

District of Alberta
Division No: 01-Edmonton
Court No. 24-2794972
Estate No. 24-2794972

In the Matter of the Bankruptcy of Infiniti Master Builder Inc.

Trustee's Preliminary Report

MNP Ltd.

Licensed Insolvency Trustee

Appointment

Infiniti Master Builder Inc. ("the **Bankrupt**") filed an Assignment in Bankruptcy on January 7, 2021 and MNP Ltd. was appointed Trustee (the "**Trustee**").

Assets

Equipment, Office Equipment, Furniture, etc.:

In accordance with its Statement of Affairs, the Bankrupt owns furniture, tools and electronics valued at approximately \$42,000. The Trustee is in the process of verifying the status of these assets.

Cash on Hand

In accordance with its Statement of Affairs, the Bankrupt has a total sum of \$2,082 held in a GIC with Royal Bank of Canada.

Deposits and Funds in Trust

In accordance with its Statement of Affairs, the Bankrupt has a total sum of approximately \$20,000 on deposit with the developer in relation to lots purchased. The developer has advised the Trustee that prior to the bankruptcy notice was issued of default under the purchase agreement and the deposit has since been claimed (by the developer).

In accordance with its Statement of Affairs, the Bankrupt has a total sum of approximately \$47,000 held in trust in relation to a Builder Lien Holdback and a Seasonal Holdback with the Bankrupt's counsel Ogilvie LLP. The Trustee has sought further details on the funds held in trust and the conditions imposed.

Accounts Receivable

In accordance with its statement of affairs, the accounts receivable is estimated at approximately \$109,670 for progress billings on two properties. The Trustee does not believe these accounts receivable will be collected due to the incomplete construction of each of the properties.

Books and Records

The books and records are in the possession of the bankrupt. The Trustee is required to file the 2021 pre bankruptcy statutory returns. The director of the Bankrupt will be providing the Trustee with the information that is necessary to enable the Trustee to complete the statutory returns and otherwise administer the Bankrupt's estate.

Property of the bankrupt not divisible amongst creditors by virtue of Section 67(b) of the Bankruptcy and Insolvency Act

The Bankrupt does not own exempt property which would not be divisible amongst the creditors pursuant to Section 67(b) of the *Bankruptcy and Insolvency Act* and the *Civil Enforcement Act*.

Property Placed Under the Guardianship of the Debtor

A small amount of furniture remains in the possession of one of the shareholders of the Bankrupt, the Trustee is working with the shareholder to ensure this property is secured until steps to realize on the property are taken.

Conservatory and Protective Measures

The Trustee has sought access to the storage units where furniture and other small assets are being stored.

Insurance

The Trustee confirmed with one of the secured creditors that they had place insurance directly on the real property described as 5009 Woolsey Common. The Trustee has not placed additional insurance on the remaining assets listed on the Statement of Affairs.

Legal Proceedings or Opinions Sought

The Trustee is not anticipating any legal proceedings or having to obtain any legal opinions at this time.

Secured Creditors

Royal Bank of Canada ("**RBC**") holds security by way of a General Security Agreement ("**GSA**") covering all present and after acquired personal property of the Bankrupt. The amount owed to RBC is estimated to be \$196,704. RBC's security was registered at the personal Property Registry ("**PPR**") on July 28, 2011.

Scott McNeill ("**McNeill**") holds a secured interest by way of a Purchaser's Interest registered on the title of 5009 Woolsey Close. McNeill has filed a secured claim in the amount of \$1,171,874.94 and the Trustee has released its interest in the real property without an opinion on competing or priority claims.

The Alberta New Home Warranty Insurance Program (Canada) Corporation ("**ANHW**") holds security by way of a Land Charge registered at the PPR on September 23, 2011. The Bankrupt advises ANHW is not owed any balances.

Carvest Capital Inc. ("**CCI**") holds security by way of a GSA registered at the PPR on November 7, 2019. The Bankrupt advises CCI is not owed any balances.

Anticipated Realization and Projected Distribution

Based on the quantum of secured debt declared on the Statement of Affairs and the combined value of the assets, the Trustee does not anticipate that there will be a distribution to the unsecured creditors in the Bankrupt's estate.

Transfers at Undervalue and Preference Payments

There are no transfers at undervalue or preference payments to note at this time.

Dated at the City of Edmonton in the Province of Alberta this 24th day of January, 2022.

MNP Ltd.

In its capacity as Trustee of the Bankruptcy of

Infiniti Master Builder Inc.

And not in its personal capacity



Per: Eric Sirrs, CIRP, LIT
Senior Vice President

cc Industry Canada