

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA

In re:)
)
AMERICAN NATIONAL MORTGAGE)
PARTNERS)
)
)
)
)
Debtor)
_____)

CASE NO. B-02-03-03803-RJH _____
**BUSINESS AND INDUSTRY
MONTHLY OPERATING REPORT**
MONTH OF February-05
DATE PETITION FILED: 10-Mar-03
TAX PAYER ID NO. : 26-0025890

Nature of Debtor's Business: Real Estate and brokering loans and mortgages and loan servicing _____

DATE DISCLOSURE STATEMENT FILED _____ TO BE FILED _____
DATE PLAN OF REORGANIZATION FILED _____ TO BE FILED _____

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOLLOWING MONTHLY OPERATING REPORT AND
THE ACCOMPANYING ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RESPONSIBLE PARTY:

James C. Sell
ORIGINAL SIGNATURE OF RESPONSIBLE PARTY

James C. Sell
PRINTED NAME OF RESPONSIBLE PARTY

Receiver
TITLE

4-14-05
DATE

PREPARER:

Robert C. Hubbard CPA
ORIGINAL SIGNATURE OF PREPARER

Robert C. Hubbard
PRINTED NAME OF PREPARER

Certified Public Accountant
TITLE

4/14/05
DATE

PERSON TO CONTACT REGARDING THIS REPORT: Michael W. Carmel

PHONE NUMBER: 602 264-4965

ADDRESS: 80 East Columbus Avenue
Phoenix, AZ 85012

FILE ORIGINAL REPORT ELECTRONICALLY WITH THE COURT, FILE PAPER COPY WITH U.S. TRUSTEE'S OFFICE

Case Number: B-02-03-03803-RJH

**CURRENT MONTH'S
RECEIPTS AND DISBURSEMENTS**

	BANK ACCOUNTS			Total
	Money Market	Checking	Tax	
Northern Trust	1111750597	#1111054305	#	
Balance at Beginning of Period	190,039.18	1700.08		191,739.26

RECEIPTS				
Cash Sales				
Accounts Rceivable - Prepetition				
Accounts Rceivable - Postpetition	214,266.69			214,266.69
Loans and Advances				
Sale of Assets				
Transfers from Other DIP Accounts		60,000.00		60,000.00
Other (attach list) See Schedule II				-
TOTAL RECEIPTS	214,266.69	60,000.00		274,266.69

DISBURSEMENTS				
Business - Ordinary Operations			7,873.62	7,873.62
Capitol Improvements				
Pre-Petition Debt				
Transfers to Other DIP Accounts	60,000.00			60,000.00
Schedule Attached Receiver's Bond			2,500.00	2,500.00
Advance to related entity Schedule Attached				-
Reorganization Expenses:				
Attorney Fees				-
Accountant Fees			1,020.00	1,020.00
Other Professional Fees Computer			8,407.50	8,407.50
U. S. Trustee Quarterly Fee			9,750.00	9,750.00
Court Costs				
Receivership Fees			26,959.16	26,959.16
TOTAL DISBURSEMENTS	-	60,000.00	56,510.28	116,510.28

Balance at End of Month		344,305.87	5,189.80	349,495.67
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*Information provided above should reconcile with balance sheet and income statement amounts

DISBURSEMENTS FOR CALCULATING QUARTERLY FEES:	
Total Disbursements From Above	116,510.28
Less: Transfers to Other DIP Accounts	60,000.00
Plus: Estate Disbursements Made by Outside Sources (payments from escrow; 2-party check; etc.)	
Total Disbursements for Calculating Quarterly Fees	56,510.28

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INCOME STATEMENT

(Accrual Basis)

*Debtor's own form may be substituted if (1) it is prepared in accordance with generally accepted accounting principals, (2) year-to-date and filing-to-date information is provided, and (3) if reorganization expenses are segregated in the statement.

REVENUES	Current Month	Year to Date	Total Since Filing
Gross Revenue			
Less: Returns & Discounts			
Net Revenue			
COST OF GOODS SOLD			
Material			
Direct Labor	INFORMATION NOT PRESENTLY AVAILABLE TO COMPLETE		
Direct Overhead (attach detail)			
Total Cost of Goods Sold	INCOME STATEMENT		
GROSS PROFIT			
OPERATING EXPENSES			
Officer/Insider Compensation			
Selling & Marketing (attach detail)			
General & Administrative (attach detail)			
Other Expenses (attach detail)			
Total Operating Expenses			
Income Before Non-operating Income and Expense			
OTHER INCOME & EXPENSE			
Other Income (attach list)			
Other Expense (attach list)			
Interest Expense			
Depreciation/Depletion			
Amortization			
Net Other Income & Expense			
Income Before Reorganization Expense			
REORGANIZATION EXPENSES			
Professional Fees			
U.S. Trustee Fees			
Other (attach list)			
Total Reorganization Expenses			
Income Tax			
NET PROFIT OR (LOSS)			

COMPARATIVE BALANCE SHEET
(Accrual Basis)

*Debtor's own form may be substituted if (1) it is prepared in accordance with generally accepted accounting principals, (2) current and prior period information is provided, and (3) if pre-petition and post-petition liabilities are segregated.

