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5 Attorneys for Debtor and Debtor-in-Possession,
6 CRYSTAL WATERFALLS LLC

7
8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **LOS ANGELES DIVISION**

11
12 In re)
13 CRYSTAL WATERFALLS LLC, a California)
limited liability company,)
14)
15)
16 Debtor and Debtor-in-Possession.)

Case No.: 2:15-bk-27769-ER

Chapter 11

**NOTICE OF LODGMENT OF REVISED
BUDGET IN CONNECTION WITH
DEBTOR'S MOTION FOR INTERIM
AND FINAL ORDERS AUTHORIZING
THE USE OF CASH COLLATERAL**

Hearing Date and Time:
Date: February 24, 2016
Time: 10:00 a.m.
Place: Ctrm 1568

1 **TO THE HONORABLE ERNEST M. ROBLES UNITED STATES BANKRUPTCY**
2 **JUDGE; THE OFFICE OF THE UNITED STATES TRUSTEE; AND INTERESTED**
3 **PARTIES:**

4 **PLEASE TAKE NOTICE** that Debtor and Debtor-in-Possession, Crystal Waterfalls, LLC
5 (“Debtor”), hereby submits its revised budget in connection with its Motion for Interim and Final
6 Orders Authorizing the Use of Cash Collateral (“Cash Collateral Motion”) [Docket No. 11].

