

IN THE CIRCUIT COURT FOR THE 11TH
JUDICIAL CIRCUIT IN AND FOR
MIAMI-DADE COUNTY, FLORIDA

LOUIS JEAN BAPTISTE, CARDINAL
ANDREWS, and VALERIE HUNTER,
for the use and benefit of other property
owners within New World Condominium
Apartments Condominium Association, Inc.,

CASE NO. 2023-001716-CA-01

SECTION: CA-11

Plaintiffs,

v.

NEW WORLD CONDOMINIUM
APARTMENTS CONDOMINIUM
ASSOCIATION, INC.,

Defendant.

**RECEIVER'S SEVENTH REPORT AND APPLICATION FOR
ORDER AUTHORIZING PAYMENT OF FEES AND EXPENSES**

The Hon. David M. Gersten (Ret.), the court-appointed Receiver (the "Receiver") in the above-captioned action, submits his seventh report regarding the above-referenced matter, along with his request for authorization of interim professional fees and expenses.

I. Summary of the Receiver's Activities.

A. Employment of Professionals.

The Receiver continues to engage the following professionals referenced in his Preliminary Report [D.E. 23], Second Report [D.E. 29], Third Report [D.E. 40], Fourth Report [D.E. 49], Fifth Report [D.E. 51], and Sixth Report [D.E. 53] including (i) his law firm, Gordon Rees Scully Mansukhani LLP ("GRSM"), (ii) Damian | Valori | Culmo as lead counsel to assist with legal matters, including preparation and filing of court documents, and operating the Association ("Lead Counsel"), and (iii) an experienced real estate lawyer, Richard ("Rick") Zelman, Esq., through his law firm, Sacher Zelman Hartman, P.A., to assist in title related matters concerning the partition

action described *infra* (“Special Counsel”). The Receiver has also retained Jacqueline D. Greenberg, CPA, LLC regarding preparation of Association tax filings and Berger Singerman, LLP regarding opening an estate regarding Cardinal Andrews. (“Probate Counsel”).

The foregoing professionals have been instrumental to the Receiver’s success in this case for the reasons set forth in the Receiver’s prior reports [D.E. 23, 29, 40, 49, 51, 53], and this report, as well as their continued assistance in evaluating the Association’s rights and obligations, investigating and pursuing the Association’s claims, defending claims against the Association, operating the Association on an interim basis, determining the estimated and/or potential value of the Receivership Estate (*i.e.*, matters impacted by the value of the condominium property), communicating with the unit owners/residents of the Association, adjusters, creditors, and others with interest in the property, and providing such persons with necessary information regarding the subject receivership.

B. Finances and Assets of the Association and Receivership Estate.

The Receiver had all funds of the Association transferred to Lead Counsel’s fiduciary account from the bank at which the Association had an account at the time the Order Appointing Receiver [D.E. 10] was entered. The Receiver has also collected some regular maintenance payments from the Association membership. The Receiver attaches a current financial accounting report as of November 12, 2024, attached hereto as **Exhibit 1** (Standard Fund Accounting Report).

The Court approved the payment of certain creditors of the Association and some fees of professionals on April 24, 2023 [D.E. 24], September 19, 2023 [D.E. 35], December 7, 2023 [D.E. 42], February 26, 2024 [D.E. 50], May 29, 2024 [D.E. 52], and September 13, 2024 [D.E. 55]. The Court also approved two loan certificates in the amount of four-hundred-thousand dollars (\$400,000) for payment to certain creditors and professionals on March 28, 2023 [D.E. 21], and in

the amount of five-hundred-thousand dollars (\$500,000) for the demolition of the structurally damaged building on the condominium property and payment of other receivership expenses on August 17, 2023 [D.E. 31]. Damian | Valori | Culmo used its law firm line of credit to loan the Association \$111,000 at the rate that the Firm pays on its line for Association expenses.

C. The Association's Business Operations.

Pursuant to the Order Appointing Receiver [D.E. 10], the Receiver investigated the business operations, management duties, and responsibilities of the Association, and began the collection of maintenance fees, the handling of payments to contractors or other creditors, maintenance of the Association, day-to-day functions of the Association (such as security, fencing, debris removal, compliance with governmental orders, and garbage removal), and relations with unit owners and residents, among other things.

The Receiver and his professionals continue to maintain unit owner and resident relations by updating the receivership website (<https://newworldcondoreceivership.com/>), and communicating with unit owners and residents and other interested parties via e-mail (newworldreceivership@gmail.com) and the direct phone line for the receivership (786-854-7523). Since the Receiver filed his Fourth Report [D.E. 49], the Receiver, through Lead Counsel, notified the unit owners and other interested parties of updates concerning the partition action referenced *infra*, and communicated with unit owners and others interested, along with Special Counsel, regarding several title related matters in preparation of the anticipated sale of the condominium property, among other things. Lead Counsel continues to field calls and emails from residents and unit owners each week, answering questions or providing requested information or both. The Receiver and Lead Counsel have also held fourteen Zoom Meetings to date for the purpose of keeping unit owners abreast of significant developments and to answer questions. The

most recent Zoom Meeting was held on August 28, 2024. The next Zoom unit owner meeting is scheduled for December 19, 2024.

D. Retrieval of Belongings.

As set forth in the Receiver's prior reports [D.E. 23, 29, 40, 49, 51, 53], the Building Official for the City of Miami Gardens authorized certain unit owners to retrieve their personal belongings from certain units, and all authorized residents and unit owners who scheduled appointments successfully retrieved their personal belongings from their units and their vehicles from the property.¹

E. Written Notice Required for Repairs.

As referenced in the Receiver's prior reports [D.E. 23, 29, 40, 49, 51, 53], the Receiver and Lead Counsel did not receive written notice to repair the condominium property from 70% of unit owners as required by section 12.8(b)(ii) of the Declaration of Condominium (Book 17301, Page 1661), and therefore, the Association is to dissolve pursuant to its Declaration of Condominium. The Receiver, through Lead Counsel, filed claims for declaratory judgment as to the dissolution and for partition of the condominium property as referenced *infra*.

F. Demolition.

As set forth in the Receiver's Third Report [D.E. 40], the Receiver, through Lead Counsel, moved the Court to allow the Receiver to demolish the structurally damaged building on the condominium property and enter into an agreement to borrow the funds needed for such demolition on August 16, 2023 [D.E. 30]. The Court approved the demolition and related loan certificate, and

¹ All unit owners and residents which were not authorized to retrieve their personal belongings due to life/safety concerns (*i.e.*, Unit Nos. 214-236) were notified of non-authorization, and provided background information as to why access was prohibited, as well as photographs of the condition of their units.

authorized the Receiver to enter into negotiations with the bidders, and a contract, to demolish the buildings based on cost and other variables to obtain the best quality and value for the owners on August 17, 2023 [D.E. 31]. And, on September 13, 2023, the Receiver, through Lead Counsel, notified the unit owners and others interested in the condominium property of the Court-approved demolition via email and a Notice of Demolition filed in the above-captioned action [D.E. 32]. Such notice also provided that Demolition Gods LLC was contracted to perform the demolition.

In preparation of the permitting process and demolition, Demolition Gods LLC took drone footage and photographs of the condominium property, obtained an asbestos report, and obtained a survey of the property. And, the Receiver, through Lead Counsel, executed a notice of commencement for the demolition and related permit applications.² The related permit applications were submitted to the Building Official for the City of Miami Gardens on or about October 2, 2023. The Building Official for the City of Miami Gardens issued and approved the master demolition permit on or about January 26, 2024, and issued and approved the sub-permit for plumbing on or about February 1, 2024.

The demolition commenced on March 20, 2024 and was completed on May 23, 2024. The property is currently being maintained as a vacant lot, which will be available upon approval in the partition action for sale. Maintenance involves landscaping work as well as removal of illegally dumped waste.

² The first permit application authorizes Demolition Gods LLC to demolish the building, and the second permit application authorizes a sub-contractor of Demolition Gods LLC, PlumDam Amazing, Inc., to cap the sewer and install a hose necessary to demolish the building. Another sub-permit for landscaping was also submitted as necessary for the demolition.

G. Legal Proceedings Filed Against, *Inter Alia*, the Association.³

i. Eliteway Class Action (f/k/a Whitfield Class Action).⁴

As referenced in the Receiver’s prior reports [D.E. 23, 29, 40, 49, 51, 53], the Association is no longer a party to the class action lawsuit initially filed by one of the unit owner’s tenants, Shekita Whitfield, against the Association and its former property management company and former board members on March 3, 2023. *See Whitfield, et al. v. Prestige Management Solutions, Inc., et al.*, Case No. 2023-003137-CA-01 (Fla. 11th Cir. Ct. 2023) (the “Whitfield Class Action”).

Since the filing of the Receiver’s Second Report [D.E. 29], the court in the Whitfield Class Action entered an unopposed order granting plaintiff’s motion to amend the case caption to reflect the names of unit owners (instead of the tenant, Ms. Whitfield, who initially filed the lawsuit), and the caption of the Whitfield Class Action was amended to remove Ms. Whitfield and is now styled as *Eliteway Capital Investments, LLC, et al. v. Prestige Management Solutions, Inc., et al.*, Case No. 2023-003137-CA-01 (Fla. 11th Cir. Ct. 2023) (the “Eliteway Class Action”).

Since the filing of the Receiver’s Sixth Report [D.E. 53], the Receiver, through Lead Counsel, monitors the Eliteway Class Action as needed.

³ These cases were filed against the Association in violation of the stay provision set forth in the Order Appointing Receiver [D.E. 10], which states: “A stay is hereby imposed, prohibiting all persons and entities from commencing [] any litigation against . . .the ASSOCIATION without prior approval of this Court.” [D.E. 10, at ¶ A].

⁴ As set forth in the Receiver’s Third Report [D.E. 40], the “Eliteway Class Action” was referred to as the “Whitfield Class Action” in the Receiver’s First and Second Reports [D.E. 23, 29], and is now being referred to as the “Eliteway Class Action” pursuant to the Unopposed Order on Motion to Amend Case Caption entered in the same case now styled *Eliteway Capital Investments, LLC, et al. v. Prestige Management Solutions, Inc., et al.*, Case No. 2023-003137-CA-01 (Fla. 11th Cir. Ct. 2023).

ii. Thomas Class Action.

As referenced in the Receiver's prior reports [D.E. 23, 29, 40, 49, 51, 53], certain tenants of certain unit owners filed a lawsuit against the Association and its former property management company on July 11, 2023. *See Thomas, et al. v. Prestige Management Solutions, Inc., et al.*, Case No. 2023-019490-CA-01 (Fla. 11th Cir. Ct. 2023) (the "Thomas Class Action"). After initially including the Association as a defendant in that case, the plaintiffs amended their complaint to, *inter alia*, drop the Association as a party, and therefore, the Association was then no longer a party to that action.