ASSETS	SCHEDULE AMOUNT ¹	CURRENT MONTH	PRIOR MONTH
Unrestricted Cash			
Restricted Cash			
Total Cash			
Accounts Receivable (net)			
Inventory	INFORMATION NOT PRESENTLY AVAILABLE		
Notes Receivable			
Prepaid Expenses	TO COMPLETE BALANCE SHEET		
Other (attach list)			
Total Current Assets			
Property, Plant & Equipment			
Less: Accumulated Depreciation			
Net Property, Plant & Equip.			
Due From Insider(s)			
Other Assets - net (attach list)			
Other (attach list)			
TOTAL ASSETS			
POST-PETITION LIABILITIES			
Accounts Payable			
Taxes Payable			
Notes Payable			
Professional Fees			
Secured Debt			
Other (attach list)			
Total Post-Petition Liabilities			
PRE-PETITION LIABILITIES			
Secured Debt			
Priority Debt			
Unsecured Debt			
Other (attach list)			
Total Pre-Petition Liabilities			
TOTAL LIABILITIES			
EQUITY			
Pre-petition Owner's Equity			
Post-Petition Cumulative Profit/Loss			
Direct Charges to Equity (explain)			
Total Equity			
TOTAL LIABILITIES & OWNER'S EQUITY			

¹ This column should reflect the information provided in Schedules A, B, C, D, E, and F filed with the Court

Case Number: B-02-03-03803-RJH

STATUS OF ASSETS

*Information provided on this page should reconcile with balance sheet amounts

ACCOUNTS RECEIVABLE	TOTAL	0-30 Days	31-60 Days	60+ Days
Total Accounts Receivable				
Less Amount Considered Uncollectible				
Net Accounts Receivable				

DUE FROM INSIDER	
Schedule Amount	
Plus: Amount Loaned Since Filing Date	
Less: Amount Collected Since Filing Date	
Less: Amount Considered Uncollectible	
Net Due From Insiders	

INVENTORY	
Beginning Inventory	
Plus: Purchases	
Less: Cost of Goods Sold	
Ending Inventory	

Date Last Inventory was taken: _____

FIXED ASSETS	SCHEDULE AMOUNT	ADDITIONS	DELETIONS	CURRENT AMOUNT
Real Property				
Buildings				
Accumulated Depreciation				
Net Buildings				
Equipment				
Accumulated Depreciation				
Net Equipment				
Autos/Vehicles				
Accumulated Depreciation				
Net Autos/Vehicles				

Provide a description of fixed assets added or deleted during the reporting period; include the date of Court order:

Case Number: B-02-03-03803-RJH

STATUS OF LIABILITIES AND SENSITIVE PAYMENTS

*Information provided on this page should reconcile with balance sheet and disbursement detail amounts

POST-PETITION LIABILITIES	TOTAL	0-30 Days	31-60 Days	61-90 Days	91+ Days
Accounts Payable *					
Taxes Payable					
Notes Payable					
Professional Fees Payable					
Secured Debt					
Other (attach list)					
Total Post-Petition Liabilities					

*DEBTOR MUST ATTACH AN AGED ACCOUNTS PAYABLE LISTING

PAYMENTS TO INSIDERS AND PROFESSIONALS

Insiders			
Name	Reason for Payment	Amount Paid this Month	Total Paid to Date
Total Payments to Insiders			

Professionals				
Name	Date of Court Order Authorizing Payment	Amount Approved	Amount Paid this Month	Total Paid to Date
Total Payments to Professionals				

Case Number: B-02-03-03803-RJH

CASE STATUS

QUESTIONNAIRE

	YES	NO
Have any funds been disbursed from any accounts other than a Debtor-in-Possession account?		X
Are any post-petition receivables (accounts, notes or loans) due from related parties?	X	
Are any wages past due?		X
Are any U. S. Trustee quarterly fees delinquent?		X

Provide a detailed explanation of any "YES" answers to the above questions: (attach additional sheets if needed)

See Supplemental Information - Financial Statements

Current number of employees:

INSURANCE

Carrier & Policy Number	Type of Policy	Period Covered	Payment Amount & Frequency

What steps have been taken to remedy the problems which brought on the chapter 11 filing?

Identify any matters that are delaying the filing of a plan of reorganization:

ROBERT C. HUBBARD, P.C.