7 **DATED:** February 22, 2016

LANDSBERG LAW, APC

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9 By: /s/ Casey Z. Donoyan
10 Ian S. Landsberg, Esq.
11 Casey Z. Donoyan, Esq.
12 Attorneys for the Debtor and Debtor-in-Possession
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WEEK BY WEEK BUDGET	TTL WEEK 4	TTL WEEK 5	TTL WEEK 6	TTL WEEK 7	TTL WEEK 8	TTL WEEK 9	TTL WEEK 10	TTL WEEK 11	TTL WEEK 12	TTL WEEK 13	TTL WEEK 14	TTL WEEK 15	TTL WEEK 16
Room Revenue	1806	1806	1806	1806	1806	1806	1806	1806	1806	1806	1806	1806	1806
Room Revenue	\$65,393.46	\$65,393.46	\$71,177.14	\$76,655.73	\$79,117.70	\$84,082.52	\$90,579.83	\$98,587.49	\$78,587.49	\$72,582.01	\$71,559.05	\$88,486.80	\$78,391.24
Misc Dept Revenue	\$1,515.62	\$1,479.89	\$1,453.09	\$1,453.09	\$1,470.91	\$1,470.91	\$1,473.82	\$1,577.82	\$1,577.82	\$1,577.82	\$1,599.44	\$1,601.87	\$1,801.87
Total Revenue	\$66,909.08	\$66,873.35	\$72,630.23	\$78,108.82	\$80,588.61	\$85,553.43	\$92,053.65	\$100,165.31	\$80,165.31	\$74,159.83	\$73,158.50	\$90,093.67	\$80,193.11
Room Expenses	\$34,148.04	\$32,793.35	\$29,327.89	\$23,537.88	\$23,537.88	\$23,706.44	\$24,779.06	\$24,779.06	\$24,779.06	\$24,779.06	\$24,779.06	\$24,762.12	\$24,759.30
Depreciation Expense	\$24,977.14	\$23,802.82	\$23,150.74	\$23,537.88	\$23,537.88	\$23,706.44	\$24,779.06	\$24,779.06	\$24,779.06	\$24,779.06	\$24,779.06	\$24,762.12	\$24,759.30
Administrative and General	\$5,974.87	\$6,129.46	\$6,237.03	\$6,237.03	\$6,237.03	\$6,237.03	\$6,176.85	\$6,176.85	\$6,176.85	\$6,176.85	\$6,176.85	\$6,561.26	\$6,623.32
Info and Telecom Systems	\$1,668.95	\$1,607.42	\$1,561.28	\$1,561.28	\$1,561.28	\$1,561.28	\$1,613.52	\$1,613.52	\$1,613.52	\$1,613.52	\$1,613.52	\$1,561.26	\$1,561.26
Sales and Marketing	\$4,081.10	\$4,991.79	\$4,624.81	\$4,624.81	\$4,624.81	\$4,624.81	\$4,688.17	\$4,688.17	\$4,688.17	\$4,688.17	\$4,688.17	\$4,909.46	\$3,907.70
Energy	\$4,973.61	\$4,489.00	\$4,683.00	\$4,683.00	\$4,683.00	\$4,767.83	\$5,275.44	\$5,275.44	\$5,275.44	\$5,275.44	\$5,275.44	\$5,176.33	\$5,199.92
Repairs and Maintenance	\$5,500.23	\$5,709.43	\$5,798.82	\$5,798.82	\$5,798.82	\$5,798.82	\$5,686.82	\$5,686.82	\$5,686.82	\$5,686.82	\$5,686.82	\$5,661.23	\$5,656.97
Franchise Fees	\$4,772.09	\$4,823.09	\$4,861.38	\$4,861.38	\$4,861.38	\$4,912.17	\$5,216.86	\$5,216.86	\$5,216.86	\$5,216.86	\$5,216.86	\$5,166.07	\$5,166.07
Multi-tenant Expenses	\$27,000.31	\$27,000.31	\$27,000.31	\$27,000.31	\$27,000.31	\$27,000.31	\$27,000.31	\$27,000.31	\$27,000.31	\$27,000.31	\$27,000.31	\$27,000.31	\$27,000.31
Room Operating Profit	\$32,761.04	\$34,080.00	\$43,302.34	\$54,570.94	\$56,851.59	\$61,846.99	\$67,274.60	\$75,986.26	\$51,986.26	\$49,380.82	\$48,380.82	\$65,331.45	\$55,433.81
Management Fees	\$2,247.95	\$2,270.04	\$2,297.31	\$2,297.31	\$2,297.31	\$2,297.31	\$2,297.31	\$2,297.31	\$2,297.31	\$2,297.31	\$2,297.31	\$2,297.31	\$2,297.31
Non-tenant Related Expenses	\$18,402.89	\$18,270.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00
Insurance	\$1,454.31	\$1,400.70	\$1,380.48	\$1,380.48	\$1,380.48	\$1,380.48	\$1,405.83	\$1,405.83	\$1,405.83	\$1,405.83	\$1,405.83	\$1,366.56	\$1,360.48
Capital Warehouse Payroll	\$1,393.00	\$1,393.00	\$1,393.00	\$1,393.00	\$1,393.00	\$1,393.00	\$1,393.00	\$1,393.00	\$1,393.00	\$1,393.00	\$1,393.00	\$1,393.00	\$1,393.00
