,228.72
-December total deposits of \$2,91,624.07
-December total withdrawals of over \$288,000

*Which bank account was embezzled??

Trustee emailed Vanda from Assured Document Destruction to follow up on the Credit we have with them of \$60 - they were supposed to reimburse the credit amount.

Received reissued checks from Netco Title for 4654 Gabriel Drive and 4676 East Alexander Road. for \$500, \$3,300, and \$3,300.
CJ entered receipts in Receipt Logs.

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Trustee Name: (480070) Shelley D. Krohn

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For Period Ending: 02/21/2018

Recorded deposits for reissued checks from Netco Title for 4654 Gabriel Drive and 4676 East Alexander Road.
Made deposits in Pinnacle Bank acct.

Received Commission Check and Docs for 7718 Buckhorn Island Avenue.
CJ entered receipt in Receipt Log.
Recorded Deposit in TES and deposited check in Pinnacle account,

Received envelope from Nevada Title via Runner.
The envelope had all the closing docs for the 5260 Green Forrest Way property, but no check.
Read the letter attached, the letter states that the commission check is also attached. Looked through the paperwork in case it was between the documentation provided - no check.

Called Nevada Title - got Marie Torrez (Escrow Officer) voicemail - asked her to give me a call back that we just received the documentation sent to us via their runner. However, the check is not included.

Received call back from April (Nevada Title). She said that weird, she did not see the check on Marie's desk or anything - she advised that she will cut another check to us and sent it today.

CJ entered receipt in Receipt Log for 2725 Cherry Springs Court.
I recorded the deposit in TES and deposited check in Pinnacle account.

Emailed Vanda Milligan (Assured Document Destruction) to follow up with the refund of \$60 due to our office. To date, we have not received the refund check. Asked her to make the check made payable to the trustee and to forward the refund to our address.

Received email from Vanda - she forwarded the email to their accountant.

Received email from Susan Cordier (Accountant for Assured) - she stated that she has mailed the refund check.

Received the refund check via mail today - its made out to Nelson & Hourmand, P.C. - it needs to be made out to Victoria L. Nelson, Chapter 7 Trustee.

Emailed Susan Cordier (Accountant for Assured) - told her it needs to be made out to the trustee instead of the firm. Asked her if she wants us to shred the check or return it to their office.

Received email from Susan - she said that we had them make it out to Nelson & Hourmand and that she wants the check returned.

I emailed Susan. Told her it was an error - the check should be made out to the trustee. Told her that I can have our runner send back the check and pick up the new one at the time if she can have it reissued by then. I told her I can have the runner go to their office either Friday or Monday.

Susan said she can have the reissued check ready just to tell her which date and time.

I asked Susan if Friday after 10 a.m. would work for her - she said yes.

Entered request for Runners on a Dime to deliver envelope with Refund Check to Susan (Assured) and to pick up the reissued check from her. The runner is scheduled for Friday.

Upon arrival to the office, noticed that the runner for Nevada Title had come by and dropped off the reissued Commission Check for 5260 Green Forest Way property - he dropped it off through the mail slot on the door. Will have CJ enter receipt in Receipt Log when she comes back to work tomorrow.

Runner for atty Tara Newberry delivered envelope to our office. Tara forwarded rental payment checks and a commission check to our office to which she believes are an asset of the estate. Trustee reviewed - only the Commission check we can take - since the leases/contracts were terminated, we cannot take the rental payments.

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Asset Cases

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Case No.: 15-10110

Case Name: AMERI-DREAM REALTY LLC

For Period Ending: 02/21/2018

Trustee Name: (480070) Shelley D. Krohn

Date Filed (f) or Converted (c): 01/09/2015 (f)

§ 341(a) Meeting Date:

Claims Bar Date:

CJ entered receipt for incorrect check - the Noble Title check cannot be deposited, it has to be reissued made payable to the Trustee.

CJ entered receipt for the correct check in Receipt Log for 5260 Green Forest Way.
I recorded the deposit in TES and deposited check in Pinnacle account.

Trustee drafted and signed letter to atty Newberry stating that the leases were rejected and that she has no interest in the rental payments. However, she kept the commission check and had Noble Title reissue the check made payable to her.

I entered request for Runners on a Dime to deliver the envelope with the rental payment checks and letter to Atty Newberry tomorrow, Friday.

I emailed James Jinn providing him a copy of the order entered by the Court today granting out stipulation to reject the lease with Epic Investments and requested some dates and times when his agent might want to come onto the property to take photographs to start marketing the property.

Received Commission and Transaction Fee Checks for 5310 Jay Avenue along with closing docs from Netco Title.

CJ entered receipt in Receipt Log.
I recorded the deposits in TES.
Deposited checks into Pinnacle Account.

Received Receipt of Checks signed by Tara Newberry's office for the Rental Payment Checks she had forwarded previously.

Received Commission and Transaction Fee checks with Closing Docs from Equity Title on 9513 Garrycastle Court.

Endorsed Checks.
CJ entered receipts in Receipt Log.
I recorded deposits in TES.
Deposited checks in Pinnacle Account.

Received reissued check from Assured via Runners on a Dime. Endorsed.
CJ entered Receipt in Receipt Log.
I recorded deposit in TES.
Deposited Check in Pinnacle Account.

CJ received Commission Check and Commission instructions on 7190 S. Bronco Street property.
CJ entered receipt in Receipt Log.
I recorded deposit in TES.
Deposited check into Pinnacle Account.

Received reissued commission check from Noble Title on 6651 Baywood Avenue property. Endorsed check.
CJ entered receipt in Receipt Log.
Recorded deposit in TES.
Deposited check in Pinnacle account.

Destroyed original check made out to Ameri-Dream Realty that was provided by atty Tara Newberry.

Received Transaction Fee check from Netco Title for 3919 Karen Avenue - Per Agreement attached, the fee should be \$500 - The check provided by Netco Title is for only \$185. No commission check was attached.
Will have to contact escrow officer and find out about commission and check issued.

Received Commission and Transaction checks from agent for 2909 Merritt Avenue. There's 4 checks - all 4 are made out to Ameri-Dream Realty - the Purchase Agreement was signed on November 14, 2014.
Will have to call the Escrow officer to have the checks reissued.

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Case No.: 15-10110

Case Name: AMERI-DREAM REALTY LLC

For Period Ending: 02/21/2018

Trustee Name: (480070) Shelley D. Krohn

Date Filed (f) or Converted (c): 01/09/2015 (f)

§ 341(a) Meeting Date:

Claims Bar Date:

Called Fidelity Title to have the four checks reissued for 2909 Merritt Avenue. Spoke to Michelle Smith (Escrow Officer's assistant) - She said what will be easier for her is to stop payment on the checks we already have and for her to reissue new ones. I told her we will go ahead and destroy the checks we currently have. She said she would email me for instructions on who the checks should be made payable to and the address.

Received email from Michelle (Fidelity Title) - she asked who the checks should be made out to and what address.

I emailed Michelle back. Advised that the checks should be made payable to: Victoria L. Nelson, Chapter 7 Trustee for Ameri-Dream Realty. Gave her our address.

Michelle said that she would have the reissued checks delivered to us tomorrow.

Emailed Danielle McGraw (Assistant to Escrow Officer for Netco Title) Re: 3919 Karen Avenue. Advised that we received the transaction fee check for \$185 they forwarded to our office. However, there was no commission check attached and the agreement states that the transaction fee payment to Ameri Dream should be \$500. Asked her to clarify if there should be a commission paid to Ameri Dream and why the transaction fee check amount is incorrect.

