

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MISSOURI
EASTERN DIVISION

In re:

MIDWEST CHRISTIAN VILLAGES, INC. *et al.*¹

Debtors.

Chapter 11

Case No. 24-42473-659
(Jointly Administered)

AMENDED SCHEDULES OF ASSETS AND LIABILITIES FOR
WABASH ESTATES, LLC CASE NO. 24-42489 (MI)

Amended Herein:

- Schedule A/B: Assets-Real and Personal Property
- Summary of Assets and Liabilities for Non-Individuals

¹ The address of the Debtors headquarters is 2 Cityplace Dr, Suite 200, Saint Louis, MO 63141-7390. The last four digits of the Debtors' federal tax identification numbers are: (i) Midwest Christian Villages, Inc. [5009], (ii) Hickory Point Christian Village, Inc. [7659], (iii) Lewis Memorial Christian Village [3104], (iv) Senior Care Pharmacy Services, LLC [1176], (v) New Horizons PACE MO, LLC [4745], (vi) Risen Son Christian Village [9738], (vii) Spring River Christian Village, Inc. [1462], (viii) Christian Homes, Inc. [1562], (ix) Crown Point Christian Village, Inc. [4614], (x) Hoosier Christian Village, Inc. [3749], (xi) Johnson Christian Village Care Center, LLC [8262], (xii) River Birch Christian Village, LLC [7232], (xiii) Washington Village Estates, LLC [9088], (xiv) Christian Horizons Living, LLC [4871], (xv) Wabash Christian Therapy and Medical Clinic, LLC [2894], (xvi) Wabash Christian Village Apartments, LLC [8352], (xvii) Wabash Estates, LLC [8743], (xviii) Safe Haven Hospice, L [0196], (xx) Midwest Senior Ministries, Inc. [3401] and (xxi) Shawn



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In re:

**MIDWEST CHRISTIAN VILLAGES, INC.
et al.,¹**

Debtors.

Chapter 11

Case No. 24-42473-659

Jointly Administered

**GENERAL GLOBAL NOTES AND STATEMENT OF LIMITATIONS,
METHODOLOGY AND DISCLAIMERS REGARDING THE DEBTORS' SCHEDULES
OF ASSETS AND LIABILITIES AND STATEMENTS OF FINANCIAL AFFAIRS**

On July 16, 2024 (the “Petition Date”), the above-referenced affiliated debtors (collectively, the “Debtors”), the debtors and debtors in possession in the above-captioned chapter 11 bankruptcy cases (collectively, the “Cases”), each filed a voluntary case under chapter 11 of title 11, United States Code (the “Bankruptcy Code”). The Debtors continue to operate their businesses and manage their properties as debtors and debtors in possession, pursuant to §§ 1107(a) and 1108 of the Bankruptcy Code. The Debtors’ Cases are being jointly administered under lead case number 24-42473-659 in the United States Bankruptcy Court for the Eastern District of Missouri (the “Bankruptcy Court”).²

The Schedules of Assets and Liabilities and Statements of Financial Affairs (the “Schedules and SOFAs”) filed by the Debtors in the Bankruptcy Court were prepared pursuant to

¹ The address of the Debtors headquarters is 2 Cityplace Dr, Suite 200, Saint Louis, MO 63141-7390. The last four digits of the Debtors’ federal tax identification numbers are: (i) Midwest Christian Villages, Inc. [5009], (ii) Hickory Point Christian Village, Inc. [7659], (iii) Lewis Memorial Christian Village [3104], (iv) Senior Care Pharmacy Services, LLC [1176], (v) New Horizons PACE MO, LLC [4745], (vi) Risen Son Christian Village [9738], (vii) Spring River Christian Village, Inc. [1462], (viii) Christian Homes, Inc. [1562], (ix) Crown Point Christian Village, Inc. [4614], (x) Hoosier Christian Village, Inc. [3749], (xi) Johnson Christian Village Care Center, LLC [8262], (xii) River Birch Christian Village, LLC [7232], (xiii) Washington Village Estates, LLC [9088], (xiv) Christian Horizons Living, LLC [4871], (xv) Wabash Christian Therapy and Medical Clinic, LLC [2894], (xvi) Wabash Christian Village Apartments, LLC [8352], (xvii) Wabash Estates, LLC [8743], (xviii) Safe Haven Hospice, LLC [6886], (xix) Heartland Christian Village, LLC [0196], (xx) Midwest Senior Ministries, Inc. [3401], (xxi) Shawnee Christian Nursing Center, LLC [0068], and (xxii) Safe Haven Hospice, LLC [6886] [filed on August 21, 2024].

² Capitalized terms used but not defined herein shall have the respective meanings ascribed to such terms in the *First Day Declaration of Kathleen (Kate) Bertram* [Docket No. 3].

§ 521 of the Bankruptcy Code and Rule 1007 of the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”) by management of the Debtors with unaudited information available as of the Petition Date.