The plaintiffs in that case served a third-party subpoena duces tecum upon the Association in the Thomas Class Action, which required the Receiver to respond and produce documents. Also, the plaintiffs in that case moved the Court in the above-captioned action to partially lift the stay of litigation [D.E. 36] imposed by the Court in the Order Appointing Receiver [D.E. 10, at § A]. Prior to the February 5, 2024, hearing on the foregoing motion, counsel for the plaintiffs in the Thomas Class Action and the Receiver, through Lead Counsel, agreed to the form of a stipulated order to partially lift stay. Following the foregoing hearing, the Court entered the Stipulated Order to Partially Lift Stay [D.E. 47] on February 5, 2024. Pursuant to such order, the above-referenced stay is lifted under the following conditions: (i) the third-party plaintiffs are "permitted to bring an action naming the Association as a [d]efendant," (ii) any requested "relief against the Association will be limited to the maximum amount they can recover from the Association's insurance policy, to the extent there is coverage," and (iii) such plaintiffs "(and, in the event of class certification, their represented class) are barred from seeking recovery from the assets of the Association." [D.E. 47, at ¶¶ 2-4].

iii. The Valtom Action.

As referenced in the Receiver’s prior reports [D.E. 23, 29, 40, 49, 51, 53], one of the unit owners, Valtom, LLC, filed a lawsuit against the Association and its former property management company and former board members on April 11, 2023. *See Valtom, LLC v. Prestige Management Solutions, Inc., et al.*, Case No. 2023-012984-CA-01 (Fla. 11th Cir. Ct. 2023) (the “Valtom Action”). Valtom, LLC voluntarily dismissed its action without prejudice.

iv. The Forty Year Investment Action.

As referenced in the Receiver’s prior reports [D.E. 23, 29, 40, 49, 51, 53], one of the unit owners, Forty Year Investment, LLC, filed a lawsuit against the Association, and its former property management company and former board members on March 31, 2023. *See Forty Year Investment, LLC, v. Prestige Management Solutions, Inc., et al.*, Case No. 2023-012973-CA-01 (Fla. 11th Cir. Ct. 2023) (the “Forty Year Investment Action”). Forty Year Investment, LLC voluntarily dismissed its action without prejudice.

v. The Deutsche Bank Action.

As referenced in the Receiver’s prior reports [D.E. 23, 29, 40, 49, 51, 53], Deutsche Bank National Trust Company filed a complaint for foreclosure against, *inter alia*, a unit owner, his wife, and the Association on July 27, 2023. *See Deutsche Bank National Trust Co. v. King, et al.*, Case No. 2023-020443-CA-01 (Fla. 11th Cir. Ct. 2023) (the “Deutsche Bank Action”). Service of process had not been properly effectuated upon the Association (*i.e.*, it appears that the plaintiff in that case defectively served the Florida Secretary of State). The Receiver and Lead Counsel appeared in the Deutsche Bank Action on November 14, 2023. Thereafter, the Receiver moved to transfer that case from Division CA-07 to the above-captioned Division CA-11, and moved to dismiss or stay the Deutsche Bank Action. Prior to the January 31, 2024, hearing on the motion

to transfer, counsel for Deutsche Bank agreed to the requested transfer, and therefore, the transfer was granted on January 31, 2024. And, the same day, counsel for Deutsche Bank agreed to a stay of litigation pending the resolution of the partition action referenced *infra*. A hearing on the matter was held on February 22, 2024, and the Court entered an Order Placing Case on Inactive Status on February 23, 2024.

vi. Mechanic's Lien.

As referenced in the Receiver's Second, Third, Fourth, Fifth, and Sixth Reports [D.E. 29, 40, 49, 51, 53], the Receiver, through Lead Counsel, demanded the roofing companies which were working on the Association's roof at the time of the January 28, 2023 fire remove the mechanic's lien which they filed against the Association on July 7, 2023 (Book 33784, Pages 1200-1201) because such lien was untimely and otherwise deficient. The roofing companies failed to respond to the foregoing demand. As such, the Receiver, through Lead Counsel, served subpoenas duces tecum upon the corporate representatives of the roofing companies, as well as the owners of the roofing companies. The corporate representative of one of the roofing companies, Elite Innovation Construction, Inc., and its owner, Elrod A. Phillips, Jr. (a/k/a Elrod Phillips), did not appear for their scheduled depositions on November 7, 2023. The corporate representative of the other roofing company, D.J.T.H., LLC, and its owner, Herby Myrtil (a/k/a Herby Myrtil) appeared for their scheduled depositions on November 22, 2023. Following the foregoing events, the Receiver, on behalf of the Association, commenced a separate action against Elite Innovation Construction, Inc. and its owner, Elrod A. Phillips, Jr. (a/k/a Elrod Phillips), to quiet title and discharge the above-referenced mechanic's lien. Further information concerning that action is set forth *infra*.

vii. The US Bank Action

US Bank Trust, N.A. filed a complaint for foreclosure against, *inter alia*, a unit owner and the Association on September 16, 2024. *See US Bank Trust National Association. Not in its Individual Capacity but Solely as Owner Trustee for VRMTG Assert Trust. v. Small, et al.*, Case No. 2024-17645-CA-01 (Fla. 11th Cir. Ct. 2024) (the “US Bank Action”). The Receiver and Lead Counsel appeared in the US Bank Action on November 14, 2024. The Receiver has or will move to transfer that case from Division CA-09 to the above-captioned Division CA-11, and has or will move to dismiss or stay the US Bank Action.

H. Legal Proceedings Brought by the Receiver.

i. The Partition Action.

As referenced in the Receiver’s prior reports [D.E. 23, 29, 40, 49, 51, 53], the Receiver, through Lead Counsel, filed a complaint for partition and declaratory judgment against the unit owners and other interested parties with the intent of having the condominium property converted into a fee simple estate to be sold and that the sales proceeds will be distributed in accordance with the Order Appointing Receiver [D.E. 10] and further orders of the Court. *See Gersten v. Higgs, et al.*, Case No. 2023-015785-CA-01 (Fla. 11th Cir. Ct. 2023) (the “Partition Action”).⁵

Since the filing of the Receiver’s Fifth Report [D.E. 51], the Court extended the time for the Receiver to effectuate service of process upon the more than 180 respondents in that case (most of which have already been served or signed a waiver of service) up to and including December 18, 2024.⁶ The Receiver has one party left to serve. The party is deceased and his family has not

⁵ The Receiver seeks a partition of the condominium property, as well as a judicial determination that the Association is terminated pursuant to section 12.8 of the Declaration of Condominium because 70% or more of the unit owners did not agree in writing to repair the condominium property within 60 days of the January 28, 2023 fire, *i.e.*, by March 29, 2023.

⁶ As referenced in the Receiver’s Second, Third, Fourth, Fifth, and Sixth Reports [D.E. 29, 40, 49, 51, 53], the Court had previously extended the time for the Receiver to effectuate service of process

opened an estate for him. The Receiver has been in contact with the decedent's family regarding the opening of an estate in order to properly serve this party. The Receiver, through Probate Counsel, has or will move for the appointment of an interim administrator *ad litem* or curator, until a personal representative is appointed.

The Receiver remains hopeful that the Partition Action will result in the condominium property being converted into a fee simple estate, and then sold, and that the funds from the sale will be distributed in accordance with the Order Appointing Receiver [D.E. 10] and further orders of the Court.

ii. The Prestige Action.

As referenced in the Receiver's Second, Third, Fourth, Fifth, and Sixth Reports [D.E. 29, 40, 49, 51, 53], the Receiver, through Lead Counsel, sued the Association's former property management company, Prestige Management Solutions, Inc. ("Prestige"), for gross negligence, common law breach of fiduciary duty, and statutory breach of fiduciary duty in the case styled *Gersten v. Prestige Management Solutions, Inc.*, Case No. 2023-019453-CA-01 (Fla. 11th Cir. Ct. 2023) (the "Prestige Action"). In response to the complaint, Prestige moved for a more definite statement.

Since the filing of the Receiver's Third Report [D.E. 40], the Receiver moved the Court to stay the Prestige Action, or, in the alternative, to extend its case management deadlines.

upon the more than 180 respondents in that case (most of which have already been served or signed a waiver of service) up to and including October 31, 2023, February 29, 2024, and August 20, 2024. While the Receiver, through Lead Counsel, worked diligently to serve the remaining respondents prior to such dates, he was unable to do so, and thus, moved for another extension of time to effectuate service up to and including December 18, 2024.

Thereafter, counsel for Prestige agreed to the requested stay, and the Court entered its Agreed Order Placing Case on Inactive Status on January 8, 2024.

iii. The Mechanic's Lien Action.

On December 15, 2023, the Receiver, through Lead Counsel, sued, *inter alia*, the roofing company which was working on the Association's roof at the time of the January 28, 2023 fire, Elite Innovation Construction, Inc. ("Elite Innovation"), and its owner, Elrod A. Phillips, Jr. (a/k/a Elrod Phillips), to discharge the untimely and otherwise deficient mechanic's lien which they filed against the Association on July 7, 2023 (Book 33784, Pages 1200-1201) in the case styled *Gersten v. Elite Innovation Construction, Inc., et al.*, Case No. 2023-028334-CA-01 (Fla. 11th Cir. Ct. 2023) (the "Mechanic's Lien Action"). Because facial defects in the mechanic's lien referenced condominium Unit Nos. 101 and 214, the Receiver named the owners of such units as defendants in that action. Both unit owners waived service of process. Elite Innovation and Mr. Phillips were served the complaint and summons on January 5, 2024. As such, their response to the complaint was due by January 25, 2024. Neither Elite Innovation nor Mr. Phillips responded to the complaint or appeared in the case through counsel or otherwise.

The Receiver moved for entry of clerk's default as to Elite Innovation Construction, Inc. on January 29, 2024 [D.E. 17] and the clerk entered default on January 30, 2024 [D.E. 19]. Ms. Barnes and Mr. Higgs stipulated to the entry of an order granting the Receiver's motion for default judgment and to entry of a final judgment clearing title to the property at issue and granting all other relief requested in the Receiver's motion [D.E. 37]. The Receiver then moved the court for entry of a default final judgment on April 24, 2024 [D.E. 34]. A hearing on the Receiver's motion for default final judgment was held on May 13, 2024, and the Court granted the Receiver's motion.

II. Plan for Moving Forward.

The Receiver and Lead Counsel will continue to take appropriate measures pursuant to the Declaration of Condominium and under Florida law to convert the condominium property into a fee simple estate, and then sell the land pursuant to a process approved by this Court. The Receiver will also continue to pursue claims and investigate other claims which the Association may pursue, as well as defend the Association as set forth in the Order Appointing Receiver [D.E. 10]. The Receiver and his team will continue to communicate with the unit owners, residents, creditors, and other interested parties to inform them of any updates to their units and the status of this receivership, as well as answer any general or specific questions they may have.

III. Conclusion.

The Receiver appreciates the opportunity to assist the Court in this matter. While significant efforts have already yielded progress, the Receiver will continue his efforts as discussed herein to fulfill his duties under the Court's Order Appointing Receiver [D.E. 10], with the focus on affording the most beneficial and cost-effective solution as to the above-referenced matters.