Received email back from McGraw. She said that she was told to waive the commission fee and reduce the transaction fee.

Trustee emailed McGraw - asked her who authorized the waiving of the commission and the reduction of the transaction fee.

McGraw emailed back and said that the agent is the one that told her to waive the commission and reduce the fee.

Trustee emailed back and asked if the agent had a contract in which John Brown authorized this.

McGraw CC'ed us on an email she sent to agents Peter Banyai and Sandra Flores asking them if they have a signed authorization for this by the Broker.

Agent Peter Banyai emailed our office - he apologized for the confusion and attached a copy of the signed authorization by Mr. John Brown - the authorization was signed on 1/2/15.

CJ entered Receipt in Receipt Log - Endorsed Check.
I recorded deposit in TES and deposited check in Pinnacle Account.

Received reissued check for 2909 Merritt Avenue from Fidelity National Title Via Runner - for \$7,290.00 (the two \$3,150 commissions plus the two \$495 transaction fees). Endorsed.
CJ Entered receipt in Receipt Log.
I recorded the deposit in TES.
Deposited check into Pinnacle Account.

Received Commission Check and Closing Docs for 5415 W. Harmon Avenue - Unit 2001.
Endorsed. Will have CJ enter receipt in Receipt Log.

CJ entered receipt in Receipt Log for 5415 W. Harmon Avenue - Unit 2001.
I recorded deposit in TES and Deposited check in Pinnacle account.

I spoke with Ryan Works and was informed that McDonald Carano has declined to litigate the claim against the insurance carrier. I asked Ryan if he could provide me with some names who might be qualified and willing to take on this case as special counsel. He said that he has already reached out to some of the attorneys at his firm and will pull some names.

Trustee met with Ken Chupinsky (Nellis Auction) for a different case. Ken gave her the Check and Invoice for the office equipment sold from the Ameri-Dream Realty Office - Items were sold at Auction. Check is for

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Case No.: 15-10110

Case Name: AMERI-DREAM REALTY LLC

For Period Ending: 02/21/2018

Trustee Name: (480070) Shelley D. Krohn

Date Filed (f) or Converted (c): 01/09/2015 (f)

§ 341(a) Meeting Date:

Claims Bar Date:

\$7,843.00.

Endorsed check. CJ entered receipt in Receipt Log.
I recorded deposit in TES and Deposited check in Pinnacle acct.

Received check forwarded to us by Atty Tara Newberry for 7594 Village Mist Lane. She said that she thought a runner delivered it to her by accident. Endorsed. Will have CJ enter receipt when she is back in the office.

Nellis Auction invoice is for \$2,728.
Cut check to Nellis Auction for \$2,728 for the sale of personal property at auction.

VLN and Jacob had conference call with Ryan Works, debtor's counsel, and Sam Schwartz and Frank Flansburg to see if Sam and Frank would be interested in handling a law suit against the insurance carrier, Pearl Insurance, based upon the claim filed under the E&O insurance policy for the embezzlement of the approximate \$1.2MM by Elsie Brown. Schwartz and Flansburg have agreed to pursue the claim. We will prepare a retention agreement and seek court approval for the employment of Schwartz & Flansburg.

VLN spoke with Rich Twadowski at Bank Direct (877-226-5456 - Ext. 4148). Bank Direct is the company that finances the insurance policy with Pearl Insurance. Rich wanted to know what was going on with the E&O Insurance policy. I informed him that we spoke with Pearl Insurance and informed them that according to Ninth Circuit case law that they have violated the stay by cancelling the policy post-petition and that they needed to reinstate the E&O insurance policy. Rich said he believes that the policy is in fact reinstated but that he would check and see and inform me. I also asked him to find out where I needed to send the funds for the past due policy coverage once the court approves the payment. He said that he would and let me know.

CJ entered receipt in receipt log.
I recorded deposit in TES and deposited check in Pinnacle account.

VLN - Meeting with Ryan Andersen, special counsel, and Zach Larsen today to discuss a possible resolution with the funds coming in from cases which were referred out by Truitt & Associates. Both the Debtor and Adam Stokes are attempting to collect these funds. I have informed Ryan Andersen that these funds must be placed into a segregated bank account pending some type of resolution of the issue.

Order Granting Payment to BankDirect for \$3,133.84 was entered for Reinstatement of Errors and Omission Insurance Policy.

Cut check to BankDirect - Will not send it yet, Pending response from Michael Weber from Pearl Insurance to atty Jacob Houmand on who the check should be mailed to.

Cut check to Garden City Group, LLC. for \$38,983.37 for Fees and Expenses for Services Rendered as Claims and Noticing Agent.

Mailed check to Garden City Group for payment for services rendered.

Mailed check to BankDirect for reinstatement of Errors and Omissions Insurance Policy.

Received final bill from NV Energy in the amount of \$857.64. This charge was incurred by the bankruptcy estate post-petition. The Trustee needed to keep the lights on to go onto the property and destroy confidential materials and checks which were signed but no payee was named. The lights also needed to stay on post-petition to market and sell the personal property of the Debtor's left on the premises. The personal property was sold for approximately \$7,000. I spoke with Clarke Finneran to obtain direction as to whether or not I needed to obtain a court order prior to paying the post-petition cost and he indicated that it was not necessary so long as the file is documented.

Cut and mailed check to NV Energy for the charges incurred for the period we had the power on at the Ameri-Dream Realty office. The power had to stay on for administrative purposes - destruction of confidential documentation and sale of office equipment.

Received Commission Check from Ryland Title for 10737 Fenway Park Avenue. However, the check is made

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Case No.: 15-10110

Case Name: AMERI-DREAM REALTY LLC

For Period Ending: 02/21/2018

Trustee Name: (480070) Shelley D. Krohn

Date Filed (f) or Converted (c): 01/09/2015 (f)

§ 341(a) Meeting Date:

Claims Bar Date:

out as 'Federal Bankruptcy Trustee'.

Called Ryland Title - spoke with Lisa (Escrow Officer) - She said that I would have to speak with Christine Strouse, she is the Escrow Manager. She will be able to better help me with the check issue since she is the one that handles the check and she works at Ryland Title. Lisa said that their office is not Ryland Title, they are connected but she wouldn't be able to assist with the check, that would have to be the Escrow Manager. She gave me Christine's number and advised for me to call her.

Ryland Title: 702) 360-7500

Christine Strouse (Escrow Manager): 702) 360-7503

Attempted to call Christine Strouse - No answer or Voicemail. I will simply have Runners on a Dime deliver the check to Christine directly

Drafted letter and entered request with Runners on a Dime to hand deliver check to Christine Strouse (Ryland Title). I will be sending letter along with the check to Ryland Title. Runner is scheduled to pick up the check tomorrow.

Clark Finneran (UST) called. He said that he had talked to the Trustee about paying the NV Energy bill and he thought that the payment did not need to be set up for hearing, but he spoke to an attorney there at the UST's office and was told otherwise. They reviewed the rules and rule 503 states that the Trustee can issue payment after a hearing. He said that maybe we should have stated in the other to Employ Nellis Auction that the Trustee would also have to pay Chapter 7 Administrative Expenses and that way we wouldn't have to set a hearing for this payment separately. He said to set it for hearing and to make sure to include any other expenses we had or will have.