The Schedules and SOFAs do not purport to represent financial statements prepared in accordance with generally accepted accounting principles in the United States (“GAAP”) and they are not intended to be fully reconciled to the Debtors’ financial statements. The Schedules and SOFAs have been signed by an authorized representative of the Debtors. In reviewing and signing the Schedules and SOFAs, these representatives relied upon the efforts, statements and representations of the Debtors’ other personnel and professionals. These authorized representatives have not (and could not have) personally verified the accuracy of each such statement and representation, including, for example, statements and representations concerning amounts owed to creditors and their addresses.

These General Global Notes and Statement of Limitations, Methodology and Disclaimer Regarding Debtors’ Schedules and SOFAs (the “General Notes”) are incorporated by reference in, and comprise an integral part of, each of the Debtors’ Schedules and SOFAs, and should be referred to and reviewed in connection with any review of the Schedules and SOFAs.

I.

GENERAL NOTES

1. **Reservation of Rights.** The Debtors’ chapter 11 cases are large and complex. Although management of the Debtors have made every reasonable effort to ensure that the Schedules and SOFAs are as accurate and complete as possible, based on the information that was available to them at the time of preparation, subsequent information or discovery may result in material changes to these Schedules and SOFAs, and inadvertent errors or omissions may have occurred. Because the Schedules and SOFAs contain unaudited information, which is subject to further review, verification, and potential adjustment, these Schedules and SOFAs may be inaccurate and/or incomplete.

2. **No Waiver.** Nothing contained in the Schedules and SOFAs or these General Notes shall constitute an admission or a waiver of any of the Debtors’ rights to assert any claims or defenses. For the avoidance of doubt, listing a claim on Schedule D as “secured,” on Schedule E/F as “priority,” on Schedule E/F as “unsecured nonpriority,” or listing a contract or lease on Schedule G as “executory” or “unexpired,” does not constitute an admission by the Debtors of the

legal rights of the claimant, or a waiver of the Debtors' right to recharacterize or reclassify such claim or contract. Failure to designate a claim on a given Debtor's Schedules as "disputed," "contingent," or "unliquidated" does not constitute an admission by the Debtor that such amount is not "disputed," "contingent" or "unliquidated."

3. **Reporting Date.** All asset and liability information, except where otherwise noted, is provided as of the Petition Date.

4. **Confidentiality.** Specific disclosure of certain claims, names, addresses or amounts may be subject to certain disclosure restrictions contained in the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), or otherwise, and in any event, are of a particularly personal and private nature. To the extent the Debtors believe a claim, name, address or amount falls under the purview of HIPAA or includes information that is personal or private in nature (including that of employees), such claims, name, address or amount (as applicable) is not included in these Schedules and SOFAs.

5. **Estimates and Assumptions.** The preparation of the Schedules and SOFAs required the Debtors to make estimates and assumptions that affected the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities and the reported amounts of revenue and expense. Actual results could differ materially from these estimates.

6. **Asset Presentation and Valuation.** The Debtors do not have current market valuations for all of their assets. It would be prohibitively expensive, unduly burdensome and an inefficient use of estate assets, for the Debtors to obtain current market valuations for all of their assets. Wherever possible, unless otherwise indicated, net book values and fair market value as of the Petition Date are presented. When necessary, the Debtors have indicated that the value of certain assets is "Unknown" or "Undetermined." Amounts ultimately realized may vary from whatever value was ascribed and such variance may be material. Accordingly, the Debtors reserve all of their rights to amend, supplement, or adjust the value of each asset set forth herein.

7. **Liabilities.** Certain of the liabilities are scheduled unknown, contingent and/or unliquidated at this time. Accordingly, the Schedules and the SOFAs do not accurately reflect the aggregate amount of the Debtors' total liabilities.

8. **Accounts Payable and Disbursements System.** The financial affairs and business of the Debtors are complex. The Debtors use a centralized cash management system to (a) collect and transfer funds from numerous sources and accounts, (b) disburse funds to satisfy obligations

arising from the daily operation of their business, (c) invest funds pursuant to the Debtors' investment guidelines, and (d) make payments on behalf of each other and their nondebtor subsidiaries and affiliates through cash accounts in the cash management system. Generally, these payments will result in an intercompany balance on the Debtors' books and records.

Additionally, the Debtors are listing parties who received payments from the Debtors as having received those payments from the relevant Debtor (Christian Homes, Inc.) who made the payments and then allocate the expenses amongst the applicable facilities.

9. **Intercompany Transactions.** The Debtors have reported for each Debtor the aggregate net intercompany balance between such Debtors and each other Debtor and/or non-Debtor as assets on Schedule A/B or as liabilities on Schedule E/F, as appropriate, as of the Petition Date. Due to the volume of intercompany accounts payable and receivable, multiple sources and accounting software systems involved, and the complex nature of the Debtors' business, these amounts have not been fully reconciled as of the Petition Date. The listing in the Schedules and Statement (including, without limitation, Schedule A/B or Schedule E/F) by the Debtors of any obligation between a Debtor and another Debtor and/or non-Debtor is a statement of what appears in the Debtors' books and records and does not reflect any admission or conclusion of the Debtors regarding whether such amount would be allowed as a claim or how much obligations may be classified and/or characterized in a Chapter 11 plan or otherwise by the Bankruptcy Court. The Debtors reserve all rights with respect to such obligations.