10211 N. 32ND STREET, SUITE B2

PHOENIX, AZ 85028

(602) 678 3600



A Member of:
American Institute of Certified Public Accountants
Arizona Society of Certified Public Accountants
Association of Certified Fraud Examiners

April 6, 2005

James C. Sell, Responsible Party
American National Mortgage Partners, LLC
2222 E. Camelback, Suite 110
Phoenix, Arizona 85016

Ladies and Gentlemen:

I have compiled the accompanying balance sheet of American National Mortgage Partners, LLC. as of February 28 and January 31, 2005 and the related statements of operations and capital (deficit) for the months then ended and the accompanying supplementary information in Schedules I through 7 which are presented only for supplementary analysis purposes, in accordance with Statements on Standards for Accounting and Review services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion, or any other form of assurance on them.

Management has elected to omit substantially all the disclosures and the statement of cash flows required by generally accepted accounting principles. If the omitted disclosures and statements were included in the financial statements, they might influence the user's conclusions about the company's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Company's financial statements do not disclose all of the accrued interest and late fees and the related allowance. The amounts are restated at December 31, 2004. Disclosure is required by Generally Accepted Accounting Principles, however management believes it is impracticable to evaluate the information and collectible at this time.

Certain financial forms, pages 1 through 8, of the Business and Industry Monthly Operating Report are presented in accordance with the requirement of the United States Bankruptcy court, with may differ from generally acceptable accounting principles. Accordingly, this data is not designed for those who are not informed about such differences.

Robert C. Hubbard CPA

Robert C. Hubbard, P. C.

AMERICAN NATIONAL MORTGAGE PARTNERS, LLC.
Balance Sheet
January 31, 2005 and February 28, 2005

	<u>February</u>	<u>January</u>
<u>ASSETS</u>		
Cash	\$ 349,496	\$ 191,739
Fixed assets, net of allowance for depreciation of \$3735	4,724	4,724
Investments - Third Parties	372,217	372,217
Loans and Receivables		
Advances to related entity	1,607,215	1,531,679
Other loans receivable	156,716	148,842
Accrued interest and late fees	881,300	858,183
Allowance for doubtful accounts	<u>(881,300)</u>	<u>(858,183)</u>
TOTAL ASSETS	<u>\$ 2,490,368</u>	<u>\$ 2,249,201</u>
 <u>LIABILITIES</u>		
Accounts payable	\$ 192,787	\$ 142,672
Loans and Intracompany accounts	2,490,765	2,276,498
Interest reserves	16,733	16,733
Trust interest payable	35,742	35,742
Trust liability	<u>259,088</u>	<u>259,088</u>
TOTAL LIABILITIES	2,995,115	2,730,733
 <u>CAPITAL</u>		
Owner's capital (deficit)	<u>(504,747)</u>	<u>(481,532)</u>
TOTAL LIABILITIES AND CAPITAL	<u>\$ 2,490,368</u>	<u>\$ 2,249,201</u>

See accountant's report.

AMERICAN NATIONAL MORTGAGE PARTNERS, LLC.
Statement of Operations
Period ended February 28 and January 31, 2005

	<u>February</u>	<u>January</u>
INCOME	\$ -	\$ -
EXPENSES:		
Receiver's bond	2,500	-
Professional fees - reorganization expense	24,609	13,644
Settlement fees	5,000	5,000
U. S. Trustee fees	<u>9,750</u>	<u>-</u>
TOTAL EXPENSE	<u>41,859</u>	<u>18,644</u>
Net (loss) Profit	(41,845)	(18,644)
Capital - beginning balance (deficit)	(462,888)	(462,888)
Correction of receivable from late fees and interest at December 31, 2004	-	23,117
Correction of allowance account	<u>-</u>	<u>(23,117)</u>
Capital - ending balance (deficit)	<u>\$ (504,733)</u>	<u>\$ (481,532)</u>

See accountant's report.

AMERICAN NATIONAL MORTGAGE PARTNERS, LLC.

January 31 and February 28, 2005

	<u>February</u>	<u>January</u>
<u>SCHEDULE OF INVESTMENTS - SCHEDULE 1</u>		
1230 Pine Road Trust	\$ 60,000	\$ 60,000
D. V. Partners	186,150	186,150
KRC Investments	45,542	45,542
Kimberly & Chris Dedmon	12,594	12,594
R. L. Wilkman Trust	50,000	50,000
Roosevelt Warehouse Trust	2,931	2,931
The 350 Avenue Trust	<u>15,000</u>	<u>15,000</u>
	<u>\$ 372,217</u>	<u>\$ 372,217</u>