I received notice from Pearl Insurance that the Errors & Omissions policy has been reinstated as of February 4, 2015 and the policy period is from 6/14/2014 to 6/14/2015. Jacob sent a copy of the notice of reinstatement to Sam Schwartz and Frank Flansbury - the attorneys who will be employed to litigate this matter against the insurance carrier.

An investigator was conducted of John Brown to see if he played any part in the embezzlement of the \$1.2MM out of the trust funds for the Debtor. The Debtor could not find anything locally that John committed wrongdoing, is a suspect or is potentially on the hook for the debt. With this last piece out of the way, VLN was instructed to file suit, which he will do this week.

VLN received up-dated information for Garden City Group. GCG informed me that:

Attached please find an updated Filed Claims report for your review and reference. Also, the FTP site has been updated to include newly processed filed claims 818-943. Please note as a summary that Filed Claims currently total \$3,195,822.00 in calculated claim value.

Notes re: this updated report

(As mentioned above, claims images including any confidential information are available on the secured FTP site. Please let us know if you have any trouble accessing the site.):

- Claim # 942 is the late-filed Cruz claim about which Jacob and Edward spoke earlier this week. As discussed, the claim has been received and processed, and the Cruz' have been so advised.
- Claim # 935 was filed by the claimants (who were tenants) in the name of Ameri-Dream, with the claimants' names listed on line 2 of the entered information. A review of the supporting documentation clearly identified the claimants as independent third parties and so the claim was entered on the register in the name of the two individual claimants.
- Claim # 590 Creditor name entered on POC form as "Nicholls", supporting docs reference "Nicolls". We are not adjusting the register but wanted you to be advised of the discrepancy.
- Claim # 674 is potentially duplicative of Claim # 45 (these are not admin dupes and so we cannot void either of them) you may wish to review for possible objection.
- Claim # 305 This POC was submitted with no page one. We called the entity and advised the signatory's assistant, including outlining how to submit an amending claim if they so choose. The assistant

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Case No.: 15-10110

Case Name: AMERI-DREAM REALTY LLC

Trustee Name: (480070) Shelley D. Krohn

Date Filed (f) or Converted (c): 01/09/2015 (f)

§ 341(a) Meeting Date:

For Period Ending: 02/21/2018

Claims Bar Date:

advised signatory doesn't speak English and he (assistant) would explain and resolve or call back.

- The following sets of claims were reviewed this week as potentially duplicative of one another and have been determined to reference a separate liability based on the properties referenced:

- o 843 & 844;
- o 703 & 704;
- o 633 & 635;
- o 623 & 628;
- o 529, 530 & 531;
- o 422 & 423; and
- o 327 & 328

- We have identified several claims where the referenced properties appear differently on the POC form or supporting documentation than they do on included lease agreements. While we capture based on what is entered on the POC form or supporting docs, we wanted you to know about the following for your further reference:

- o 373 – 4362 Forest Shadow Ave;
- o 406 – 6615 Sunset Pines St;
- o 462 – 5562 Artesia Lake Ct;
- o 462 – 5415 W Harmon Ave #1068;
- o 689 – 7620 Lillywood Ave Las Vegas, NV 89129; and
- o 786 – 560 Delta Rio St Las Vegas, NV 89138 appears on the and supplemental document but 7641 Ribbon Garland Ct Las Vegas, NV 89139 appears on the lease agreement

Notes from prior weeks' reports

(Previously resolved items or items that appeared strictly as "FYI" callouts have been removed.):

- Claims #'s 229 & 230 appear to have been filed (online with the Court) duplicatively on the same liability. We have a call out to the claimant to confirm this. Pending resolution, we will either void #230 as an administrative duplicate or will leave both for your review for potential objection as duplicative claims. – Claimant left me a return VML indicating the filing of the second and apparently duplicative claim was indeed done in error, electronically, through the claimant's e-filing efforts using the Court's site.

Please advise how you would like this handled: Does the claimant need to file a Notice of Withdrawal of Claim? Will you accept an email or letter indicating the requested withdrawal? Is there any other or additional procedure you would like undertaken?

- Claim # 215 may be either duplicative of Claim # 49 or may have been intended as an amending claim to Claim # 49; unfortunately nothing on the filed POC's or the supporting documentation clarifies this. You may wish to consider contacting the claimant to discuss their intentions here and any steps they might take toward withdrawing any claim(s) if appropriate.

- Claim # 151 was submitted without the claimed amount provided in the correct location. We obtained the amount from a review of the POC and supporting docs. Please look this one over (PDF image of same is available on the updated FTP site) as there is a stated property value of "280,000" referenced in the item. The attached claims report includes a note to this effect.

- Claim # 61 indicates it amends a prior claim; our review indicates the prior claim to which that might refer could be Claim # 24, but please note Claim # 24 was filed under a different entity name.

- Claim # 56 has been voided as an administrative duplicate of Claim # 40.

- We have previously identified the following potentially duplicative pairs of claims (these are not admin dupes and so we cannot void any of them) you may wish to review for possible objection:

- o 194 & 27;
- o 190 & 41;
- o 97 & 96;
- o 66 & 46; and
- o 31 & 26

- The following sets of claims were previously reviewed as potentially duplicative of one another and have been determined to reference a separate liability based on the properties referenced:

- o 107 & 104; and
- o 106 & 105

VLN spoke with David Riggi, counsel for one of the homeowners. David wanted to know the status of the case. I gave him and up-date and invited him to check in from time to time to obtain status up-dates.

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Case No.: 15-10110

Case Name: AMERI-DREAM REALTY LLC

Trustee Name: (480070) Shelley D. Krohn

Date Filed (f) or Converted (c): 01/09/2015 (f)

§ 341(a) Meeting Date:

For Period Ending: 02/21/2018

Claims Bar Date:

Trustee's Attorney has filed a Ex Parte Application for Order Authorizing Purchase of Errors and Omissions Tail Coverage Through Pearl Insurance Dkt. #174.
Order Granting Ex Parte Application DKT#176.

VLN spoke with Sam Schwartz regarding the adversary action against Elsie Brown. He believes that we have enough information to seek to serve the complaint via publication. VLN is still attempting to obtain an address for Elsie Brown in the Phillipines.

Order was entered today in the adversary proceeding against Elsie Brown to serve the complaint via publication.

VLN called and left message for Tara Newberry regarding possible location of Elsie Brown.

VLN and Jacob Houmand spoke with Kimberly Arguello, Senior Deputy Attorney General today. Ms. Arguello represents the interests of the Real Estate Division for the Department of Business & Industry. A discussion ensued regarding the \$700K-\$800 currently held by Ryan Works in his firm's IOLTA account on behalf of the Debtor. These funds represent the a portion of the security deposits of the Debtor which were not embezzelled by Elise Brown. VLN and Jacob suggested that the Trustee seek court authority to have the funds turned over to the Trustee and have these funds administered through the bankruptcy estate inasmuch as the lions share of the claims were filed by landlords and tenants to recover the security deposits. Ms. Arguello agreed to support such a motion.

Contact information for Kimberly Allison Arguello, Senior Deputy Attorney General:

Kimberly Allison Arguello
Senior Deputy Attorney General
555 E. Washington Avenue, Suite 3900
Las Vegas, NV 89101
Telephone: (702) 486-3094
Fax: (702) 486-3416
Email: Kimberly A. Arguello <KArguello@ag.nv.gov>

Motion for Turnover of Security Deposit Held in Trust Account of McDonald Carano Wilson Hearing will be held on 11/03/15 at 11:00 a.m.