Intercompany transactions arise in the ordinary course and are primarily related to: (i) pharmacy procurements and (ii) allocated insurance and other corporate overhead and shared costs. Intercompany transactions between Company entities result in intercompany receivables and payables and short term or long term notes. The intercompany balances recorded in the Schedules reflect activity through the fiscal year ended June 30, 2024. Accordingly, the Debtors reserve their rights to amend the Schedules and Statements, if applicable. The Company does review its intercompany transactions on a monthly basis to verify both payables and receivables are reflected and that any variance is below a \$50,000 threshold amount, but does not undergo a full reconciliation process.

10. **Accuracy.** Although the Debtors have made good faith reasonable efforts to file complete and accurate Schedules and Statements, inadvertent errors or omissions may exist. The financial information disclosed herein was not prepared in accordance with federal or state

securities laws or other applicable non-bankruptcy law or in lieu of complying with any periodic reporting requirements thereunder. The Debtors are not liable for and undertake no responsibility to indicate variations for any evaluations of the Debtors based on this financial information or any other information. The Debtors reserve all rights to amend and/or supplement the Schedules and Statements as is necessary or appropriate.

11. **Payment of Prepetition Claims Pursuant to First Day Orders.** Following the Petition Date, the Bankruptcy Court entered various orders on an interim and final basis (the “First Day Orders”), authorizing, but not directing, the Debtors to, among other things, pay certain prepetition: (i) service fees and charges assessed by the Debtors’ banks; (ii) insurance and surety bond obligations; (iii) obligations to critical vendors; (iv) customer program obligations; (v) employee wages, salaries, and related items (including, employee benefit programs and independent contractor obligations); and (vi) taxes and assessments. Where the Schedules and Statements list creditors and set forth the Debtors’ scheduled amounts attributable to such claims, such scheduled amounts reflect balances owed as of the Petition Date. To the extent any adjustments are necessary for any payments made on account of such claims following the commencement of these chapter 11 cases pursuant to the authority granted to the Debtors by the Bankruptcy Court under the First Day Orders, such adjustments may be included within the Schedules and Statements. The Debtors reserve the right to update the Schedules and Statements to reflect payments made pursuant to the First Day Orders that may not be represented in the attached Schedules and Statements.

12. **Setoffs.** The Debtors routinely incur setoffs from customers and suppliers in the ordinary course of business. Such ordinary course setoffs can arise from various items including, but not limited to, billing discrepancies, refunds, rebates, certain intercompany transactions, and other disputes between the Debtors and their suppliers. These routine setoffs are consistent with the ordinary course of business in the Debtors’ industry, and, therefore, can be particularly voluminous, unduly burdensome, and costly for the Debtors to regularly document. Therefore, although such setoffs and other similar rights may have been accounted for when scheduling certain amounts, these ordinary course setoffs are not independently accounted for, and, as such, are or may be excluded from the Schedules and Statements. Any setoff of a prepetition debt to be applied against the Debtors is subject to the automatic stay and must comply with section 553 of the Bankruptcy Code.

13. **Currency.** All amounts are reflected in U.S. dollars unless otherwise indicated.

14. **Recharacterization.** The Debtors have made reasonable efforts to characterize, classify, categorize or designate the claims, assets, executory contracts, unexpired leases and other items reported in the Schedules and SOFAs correctly. Due to the complexity and size of the Debtors' business, however, the Debtors may have improperly characterized, classified, categorized or designated certain items. Further, the designation of a category is not meant to be wholly inclusive or descriptive of the rights or obligations represented by such item.

15. **Claim Description.** Any failure to designate a claim on the Debtors' Schedules and SOFAs as "contingent," "unliquidated" or "disputed" does not constitute an admission by the Debtors that such claim is not "contingent," "unliquidated" or "disputed." The Debtors reserve all of their rights to dispute, or to assert offsets or defenses to, any claim reflected on the Schedules and SOFAs as to amount, liability, priority, secured or unsecured status, classification or any other grounds or to otherwise subsequently designate any claim as "contingent," "unliquidated" or "disputed." The Debtors reserve all of their rights to amend their Schedules and SOFAs as necessary and appropriate, including, but not limited to, with respect to claim description and designation.

16. **Undetermined or Unknown Amounts.** The description of an amount as "Undetermined" or "Unknown" is not intended to reflect upon the materiality of such amount. Certain amounts may be clarified over the period of the bankruptcy proceedings and certain amounts may depend on contractual obligations to be assumed or rejected as part of a sale in a bankruptcy proceeding under § 363 of the Bankruptcy Code.