**RECEIVER’S APPLICATION FOR ORDER AUTHORIZING PAYMENT OF FEES
AND EXPENSES AND FOR AUTHORIZATION TO DISTRIBUTE FUNDS PURSUANT
TO THE ORDER APPOINTING RECEIVER**

As detailed in the Receiver’s prior reports [D.E. 23, 29, 40, 49, 51, 53] and/or his foregoing Seventh Report, to assist in carrying out his duties, and as authorized by the Order Appointing Receiver [D.E. 10], the Receiver retained (i) his law firm, Gordon Rees Scully Mansukhani LLP (“GRSM”), (ii) Damian | Valori | Culmo as lead counsel to assist with legal matters, including preparation and filing of court documents, and operating the Association (“Lead Counsel”), (iii) an experienced real estate lawyer, Richard (“Rick”) Zelman, Esq., through his law firm, Sacher Zelman Hartman, P.A., to assist in title related matters concerning the Partition Action (“Special Counsel”), Jacqueline D. Greenberg, CPA, regarding preparation of Association tax filings and Berger Singerman, LLP regarding opening an estate regarding Cardinal Andrews (“Probate Counsel”).⁷

The fees and costs incurred by GRSM and Lead Counsel are reflected on the invoices attached hereto as **Composite Exhibit 2**, which reflect the time entries and work performed by the Receiver and Lead Counsel for the benefit of the Association from August 1, 2024 through October 31, 2024,⁸ as well as the Receiver’s reductions thereto. The fees and costs incurred by Special Counsel are reflected on the invoices attached hereto as **Composite Exhibit 3** and reflect the time entries and work performed by Special Counsel for the benefit of the Association from August 1, 2024 through October 31, 2024, as well as the Receiver’s reductions thereto. The fees and costs

⁷ The foregoing professionals have reduced their regular rates for this matter along with additional reductions and discounts, and the Receiver has utilized lower rate professionals whenever possible.

⁸ November 2024 invoices from GRSM, Lead Counsel, and Special Counsel will be submitted with the Receiver’s eighth report.

incurred by Ms. Greenberg are reflected on the invoice attached hereto as **Composite Exhibit 4** and reflect the time entries and work performed by Ms. Greenberg for the benefit of the Association from January 22, 2024 through October 31, 2024. The fees and costs incurred by Probate Counsel are reflected on the invoice attached hereto as **Composite Exhibit 5** and reflect the time entries and work performed by Probate Counsel for the benefit of the Association from September 16, 2024 through October 31, 2024.

As reflected in **Composite Exhibit 2**, from August 1, 2024 through October 31, 2024, GRSM incurred fees in the total amount of \$4,685.00, and Lead Counsel incurred fees in the amount of \$47,912.00 and costs in the amount of \$13,671.73. As reflected in **Composite Exhibit 3**, from August 1, 2024 through October 31, 2024, Special Counsel incurred fees in the amount of \$99.00.

As reflected in **Composite Exhibit 4**, from January 22, 2024 through October 31, 2024, Ms. Greenberg incurred fees in the total amount of \$1,102.50. As reflected in **Composite Exhibit 5**, from September 16, 2024 through October 31, 2024, Probate Counsel incurred fees in the total amount of \$1,397.00, and costs in the amount of \$452.94.

The Receiver seeks approval of the foregoing fees and costs, and approval to pay the fees of Special Counsel from August 1, 2024 through October 31, 2024, in the total amount of \$99.00, the fees of Ms. Greenberg from January 22, 2024 through October 31, 2024, in the amount of \$1,102.50, and the fees and costs of Probate Counsel from September 16, 2024 through October 31, 2024 in the total amount of \$1,849.94. GRSM and Lead Counsel seek approval of their fees and costs from August 1, 2024 through October 31, 2024, but agree to defer payment of such fees until a later time when the Association is better able to pay such fees and costs, or will seek payment from the sale of the property. A proposed order is attached hereto as **Exhibit 6**.

CERTIFICATION

The Honorable David M. Gersten (Retired), Receiver, hereby certifies that:

- (a) I have read this application (the “Application”);
- (b) To the best of my knowledge, information and belief formed after reasonable inquiry, the Application and all fees and expenses therein are true and accurate;
- (c) All fees contained in the Application are based on the rates listed in the exhibits hereto and such fees as reduced by the Receiver are reasonable, necessary and commensurate with the skill and experience required for the activity performed;
- (d) I have not included in the amount for which reimbursement is sought the authorization of the cost of any investment, equipment or capital outlay (except to the extent that any such amortization is included within the permitted allowable amounts set forth herein for bulk mailing, photocopies and facsimile transmission);
- (e) In seeking reimbursement for a service which GRSM, Lead Counsel, and Special Counsel, justifiably purchased or contracted for from a third party (including but not limited to copying, imaging, bulk mail, messenger service, overnight courier, or computerized research), I request reimbursement only for the amount billed to GRSM, Lead Counsel, and Special Counsel as applicable, by the third-party vendor and paid by GRSM, Lead Counsel, and Special Counsel as applicable, to such vendor. To the extent that such services were performed by me as Receiver, GRSM, Lead Counsel, and/or Special Counsel I certify that I, GRSM, Lead Counsel, and/or Special Counsel as applicable, am/is not making a profit on such reimbursable service.

s/ David M. Gersten
THE HON. DAVID M. GERSTEN (RET.)
COURT-APPOINTED RECEIVER

WHEREFORE, the Honorable David M. Gersten (Retired), as court-appointed Receiver, respectfully requests the Court grant the relief requested herein, and such further relief as the Court deems just and proper.

Respectfully submitted,

GORDON REES SCULLY MANSUKHANI LLP

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By: s/Eric R. Thompson

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Melanie E. Damian

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Peter F. Valori

Florida Bar No. 004351

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was served via Florida Court's e-Filing Portal upon all counsel of record on this 14th day of November, 2024.

By: s/Melanie E. Damian

Melanie E. Damian, Esq.

EXHIBIT 1

David Gersten, Esq., as Receiver
1000 Brickell Avenue, Suite 1020
Miami, Florida 33131

STANDARDIZED FUND ACCOUNTING REPORT

Fund for Louis Jean Baptiste et al. v. New World Condo Apartments Condominium Assn Inc.

Reporting Period 2/7/2022 to 11/12/2024

		Detail	Subtotal	Grand Total
Line 1	Beginning Balance (As of 2/7/2023):	\$ -	\$ -	
	Increases in Fund Balance:			
Line 2	Business Income	\$ -	\$ -	\$ -
Line 3	Cash and Deposits [1]	\$ 1,170,215.11	\$ 1,170,215.11	\$ 1,170,215.11
Line 4	Special Assessment	\$ -	\$ -	\$ -
Line 5	Business Asset Liquidation		\$ -	\$ -
Line 6	Interest	\$ 455.55	\$ 455.55	\$ 455.55
Line 7	Third-Party Litigation Income	\$ -	\$ -	\$ -
Line 8	Miscellaneous - Other	\$ -	\$ -	\$ -
	Total Funds Available (Lines 1-8):			\$ 1,170,670.66
	Decreases in Fund Balance:			
Line 9	Disbursements to Investors			
Line 10	Disbursements for Business Operations [1]	\$ 1,166,448.80	\$ 1,166,448.80	\$ 1,166,448.80
Line 10a	Disbursements to Receiver or Other Professionals	\$ -	\$ -	\$ -
	Total Disbursements for Operations			\$ 1,166,448.80
Line 11	Disbursements for Distribution Expenses Paid by the Fund:	\$ -	\$ -	\$ -
Line 11a	Distribution Plan Expenses:	\$ -	\$ -	\$ -
Line 12	Disbursements to Court/Other	\$ -	\$ -	\$ -
Line 12a	Investment Expenses/Court Registry Investment System (CRIS) Fees	\$ -	\$ -	\$ -
Line 12b	Federal Tax Payments	\$ -	\$ -	\$ -
	Total Disbursements to Court/Other			
	Total Funds Disbursed (Lines 9- 11)			\$ 1,166,448.80
Line 13	Ending Balance (As of November 12, 2024)			\$ 4,221.86
Line 14	Ending Balance of Fund – Net Assets:			
	Total Ending Balance of Fund – Net Assets			\$ 4,221.86

[1] Funds were received and disbursed to administer the Receivership Estate and its assets. See Receipts and Expenses in Attachment 1 hereto.

**Attachment 1 to Exhibit A to Receiver's Report
New World Condo Association - Receipts of Fiduciary Account**

Date of Check	From	Amount
2/22/2023	Maintenance Fee Deposit	\$ 4,148.56
2/28/2023	Maintenance Fee Deposit	\$ 2,024.67
3/1/2023	Maintenance Fee Deposit	\$ 538.26
3/3/2023	Maintenance Fee Deposit	\$ 1,250.57
3/7/2023	Maintenance Fee Deposit	\$ 711.11
3/8/2023	Maintenance Fee Deposit	\$ 1,765.45
3/13/2023	Maintenance Fee Deposit	\$ 2,518.03
3/14/2023	Maintenance Fee Deposit	\$ 1,973.53
3/14/2023	Truist	\$ 8,125.00
3/1/2023	Maintenance Fee Deposit	\$ 1,108.78
3/21/2023	Maintenance Fee Deposit	\$ 4,370.82
3/31/2023	Maintenance Fee Deposit	\$ 2,773.06
4/6/2023	Maintenance Fee Deposit	\$ 1,920.26
4/6/2023	New Wave Loan	\$ 400,000.00
4/7/2023	Maintenance Fee Deposit	\$ 397.77
4/12/2023	Maintenance Fee Deposit	\$ 4,468.88
4/14/2023	Maintenance Fee Deposit	\$ 684.34
4/19/2023	Maintenance Fee Deposit	\$ 1,205.16
4/20/2023	Maintenance Fee Deposit	\$ 895.61
4/21/2023	Maintenance Fee Deposit	\$ 940.02
4/28/2023	Maintenance Fee Deposit	\$ 1,504.91
5/2/2023	Maintenance Fee Deposit	\$ 3,029.14
5/4/2023	Maintenance Fee Deposit	\$ 1,166.14
5/19/2023	Maintenance Fee Deposit	\$ 4,551.61
5/22/2023	Maintenance Fee Deposit	\$ 582.47
5/30/2023	Maintenance Fee Deposit	\$ 582.47
6/1/2023	Maintenance Fee Deposit	\$ 397.77
6/9/2023	Maintenance Fee Deposit	\$ 2,601.41
6/13/2023	Maintenance Fee Deposit	\$ 2,881.35
6/21/2023	Maintenance Fee Deposit	\$ 1,024.35
6/27/2023	Maintenance Fee Deposit	\$ 269.13
6/28/2023	Maintenance Fee Deposit	\$ 626.68
7/6/2023	Maintenance Fee Deposit	\$ 3,003.97
7/10/2023	Maintenance Fee Deposit	\$ 1,606.31
7/14/2023	Maintenance Fee Deposit	\$ 313.24
7/24/2023	Maintenance Fee Deposit	\$ 2,420.90
7/27/2023	Maintenance Fee Deposit	\$ 1,337.79
8/1/2023	Maintenance Fee Deposit	\$ 269.13
8/8/2023	Maintenance Fee Deposit	\$ 2,901.70
8/10/2023	Maintenance Fee Deposit	\$ 582.47