An order granting summary judgment against Elsie Brown was entered by the Court this week. I, through my special counsel, Schwartz Flansburg, will be filing an adversary proceeding against the insurance companies for failure to pay out on the errors and omissions policy.

VLN has reviewed the complaint against the insurance carriers and has forwarded her comments to Schwartz Flansburg for consideration.

Complaint was filed against the insurance carriers -- XL America, XL Insurance America, XL Select Professional, Pearl Insurance and Greenwhich Insurance Company -- on October 29, 2015, and a Motion for Summary Judgment was filed on December 22, 2015. Defendants have filed a Motion to Dismiss the complaint with hearing scheduled for January 25, 2016. Counsel for the defendants seeks to withdraw the reference and move it to federal court. Other than the adversary pending, the remaining matters are analyzing the proofs of claims and objecting where appropriate. Jacob Houmand informed Judge Davis of the claims objections inasmuch as there was approximately 1000 claims filed in this bankruptcy case.

Assured Document Destruction, Inc. picked up the 16 hard drives pulled from the computers that were left on the property and destroyed them. The cost is \$203. We have a previous court order permitting the Trustee to pay these charges.

Hearing on MTD (Defendants) and MSJ (Plaintiffs) is currently scheduled for May 3, 2016, before Judge Davis. Per Trustee's counsel, this is a status hearing pending a ruling from the District Court on the issue of Defendants Motion to Withdraw Reference.

Spoke with Trustee's special litigation counsel regarding status of litigation filed with the United States District

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Case No.: 15-10110

Case Name: AMERI-DREAM REALTY LLC

For Period Ending: 02/21/2018

Trustee Name: (480070) Shelley D. Krohn

Date Filed (f) or Converted (c): 01/09/2015 (f)

§ 341(a) Meeting Date:

Claims Bar Date:

Court, District of Nevada, Case No. 16-cv-00060-JAD-GWF, and was informed that they are still awaiting ruling by the Court regarding the Motion to Withdraw Reference which was filed on 1-8-16 and fully briefed by 2-7-16. Counsel said that they have emailed the Court regarding the ruling but have heard nothing back.

In the adversary proceeding against the insurance carriers, Judge Jennifer Dorsey in the US District Court ruled that the reference shall be withdrawn and that the remaining matter shall be heard in federal court. She commented that the discovery period has passed. This is incorrect inasmuch as no discovery plan has yet to be filed.

Counsel for the Trustee is in the process of contacting claimants that have filed proofs of claim in an effort to resolve disputes without the need for a court hearing. All of the proofs of claim have been categorized in preparation of the filing of omnibus objections to claims in the event that the claimants will not either voluntarily amend their proofs of claim or execute a stipulation resolving the objection. The Trustee anticipates that the claim objection process will proceed for several months due to the size of the creditor body.

The Trustee has also employed special litigation counsel to pursue a claim against the insurance company that provided the errors and omissions insurance policy, which is pending before the U.S. District Court for the District of Nevada. Dispositive motions have been filed by both the Trustee and counsel for the insurance company and the parties are awaiting a ruling from the U.S. District Court for the District of Nevada.

Order Granting First Interim Application of Paul M Healey CPA for Allowance of Compensation for Services Rendered During the Period 2/13/15-February 20, 2017. Dkt#235.

The Trustee has reached out to several creditors who have agreed to stipulate to amend proofs of claim to avoid the necessity and expense of having to file an objection.

Trustee's counsel has continued reaching out to numerous creditors and entered into several stipulations resolving the Trustee's informal objections to proofs of claim

Current Projected Date Of Final Report (TFR):

Initial Projected Date Of Final Report (TFR):

02/21/2018

Date

/s/Shelley D. Krohn

Shelley D. Krohn

Form 2

Page: 1

Cash Receipts And Disbursements Record

Case No.: 15-10110 Trustee Name: Shelley D. Krohn (480070)
Case Name: AMERI-DREAM REALTY LLC Bank Name: Pinnacle Bank
Taxpayer ID #: **-*8219 Account #: *****0071 Checking Account
For Period Ending: 02/21/2018 Blanket Bond (per case limit): \$46,257,863.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
01/26/15	{2}	AMERI-DREAM REALTY LLC 4875 NEVSO DR. LAS VEGAS , NV 89103	Funds received from Debtor's General Operating Account #9331.	1129-000	12,750.64		12,750.64
01/29/15	{10}	Lawyers Title Company 777 N. Rainbow Blvd. Las Vegas, NV 89107	Commission Check for Escrow Closing of Property: 4819 Nara Vista Way #203, Las Vegas, NV 89103.	1129-000	2,201.00		14,951.64
01/30/15	{10}	Lawyers Title Company 777 N. Rainbow Blvd. Las Vegas, NV 89107	Escrow Closing Commission Check for Property: 173 Lenape Heights Avenue, Las Vegas, NV 89148.	1129-000	8,865.00		23,816.64
01/30/15	{10}	Ticor Title of Nevada, Inc. 8379 W. Sunset Road, Las Vegas, NV 89113	Escrow Closing Commission Check for Property: 54 Perennial Boarder Court Las Vegas, NV 89148.	1129-000	13,199.97		37,016.61
02/03/15	{10}	Equity Title of Nevada 3185 St. Rose Parkway Las Vegas, NV 89052	Escrow Closing Commission Check for Property: 5231 Zebra Court, North Las Vegas, NV 89031.	1129-000	4,630.00		41,646.61
02/03/15	{10}	Equity Title of Nevada 3185 St. Rose Parkway Henderson, NV 89052	Escrow Closing Commission Check for Property at: 308 N. Maryland Parkway, Las Vegas, NV 89101.	1129-000	3,900.00		45,546.61
02/03/15	{10}	Driggs Title Agency, Inc. 7900 W. Sahara Avenue Las Vegas,, NV 89117	Escrow Closing Commission Check for Property at: 3399 Florrie Avenue.	1129-000	3,030.00		48,576.61
02/03/15	{10}	Lawyers Title of Nevada 777 N. Rainbow Blvd. Las Vegas, NV 89107	Escrow Closing Commission Check for Property at: 7396 Bedford Pine Court, Las Vegas, NV 89113.	1129-000	6,300.00		54,876.61
02/03/15		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		3.55	54,873.06
02/05/15	{10}	Fidelity National Title 6180 Brent Thurman Way, Suite 160 Las Vegas,, NV 89148	Escrow Closing Commission Check for Property: 187 Bethany Street, Henderson NV 89074.	1129-000	11,250.00		66,123.06
02/05/15	{10}	Lawyers Title of Nevada 777 N. Rainbow Blvd. Las Vegas, NV 89107	Escrow Closing Commission Check for Property: 8301 Del Rey Ave., Las Vegas, NV 89117.	1129-000	4,095.00		70,218.06
02/05/15	{10}	Lawyers Title of Nevada 777 N. Rainbow Blvd. Las Vegas, NV 89107	Transaction Fee for Property: 7396 Bedford Pine Court, Las Vegas, NV 89113.	1129-000	345.00		70,563.06
02/05/15	{10}	Lawyers Title Company 1081 W. Charleston Blvd. Las Vegas, NV 89135	Escrow Closing Commission Check for Property: 9644 Vital Crest Street, Las Vegas, NV 89123.	1129-000	6,160.00		76,723.06
02/09/15	{10}	Premier American Title Agency, Inc.	Escrow Closing Commission Check for Property: 537 Redruth Drive, Las Vegas, NV 89148.	1129-000	5,488.00		82,211.06

Page Subtotals: \$82,214.61

\$3.55

{ } Asset Reference(s)