17. **Bankruptcy Court First-Day Orders.** The Bankruptcy Court has entered certain orders (the "Orders") authorizing the Debtors to pay various outstanding prepetition claims, including, but not limited to, payments relating to employee compensation, benefits, and reimbursable business expenses and critical vendors. In general, claims paid pursuant to the Orders are not reflected in the Schedules and SOFAs.

18. **Contingent Assets and Causes of Action.** Despite their reasonable efforts to identify all known assets, the Debtors may not have listed all of their causes of action or potential causes of action against third parties as assets in their Schedules and SOFAs, including, but not limited to, avoidance actions arising under chapter 5 of the Bankruptcy Code and actions under other relevant non-bankruptcy laws to recover assets. The Debtors reserve all of their rights with

respect to any claims, causes of action, or avoidance actions they may have, and neither these General Notes nor the Schedules and SOFAs shall be deemed a waiver of any such claims, causes of actions, or avoidance actions or in any way prejudice or impair the assertion of such claims.

19. **Certain Funds Not Property of the Debtors' Estates.** The Debtors received certain donations and grants, testamentary or otherwise, which were provided subject to restrictions (contractual or otherwise) on the use of such funds. These funds may not be property of the Debtors' estates, and, as a consequence, the Debtors have not listed any of the donors or grantors that may have an interest in these funds as creditors of their estates in the Schedules and Statements. Most of those assets are held in a non-debtor foundation, Christian Horizons Charitable Foundation.

In the ordinary course of operating their independent, assisted and skilled nursing communities, the Debtors offer certain residents the ability to fund resident trust accounts to have convenient access to funds they can use while in residence. The funds in the resident trust fund accounts are not property of the Debtors' estates. Accordingly, the Debtors have not listed the residents that may have an interest in resident trust fund accounts as creditors in the Schedules and SOFAs.

20. **Unknown Addresses.** The Debtors have made and continue to make their best efforts to collect all addresses for all parties in interest; not all addresses for parties on these Schedules and SOFAs have been obtained. The Debtors continue to pursue complete notice information and will provide updated information as reasonable practicable.

21. **General Notes Control.** In the event that the Schedules or Statement differ from any of the foregoing General Notes, the General Notes shall control.

II.

SCHEDULES AND SOFAs

22. **Assumptions Used to Prepare Specific Schedules or SOFA Questions:**

SOFA Question #4. Intercompany transfers between Debtors are not reflected in SOFA #4. All payments to insiders are listed from the estate they were paid from only, although the insiders are also officers or directors of other entities.

SOFA Question #9. The charitable gifts listed were pass-throughs of gifts received from the Debtors' residents or donors.

SOFA Question #21. The Debtors' communities contain resident property and belongings that are not property of the estates. Accordingly, the Debtors have not quantified or included such resident property.

SOFA Question #26(d). As many of the Debtors are nonprofit organizations and tax exempt as described in 26 U.S.C. § 501, the Debtors' financial statements and Forms 990 as filed with the Internal Revenue Service are available online at www.Guidestar.org. Consequently, the Debtors do not have records of the parties who requested or obtained copies of their financial statements. These reports were also provided to various counterparties of the Debtors as required under various contractual arrangements (e.g., lenders under certain of the Debtors' debt arrangements) and are publicly reported at <https://emma.msrb.org>.

Schedule A/B, Part 1. Cash accounts are presented at book value, unless otherwise noted.

Schedule A/B #55. The Debtors listed the "Current value of debtor's interest" using net book value.

Schedule A/B #73: The Debtors maintain a variety of insurance policies. The Debtors have not made a determination as to the surrender or refund value of each of the insurance policies. Therefore, the Debtors' insurance policies are listed with an undetermined value.

Schedule A/B #77. Included in the response to #77 are "Construction in Progress" assets. Construction in progress assets represent costs associated with ongoing capital projects that have not yet been completed and placed into service. These projects are primarily associated with in progress software development and implementation-related costs, building improvements, land improvements, and other costs incurred prior to equipment being placed into service.

Schedule D. Except as otherwise agreed pursuant to a stipulation or agreed order or general order entered by the Bankruptcy Court, the Debtors reserve their rights to dispute or challenge validity, perfection or immunity from avoidance of any lien purported to be granted or perfected in any specific asset to a secured creditor listed on Schedule D of any Debtor. Moreover, although the Debtors may have scheduled claims of various creditors as secured claims, the Debtors reserve all rights to dispute or challenge the secured nature of any such creditor's claim or the characterization of the structure of any such transaction or any document or instrument (including, without limitation, any intercompany agreement) related to such creditor's claim. In certain instances, a Debtor may be a co-obligor, co-mortgagor or guarantor with respect to scheduled claims of other Debtors, and no claim set forth on Schedule D of any Debtor is intended to acknowledge claims of creditors that are otherwise satisfied or discharged by other entities. The descriptions provided in Schedule D are intended only as a summary. Reference to the applicable loan agreements and related documents is necessary for a complete description of the collateral and the nature, extent and priority of any liens. Nothing in the General Notes or the Schedules and SOFAs shall be deemed a modification or interpretation of the terms of such agreements.