**Attachment 1 to Exhibit A to Receiver's Report
New World Condo Association - Receipts of Fiduciary Account**

Date of Check	From	Amount
8/15/2023	Maintenance Fee Deposit	\$ 269.13
8/16/2023	Maintenance Fee Deposit	\$ 895.81
8/22/2023	Maintenance Fee Deposit	\$ 397.77
8/28/2023	Maintenance Fee Deposit	\$ 626.48
9/1/2023	Maintenance Fee Deposit	\$ 843.60
9/5/2023	Maintenance Fee Deposit	\$ 2,417.11
9/12/2023	Maintenance Fee Deposit	\$ 1,700.79
9/18/2023	Maintenance Fee Deposit	\$ 574.47
9/18/2023	New Wave Loan	\$ 500,000.00
9/29/2023	Maintenance Fee Deposit	\$ 1,747.41
10/2/2023	Maintenance Fee Deposit	\$ 852.74
10/6/2023	Maintenance Fee Deposit	\$ 1,166.14
10/12/2023	Maintenance Fee Deposit	\$ 1,735.56
10/18/2023	Maintenance Fee Deposit	\$ 895.81
10/23/2023	Maintenance Fee Deposit	\$ 851.47
10/31/2023	Maintenance Fee Deposit	\$ 1,435.01
11/6/2023	Maintenance Fee Deposit	\$ 1,024.45
11/14/2023	Maintenance Fee Deposit	\$ 1,293.58
11/17/2023	Maintenance Fee Deposit	\$ 901.13
12/5/2023	Maintenance Fee Deposit	\$ 2,288.01
12/7/2023	Maintenance Fee Deposit	\$ 711.11
12/8/2023	Maintenance Fee Deposit	\$ 313.34
12/14/2023	Maintenance Fee Deposit	\$ 1,293.24
12/19/2023	Maintenance Fee Deposit	\$ 313.34
12/26/2023	Maintenance Fee Deposit	\$ 895.81
1/4/2024	Maintenance Fee Deposit	\$ 1,832.85
1/8/2024	Maintenance Fee Deposit	\$ 1,606.58
1/18/2024	Maintenance Fee Deposit	\$ 851.47
1/29/2024	Maintenance Fee Deposit	\$ 3,976.46
2/1/2024	Maintenance Fee Deposit	\$ 711.11
2/6/2024	Maintenance Fee Deposit	\$ 1,435.21
2/12/2024	Maintenance Fee Deposit	\$ 1,744.49
2/21/2024	Maintenance Fee Deposit	\$ 626.68
2/28/2024	Maintenance Fee Deposit	\$ 895.81
3/1/2024	Maintenance Fee Deposit	\$ 666.90
3/6/2024	Maintenance Fee Deposit	\$ 1,748.21
3/11/2024	Maintenance Fee Deposit	\$ 1,337.79
3/21/2024	Maintenance Fee Deposit	\$ 859.40
3/28/2024	Maintenance Fee Deposit	\$ 269.00
4/2/2024	Maintenance Fee Deposit	\$ 1,832.98
4/4/2024	Maintenance Fee Deposit	\$ 313.34
4/9/2024	Maintenance Fee Deposit	\$ 1,024.45
4/12/2024	Maintenance Fee Deposit	\$ 313.34
4/19/2024	Maintenance Fee Deposit	\$ 269.13
4/25/2024	Maintenance Fee Deposit	\$ 269.13
4/30/2024	Maintenance Fee Deposit	\$ 859.27

**Attachment 1 to Exhibit A to Receiver's Report
New World Condo Association - Receipts of Fiduciary Account**

Date of Check	From	Amount
5/2/2024	Maintenance Fee Deposit	\$ 1,435.21
5/7/2024	Maintenance Fee Deposit	\$ 397.77
5/17/2024	Maintenance Fee Deposit	\$ 1,293.58
5/28/2024	Maintenance Fee Deposit	\$ 582.00
5/31/2024	Maintenance Fee Deposit	\$ 859.40
6/7/2024	Maintenance Fee Deposit	\$ 1,563.85
6/12/2024	Maintenance Fee Deposit	\$ 397.77
6/17/2024	Maintenance Fee Deposit	\$ 313.34
6/20/2024	Damian Valori Culmo Loan	\$ 1,000.00
6/24/2024	Maintenance Fee Deposit	\$ 313.00
6/27/2024	Damian Valori Culmo Loan	\$ 110,000.00
6/28/2024	Maintenance Fee Deposit	\$ 269.00
7/2/2024	Maintenance Fee Deposit	\$ 1,435.21
7/9/2024	Maintenance Fee Deposit	\$ 1,108.88
7/18/2024	Maintenance Fee Deposit	\$ 313.34
7/30/2024	refund of bank fees	\$ 30.00
7/30/2024	Maintenance Fee Deposit	\$ 1,270.09
8/14/2024	Maintenance Fee Deposit	\$ 1,422.22
8/22/2024	Maintenance Fee Deposit	\$ 822.86
8/30/2024	Maintenance Fee Deposit	\$ 851.60
9/12/2024	Maintenance Fee Deposit	\$ 1,961.63
9/23/2024	Maintenance Fee Deposit	\$ 5,440.01
10/1/2024	Maintenance Fee Deposit	\$ 851.60
10/11/2024	Maintenance Fee Deposit	\$ 937.18
10/11/2024	Maintenance Fee Deposit	\$ 313.34
10/15/2024	Maintenance Fee Deposit	\$ 711.11
10/30/2024	Maintenance Fee Deposit	\$ 1,128.53
10/31/2024	Damian Valori Culmo Loan	\$ 9,000.00
11/7/2024	Maintenance Fee Deposit	\$ 1,832.86
Total		\$ 1,170,215.11

City National Bank Interest

Date	Explanation	Amount
2/28/2023	interest	\$ 0.01
3/31/2023	interest	\$ 0.42
4/30/2023	interest	\$ 45.62
5/31/2023	interest	\$ 25.13
6/30/2023	interest	\$ 8.03
7/31/2023	interest	\$ 2.77
8/31/2023	interest	\$ 1.70
9/30/2023	interest	\$ 28.43
10/31/2023	interest	\$ 69.03
11/30/2023	interest	\$ 60.76
12/31/2023	interest	\$ 55.18
1/31/2024	interest	\$ 57.30
2/29/2024	interest	\$ 45.79

**Attachment 1 to Exhibit A to Receiver's Report
New World Condo Association - Receipts of Fiduciary Account**

Date of Check	From	Amount
3/31/2024	interest	\$ 34.87
4/30/2024	interest	\$ 18.25
5/31/2024	interest	\$ 0.30
6/30/2024	interest	\$ 0.71
7/31/2024	interest	\$ 0.62
8/31/2024	interest	\$ 0.35
9/30/2024	interest	\$ 0.14
10/31/2024	interest	\$ 0.14
Total		\$ 455.55
GRAND TOTAL OF RECEIPTS		\$ 1,170,670.66

Attachment 1 to Exhibit A to Receiver's Report
New World Condo Association - Expenses of Fiduciary Account

Date	From	Amount
2/27/2023	Returned check	\$ 313.34
2/27/2023	Returned check bank fee	\$ 12.00
3/6/2023	Panissa Security	\$ 5,000.00
3/6/2023	John's Garage Door	\$ 299.60
3/6/2023	Waste Connection	\$ 2,422.24
3/7/2023	HSM Consulting, Inc.	\$ 1,800.00
3/14/2023	Panissa Security	\$ 2,909.94
3/14/2023	Appraisal First Real Estate Appraisers	\$ 3,000.00
3/27/2023	Panissa Security	\$ 3,000.00
3/31/2023	Telephone Service	\$ 20.00
4/5/2023	Legal Fees for closing	\$ 3,500.00
4/5/2023	Closing Costs	\$ 8,000.00
4/6/2023	Panissa Security	\$ 2,000.00
4/6/2023	Demolition Gods	\$ 6,500.00
4/6/2023	wire fee	\$ 15.00
4/6/2023	wire fee	\$ 15.00
4/7/2023	Stonemark Inc.	\$ 12,598.42
4/7/2023	Stonemark Inc.	\$ 10.00
4/7/2023	HSM Consulting	\$ 6,558.82
4/7/2023	Morandi Engineering and Construction	\$ 2,995.00
4/7/2023	Waste Connection	\$ 209.68
4/7/2023	Waste Connection	\$ 576.77
4/7/2023	Panissa Security	\$ 2,909.94
4/7/2023	Panissa Security	\$ 7,909.94
4/7/2023	Fence	\$ 4,800.00
4/7/2023	Insurance	\$ 12,009.21
4/11/2023	Demolition Gods	\$ 6,500.00
4/11/2023	wire fee	\$ 15.00
4/11/2023	Avante-Nea Insurance	\$ 4,756.26
4/17/2023	Stonemark Inc.	\$ 1,428.57
4/17/2023	Stonemark Inc.	\$ 10.00
4/18/2023	Panissa Security	\$ 3,954.72
4/18/2023	Panissa Security	\$ 3,954.72
4/19/2023	Demolition Gods	\$ 13,000.00
4/19/2023	wire fee	\$ 15.00
4/21/2023	Stonemark Inc.	\$ 11,984.21
4/21/2023	Stonemark Inc.	\$ 10.00
5/1/2023	Damian & Valori	\$ 137,794.21
5/1/2023	Gordon Rees Scully Mansukhabi LLP	\$ 32,860.00
5/1/2023	wire fee	\$ 15.00
5/1/2023	The Morgan Law Group	\$ 9,020.00

**Attachment 1 to Exhibit A to Receiver's Report
New World Condo Association - Expenses of Fiduciary Account**

Date	From	Amount
5/1/2023	Stonemark Inc.	\$ 1,346.26
5/1/2023	Stonemark Inc.	\$ 10.00
5/1/2023	Telephone Service	\$ 20.00
5/3/2023	Maverick Security Services LLC	\$ 1,810.44
5/18/2023	New Wave Loan	\$ 3,300.00
5/18/2023	New Wave Loan	\$ 15.00
5/18/2023	Stonemark Inc.	\$ 11,984.21
5/18/2023	Stonemark Inc.	\$ 10.00
5/19/2023	Panissa Security	\$ 3,954.72
5/19/2023	Maverick Security Services LLC	\$ 8,448.72
5/24/2023	DVS Technologies	\$ 433.35
5/24/2023	DVS Technologies	\$ 379.85
5/24/2023	The Madison Insurance Group	\$ 716.00
5/2/2023	The Madison Insurance Group	\$ 2.95
5/31/2023	Telephone Service	\$ 20.00
6/1/2023	New Wave Loan	\$ 3,300.00
6/1/2023	Maverick Security Services LLC	\$ 8,448.72
6/13/2023	Maverick Security Services LLC	\$ 8,448.72
6/13/2023	Stonemark Inc.	\$ 11,984.21
6/13/2023	Stonemark Inc.	\$ 10.00
6/2/2023	The Madison Group	\$ 4,180.05
6/21/2023	The Madison Group	\$ 2.95
6/27/2023	Waste Connection	\$ 1,013.33
6/27/2023	The Madison Group	\$ 1,995.00
6/27/2023	The Madison Group	\$ 2.95
6/27/2023	Maverick Security Services LLC	\$ 8,448.72
6/30/2023	Telephone Service	\$ 20.00
7/1/2023	New Wave Loan	\$ 3,300.00
7/11/2023	Maverick Security Services LLC	\$ 8,649.88
7/14/2023	Action Junk Removal Services	\$ 450.00
7/24/2023	Waste Connection	\$ 77.65
7/25/2023	Vanguard Construction	\$ 10,000.00
7/25/2023	Maverick Security Services LLC	\$ 8,448.72
7/31/2023	Telephone Service	\$ 20.00
8/1/2023	New Wave Loan	\$ 3,300.00
8/8/2023	Maverick Security Services LLC	\$ 8,448.72
8/22/2023	Maverick Security Services LLC	\$ 8,448.72
8/31/2023	Telephone Service	\$ 20.00
9/1/2023	New Wave Loan	\$ 3,300.00
9/7/2023	Maverick Security Services LLC	\$ 8,448.72
9/18/2023	New Wave Loan	\$ 10,000.00