! - transaction has not been cleared

Form 2

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Cash Receipts And Disbursements Record

Case No.: 15-10110 Trustee Name: Shelley D. Krohn (480070)
Case Name: AMERI-DREAM REALTY LLC Bank Name: Pinnacle Bank
Taxpayer ID #: **-*8219 Account #: *****0071 Checking Account
For Period Ending: 02/21/2018 Blanket Bond (per case limit): \$46,257,863.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
02/09/15	{10}	400 N. Stephanie Street Henderson, NV 89014 First American Title Insurance Company 8965 South Eastern Las Vegas, NV 89123	Escrow Closing Commission Check for Property: 9029 Gentle Rain, Las Vegas, NV 89117.	1129-000	7,455.00		89,666.06
02/10/15	{10}	Ticor Title of Nevada, Inc. 2230 Corporate Circle Henderson, NV 89074	Escrow Closing Commission Check for Property: 1757 Warrington Dr., Henderson, NV 89052.Tax No. ***-**-0-028	1129-000	19,650.00		109,316.06
02/10/15	{10}	Nevada Title Company 2500 N. Buffalo Drive Las Vegas, NV 89128	Escrow Closing Commission Check for Property: 6783 Sebring Street, Las Vegas, NV 89103.	1129-000	4,230.00		113,546.06
02/11/15	{10}	Driggs Title Agency, Inc. 7900 W. Sahara Avenue Las Vegas,, NV 89117	Escrow Closing Commission Check for Property: 6767 Prairie Clover Street, Las Vegas, NV 89148.	1129-000	11,520.00		125,066.06
02/11/15	{10}	Lawyers Title Company 10801 W. Charleston Blvd. Las Vegas, NV 89135	Escrow Closing Commission Check for Property: 8041 Maidenhair Court, Las Vegas, NV 89139.	1129-000	5,105.00		130,171.06
02/11/15	{10}	Ticor Title of Nevada, Inc. 2285 Corporate Circle Henderson, NV 89074	Escrow Closing Commission Check for Property: 9921 Fine Fern Street, Las Vegas, NV 89183.	1129-000	4,350.00		134,521.06
02/11/15	{10}	Ticor Title of Nevada, Inc. 2285 Corporate Circle Henderson, NV 89074	Closing Escrow Transaction Fee for Property: 9921 Fine Fern Street, Las Vegas, NV 89183.	1129-000	345.00		134,866.06
02/17/15	1001	ASSURED DOCUMENT DESTRUCTION, INC. 8050 Arville Street, Suite 105 Las Vegas, NV 89139	Deposit and Partial Payment to Assured for the destruction of business documentation.	3991-000		668.00	134,198.06
02/18/15	{10}	Equity Title of Nevada, LLC 3185 St. Rose Parkway Henderson, NV 89052	Closing Escrow Commission Check for Property: 617 W. Azure Avenue, North Las Vegas, NV 89031	1129-000	4,050.00		138,248.06
02/18/15	{10}	Fidelity National Title 500 N. Rainbow Blvd. Las Vegas, NV 89107	Closing Escrow Commission Check for Property: 5783 Spectacular Bid Street, Las Vegas, NV 89113.	1129-000	10,400.00		148,648.06
02/18/15	{10}	Nevada Title Company 2500 N. Buffalo Drive Las Vegas,, NV 89128	Closing Escrow Commission Check for Property: 7336 Jelson Falls Street, Las Vegas, NV 89131	1129-000	7,200.00		155,848.06
02/18/15	{10}	Nevada Title Company 2500 N. Buffalo Drive Las Vegas,, NV 89128	Additional Compensation Fee for Property: 7336 Jelson Falls Street, Las Vegas, NV 89131	1129-000	300.00		156,148.06
02/18/15	{10}	First American Title Insurance	Closing Escrow Commission	1129-000	6,200.00		162,348.06

Page Subtotals: \$80,805.00 \$668.00

{ } Asset Reference(s)

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Cash Receipts And Disbursements Record

Case No.: 15-10110 Trustee Name: Shelley D. Krohn (480070)
Case Name: AMERI-DREAM REALTY LLC Bank Name: Pinnacle Bank
Taxpayer ID #: **-*8219 Account #: *****0071 Checking Account
For Period Ending: 02/21/2018 Blanket Bond (per case limit): \$46,257,863.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
		Company 7251 West Lake Mead Blvd. Las Vegas, NV 89128	Check for Property: 5123 Southern Hills Lane, Las Vegas, NV 89113.				
02/18/15	{10}	Nevada Title Company 2500 N. Buffalo Drive, Las Vegas,, NV 89128	Closing Escrow Commission Check for Property: 6868 Sky Pointe Drive UT 2154, Las Vegas, NV 89131.	1129-000	3,450.00		165,798.06
02/20/15	{10}	Old Republic Title Company of Nevada 2879 St. Rose Parkway Henderson, NV 89052	Closing Escrow Commission for Property: 4052 Calimesa Street, Las Vegas, NV 89115.	1129-000	1,700.00		167,498.06
02/23/15	{10}	North American Title Company 2470 St. Rose Parkway Henderson, NV 89074	Closing Escrow Commission for Property: 5240 Janfred Court #6, Las Vegas, NV 89103.	1129-000	2,525.00		170,023.06
02/23/15	{10}	Old Republic Title Company of Nevada 8861 W. Sahara Avenue Las Vegas, NV 89117	Closing Escrow Commission for Property: 7349 Shelduck Street, North Las Vegas, NV 89084.	1129-000	9,420.00		179,443.06
02/25/15	{10}	Netco, Inc. 7345 S. Pecos Road Las Vegas,, NV 89120	For Property: 4654 Gabriel Drive, Las Vegas, NV 89129.	1129-000	500.00		179,943.06
02/25/15	{10}	Netco, Inc. 7345 S. Pecos Road Las Vegas, NV 89120	For Property: 4676 East Alexander Road, Las Vegas, NV 89115	1129-000	3,300.00		183,243.06
02/25/15	{10}	Netco, Inc. 7345 S. Pecos Road Las Vegas, NV 89120	For Property: 4676 East Alexander Road, Las Vegas, NV 89115	1129-000	3,300.00		186,543.06
03/03/15	{10}	First American Title Insurance Company 8311 W. Sunset Road Las Vegas, NV 89113	Closing Escrow Commission for Property: 7718 Buckhorn Island Avenue, Las Vegas, NV 89113.	1129-000	10,197.00		196,740.06
03/03/15	{10}	Chicago Title Agency of Nevada, Inc. P. O. Box 400247 Las Vegas, NV 89170-0480	Escrow Closing Commission for Property: 2725 Cherry Springs Court, Las Vegas, NV 89117.	1129-000	7,175.00		203,915.06
03/03/15		Pinnacle Bank 150 Third Ave S Nashville , TN 37201	Pinnacle Analysis	2600-000		177.36	203,737.70
03/05/15	{10}	Nevada Title Company 2500 N. Buffalo Drive Las Vegas, NV 89128	Commission for Property: 5260 Green Forest Way, Las Vegas, NV 89118.	1129-000	4,725.00		208,462.70
03/06/15	{10}	Lawyers Title Company 2600 Paseo Verde Parkway Henderson, NV 89074	Commission for Property: 5310 Jay Avenue, Las Vegas, NV 89130.	1129-000	5,093.31		213,556.01

Page Subtotals: \$51,385.31 \$177.36

{ } Asset Reference(s)

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Cash Receipts And Disbursements Record