Schedule E/F. Pursuant to orders of the Bankruptcy Court, the Debtors were permitted to pay certain prepetition wages and salaries and to pay certain employee benefits and other workforce obligations. The Debtors made the aforementioned payments, and, thus, the respective employee claims are not listed in Schedule E.

The Debtors scheduled only claims and executory contracts for which the Debtors may be contractually and/or directly liable. No claims have been scheduled for which a Debtor may have benefited indirectly from a contractual relationship to which a Debtor was not a named party.

The Debtors have used their best efforts to report all general unsecured claims against each Debtor on Schedule F based upon the Debtors' existing books and records. The following is a non-exhaustive list of items which were among those included in the population disclosed for this schedule: unsecured debt outstanding, accounts payable outstanding, travel and entertainment expenses, PTO earned but yet not paid to employees, lease obligations, litigation, guarantees and vendors with whom we have executory contracts under which amounts may be due. Schedule F does not include certain deferred liabilities, accruals or general reserves. Such amounts are, however, reflected on the Debtors' books and records as required in accordance with GAAP. Such accruals are general estimates of liabilities and do not represent specific claims as of the Petition Date.

To the extent any amounts in respect of prepetition claims have been paid through the date hereof pursuant to Orders of the Bankruptcy Court, such amount have been excluded. No claim set forth on Schedule E/F of any Debtor is intended to acknowledge claims of claimholders that are or may be otherwise satisfied or discharged.

Insurance Refund Claims: As part of the Debtors' normal business operations, insurance companies from time to time overpay amounts due to the Debtors. Only the estimated amount of such overpayments are recorded in the Debtors' accounting records because determination of the exact amount of such overpayments is a time consuming manual process. The Debtors only calculate the exact amount of the insurance company overpayments if and when the payer requests a refund.

Schedule G. The businesses of the Debtors are complex. While the Debtors' existing records and information systems have been relied upon to identify and schedule executory contracts at each of the Debtors and every effort has been made to ensure the accuracy of the Schedule of Executory Contracts and Unexpired Leases, inadvertent errors or omissions may have occurred. The Debtors hereby reserve all of their rights to dispute the validity, status, or enforceability of any contracts, agreements or leases set forth in Schedule G and to amend or supplement such Schedule as necessary. The contracts, agreements and leases listed on Schedule G may have expired or may have been modified, amended, or supplemented from time to time by various amendments, restatements, waivers, estoppel certificates, letters, conduct/course of business, memoranda and other documents, instruments and agreements which may not be listed therein. Certain of the real property leases listed on Schedule G may contain renewal options, guarantees of

payments, options to purchase, rights of first refusal, rights to lease additional space and other miscellaneous rights. Such rights, powers, duties and obligations are not set forth on Schedule G. Certain of the agreements listed on Schedule G may be in the nature of conditional sales agreements or secured financings. The presence of a contract or agreement on Schedule G does not constitute an admission that such contract or agreement is an executory contract or unexpired lease. The Debtors reserve all of their rights, claims and causes of action with respect to the contracts and agreements listed on the Schedule, including the rights to dispute or challenge the characterization or the structure of any transaction document or instrument. Although the Debtors made diligent attempts to attribute executory contracts to the applicable Debtor, in certain instances, the specific Debtor obligors to certain of the agreements may not have been specifically ascertained in every circumstance. Accordingly, the Debtors reserve all of their rights with respect to the named parties of any and all executory contracts, including the right to amend Schedule G. Additionally, certain executory agreements may not have been memorialized and could be subject to dispute. Generally, executory agreements that are oral in nature have not been included in the Schedule.

Schedule H. In the ordinary course of their business, the Debtors may be involved in pending or threatened litigation and claims. These matters may involve multiple plaintiffs and defendants, some or all of whom may assert cross-claims and counterclaims against other parties. Because all such claims are “contingent,” “unliquidated” or “disputed”, such claims have not been set forth individually on Schedule H. The Debtors may not have identified certain Guarantees that are embedded in the Debtors’ executory contracts, unexpired leases, secured financings, debt instruments and other such agreements. The Debtors reserve their rights to amend the Schedules to the extent that additional Guarantees are identified or such Guarantees are discovered to have expired or unenforceable.

III.