Legal Fees Landscaping Law	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Total Related Expenses	\$4,847.30	\$4,793.70	\$4,773.49	\$4,773.49	\$4,773.49	\$4,773.49	\$4,798.83	\$4,798.83	\$4,798.83	\$4,798.83	\$4,798.83	\$4,713.48	\$4,713.48
Operating Profit	\$28,913.74	\$29,286.30	\$38,528.85	\$50,807.45	\$52,078.10	\$57,073.50	\$62,475.77	\$71,187.43	\$47,187.43	\$47,082.01	\$46,082.01	\$60,617.70	\$50,720.33
Non-Operating Profit	\$10,862.07	\$10,461.62	\$10,161.29	\$10,161.29	\$10,161.29	\$10,289.48	\$10,300.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,209.58	\$10,862.07
Property Taxes	\$4,427.29	\$4,606.61	\$4,516.13	\$4,516.13	\$4,516.13	\$4,587.63	\$4,666.67	\$4,666.67	\$4,666.67	\$4,666.67	\$4,666.67	\$4,597.62	\$4,827.62
Other Expenses	\$15,989.46	\$15,111.29	\$15,477.42	\$15,477.42	\$15,477.42	\$15,470.73	\$15,470.73	\$15,470.73	\$15,470.73	\$15,470.73	\$15,470.73	\$15,470.73	\$15,470.73
Real Non-Qualified Rates	\$6,107.00	\$5,890.00	\$5,812.00	\$5,748.00	\$5,680.00	\$5,544.00	\$5,462.00	\$5,411.00	\$5,411.00	\$5,411.00	\$5,411.00	\$5,411.00	\$5,411.00
National Corporate Accs	\$1,807.00	\$1,635.00	\$1,527.25	\$1,499.60	\$1,465.30	\$1,429.00	\$1,445.00	\$1,445.00	\$1,445.00	\$1,445.00	\$1,445.00	\$1,445.00	\$1,445.00
Comptia	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Corporate LIA	\$1,482.00	\$1,344.00	\$1,286.00	\$1,286.00	\$1,286.00	\$1,286.00	\$1,286.00	\$1,286.00	\$1,286.00	\$1,286.00	\$1,286.00	\$1,286.00	\$1,286.00
Government	\$280.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Discount - AIA	\$2,802.57	\$2,202.10	\$2,519.30	\$2,519.30	\$2,519.30	\$2,519.30	\$2,519.30	\$2,519.30	\$2,519.30	\$2,519.30	\$2,519.30	\$2,519.30	\$2,519.30
Qualified Discounts	\$1,099.20	\$659.20	\$659.20	\$356.20	\$786.20	\$4,683.00	\$3,603.00	\$2,293.00	\$3,741.00	\$3,741.00	\$3,741.00	\$3,741.00	\$3,741.00
Non-Qualified Discounts	\$4,995.00	\$4,280.95	\$5,008.00	\$7,154.65	\$8,993.25	\$9,097.25	\$6,708.00	\$5,741.00	\$4,960.00	\$4,960.00	\$4,960.00	\$4,960.00	\$4,960.00
Package	\$248.00	\$478.00	\$1,020.00	\$824.00	\$385.00	\$1,793.90	\$868.00	\$375.00	\$949.00	\$949.00	\$949.00	\$949.00	\$949.00
Wholesale	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Revenue	\$2,217.69	\$990.07	\$4,468.00	\$1,183.00	\$786.00	\$2,100.85	\$1,926.84	\$1,721.86	\$910.16	\$1,204.73	\$1,615.65	\$1,284.45	\$1,601.54
Internet Opexure	\$3,335.00	\$7,349.00	\$7,658.39	\$12,027.00	\$7,022.85	\$11,461.24	\$14,215.00	\$13,448.00	\$4,989.56	\$7,907.46	\$10,664.89	\$11,601.54	\$11,601.54
Internet Non Opexure	\$13,109.00	\$11,985.00	\$13,045.00	\$12,816.00	\$13,358.00	\$14,028.73	\$15,121.28	\$11,822.22	\$12,243.59	\$10,982.71	\$11,098.21	\$11,605.13	\$11,605.13
Transportation Expenses	\$89,822.46	\$87,183.33	\$84,164.16	\$82,973.78	\$84,951.79	\$84,486.32	\$86,630.33	\$80,278.48	\$81,902.41	\$80,393.45	\$81,393.45	\$83,313.24	\$80,893.45
Group - Corporate	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Group - SHERIFFS	\$2,625.00	\$2,842.50	\$2,295.00	\$2,295.00	\$2,295.00	\$2,400.00	\$1,790.00	\$178.00	\$2,670.00	\$3,115.00	\$1,670.00	\$2,670.00	\$2,670.00
Self Group	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tour/Wholesale Group	\$23,625.00	\$23,285.00	\$26,928.00	\$26,928.00	\$26,928.00	\$27,202.00	\$28,189.80	\$28,189.80	\$28,189.80	\$28,189.80	\$27,814.00	\$27,404.00	\$27,404.00
Group Admin Expenses	\$38,250.00	\$38,131.50	\$39,213.90	\$39,213.90	\$39,213.90	\$39,832.30	\$39,398.40	\$39,487.80	\$39,559.80	\$39,589.80	\$39,589.80	\$39,589.80	\$39,589.80