Case No.: 15-10110 Trustee Name: Shelley D. Krohn (480070)
Case Name: AMERI-DREAM REALTY LLC Bank Name: Pinnacle Bank
Taxpayer ID #: **-*8219 Account #: *****0071 Checking Account
For Period Ending: 02/21/2018 Blanket Bond (per case limit): \$46,257,863.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
03/06/15	{10}	Lawyers Title Company 2600 Paseo Verde Parkway Las Vegas, NV 89074	Transaction Fee for Property: 5310 Jay Avenue, Las Vegas, NV 89130.	1129-000	300.00		213,856.01
03/09/15	{10}	Equity Title of Nevada 3185 St. Rose Parkway Henderson, NV 89052	Commission for Property: 9513 Garry Castle Court, Las Vegas NV 89129.	1129-000	5,400.00		219,256.01
03/09/15	{10}	Equity Title of Nevada 3185 St. Rose Parkway Henderson, NV 89052	Transaction Fee for Property: 9513 GarryCastle Court, Las Vegas, NV 89129.	1129-000	550.00		219,806.01
03/09/15	{9}	ASSURED DOCUMENT DESTRUCTION, INC. 8050 Arville Street, Suite 105 Las Vegas, NV 89139	Refund for destruction of files and computers for an Overpayment	1290-000	60.00		219,866.01
03/10/15	{10}	First American Title Insurance Company 8311 West Sunset Road Las Vegas, NV 89113	Commission for Property: 7190 South Bronco Street, Las Vegas, NV 89118 - Lot 82.	1129-000	9,255.00		229,121.01
03/11/15	{10}	Noble Title 6585 High Street Las Vegas, NV 89113	Commission for Property: 6651 Baywood Avenue, Las Vegas, NV.	1129-000	3,275.00		232,396.01
03/18/15	{10}	Netco, Inc. 7345 S. Pecos Road , #103 Las Vegas, NV 89120	Transaction Fee for Property: 3919 Karen Avenue, Las Vegas, NV 89121. Transaction Fee was reduced from \$500 to \$185 with John Brown's authorization. Authorization was signed by Brown on January 2, 2015, pre-petition.	1129-000	185.00		232,581.01
03/18/15	{10}	Fidelity National Title 4040 S. Eastern Avenue Las Vegas,, NV 89119	Commissions and Transaction Fees for Property: 2909 Merritt Avenue, Las Vegas, NV 89102	1129-000	7,290.00		239,871.01
03/23/15	{10}	Old Republic Title Company of Nevada 2879 St. Rose Parkway Henderson, NV 89052	Commission for Property: 5415 W. Harmon Avenue, Unit 2001, Las Vegas, NV 89103	1129-000	2,100.00		241,971.01
03/25/15	{10}	Ticor Title of Nevada, Inc. 777 N. Rainbow Las Vegas, NV 89107	Commission for Property: 6212 Bellota Drive, Las Vegas, NV 89108.	1129-000	4,700.00		246,671.01
03/26/15		Nellis Auction 2245 N. Nellis Blvd. Las Vegas, NV 89115	Funds for Office Equipment sold at auction.		7,843.00		254,514.01
	{7}		- \$6,820.00	1129-000			254,514.01
			Buyer's Premium \$1,023.00	1180-002			254,514.01

Page Subtotals: \$40,958.00 \$0.00

{ } Asset Reference(s)

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Cash Receipts And Disbursements Record

Case No.: 15-10110 Trustee Name: Shelley D. Krohn (480070)
Case Name: AMERI-DREAM REALTY LLC Bank Name: Pinnacle Bank
Taxpayer ID #: **-*8219 Account #: *****0071 Checking Account
For Period Ending: 02/21/2018 Blanket Bond (per case limit): \$46,257,863.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
03/27/15	1002	NELLIS AUCTION 2245 N. Nellis Blvd. Las Vegas, NV 89115	Auctioneer pymt-sale of Pers Prop(office equip & fum)Invoice #14062 Dtd 3/25/15. Court Order Dtd 2/27/15 Dkt #129			2,728.00	251,786.01
			Auctioneer's Commission \$1,705.00	3610-000			251,786.01
			Buyer's Premium \$1,023.00	8500-002			251,786.01
03/30/15	{10}	National Title Co. 7251 W. Lake Mead Blvd. Las Vegas, NV 89128	Commission for Property: 7594 Village Mist Lane, Las Vegas, NV 89113.	1129-000	3,675.00		255,461.01
04/02/15		Pinnacle Bank 150 Third Ave S Nashville , TN 37201	Pinnacle Analysis	2600-000		369.04	255,091.97
04/09/15	1003	BankDirect Capital Finance Two Conway Park Lake Forest, IL 60045	Payment for Reinstatement of Errors & Omissions Ins Policy by Pearl Ins. Court Order entered 4/8/2015 Docket #157.	2420-750		3,133.94	251,958.13
04/09/15	1004	Garden City Group, LLC 1985 Marcus Avenue, Suite 200 Lake Success, NY 11042	Court Order 2/27/15; Dkt #128. Mo. Basis Inv. Service & Exp. Incurred. Svcs Performed 2/6/15-2/28/2015. Inv.#17900	2990-000		38,983.37	212,974.76
04/13/15	{10}	Nevada Title Company 2500 N. Buffalo Drive Las Vegas, NV 89128	Commission for Property at: 1457 Pinner Court, Las Vegas, NV 89102.	1129-000	2,800.00		215,774.76
04/14/15	1005	NV Energy P.O. Box 30086 Reno, NV 89520-3086	Payment for Post-Petition Chapter 7 Expenses. Power had to stay on at the Ameri-Dream Realty office for administrative purposes, such as confidential document destruction and sale of office equipment. Voided on 04/14/2015	2990-004		857.64	214,917.12
04/14/15	1005	NV Energy P.O. Box 30086 Reno, NV 89520-3086	Payment for Post-Petition Chapter 7 Expenses. Power had to stay on at the Ameri-Dream Realty office for administrative purposes, such as confidential document destruction and sale of office equipment. Voided: check issued on 04/14/2015	2990-004		-857.54	215,774.76
05/04/15		Pinnacle Bank 150 Third Ave S Nashville , TN 37201	Pinnacle Analysis	2600-000		379.14	215,395.62
05/06/15	{10}	Old Republic Title Company of Nevada	Commissions from Property: 6434 Shining Sand Ave. Las Vegas, NV 89142	1129-000	3,060.92		218,456.54
05/06/15	{10}	Old Republic Title Company of Nevada	Broker Fee Property at 6434 Shining Sand Ave. Las Vegas, NV 89142	1129-000	175.00		218,631.54

Page Subtotals: \$9,710.92 \$45,593.39

{ } Asset Reference(s)

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Cash Receipts And Disbursements Record

Case No.: 15-10110
Case Name: AMERI-DREAM REALTY LLC
Taxpayer ID #: **-*8219
For Period Ending: 02/21/2018