CONCLUSION

23. **Limitation of Liability.** The Debtors and their officers, employees, agents, attorneys, and financial advisors do not guarantee or warrant the accuracy, completeness, or currentness of the data that is provided herein and shall not be liable for any loss or injury arising out of or caused, in whole or in part, by the acts, errors, or omissions, whether negligent or otherwise, in procuring, compiling, collecting, interpreting, reporting, communicating, or delivering the information contained herein. The Debtors and their officers, employees, agents, attorneys, and financial advisors expressly do not undertake any obligation to update, modify, revise, or re-categorize the information provided herein or to notify any third party should the information be updated, modified, revised or recategorized. In no event shall the Debtors or their officers, employees, agents, attorneys, and financial advisors be liable to any third party for any direct, indirect, incidental, consequential, or special damages (including, but not limited to,

damages arising from the disallowance of a potential claim against the Debtors or damages to business reputation, lost business, or lost profits), whether foreseeable or not and however caused.

Fill in this information to identify the case:

Debtor Name: In re : Wabash Estates, LLC

United States Bankruptcy Court for the: Eastern District of Missouri

Case number (if known): 24-42489 (KSS)

☒ Check if this is an amended filing

Official Form 206Sum

Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)

1a. Real property:

Copy line 88 from *Schedule A/B*

\$ 2,767,495.01

1b. Total personal property:

Copy line 91A from *Schedule A/B*

\$ 920,017.72*

1c. Total of all property:

Copy line 92 from *Schedule A/B*

\$ 3,687,512.73*

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*

\$ 3,876,350.00

3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)

3a. Total claim amounts of priority unsecured claims:

Copy the total claims from Part 1 from line 5a of *Schedule E/F*

\$ 42,760.37

3b. Total amount of claims of nonpriority amount of unsecured claims:

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*

+ \$ 0.00

4. Total liabilities

Lines 2 + 3a + 3b

\$ 3,919,110.37

* Amended Herein

Fill in this information to identify the case:

Debtor Name: In re : Wabash Estates, LLC

United States Bankruptcy Court for the: Eastern District of Missouri

Case number (if known): 24-42489 (KSS)

☒ Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☐ No. Go to Part 2.
☒ Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

2. Cash on hand

2.1 None \$

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number		
3.1 Lument	Escrow	8691	\$	397,543.64
Amended herein - added				
3.2 Old National Bank	AP Account	1193	\$	175,695.35
3.3 Old National Bank	Deposit Account	1185	\$	0.00
3.4 Old National Bank	Non Government Deposit Account	1276	\$	1.60
3.5 First Bank	Auxiliary	9172	\$	2,218.59
3.6 Old National Bank	Reserve Account	2777	\$	0.00

4. Other cash equivalents (Identify all)

4.1 None \$

Debtor: Wabash Estates, LLC

Name

Case number (if known): 24-42489

5. Total of Part 1

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$	575,459.18
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Part 2: Deposits and prepayments

6. Does the debtor have any deposits or prepayments?

- ☐ No. Go to Part 3.
☒ Yes. Fill in the information below.

Current value of debtor's interest

7. Deposits, including security deposits and utility deposits

Description, including name of holder of deposit

7.1 None \$

8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent

Description, including name of holder of prepayment

8.1 See Schedule A/B 8 Attachment \$ 50,281.04

9. Total of Part 2.

Add lines 7 through 8. Copy the total to line 81.

\$ 50,281.04

Debtor: Wabash Estates, LLC

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Case number (if known):

24-42489

Name

Part 3: Accounts receivable**10. Does the debtor have any accounts receivable?**

- ☐ No. Go to Part 4.
- ☒ Yes. Fill in the information below.

**Current value of debtor's
interest****11. Accounts receivable**

	Description	face amount	doubtful or uncollectible accounts		
11a.	90 days old or less:	Accounts Receivable - 90 days or less	\$ 109,369.69	- \$ 0.00	=..... → \$ 109,369.69
11b.	Over 90 days old:	Accounts Receivable - over 90 days	\$ 165,893.44	- \$ 97,812.00	=..... → \$ 68,081.44

12. Total of Part 3.

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$ 177,451.13

Debtor: Wabash Estates, LLC

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Case number (if known):

24-42489

Name

Part 4: Investments**13. Does the debtor own any investments?**

- ☒ No. Go to Part 5.
- ☐ Yes. Fill in the information below.

Valuation method used
for current value

Current value of debtor's interest

14. Mutual funds or publicly traded stocks not included in Part 1

Name of fund or stock:

14.1 _____ \$ 0.00

15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture

Name of entity:

% of ownership:

15.1 _____ \$ 0.00

16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1

Describe:

16.1 _____ \$ 0.00

17. Total of Part 4.

Add lines 14 through 16. Copy the total to line 83.

\$ 0.00

Debtor: Wabash Estates, LLC

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Case number (if known):

24-42489

Name

Part 5: Inventory, excluding agriculture assets**18. Does the debtor own any inventory (excluding agriculture assets)?**

- ☐ No. Go to Part 6.
- ☒ Yes. Fill in the information below.

General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19. Raw materials				
19.1 None		\$		\$
20. Work in progress				
20.1 None		\$		\$
21. Finished goods, including goods held for resale				
21.1 None		\$		\$
22. Other inventory or supplies				
Other Inventory: Admin supplies, nursing supplies, paper & chemical, gift shop				
22.1	6/26/2024	\$ 813.57	Net Book Value	\$ 813.57

23. Total of Part 5.

Add lines 19 through 22. Copy the total to line 84.