550,110.05
Over 13 Wks

PROOF OF SERVICE

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 280 South Beverly Drive, Suite 504, Beverly Hills, CA 90212

A true and correct copy of the foregoing document described as "**NOTICE OF LODGMENT OF REVISED BUDGET IN CONNECTION WITH DEBTOR'S MOTION FOR INTERIM AND FINAL ORDERS AUTHORIZING THE USE OF CASH COLLATERAL**" will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On February 22, 2016, checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

- Kyra E Andrassy kandrassy@swelawfirm.com, csheets@swelawfirm.com;gcruz@swelawfirm.com;hdavis@swelawfirm.com
- Raymond H Aver ray@averlaw.com
- Lei Lei Wang Ekvall lekvall@swelawfirm.com, csheets@swelawfirm.com;gcruz@swelawfirm.com;hdavis@swelawfirm.com
- Ronald S Gellert rgellert@gsbblaw.com
- Ian Landsberg ian@landsberg-law.com, casey@landsberg-law.com;lisa@landsberg-law.com;diana@landsberg-law.com;yesi@landsberg-law.com;ilandsberg@ecf.inforuptcy.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Hatty K Yip hatty.yip@usdoj.gov

Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL(indicate method for each person or entity served): On February 22, 2016 I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on February 22, 2016 I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on the judge will be completed no later than 24 hours after the document is filed.

United States Bankruptcy Court- Central District
255 E. Temple Street, Suite 1560
Los Angeles, CA 90012
Honorable Ernest M. Roble's chamber

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

February 22, 2016	Diana Zuniga	/s/ Diana Zuniga
Date	Type Name	Signature

SERVICE LIST

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Served Via U.S. Mail:

Office of the United States Trustee
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017

Yonggang Pan
1724 Pass and Covina Road
West Covina, CA 91792

Debtor:

Crystal Waterfalls LLC
1211 E. Garvey Street
Covina, CA 91724

20 Largest Unsecured Claims:

Ace Management Services Corporation
1211 E. Garvey Ave.
West Covina, CA 9191

Secured Creditors:

B3 Capital Venture LLC
ATTN: Benjamin Donel
6003 Compton Avenue
Los Angeles, CA 9000

Attorney for B3 Capital Venture, LLC
c/o Law Offices of Raymond H. Aver
A Professional Corporation
1950 Sawtelle Boulevard, Suite 120
Los Angeles, CA 90025

City of Covina
125 E. College Street
Covina, CA 91723-2199

East Heights LLC
2058 N. Mills Ave., Suite #431
Claremont, CA 91711

First American Mergers and Acquisitions
LLC
3218 E. Holt Avenue
West Covina, CA 91791

Eastern Funding LLC
213 West 35th Street, Suite 10000
New York, NY 10001

Los Angeles County Tax Collector
P.O. Box 54018
Los Angeles, CA 90054

HCL 2011, LLC
2880 Lakeside Drive Suite 112
Santa Clara, CA 95054

Los Angeles County Tax Collector
P.O. Box 54088
Los Angeles, CA 90054

Huesing Holdings, LLC
8 Aristotle
Irvine, CA 92612

Lucy Gao
3218 E. Holt Avenue
West Covina, CA 91791

US Foods, Inc.
14155 Northam Street
La Mirada, CA 90638

Sequoia Hospitality F&B Corporation
3218 E. Holt Ave., #102
West Covina, CA 91791

Strong Water Capital
Management LLC
415 Huntington Drive
San Marino, CA 91108