Attachment 1 to Exhibit A to Receiver's Report
New World Condo Association - Expenses of Fiduciary Account

Date	From	Amount
9/18/2023	wire fee	\$ 15.00
9/19/2023	Demolition Gods	\$ 93,750.00
9/19/2023	wire fee	\$ 15.00
9/19/2023	Sacher Zelman Harman PA	\$ 14,407.00
9/19/2023	Maverick Security Services	\$ 8,448.72
9/29/2023	Telephone Service	\$ 20.00
10/1/2023	New Wave Loan	\$ 3,300.00
10/6/2023	Maverick Security Sevices	\$ 8,448.72
10/16/2023	Maverick Security Services	\$ 8,448.72
10/18/2023	New Wave Loan	\$ 4,125.00
10/30/2023	Maverick Security Services	\$ 8,448.72
10/31/2023	Telephone Service	\$ 20.00
11/1/2023	New Wave Loan	\$ 3,300.00
11/14/2023	Maverick Security Services	\$ 8,448.72
11/18/2023	New Wave Loan	\$ 4,125.00
11/28/2023	Maverick Security Services	\$ 8,750.46
11/30/2023	Telephone Service	\$ 20.00
12/1/2023	New Wave Loan	\$ 3,300.00
12/7/2023	Sacher Zelman Harman PA	\$ 7,198.35
12/13/2023	Maverick Secuity Services	\$ 8,488.72
12/18/2023	New Wave Loan	\$ 4,125.00
12/27/2023	Maverick Security Services	\$ 8,750.46
12/29/2023	HSM Consulting	\$ 825.00
12/30/2023	Telephone Service	\$ 20.00
1/1/2024	New Wave Loan	\$ 3,300.00
1/2/2024	City of Miami Gardens	\$ 2,817.50
1/10/2024	Maverick Security Services	\$ 9,353.94
1/18/2024	New Wave Loan	\$ 4,125.00
1/18/2024	City of Miami Gardens	\$ 10,092.50
1/24/2024	Maverick Security Services	\$ 8,448.72
1/30/2024	charge back	\$ 313.34
1/30/2024	bank fee	\$ 12.00
1/30/2024	Telephone Service	\$ 20.00
2/1/2024	New Wave Loan	\$ 3,300.00
2/5/2024	Jacqueline Greenberg CPA LLC	\$ 273.74
2/6/2024	Maverick Security Services	\$ 8,448.72
2/20/2024	New Wave Loan	\$ 4,125.00
2/21/2024	City of Miami Gardens	\$ 264.10
2/21/2024	Maverick Security Services	\$ 8,448.72
2/26/2024	Sacher Zelman Harmon PA	\$ 19,682.82
2/26/2024	Cimo Mazer Mark PLLC	\$ 4,102.50

Attachment 1 to Exhibit A to Receiver's Report
New World Condo Association - Expenses of Fiduciary Account

Date	From	Amount
2/28/2024	Telephone Service	\$ 20.00
3/1/2024	New Wave Loan	\$ 3,300.00
3/6/2024	Maverick Security Services	\$ 8,448.72
3/18/2024	Demolition Gods	\$ 93,750.00
3/18/2024	Demolition Gods	\$ 15.00
3/18/2024	New Wave Loan	\$ 4,125.00
3/19/2024	Maverick Security Services	\$ 8,448.72
3/20/2024	Alex Ochoa - lawn maintenance	\$ 400.00
3/31/2024	Telephone Service	\$ 20.00
4/1/2024	New Wave Loan	\$ 3,300.00
4/2/2024	Madison Insurance	\$ 5,072.55
4/2/2024	Madison Insurance	\$ 2.95
4/3/2024	Maverick Security Services	\$ 8,448.72
4/10/2024	Avante - Nea Insurance	\$ 5,086.19
4/18/2024	New Wave Loan	\$ 4,125.00
4/18/2024	Maverick Security Services	\$ 8,448.72
4/25/2024	Demolition Gods	\$ 93,750.00
4/25/2024	Demolition Gods	\$ 15.00
4/30/2024	Telephone Service	\$ 20.00
5/1/2024	New Wave Loan	\$ 3,300.00
5/2/2024	Maverick Security Services	\$ 6,839.44
5/18/2024	New Wave Loan	\$ 4,125.00
5/30/2024	Telephone Service	\$ 20.00
6/1/2024	New Wave Loan	\$ 3,300.00
6/18/2024	New Wave Loan	\$ 4,125.00
6/28/2024	Demolition Gods	\$ 93,750.00
6/28/2024	Demolition Gods	\$ 15.00
6/30/2024	Telephone Service	\$ 20.00
7/1/2024	New Wave Loan	\$ 3,300.00
7/2/2024	The Madison Insurance Group	\$ 2,312.95
7/18/2024	New Wave Loan	\$ 4,125.00
7/29/2024	Telephone Service	\$ 20.00
8/1/2024	New Wave Loan	\$ 3,300.00
8/14/2024	US Treasury	\$ 59.00
8/20/2024	New Wave Loan	\$ 4,125.00
8/23/2024	Las Nueces Landscape & Trimming	\$ 300.00
8/26/2024	Las Nueces Landscape & Trimming	\$ 1,300.00
8/31/2024	Telephone Service	\$ 20.00
9/1/2024	New Wave Loan	\$ 3,300.00
9/12/2024	New Wave Loan	\$ 4,125.00
9/30/2024	Telephone Service	\$ 20.00

Attachment 1 to Exhibit A to Receiver's Report

New World Condo Association - Expenses of Fiduciary Account

Date	From	Amount
10/1/2024	New Wave Loan	\$ 3,300.00
10/15/2024	New Wave Loan	\$ 4,125.00
10/30/2024	Telephone Service	\$ 20.00
11/1/2024	New Wave Loan	\$ 3,300.00
11/7/2024	New Wave Loan	\$ 4,207.50
11/7/2024	Las Nueces Landscape & Trimming	\$ 1,050.00
GRAND TOTAL OF EXPENSES		\$ 1,166,448.80

COMPOSITE EXHIBIT 2

GRSM50

GORDON REES SCULLY MANSUKHANI

YOUR 50 STATE LAW FIRM™

100 Pringle Avenue, Suite 300

Walnut Creek CA 94596-3580

(510) 463-8600

Tax ID: 94-1617026

David Gersten
Judge Carlos Lopez c/o David M. Gersten
100 SE Second St, Suite 3900
Miami, FL 33131
dgersten@grsm.com

September 5, 2024
ID: GERSP 1299620
Invoice No. 21661899
Gersten, David M.

RE: Baptiste v. New World Condominium

BILLING SUMMARY THROUGH August 31, 2024

Fees For Professional Services:	\$3,185.00
Expenses and Advances:	<u>0.00</u>
Current Bill:	\$3,185.00

To those clients on whose behalf services are being performed pursuant to a written Legal Services Agreement which permits the Firm to change its rates at any time by written notice to the Client and for said rates to then apply to all services rendered after such notice has been given, please note that, unless a contrary agreement has been made between the parties, the Firm reserves the right to increase the rates applicable to the subject engagement referenced in this invoice by 5% (five percent) and, in the event this occurs, said new rates shall be applicable to, and reflected upon, subsequent invoices generated thereafter. Please do not hesitate to contact us with any questions regarding the foregoing.

Professional Services

<u>Date</u>	<u>Description</u>	<u>Init</u>	<u>Hours</u>
08/01/24	Review court filing .1; review court document .1	DMG2	0.20
08/06/24	Review and respond to Peter Valori email with interrogatories for review and editing .2	DMG2	0.20
08/07/24	Review and respond to Stephanie Calcagno re: interrogatories .1	DMG2	0.10
08/10/24	Review court filing motion for class certification .2; email to Peter Valori re: motion .1; review email from Peter Valori re: motion .1	DMG2	0.40
08/12/24	Review and respond To Robert Santiago email re: probate .1; review and respond to Robert Santiago email re: Denise Jomarron .1; review and respond to Peter Valori email re: invoices .1; email to Peter Valori re: hearing .1	DMG2	0.40
08/13/24	Review and respond to Peter Valori email re: hearing in case .1; review and respond to Peter Valori email with report on court rulings .1; review court order .1	DMG2	0.30
08/14/24	Review and respond to Reesa Setae email re: order .1; review and respond to Peter Valori email re: invoices .1; review and respond to Mary Dhanji email re: tax payment .1; review and respond to email from Joseph Seara with draft receiver's report for editing purposes .7; review and respond to Mary Dhanji email re: documents .1	DMG2	1.10
08/15/24	Review court order in case .1; review and respond to Joseph Seara re: report .1	DMG2	0.20
08/19/24	Review and respond to Peter Valori email re: probate lawyer .1	DMG2	0.10
08/20/24	Review and respond to Peter Valori email re: mortgage company	DMG2	0.10
08/22/24	Review and respond to Peter Valori email re: probate lawyer .1	DMG2	0.10
08/26/24	Review court filing .2	DMG2	0.20
08/28/24	Review filing in court case .1	DMG2	0.10
08/28/24	Attend (remotely, via Zoom) homeowners' update meeting (conducted by Peter Valori, Esq.)	ERT	1.40

Services Recap

<u>Init</u>	<u>Name</u>	<u>Title</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
DMG2	David Gersten	Partner	750.00	3.50	2,625.00
ERT	Eric Thompson	Partner	400.00	1.40	560.00

TOTAL FOR SERVICES

\$3,185.00

Outstanding Statements as of September 5, 2024

<u>Invoice Number</u>	<u>Date</u>	<u>Balance Due</u>
Statement No 21326723	May 17, 2023	\$15,955.00
Statement No 21354168	June 29, 2023	\$3,145.00
Statement No 21374087	July 31, 2023	\$4,895.00
Statement No 21387879	August 18, 2023	\$20,314.97
Statement No 21415053	September 28, 2023	\$7,455.00
Statement No 21424056	October 12, 2023	\$4,275.00
Statement No 21445391	November 13, 2023	\$2,720.00
Statement No 21471323	December 15, 2023	\$3,580.00
Statement No 21497136	January 26, 2024	\$3,400.00
Statement No 21503476	February 7, 2024	\$2,715.00
Statement No 21538132	March 22, 2024	\$1,575.00
Statement No 21550055	April 10, 2024	\$4,575.00
Statement No 21575686	May 14, 2024	\$4,465.00
Statement No 21601874	June 18, 2024	\$4,330.00
Statement No 21619540	July 11, 2024	\$2,550.00
Statement No 21646597	August 14, 2024	\$1,125.00

Total Accounts Receivable Balance:

\$87,074.97

GRSM50

GORDON REES SCULLY MANSUKHANI

YOUR 50 STATE LAW FIRM™

100 Pringle Avenue, Suite 300
Walnut Creek CA 94596-3580
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Tax ID: 94-1617026

David Gersten
Judge Carlos Lopez c/o David M. Gersten
100 SE Second St, Suite 3900
Miami, FL 33131
dgersten@grsm.com

September 5, 2024
ID: GERSP 1299620
Invoice No. 21661899
Gersten, David M.