Trustee Name: Shelley D. Krohn (480070)
Bank Name: Pinnacle Bank
Account #: *****0071 Checking Account
Blanket Bond (per case limit): \$46,257,863.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
05/06/15	{10}	Ryland Title	Commissions for Property: 10737 Fenway Park Ave. Las Vegas, NV 89166	1129-000	7,279.70		225,911.24
05/06/15	{10}	Ticor Title of Nevada, Inc. 2200 Paseo Verde Pkwy, Apt 190 Henderson, NV 89052	Commissions for Property: 3539 Parada Circle N. Las Vegas, NV 89032	1129-000	3,090.00		229,001.24
05/06/15	{10}	Nevada Title Company 2500 N. Buffalo Drive, Apt 15 Las Vegas, NV 89128	Commission from Property: 3619 Russian Olive St. N. Las Vegas, NV 99032	1129-000	4,725.00		233,726.24
05/08/15	1006	GARDEN CITY GROUP, LLC 1985 MARCUS AVENUE , SUITE 200 LAKE SUCCESS, NY 11042	Per Court Order 02/27/15 Dkt #128 Monthly Basis Invoice Service and Expenses Incurred 03/01/15 through 03/31/15. Invoice Number 18061-Dated 04/21/15	2990-000		12,783.06	220,943.18
05/19/15	{10}	Old Republic Title Company of Nevada	6434 Shining Sand Ave., Las Vegas, NV 89142 Additional Commission	1129-000	1,931.08		222,874.26
06/01/15	1007	Garden City Group, LLC 1985 Marcus Avenue , Suite 200 Lake Success, NY 11042	Per Court Order 02/27/15 Dkt #128 Monthly Basis Invoice Service and Expenses Incurred. Services Performed April 1, 2015 Through April 30, 2015 Invoice Number 18275	2990-000		13,421.46	209,452.80
06/02/15		Pinnacle Bank 150 Third Ave S Nashville , TN 37201	Pinnacle Analysis	2600-000		359.94	209,092.96
06/11/15	1008	Pearl Insurance 1200 E. Glen Ave. Peoria Heights, IL 61616	Per Court Order Dated 06/11/15 Doc #176 . Authorizing Purchase of Errors and Omissions Tail Coverage From Pearl InsuranceID 13-3MFZL	2420-750		19,166.00	189,926.96
07/02/15		Pinnacle Bank 150 Third Ave S Nashville , TN 37201	Pinnacle Analysis	2600-000		316.94	189,610.02
07/08/15	1009	Nelson & Houmand, P.C. 3900 Paradise Road Las Vegas, NV 89169-0903	Per Court Order Dated 07/08/15 Dkt#178 First Interim Application for Allowance of Compensation for Services Rendered During the Period January 13, 2015 through June 02, 2015.	3110-000		55,800.00	133,810.02
07/08/15	1010	Nelson & Houmand, P.C. 3900 Paradise Road Las Vegas, NV 89169-0903	Per Court Order Dated 07/15/15 Dkt# 178 First Interim Application for Expenses for the Period January 13, 2015 through June 02, 2015.	3120-000		1,986.88	131,823.14
08/04/15	1011	Garden City Group, LLC 1985 Marcus Avenue Lake Success, NY 11042	Per Court Order 02/27/15 Docket #128 Monthly Basis Invoice Service and Expenses Incurred	2990-000		35,173.07	96,650.07

Page Subtotals: \$17,025.78 \$139,007.25

{ } Asset Reference(s)

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Cash Receipts And Disbursements Record

Case No.: 15-10110 Trustee Name: Shelley D. Krohn (480070)
Case Name: AMERI-DREAM REALTY LLC Bank Name: Pinnacle Bank
Taxpayer ID #: **-*8219 Account #: *****0071 Checking Account
For Period Ending: 02/21/2018 Blanket Bond (per case limit): \$46,257,863.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
			Period May 1, 2015 Through May 31, 2015 Invoice 18440.				
08/04/15		Pinnacle Bank 150 Third Ave S Nashville , TN 37201	Pinnacle Analysis	2600-000		236.85	96,413.22
09/02/15		Pinnacle Bank 150 Third Ave S Nashville , TN 37201	Pinnacle Analysis	2600-000		177.62	96,235.60
09/28/15	{10}	Chicago Title Agency of Nevada, Inc. P.O. Box 400247 LAS VEGAS, NV 89170-0480	Commission for Property at: 2709 Shady Pond Way, Las Vegas, NV 89117	1129-000	5,612.50		101,848.10
10/02/15		Pinnacle Bank 150 Third Ave S Nashville , TN 37201	Pinnacle Analysis	2600-000		150.91	101,697.19
11/03/15		Pinnacle Bank 150 Third Ave S Nashville , TN 37201	Pinnacle Analysis	2600-000		164.15	101,533.04
11/10/15	1012	Garden City Group 1985 Marcus Avenue, Suite 200 Lake Success, NY 11042	Per Court Order 02/27/15 Dkt #128 Monthly Basis Invoice Service and Expenses Incurred. Services Performed August 1, 2015 Through September 30, 2015 Invoice Number 19111.	2990-000		2,006.54	99,526.40
11/30/15	{10}	Ticor Title of Nevada, Inc. 410 South Rampart Blvd Las Vegas, NV 89145	Property on 520 Elm Drive #205, Las Vegas, NV 89169	1129-000	1,425.00		100,951.40
11/30/15	{11}	Ryan Works C/O Macdonald Carano Wilson, 2300 West Sahara Ave. Las Vegas, NV 89102	Per Court Order Dated 11/6/15 Dkt. #196 Turnover of Remaining Security Deposits Held in Trust Account with Macdonald Carano Wilson.	1129-000	707,567.29		808,518.69
12/02/15		Pinnacle Bank 150 Third Ave S Nashville , TN 37201	Pinnacle Analysis	2600-000		415.14	808,103.55
12/16/15	1013	NELSON & HOUMAND, P.C.	Per Court Order Dated 12/16/15 Dkt. #206. Second Interim Application for Allowance of Compensation for Services Rendered During the Period June 3, 2015 Through November 11, 2015. Attorneys' Fees.	3110-000		58,710.00	749,393.55
12/16/15	1014	NELSON & HOUMAND 3900 Paradise Road Las Vegas, NV 89169	Per Court Order Dated 12/16/15 Dkt. #206. Second Interim Application for Allowance of Compensation for Services Rendered During the Period June 3, 2015 Through November 11, 2015. Attorneys' Expenses Voided on 12/16/2015	3120-004		1,937.07	747,456.48

Page Subtotals: \$714,604.79 \$63,798.38

{ } Asset Reference(s)

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Cash Receipts And Disbursements Record

Case No.: 15-10110 Trustee Name: Shelley D. Krohn (480070)
Case Name: AMERI-DREAM REALTY LLC Bank Name: Pinnacle Bank
Taxpayer ID #: **-*8219 Account #: *****0071 Checking Account
For Period Ending: 02/21/2018 Blanket Bond (per case limit): \$46,257,863.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
12/16/15	1014	NELSON & HOUMAND 3900 Paradise Road Las Vegas, NV 89169	Per Court Order Dated 12/16/15 Dkt. #206. Second Interim Application for Allowance of Compensation for Services Rendered During the Period June 3, 2015 Through November 11, 2015. Attorneys' Expenses Voided: check issued on 12/16/2015	3120-004		-1,937.07	749,393.55
12/16/15	1015	NELSON & HOUMAND 3900 Paradise Road Las Vegas, NV 89169	Per Court Order Dated 12/16/15 Dkt. #206. Second Interim Application for Allowance of Compensation for Services Rendered During the Period June 3, 2015 Through November 11, 2015. Attorneys' Expenses.	3120-000		1,937.08	747,456.47
12/28/15	1016	Intenational Sureties, LTD. Suite 420 New Orleans, LA 70139	Blanket Bond Payment 2016	2300-000		304.40	747,152.07
01/05/16		Pinnacle Bank 150 Third Ave S Nashville , TN 37201	Pinnacle Analysis	2600-000		1,256.96	745,895.21
02/02/16		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,204.20	744,691.01
02/11/16	{10}	Stewart Title Company	Property Address 5532 Grand Rapids Street, N. Las Vegas, NV 89031	1129-000	325.00		745,016.01
02/16/16	1017	ASSURED DOCUMENT DESTRUCTION, INC. 8050 Arville Street, Suite 105 Las Vegas, NV 89139	Hard Drive Destruction on 2/12/16. Invoice #151013.	3991-000		203.00	744,813.01
03/02/16		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,124.02	743,688.99
03/04/16	1018	Garden City Group, LLC 1985 Marcus Avenue 200 Lake Success , NY 11042	Per Court Order Dated 2/27/15 Dkt. #128. Monthly Basis Invoice for Services and Expenses Incurred 01/01/2016-01/31/2016.	2990-000		8,880.20	734,808.79
04/04/16		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,195.29	733,613.50
05/03/16		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,146.09	732,467.41
05/31/16	1019	Garden City Group, LLC 1985 Marcus Avenue Suite 200	Per Court Order 02/27/15 Docket #128 Monthly Basis Invoice Service and Expenses Incurred February 1, 2016-April 30, 2016.	2990-000		2,178.34	730,289.07