\$ 813.57

24. Is any of the property listed in Part 5 perishable?

- ☐ No
- ☒ Yes

25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?

- ☐ No
- ☒ Yes. Description _____ Book value \$ _____ Valuation method _____ Current value \$ 0.00

26. Has any of the property listed in Part 5 been appraised by a professional within the last year?

- ☒ No
- ☐ Yes

Debtor: Wabash Estates, LLC

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Case number (if known):

24-42489

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Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
- ☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28. Crops—either planted or harvested			
28.1 _____	\$ _____		\$ _____ 0.00
29. Farm animals <i>Examples:</i> Livestock, poultry, farm-raised fish			
29.1 _____	\$ _____		\$ _____ 0.00
30. Farm machinery and equipment (Other than titled motor vehicles)			
30.1 _____	\$ _____		\$ _____ 0.00
31. Farm and fishing supplies, chemicals, and feed			
31.1 _____	\$ _____		\$ _____ 0.00
32. Other farming and fishing-related property not already listed in Part 6			
32.1 _____	\$ _____		\$ _____ 0.00
33. Total of Part 6.			
Add lines 28 through 32. Copy the total to line 85.			\$ _____ 0.00

34. Is the debtor a member of an agricultural cooperative?

- ☐ No
- ☐ Yes. Is any of the debtor's property stored at the cooperative?
- ☐ No
- ☐ Yes

35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?

- ☐ No
- ☐ Yes. Description _____ Book value \$ _____ Valuation method _____ Current value \$ _____ 0.00

36. Is a depreciation schedule available for any of the property listed in Part 6?

- ☐ No
- ☐ Yes

37. Has any of the property listed in Part 6 been appraised by a professional within the last year?

- ☐ No
- ☐ Yes

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Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☐ No. Go to Part 8.
- ☒ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39. Office furniture			
39.1 None	\$		\$
40. Office fixtures			
40.1 None	\$		\$
41. Office equipment, including all computer equipment and communication systems equipment and software			
41.1 Computer Equipment	\$ 25,072.28	Net Book Value	\$ 25,072.28
42. Collectibles <i>Examples:</i> Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles			
42.1 None	\$		\$

43. Total of Part 7.

Add lines 39 through 42. Copy the total to line 86.

\$ 25,072.28

44. Is a depreciation schedule available for any of the property listed in Part 7?

- ☐ No
- ☒ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

- ☒ No
- ☐ Yes

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☐ No. Go to Part 9.
- ☒ Yes. Fill in the information below.

General description <small>Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)</small>	Net book value of debtor's interest <small>(Where available)</small>	Valuation method used for current value	Current value of debtor's interest
47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles			
47.1 2010 Ford Bus 1FDEE3FS8ADA69056	\$ 0.00	NA	\$ 0.00
47.2 2019 Temp Golf Cart	\$ 9,879.30	Net Book Value	\$ 9,879.30
2019 Dodge Grand Caravan 47.3 FIN 2C4RDGBG1KR754449 *	\$ 0.00		\$ 0.00

* Amended Herein: Added

48. **Watercraft, trailers, motors, and related accessories** Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels

48.1 None \$ _____ \$ _____

49. **Aircraft and accessories**

49.1 None \$ _____ \$ _____

50. **Other machinery, fixtures, and equipment (excluding farm machinery and equipment)**

50.1 Resident room furniture, fixtures, & equipment \$ 81,061.22 Net Book Value \$ 81,061.22

51. **Total of Part 8.**

Add lines 47 through 50. Copy the total to line 87.

\$ 90,940.52

52. **Is a depreciation schedule available for any of the property listed in Part 8?**

- ☐ No
- ☒ Yes

53. **Has any of the property listed in Part 8 been appraised by a professional within the last year?**

- ☒ No
- ☐ Yes

Debtor: Wabash Estates, LLC

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Case number (if known):

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Part 9: Real property**54. Does the debtor own or lease any real property?**

- ☐ No. Go to Part 10.
- ☒ Yes. Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**Description and location of property**

Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.

Nature and extent of debtor's interest in property

Net book value of debtor's interest
(Where available)

Valuation method used for current value

Current value of debtor's interest

55.1 See Schedule A/B 55 Attachment

\$ 2,767,495.01

\$ 2,767,495.01

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$ 2,767,495.01

57. Is a depreciation schedule available for any of the property listed in Part 9?

- ☐ No
- ☒ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- ☒ No
- ☐ Yes

Debtor: Wabash Estates, LLC

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Part 10: Intangibles and intellectual property

59. Does the debtor have any interests in intangibles or intellectual property?

- ☐ No. Go to Part 11.
- ☒ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60. Patents, copyrights, trademarks, and trade secrets			
60.1 None	\$		\$
61. Internet domain names and websites			
61.1 None	\$		\$
62. Licenses, franchises, and royalties			
62.1 None	\$		\$
63. Customer lists, mailing lists, or other compilations			
63.1 Customer Lists	\$		\$ Undetermined
64. Other intangibles, or intellectual property			
64.1 None	\$		\$
65. Goodwill			
65.1 None	\$		\$

66. Total of Part 10.

Add lines 60 through 65. Copy the total to line 89.