RE: Baptiste v. New World Condominium

BILLING SUMMARY THROUGH August 31, 2024

Fees For Professional Services:	\$3,185.00
Expenses and Advances:	<u>0.00</u>
Current Bill:	\$3,185.00

A/R OPERATING ACCOUNT WIRE INFORMATION

Beneficiary Bank Name: Wells Fargo Bank, N.A..
Bank Address: 420 Montgomery Street, San Francisco, CA 94104
Beneficiary Account: Gordon Rees Scully Mansukhani, LLP
Account Number: 1301118095
ABA Number (ACH): 121042882
Federal Tax ID: 94-1617026

Domestic and International fund transfer process:
ABA Number (Wires): 121000248
Swift code: Domestic – 121000248
International – WFBIUS6S
Reference: 21661899

LOCKBOX ADDRESS FOR CHECKS

Lockbox Services Box #: 399258
3440 Flair Drive
El Monte, CA 91731-2823

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GORDON REES SCULLY MANSUKHANI
YOUR 50 STATE LAW FIRM™

100 Pringle Avenue, Suite 300
Walnut Creek CA 94596-3580
(510) 463-8600
Tax ID: 94-1617026

David Gersten
Judge Carlos Lopez c/o David M. Gersten
100 SE Second St, Suite 3900
Miami, FL 33131
dgersten@grsm.com

October 15, 2024
ID: GERSP 1299620
Invoice No. 21695545
Gersten, David M.

RE: Baptiste v. New World Condominium

BILLING SUMMARY THROUGH September 30, 2024

Fees For Professional Services:	\$525.00
Expenses and Advances:	<u>0.00</u>
Current Bill:	\$525.00

To those clients on whose behalf services are being performed pursuant to a written Legal Services Agreement which permits the Firm to change its rates at any time by written notice to the Client and for said rates to then apply to all services rendered after such notice has been given, please note that, unless a contrary agreement has been made between the parties, the Firm reserves the right to increase the rates applicable to the subject engagement referenced in this invoice by 5% (five percent) and, in the event this occurs, said new rates shall be applicable to, and reflected upon, subsequent invoices generated thereafter. Please do not hesitate to contact us with any questions regarding the foregoing.

Professional Services

<u>Date</u>	<u>Description</u>	<u>Init</u>	<u>Hours</u>
09/19/24	Review and respond to Rick Zelman email re: bill .1	DMG2	0.10
09/21/24	Review and respond to Peter Valori email re: estate .1	DMG2	0.10
09/23/24	Review answer filed in case .2	DMG2	0.20
09/24/24	Review document and sign for filing in case .1; review and respond to Gia O'Conner re: document .1	DMG2	0.20
09/25/24	Review and respond to Peter Valori email re: counsel .1	DMG2	0.10

Services Recap

<u>Init</u>	<u>Name</u>	<u>Title</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
DMG2	David Gersten	Partner	750.00	0.70	525.00

TOTAL FOR SERVICES

\$525.00

Outstanding Statements as of October 15, 2024

<u>Invoice Number</u>	<u>Date</u>	<u>Balance Due</u>
Statement No 21326723	May 17, 2023	\$15,955.00
Statement No 21354168	June 29, 2023	\$3,145.00
Statement No 21374087	July 31, 2023	\$4,895.00
Statement No 21387879	August 18, 2023	\$20,314.97
Statement No 21415053	September 28, 2023	\$7,455.00
Statement No 21424056	October 12, 2023	\$4,275.00
Statement No 21445391	November 13, 2023	\$2,720.00
Statement No 21471323	December 15, 2023	\$3,580.00
Statement No 21497136	January 26, 2024	\$3,400.00
Statement No 21503476	February 7, 2024	\$2,715.00

David Gersten Special Magistrate
ID: GERSP 1299620
Invoice No.: 21695545

October 15, 2024
Page 3

<u>Invoice Number</u>	<u>Date</u>	<u>Balance Due</u>
Statement No 21538132	March 22, 2024	\$1,575.00
Statement No 21550055	April 10, 2024	\$4,575.00
Statement No 21575686	May 14, 2024	\$4,465.00
Statement No 21601874	June 18, 2024	\$4,330.00
Statement No 21619540	July 11, 2024	\$2,550.00
Statement No 21646597	August 14, 2024	\$1,125.00
Statement No 21661899	September 5, 2024	\$3,185.00
Total Accounts Receivable Balance:		<u><u>\$90,259.97</u></u>



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October 15, 2024
ID: GERSP 1299620
Invoice No. 21695545
Gersten, David M.

RE: Baptiste v. New World Condominium

BILLING SUMMARY THROUGH September 30, 2024

Fees For Professional Services:	\$525.00
Expenses and Advances:	<u>0.00</u>
Current Bill:	\$525.00

A/R OPERATING ACCOUNT WIRE INFORMATION

Beneficiary Bank Name: Wells Fargo Bank, N.A..
Bank Address: 420 Montgomery Street, San Francisco, CA 94104
Beneficiary Account: Gordon Rees Scully Mansukhani, LLP
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100 SE Second St, Suite 3900
Miami, FL 33131
dgersten@grsm.com

November 6, 2024
ID: GERSP 1299620
Invoice No. 21713002
Gersten, David M.

RE: Baptiste v. New World Condominium

BILLING SUMMARY THROUGH October 31, 2024

Fees For Professional Services:	\$975.00
Expenses and Advances:	<u>0.00</u>
Current Bill:	\$975.00

To those clients on whose behalf services are being performed pursuant to a written Legal Services Agreement which permits the Firm to change its rates at any time by written notice to the Client and for said rates to then apply to all services rendered after such notice has been given, please note that, unless a contrary agreement has been made between the parties, the Firm reserves the right to increase the rates applicable to the subject engagement referenced in this invoice by 5% (five percent) and, in the event this occurs, said new rates shall be applicable to, and reflected upon, subsequent invoices generated thereafter. Please do not hesitate to contact us with any questions regarding the foregoing.

Professional Services

<u>Date</u>	<u>Description</u>	<u>Init</u>	<u>Hours</u>
10/01/24	Review and respond to Mary Dhanji/Jacqueline Greenberg email re: change of address with IRS .1	DMG2	0.10
10/02/24	Conference with Rick Zelman re: case status .1; review Mary Dhanji email re: IRS .1; email to Peter Valori re: case status .1	DMG2	0.30
10/09/24	Review motion filed in case .1; review and respond to Petet Valori email re: motion .1	DMG2	0.20
10/14/24	Review and respond to Rick Zelman email with bill attached for review .1	DMG2	0.10
10/17/24	Review court filing .1; and review and respond to Reesa Setae email re: zoom meeting with owners .1	DMG2	0.20
10/18/24	Review and respond to Reesa Setae email re: reschedule zoom .1	DMG2	0.10
10/23/24	Email to Peter Valori re: order .1; review and respond to Peter Valori email re: class action .1	DMG2	0.20
10/24/24	Review and respond to Peter Valori email re: foreclosure case .1	DMG2	0.10

Services Recap

<u>Init</u>	<u>Name</u>	<u>Title</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
DMG2	David Gersten	Partner	750.00	1.30	975.00

TOTAL FOR SERVICES

\$975.00

Outstanding Statements as of November 6, 2024

<u>Invoice Number</u>	<u>Date</u>	<u>Balance Due</u>
Statement No 21326723	May 17, 2023	\$15,955.00
Statement No 21354168	June 29, 2023	\$3,145.00
Statement No 21374087	July 31, 2023	\$4,895.00
Statement No 21387879	August 18, 2023	\$20,314.97
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Statement No 21619540	July 11, 2024	\$2,550.00
Statement No 21646597	August 14, 2024	\$1,125.00
Statement No 21661899	September 5, 2024	\$3,185.00
Statement No 21695545	October 15, 2024	\$525.00
Total Accounts Receivable Balance:		\$90,784.97



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November 6, 2024
ID: GERSP 1299620
Invoice No. 21713002
Gersten, David M.

RE: Baptiste v. New World Condominium

BILLING SUMMARY THROUGH October 31, 2024

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Expenses and Advances:	<u>0.00</u>
Current Bill:	\$975.00

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 Miami, FL 33131
 United States
 dvcatorneys.com

INVOICE

Invoice # 1333
 Date: 10/31/2024

Louis Jean Baptiste et al. v. New World Condo Apartments Condominium Assn Inc. - Receivership

MME1676

Louis Jean Baptiste et al. v. New World Condo Apartments Condominium Assn Inc. - Receivership

Professional Fees

Date	Description	Staff	Hours	Rate	Amount
08/01/2024	Telephone conference with Judicial Assistant regarding status hearing and motion for extension of time to effectuate service (.2); emails to and from Judicial Assistant regarding same (.2); draft notice of hearing on motion for extension of time to effectuate service (.3).	rs	0.70	\$100.00	\$70.00
08/01/2024	Review correspondence from Y. Wong regarding hearing on motion to extend time to complete service of process	RPS	0.20	\$450.00	\$90.00
08/01/2024	Email with counsel regarding "40 Years" entity.	PFV	0.20	\$550.00	\$110.00
08/02/2024	Email to homeowners regarding status zoom meeting with receiver (.5); email to D. Bissell regarding new website postings (.3).	rs	0.80	\$100.00	\$80.00
08/02/2024	Review correspondence from Y. Wong regarding zoom status conference.	RPS	0.20	\$450.00	\$90.00
08/02/2024	Draft correspondence to A. Ponnock regarding estate of Cardinal Andrews and follow up teleconference.	RPS	0.50	\$450.00	\$225.00
08/02/2024	Review correspondence from R. Kenol regarding the estate of Cardinal Andrews.	RPS	0.20	\$450.00	\$90.00
08/02/2024	Revise unit owner update regarding demolition.	PFV	0.20	\$550.00	\$110.00
08/03/2024	Review correspondence regarding answers to	RPS	0.60	\$450.00	\$270.00