SCHEDULE OF ADVANCES TO RELATED ENTITIES - SCHEDULE 2

American Money Power	\$ 12,674	\$ 12,674
Cash Flow University	3,322	3,322
Boat, Bed & Breakfast	47,596	47,596
Corporate Fiducial Services	4,323	4,323
Corporate Management Solutions	4,104	4,104
Creative Financial Services, Inc.	5,453	5,453
Guaranty Performance	2,784	2,784
Secura Fund Arizona	2,180	2,180
Secura Innovative Investments	8,197	8,197
Secura Mortgage Management, LLC	8,686	8,686
Secura Mortgage Trust	124,545	120,296
She La Vie	5,077	5,077
Federal Capital	9,108	9,108
Western & Gulf	26,470	26,470
American National Mortgage Partners, LLC		
collection accounts including investment partners	1,107,505	1,046,027
ANMP 74th Street, LLC's and Trust	<u>235,191</u>	<u>225,382</u>
	<u>\$ 1,607,215</u>	<u>\$ 1,531,679</u>

See accountant's report.

AMERICAN NATIONAL MORTGAGE PARTNERS, LLC.

February 28 and January 31, 2005

	<u>February</u>	<u>January</u>
<u>OTHER LOANS - Schedule 3</u>		
Suitan Al Shade	\$ 48,855	\$ 48,855
Loan expense receivable - N. 36th Street	36,674	28,800
Loan expense receivable - Secluded Lane	51,187	51,187
Accounts receivable - Multi Vest	<u>20,000</u>	<u>20,000</u>
TOTAL	<u>\$ 156,716</u>	<u>\$ 148,842</u>

ACCRUED INTEREST AND LATE FEES RECEIVABLE -
Schedule 4

	<u>December 31, 2004</u>		
	<u>Interest</u>	<u>Late Fee</u>	<u>Total</u>
The 350 Forest Avenue Trust	\$ 24,000	\$ 23,250	\$ 47,250
D. V. Partners	160,666	260,610	421,276
KRC Investments	8,497	24,650	33,147
KRC Investments	11,571	33,750	45,321
Kimberly & Chris Dedmon	3,626	17,632	21,258
R. L. Wickman Trust	80,000	80,000	160,000
Roosevelt Street Trust	1,076	1,713	2,789
Roosevelt Street Trust	1,969	2,390	4,359
1230 Pines Road Trust	<u>61,900</u>	<u>84,000</u>	<u>145,900</u>
TOTAL	<u>\$ 353,305</u>	<u>\$ 527,995</u>	<u>\$ 881,300</u>

NOTE: Receivables on investments are stated at December 31, 2004 balance.

See accountant's report.

AMERICAN NATIONAL MORTGAGE PARTNERS, INC.

February 28 and January 31, 2005

	<u>February</u>	<u>January</u>	<u>Prepetition Liabilities</u>
ACCOUNTS PAYABLE - Schedule 5			
Accounts payable	\$ 40,516	\$ 40,516	\$ 40,516
Accounts payable - current	146,486	96,371	-0-
Payroll tax payable	912	912	912
Other miscellaneous payables	342	342	342
Payroll liabilities - Milton House	<u>4,531</u>	<u>4,531</u>	<u>4,531</u>
	<u>\$ 192,787</u>	<u>\$ 142,672</u>	<u>\$ 46,301</u>

LOANS AND INTERCOMPANY ACCOUNTS - Schedule 6

Corporate Management	\$ 27,096	\$ 27,096	\$ 27,096
Herb Fisher	140,000	140,000	140,000
Due Medina properties	395,238	395,238	-0-
Due 3303 Ohio property	4,762	4,762	-0-
Due 35824 N. Secluded Lane	231,814	231,814	-0-
Due Secura Innovative Investments, Inc. 998 East Indian School	46,000	46,000	-0-
Due to South Bonito LLC.	2,045	2,045	-0-
Due to She La Vie, Inc.	16,800	16,800	16,800
Due to Corporate Fiducial Services	55,907	55,907	55,907
Due to Creative Financial Funding	4,000	4,000	4,000
Due to Guaranty Performance	7,300	7,300	7,300
Due to Secura Mortgage Management	456,806	456,806	456,806
Due to San Miguel Trust	5,333	5,333	-0-
Due ANMP 74th Street , LLC.	597,642	383,375	-0-
Due to North Secluded Lane	<u>500,022</u>	<u>500,022</u>	<u>-0-</u>
	<u>\$ 2,490,765</u>	<u>\$ 2,276,498</u>	<u>\$ 707,909</u>

	<u>February</u>	<u>January</u>	<u>Prepetition Liabilities</u>
<u>OTHER LIABILITIES - Schedule 7</u>			
Interest reserves	<u>\$ 16,733</u>	<u>\$ 16,733</u>	<u>\$ 16,733</u>
Trust interest payable	<u>\$ 35,742</u>	<u>\$ 35,742</u>	<u>\$ 35,742</u>
Trust liability	<u>\$ 259,088</u>	<u>\$ 259,088</u>	<u>\$ 259,088</u>

See accountant's report.