\$ 0.00

67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?

- ☐ No
- ☒ Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

- ☒ No
- ☐ Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- ☒ No
- ☐ Yes

Part 11: All other assets

70. **Does the debtor own any other assets that have not yet been reported on this form?**
Include all interests in executory contracts and unexpired leases not previously reported on this form.
- ☐ No. Go to Part 12.
- ☒ Yes. Fill in the information below.

Current value of debtor's
interest

71. **Notes receivable**

Description (include name of obligor)	Total face amount	doubtful or uncollectible accounts	
71.1 None	\$	- \$	=..... → \$

72. **Tax refunds and unused net operating losses (NOLs)**

Description (for example, federal, state, local)	Tax year	
72.1 None		\$

73. **Interests in insurance policies or annuities**

73.1 See Global Note	\$
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74. **Causes of action against third parties (whether or not a lawsuit has been filed)**

74.1 Resident Collections	\$	Undetermined
Nature of claim	Resident Collections	
Amount requested	\$	112,516.00

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

75.1 None	\$
Nature of claim	
Amount requested	\$

76. **Trusts, equitable or future interests in property**

76.1 None	\$
-----------	----

77. **Other property of any kind not already listed** Examples: Season tickets, country club membership

77.1 None	\$
-----------	----

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$	0.00
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79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

- ☒ No
- ☐ Yes

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. Copy line 5, Part 1.	\$ 575,459.18*	
81. Deposits and prepayments. Copy line 9, Part 2.	\$ 50,281.04	
82. Accounts receivable. Copy line 12, Part 3.	\$ 177,451.13	
83. Investments. Copy line 17, Part 4.	\$ 0.00	
84. Inventory. Copy line 23, Part 5.	\$ 813.57	
85. Farming and fishing-related assets. Copy line 33, Part 6.	\$ 0.00	
86. Office furniture, fixtures, and equipment; and collectibles. Copy line 43, Part 7.	\$ 25,072.28	
87. Machinery, equipment, and vehicles. Copy line 51, Part 8.	\$ 90,940.52	
88. Real property. Copy line 56, Part 9.....→		\$ 2,767,495.01
89. Intangibles and intellectual property. Copy line 66, Part 10.	\$ 0.00	
90. All other assets. Copy line 78, Part 11.	\$ 0.00	
91. Total. Add lines 80 through 90 for each column.....91a.	\$ 920,017.72*	\$ 2,767,495.01
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92.		\$ 3,687,512.73*

* Amended Herein

Fill in this information to identify the case:

Debtor Name: In re : Wabash Estates, LLC

United States Bankruptcy Court for the: Eastern District of Missouri

Case number (if known): 24-42489 (KSS)

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets--Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☒ *Amended Schedule* Schedule A/B: Assets - Real and Personal Property, Summary of Assets and Liabilities for Non-Individuals
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 09/23/2024

MM / DD / YYYY

✕ / s / Barbara A Shepard

Signature of individual signing on behalf of debtor

Barbara A Shepard

Printed name

Vice President

Position or relationship to debtor

In re: Wabash Estates, LLC

Case No. 24-42489

Schedule A/B 8

Prepayments

Description	Name of holder of prepayment	Current value of debtor's interest
Data/IT	Sentinel Technologies	\$1,686.44
Insurance	Flood Insurance	\$483.75
Insurance	Marsh USA	\$36,410.84
Insurance	Mortgage Insurance	\$6,498.22
Insurance	Phly Auto	\$438.39
Maintenance	Otis Elevator Company	\$832.70
Regulatory Resource	The Compliance Store	\$498.67
Senior Living Program	Affordable Assisted Living Coalition	\$2,106.00
Software	Yardi	\$1,326.03
	TOTAL:	\$50,281.04

In re: Wabash Estates, LLC

Case No. 24-42489

Schedule A/B 55

Real property

Description of property	Location of property	Nature and extent of debtor's interest in property	Net book value of debtor's interest (where available)	Valuation method used for current value	Current value of debtor's interest
Building - Supportive Living	532 ABELSON DR, CARMI, IL 62821	Owned	\$2,734,187.67	Net Book Value	\$2,734,187.67
Land - Supportive Living	532 ABELSON DR, CARMI, IL 62821	Owned	\$17,000.00	Net Book Value	\$17,000.00
Land Imp - Supportive Living	532 ABELSON DR, CARMI, IL 62821	Owned	\$16,307.34	Net Book Value	\$16,307.34
		TOTAL:	\$2,767,495.01	TOTAL:	\$2,767,495.01