Page Subtotals: \$325.00 \$17,492.41

{ } Asset Reference(s)

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Cash Receipts And Disbursements Record

Case No.: 15-10110
Case Name: AMERI-DREAM REALTY LLC
Taxpayer ID #: **-*8219
For Period Ending: 02/21/2018

Trustee Name: Shelley D. Krohn (480070)
Bank Name: Pinnacle Bank
Account #: *****0071 Checking Account
Blanket Bond (per case limit): \$46,257,863.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
		Lake Suxess, NY 11042	Invoice Number 20170.				
06/02/16		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,182.32	729,106.75
07/05/16		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,139.72	727,967.03
07/06/16	1020	Garden City Group, LLC 1985 Marcus Avenue Lake Suxess , NY 11042	Per Court Order 02/27/15 Docket #128 Monthly Basis Invoice Service and Expenses Incurred May 1, 2016- May 31, 2016. Invoice Number 20417.	2990-000		10,643.78	717,323.25
08/02/16		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,165.20	716,158.05
08/11/16	1021	Garden City Group, LLC 1985 Marcus Avenue, Suite 200 Lake Success, NY 11042	Per Court Order 02/27/15 Docket #128 Monthly Basis Invoice Service and Expenses Incurred June 1, 2016- June 30, 2016. Invoice Number 20624.	2990-000		1,768.78	714,389.27
09/02/16		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,155.29	713,233.98
10/04/16		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,114.13	712,119.85
11/02/16		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,149.53	710,970.32
11/07/16	1022	Garden City Group, LLC 1985 Marcus Avenue Lake Success, NY 11042	Per Court Order 02/27/15 Docket #128 Monthly Basis Invoice Service and Expenses Incurred from August 1, 2016-September 30, 2016. Invoice Number 21081	2990-000		1,465.80	709,504.52
12/02/16		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,109.98	708,394.54
12/21/16	1023	International Sureties, LTD. Suite 420 New Orleans , LA 70139	Bond Payment	2300-000		222.90	708,171.64
01/04/17	1024	NELSON & HOUMAND, P.C. 3900 PARADISE ROAD, STE. U LAS VEGAS, NV 89169-0930	Per Court Order Dated 1/4/17 Dkt. #225. Third Interim Application for Allowance of Compensation for Services Rendered During November 12, 2015 through December 1, 2016.	3110-000		71,307.50	636,864.14
01/04/17	1025	NELSON & HOUMAND, P.C.	Per Court Order Dated 1/4/17 Dkt.	3120-000		1,145.90	635,718.24

Page Subtotals: \$0.00 \$94,570.83

{ } Asset Reference(s)

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Cash Receipts And Disbursements Record

Case No.: 15-10110
Case Name: AMERI-DREAM REALTY LLC
Taxpayer ID #: **-*8219
For Period Ending: 02/21/2018

Trustee Name: Shelley D. Krohn (480070)
Bank Name: Pinnacle Bank
Account #: *****0071 Checking Account
Blanket Bond (per case limit): \$46,257,863.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
		3900 PARADISE ROAD, STE. U LAS VEGAS , NV 89169-0930	#225. Third Interim Application for Allowance of Expenses for Services Rendered During November 12, 2015 through December 1, 2016.				
01/04/17		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,143.41	634,574.83
02/02/17		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,039.52	633,535.31
03/03/17		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		923.75	632,611.56
03/30/17	1026	PAUL M. HEALEY 3263 East Warm Springs Road Las Vegas, NV 89120	Per Court Order Dated 3/30/17 Dkt. #235. First Interim Application for Compensation for Services Rendered February 13, 2015-February 20, 2017.	3410-000		1,025.00	631,586.56
03/30/17	1027	PAUL M. HEALEY 3263 East Warm Springs Road Las Vegas, NV 89120	Per Court Order Dated 3/30/2017 Dkt. #235. Reimbursement of Expenses for the Period February 13, 2015 through February 20, 2017.	3420-000		605.09	630,981.47
04/04/17		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,021.13	629,960.34
05/02/17		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		984.87	628,975.67
06/02/17		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,015.22	627,960.45
07/05/17		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		980.93	626,979.52
08/02/17		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,012.15	625,967.37
09/05/17		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		2,020.73	623,946.64
10/03/17		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		975.03	622,971.61
10/04/17		Pinnacle Bank	Refund on August bank fee posted 9/5/2017 - the fees were posted	2600-000		-1,010.37	623,981.98

Page Subtotals: \$0.00 \$11,736.26

{ } Asset Reference(s)

! - transaction has not been cleared

Form 2

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Cash Receipts And Disbursements Record

Case No.: 15-10110 Trustee Name: Shelley D. Krohn (480070)
Case Name: AMERI-DREAM REALTY LLC Bank Name: Pinnacle Bank
Taxpayer ID #: **-*8219 Account #: *****0071 Checking Account
For Period Ending: 02/21/2018 Blanket Bond (per case limit): \$46,257,863.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
			for the incorrect amount				
11/02/17		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,007.05	622,974.93
12/04/17		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		973.14	622,001.79
12/27/17	1028	International Sureties, LTD. Suite 420 New Orleans, LA 70139	Bond Payment	2300-000		285.41	621,716.38
01/08/18		Pinnacle Bank 150 Third Ave S Nashville, TN 37201	Pinnacle Analysis	2600-000		1,004.06	620,712.32
01/09/18	1029	Garden City Group, LLC 1985 Marcus Ave. Lake Success, NY 11042	Per Court Order 02/27/15 Dkt #128 on a Monthly Basis. Invoice Service and Expenses Incurred. Invoice Number 21202 June 29, 2016, 22070 May 1, 2017, 22586 August 9, 2017 and 22722 September 7, 2017.	3731-000		18,160.30	612,552.32

Account *****0071 Checking Account			
	Balance Forward	0.00	
58	Deposits	289,462.12	31 Checks 354,693.50
0	Interest Postings	0.00	37 Adjustments Out 29,783.59
	Subtotal	289,462.12	0 Transfers Out 0.00
1	Adjustments In	707,567.29	Total 384,477.09
0	Transfers In	0.00	
	Total	997,029.41	

Page Subtotals: \$0.00 \$11,429.66

{ } Asset Reference(s)

! - transaction has not been cleared