	interrogatories in renter class action case and review responses to interrogatories.				
08/05/2024	Work on opposition to motion to intervene in partition case and review, revise, and edits to same (4.5); and follow-up legal research in connection with same (1.7).	RPS	6.20	\$450.00	\$2,790.00
08/06/2024	Legal research regarding method of foreclosing interests in partition action.	RPS	3.60	\$450.00	\$1,620.00
08/06/2024	Email regarding interrogatory responses as to renter class case.	PFV	0.10	\$550.00	\$55.00
08/07/2024	Work on draft motion for summary judgment (3.1); legal research in connection with same (1.5).	RPS	4.60	\$450.00	\$2,070.00
08/10/2024	Review class certification motion in renter class.	PFV	0.30	\$550.00	\$165.00
08/11/2024	Review email regarding requested certificate of completion.	PFV	0.20	\$550.00	\$110.00
08/12/2024	Draft status update regarding estate of Cardinal Andrews.	RPS	0.90	\$450.00	\$405.00
08/12/2024	Draft order granting motion to extend time to complete service of process.	RPS	0.70	\$450.00	\$315.00
08/12/2024	Draft order granting motion to substitute parties (.9); teleconference with counsel for Ygrene regarding same (.2).	RPS	1.10	\$450.00	\$495.00
08/12/2024	Email regarding retention of probate lawyer regarding estate of Cardinal Andrews.	PFV	0.20	\$550.00	\$110.00
08/12/2024	Email regarding billing information needed for status report.	PFV	0.30	\$550.00	\$165.00
08/13/2024	Work on the Receiver's sixth report, with a focus on the legal proceedings filed against the Association and the partition action.	JS	1.80	\$295.00	\$531.00
08/13/2024	Review file regarding Defendant, Ygrene Energy Fund.	rs	0.50	\$100.00	\$50.00
08/13/2024	Work on preparation of summary judgment motion exhibits (3.6); review Excel spreadsheet regarding liens of record to determine amounts owed to lenders on a unit-by-unit basis (5.3).	RPS	8.90	\$450.00	\$4,005.00
08/13/2024	Attend hearing on status conference and motion to extend time to serve process.	PFV	0.50	\$550.00	\$275.00
08/13/2024	Work on the form of order as to motion to extend and motion to dismiss and substitute parties regarding Ygreen entity.	PFV	0.40	\$550.00	\$220.00
08/13/2024	Draft status reports to Receiver.	PFV	0.20	\$550.00	\$110.00
08/13/2024	Email report to receiver regarding hearing on status	PFV	0.10	\$550.00	\$55.00

	conference and requested extension.				
08/14/2024	Review the attorneys' fees and costs incurred by the Receiver and his firm, Damian Valori Culmo, and Sacher Zelman Hartman, P.A (1.3); work on the Receiver's sixth report, with a focus on the attorneys' fees and costs (1.3).	JS	2.60	\$295.00	\$767.00
08/14/2024	Update from co-counsel regarding status and strategy (.3); reviewing Quarterly Report and email to co-counsel regarding same (.5).	MME	0.80	\$550.00	\$440.00
08/14/2024	Work on the court ordered quarterly status report.	PFV	0.80	\$550.00	\$440.00
08/14/2024	Email regarding lawn maintenance at property.	PFV	0.20	\$550.00	\$110.00
08/14/2024	Legal research regarding amendment of complaint after the entry of default judgments.	RPS	2.60	\$450.00	\$1,170.00
08/15/2024	Update from co-counsel regarding status and strategy.	MME	0.20	\$550.00	\$110.00
08/15/2024	Draft correspondence to E. Hochman regarding order to substitute parties for Ygrene and follow-up teleconference regarding same (.8); redraft order and recirculate same (.5).	RPS	1.30	\$450.00	\$585.00
08/15/2024	Teleconference with D. Jomarron regarding potential representation of receiver in connection with the estate of Cardinal Andrews (.7); draft follow-up correspondence (.3); review proposed retainer agreement and prepared comments to same (.7).	RPS	1.70	\$450.00	\$765.00
08/15/2024	Conferences regarding quarterly report.	PFV	0.20	\$550.00	\$110.00
08/15/2024	Review motion to strike jury trial.	PFV	0.10	\$550.00	\$55.00
08/15/2024	Email regarding court error regarding trial notice.	PFV	0.20	\$550.00	\$110.00
08/15/2024	Email and conference s regarding form of order as to Ygreen substitution and amendment as to the Estate of Cardinal Andrews.	PFV	0.40	\$550.00	\$220.00
08/15/2024	Legal research regarding establishing priority of creditors and method for foreclosing interests in partition action.	RPS	3.40	\$450.00	\$1,530.00
08/19/2024	E-mail regarding retention of probate counsel in Cardinal Andrews estate.	PFV	0.10	\$550.00	\$55.00
08/20/2024	Teleconference with D. Jomarron regarding the estate of Cardinal Andrews.	RPS	0.40	\$450.00	\$180.00
08/21/2024	Teleconference with N. Watkin regarding the estate of Cardinal Andrews.	RPS	0.70	\$450.00	\$315.00
08/22/2024	Conferences regarding property maintenance.	PFV	0.40	\$550.00	\$220.00
08/22/2024	Conference regarding probate counsel search and	PFV	0.30	\$550.00	\$165.00

	update on service of process by publication.				
08/23/2024	Teleconference with G. O'Connor regarding the estate of Cardinal Andrews.	RPS	0.90	\$450.00	\$405.00
08/23/2024	Correspondence to J. Stokes (New Times) regarding affidavits of proof of publication (.2); and preparation of draft affidavits for six defendants (1.1).	RPS	1.30	\$450.00	\$585.00
08/23/2024	Conference with adjuster regarding Unit 117.	PFV	0.40	\$550.00	\$220.00
08/26/2024	(No charge) Work on proposed order granting the Receiver's sixth report and application for order authorizing payment of fees and expenses.	JS	0.60	\$0.00	\$0.00
08/26/2024	Follow-up teleconference with G. O'Connor regarding the estate of Cardinal Andrews (.4); review proposed retainer agreement and prepared comments to same (.2).	RPS	0.60	\$450.00	\$270.00
08/26/2024	Follow-up correspondence to R. Betancourt (New Times) regarding affidavits of proof of publication (.2); teleconference w/ R. Bentancourt regarding requirements for affidavit (x2) (.5).	RPS	0.70	\$450.00	\$315.00
08/27/2024	Review executed affidavits of proof of publication (.5); teleconference with R. Betancourt regarding errors in affidavits of publication and suggested changes regarding same (.3); review revised affidavits (.2).	RPS	1.00	\$450.00	\$450.00
08/27/2024	Preparation of exhibits to affidavits regarding proof of publication (1.0); correspondence with R. Saetae regarding same (.2).	RPS	1.20	\$450.00	\$540.00
08/27/2024	Work on proposed order for motion for summary judgment and revisions to same (4.2); legal research regarding procedures for distributing funds in partition action (1.0).	RPS	5.20	\$450.00	\$2,340.00
08/28/2024	(No charge) Review Receiver's Sixth Report and Application for Order (.2); work on scheduling hearing to enter order on same (.3).	rs	0.50	\$0.00	\$0.00
08/28/2024	Review notice of filing proof of publication.	RPS	0.30	\$450.00	\$135.00
08/28/2024	Attend portions of the Zoom status conference.	RPS	1.30	\$450.00	\$585.00
08/28/2024	Email regarding hearing on motion to approve fees.	PFV	0.10	\$550.00	\$55.00
08/28/2024	Prepare for (.2); and attend (1.6) unit owner Zoom update meeting.	PFV	1.80	\$550.00	\$990.00
08/28/2024	Email regarding next steps as to website update and communication with unit owners as to assessment balances.	PFV	0.30	\$550.00	\$165.00
08/29/2024	Work on updates to Receivership website.	rs	0.40	\$100.00	\$40.00

08/29/2024	Email regarding website update and related matters.	PFV	0.20	\$550.00	\$110.00
08/29/2024	Conference regarding lawn care update.	PFV	0.10	\$550.00	\$55.00
09/01/2024	Conference with P. Valori regarding status of Cardinal Andrews estate, the draft summary judgment motion and proposed order (.3); work on redrafting summary judgment order, multiple revisions of same (1.7); treatise research regarding procedures for establishing the interests of secured creditors in partition actions (4.2).	RPS	6.20	\$450.00	\$2,790.00
09/04/2024	Email correspondence with R. Zelman regarding the Receiver's sixth report and fee application.	JS	0.10	\$295.00	\$29.50
09/05/2024	Telephone update with co-counsel and email follow-up.	MME	0.30	\$550.00	\$165.00
09/05/2024	Review email regarding payment of retainer for probate counsel.	PFV	0.20	\$550.00	\$110.00
09/05/2024	Review correspondence from Gia O'Connor regarding Berger Singerman retainer agreement (x2); and arrangements for payment of same.	RPS	0.70	\$450.00	\$315.00
09/06/2024	Attend hearing on Receiver's Sixth Report and motion for attorneys' fees and costs (.3); work on order granting same (.3).	JS	0.60	\$295.00	\$177.00
09/06/2024	Prepare for hearing on fee application.	PFV	0.30	\$550.00	\$165.00
09/06/2024	Email with real estate counsel regarding fee application amount as to his law firm's services.	PFV	0.10	\$550.00	\$55.00
09/06/2024	Attend hearing on fee application motion.	PFV	0.30	\$550.00	\$165.00
09/06/2024	Call with Mr. Baptiste regarding status of receivership matter.	PFV	0.20	\$550.00	\$110.00
09/06/2024	Telephone conference with Gia O'Connor regarding background facts and particularities of the partition action, and documents concerning death of Cardinal Andrews (1.1); follow up correspondence concerning same (.2).	RPS	1.30	\$450.00	\$585.00
09/13/2024	Review order approving fees.	PFV	0.10	\$550.00	\$55.00
09/13/2024	Work on amended complaint (.8); legal research regarding standards for amending complaint after the entry of default (2.3).	RPS	3.10	\$450.00	\$1,395.00
09/18/2024	Teleconference with Gia O'Connor regarding additional information required to complete probate petition (.5); File review for required backup documentation (.8); follow up correspondence regarding same (x4) (.7).	RPS	2.00	\$450.00	\$900.00
09/19/2024	Update and work on financing to complete partition.	MME	0.30	\$550.00	\$165.00
09/20/2024	Email regarding bank contact with Receiver.	PFV	0.10	\$550.00	\$55.00

09/20/2024	Email regarding status as to Cardinal Andrews estate.	PFV	0.20	\$550.00	\$110.00
09/21/2024	Review and revised petition of administration and draft email regarding same.	PFV	0.20	\$550.00	\$110.00
09/21/2024	Review email regarding service of process upon Cordell Black.	PFV	0.10	\$550.00	\$55.00
09/21/2024	Review service of process documentation regarding partition case.	PFV	0.30	\$550.00	\$165.00
09/23/2024	Review Home Financing Center's answer.	JS	0.30	\$295.00	\$88.50
09/23/2024	Review correspondence from Gia O'Connor (x2) and review final petition prior to filing.	RPS	0.70	\$450.00	\$315.00
09/24/2024	Review Home Financing's answer and affirmative defenses (.3); legal research regarding priority of receivership administrative costs relative to recorded liens (.8).	RPS	1.10	\$450.00	\$495.00
09/25/2024	Email correspondence with S. Calcagno regarding H. Meshel.	JS	0.10	\$295.00	\$29.50
09/25/2024	Work on revisions to opposition to tenant-plaintiffs' motion to intervene; (1.2); legal research in connection with same (.6).	RPS	1.80	\$450.00	\$810.00
09/26/2024	Teleconference with Gia O'Connor regarding additional background information necessary for the Cardinal Andrews probate proceedings (x5).	RPS	1.00	\$450.00	\$450.00
09/30/2024	Reviewing and revising financing documents (.6); reviewing and revising Motion of Summary Judgment (1.2).	MME	1.80	\$550.00	\$990.00
09/30/2024	Review and revise response to unit owner request for a cash advance.	PFV	0.20	\$550.00	\$110.00
09/30/2024	Revisions to opposition to tenant-plaintiffs' motion to intervene.	RPS	0.70	\$450.00	\$315.00
10/02/2024	Working on extensions of financing and financing issues, drafting documents, motions and orders.	MME	1.30	\$550.00	\$715.00
10/03/2024	Work on opposition to motion to intervene.	JS	1.90	\$295.00	\$560.50
10/03/2024	Reviewing finance issues with loans due (.3); reviewing and revising draft motion to summary judgment (1.3).	MME	1.60	\$550.00	\$880.00
10/04/2024	Work on form of order regarding motion for summary judgment with emphasis on provisions regarding finality.	PFV	0.60	\$550.00	\$330.00
10/08/2024	Additional work on revisions to proposed order on summary judgment motion as to sale process and distributions.	PFV	0.30	\$550.00	\$165.00

10/08/2024	Confer with R. Santiago regarding modifications to summary judgment motion regarding requested relief.	PFV	0.10	\$550.00	\$55.00
10/08/2024	Review status report regarding estate of Cardinal Andrews.	PFV	0.10	\$550.00	\$55.00
10/09/2024	Review plaintiffs' unopposed motion to modify agreed order on case management plan in the Eliteway action.	JS	0.20	\$295.00	\$59.00
10/09/2024	Review revised scheduling order in rener class and prepare update to receiver.	PFV	0.20	\$550.00	\$110.00
10/23/2024	Email with Receiver regarding proposed order in owner class case.	PFV	0.10	\$550.00	\$55.00
10/23/2024	Review financial summary regarding planning.	PFV	0.10	\$550.00	\$55.00
10/23/2024	Review email regarding lawncare fees and draft response.	PFV	0.10	\$550.00	\$55.00
10/24/2024	Analyze issues regarding amending \$400,000 promissory note and \$500,000 promissory note and drafting new \$150,000 promissory note.	KP	0.20	\$450.00	\$90.00
10/24/2024	Preliminary review Small foreclosure complaint.	PFV	0.20	\$550.00	\$110.00
10/24/2024	Draft email to Receiver regarding foreclosure case.	PFV	0.10	\$550.00	\$55.00
10/24/2024	Email with probate counsel regarding Andrews estate case status.	PFV	0.10	\$550.00	\$55.00
10/25/2024	Analyze New Wave loan documents for drafting amendments to promissory notes and new promissory note.	KP	0.50	\$450.00	\$225.00
10/25/2024	Review new foreclosure complaint.	PFV	0.20	\$550.00	\$110.00
10/25/2024	Review file regarding same lender as party to partition case and work on case planning regarding proposed stay.	PFV	0.30	\$550.00	\$165.00
10/28/2024	Analyze issues regarding amending New Wave promissory notes and drafting new promissory note.	KP	0.30	\$450.00	\$135.00
10/28/2024	Research for and draft form for amendment of \$400,000 and \$500,000 promissory notes.	KP	1.00	\$450.00	\$450.00
10/29/2024	Reviewing draft amendments to loan documents.	MME	0.30	\$550.00	\$165.00
10/29/2024	Analyze issues regarding amendments to promissory notes and communications with Lender's counsel regarding amendments to promissory notes.	KP	0.50	\$450.00	\$225.00
10/29/2024	Continue to draft amendments to \$400,000 Note and \$500,000 Note and draft new \$150,000 Note.	KP	2.00	\$450.00	\$900.00
10/29/2024	Email to probate counsel regarding status of Cardinal Andrews estate.	PFV	0.20	\$550.00	\$110.00

10/29/2024	Email with prospective purchaser regarding status of partition case.	PFV	0.10	\$550.00	\$55.00
10/29/2024	Email regarding update of prospective purchasers.	PFV	0.10	\$550.00	\$55.00
10/29/2024	Review new filing regarding foreclosure regarding Mr. Small and e-mail counsel for lender regarding same.	PFV	0.20	\$550.00	\$110.00
10/30/2024	Email regarding preparation of motion to stay and motion to transfer.	PFV	0.10	\$550.00	\$55.00
10/30/2024	Work on motion to transfer foreclosure case.	PFV	0.60	\$550.00	\$330.00
10/30/2024	Work on motion to stay or dismiss foreclosure case.	PFV	0.60	\$550.00	\$330.00
10/30/2024	Email to Plaintiffs counsel in Small foreclosure case.	PFV	0.20	\$550.00	\$110.00
10/30/2024	Call with counsel for lender in Small Case.	PFV	0.50	\$550.00	\$275.00
10/31/2024	Analyze comments to amendments to promissory notes by lender's counsel and strategize regarding requested revisions.	KP	0.30	\$450.00	\$135.00
				Hours Subtotal	107.1
				Fees Subtotal	\$47,912.00

Expenses

Type	Date	Description	Quantity	Rate	Amount
Expense	08/14/2024	Postage	1.00	\$0.69	\$0.69
Expense	08/29/2024	Interest on loan	1.00	\$775.34	\$775.34
Expense	08/31/2024	Photocopies	77.00	\$0.25	\$19.25
Expense	08/31/2024	Lexis Nexis Research Fee	1.00	\$80.71	\$80.71
Expense	08/31/2024	Webmaster. post meeting notices, demolition letter on home page, upload status reports, remove section from home page, reorder document on court, Hosting Renewal for July, August and September.	1.00	\$136.35	\$136.35
Expense	09/04/2024	Postage	1.00	\$0.69	\$0.69
Expense	09/06/2024	Retainer for services to prepare petition for Administration of an Estate of unit owner	1.00	\$2,000.00	\$2,000.00
Expense	09/29/2024	Interest on Loan	1.00	\$775.33	\$775.33
Expense	09/30/2024	Photocopies	93.00	\$0.25	\$23.25
Expense	09/30/2024	Lexis Nexis Research Fee	1.00	\$44.00	\$44.00
Expense	10/31/2024	Interest on loan	1.00	\$789.85	\$789.85

Expense	10/31/2024	Photocopies	39.00	\$0.25	\$9.75
Expense	10/31/2024	Loan to Receivership for association expenses.	1.00	\$9,000.00	\$9,000.00
Expense	10/31/2024	Lexis Nexis Research Fee	1.00	\$16.52	\$16.52
				Expenses Subtotal	\$13,671.73

Name	Hours	Rate	Amount	
Melanie Damian	6.6	\$550.00	\$3,630.00	
Kristopher Pearson	4.8	\$450.00	\$2,160.00	
Robert Santiago	68.9	\$450.00	\$31,005.00	
Joseph Seara	7.6	\$295.00	\$2,242.00	
Joseph Seara	0.6	\$0.00	\$0.00	
Peter Valori	15.7	\$550.00	\$8,635.00	
Reesea Saetae	2.4	\$100.00	\$240.00	
Reesea Saetae	0.5	\$0.00	\$0.00	
			Hours Total	107.1
			Subtotal	\$61,583.73
			Amount	\$61,583.73

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Due
(\$502,804.12	+ \$61,583.73) - (\$0.00) = \$564,387.85

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
63	12/31/2023	\$267,345.48	\$0.00	\$267,345.48
242	01/31/2024	\$28,262.38	\$0.00	\$28,262.38
948	04/30/2024	\$34,339.34	\$0.00	\$34,339.34

949	07/31/2024	\$172,856.92	\$0.00	\$172,856.92
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Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1333	10/31/2024	\$61,583.73	\$0.00	\$61,583.73
			Outstanding Balance	\$564,387.85
			Total Amount Due	\$564,387.85

Please make all amounts payable to: Damian Valori Culmo

LawPay link: <https://secure.lawpay.com/pages/damianandvalori/operating-2>

Payment is due upon receipt.

COMPOSITE EXHIBIT 3

Sacher Zelman Hartman, P.A.
Two Datran Center, Suite 2000
9130 South Dadeland Boulevard
Miami, Florida 33156
Telephone: (305) 371-8797
E-mail: info@sacherzelman.com
ID#: 65-0212052

David M. Gersten, Esq.
Gordon & Rees, LLP
100 SE 2nd Street, Suite 3900
Miami, Florida 33131

August 25, 2024
Invoice Number 113459

FILE: 3110002 Gersten, David M. as Receiver
for New World Condominium Apartments
Condominium Association

TOTAL STATEMENT 0.00

07/25/24	PREVIOUS BALANCE	10,424.02
	Total this Bill	0.00
	<u>NEW BALANCE</u>	<u>10,424.02</u>

Accounts Receivable Aging

Current	0.00
30 Days	2,300.00
60 Days	3,252.50
90 Days	962.42
120 Days	3,909.10

Sacher Zelman Hartman, P.A.
Two Datran Center, Suite 2000
9130 South Dadeland Boulevard
Miami, Florida 33156
Telephone: (305) 371-8797
E-mail: info@sacherzelman.com
ID#: 65-0212052

David M. Gersten, Esq.
Gordon & Rees, LLP
100 SE 2nd Street, Suite 3900
Miami, Florida 33131

September 25, 2024
Invoice Number 113488

FILE: 3110002 Gersten, David M. as Receiver
for New World Condominium Apartments
Condominium Association

PROFESSIONAL SERVICES

Hours

09/04/24 RMZ Review Receiver report; prepare
correspondence to Peter Valori, Esq. 0.20

TOTAL HOURS AND FEES 0.20 99.00

TOTAL STATEMENT 99.00

<u>Fee Summary</u>	<u>Hours</u>	<u>Amount</u>
Richard M. Zelman	0.20	99.00
Total Fees	0.20	99.00

08/25/24	PREVIOUS BALANCE	10,424.02
	Total this Bill	99.00
	<u>NEW BALANCE</u>	<u>10,523.02</u>

September 25, 2024

Page 2

Invoice 113488

3110002 Gersten, David M. as Receiver for New World Condominium Apartments Condomini

Accounts Receivable Aging

Current	99.00
30 Days	0.00
60 Days	2,300.00
90 Days	3,252.50
120 Days	4,871.52

COMPOSITE EXHIBIT 4

JACQUELINE D. GREENBERG, CPA, LLC

July 11, 2024

Hon. David M. Gersten, Receiver
c/o Mary Dhanji
Damian & Valori
1000 Brickell Ave, Suite 1020
Miami, Florida 33131

File: NW/002

For Professional Services Rendered Re: New World Condominium Apts. Condo Assn., Inc.

<u>DATE</u>		<u>TIME</u>
01/22/24	Phone call with Mary Dhanji-introduction to tax reporting needs	0.25
01/22/24	Review prior years' compiled financial statements Dec. 2018-2020; monthly income and expense statements February to December 2023; Excel workbook for receipts and disbursements during receivership	1.50
03/13/24	Prepare IRS Form 2848 - Power of Attorney for income tax return Form 1120 for 12.31.2023 Prepare tax return extension Form 7004, for filing date to October 15, 2024	0.40
06/28/24	Prepare Form 8822-H, Change of Address for Receivership Analysis of 2023 revenues and expenses of receivership for Form 1120-H	0.70
07/08/24	Consolidate financial information to prepare Form 1120-H, Information Return for	0.60
07/09/24	Preparation of Form 1120-H, including instructions for payment and mailing	1.00
		<u>4.45</u>

Invoice Total \$1,112.50

Less: credit on account (10.00)

Net Due \$1,102.50

COMPOSITE EXHIBIT 5



201 E. LAS OLAS BLVD. SUITE 1500
FORT LAUDERDALE, FLORIDA 33301
T: (954) 525-9900 F: (954) 523-2872
WWW.BERGERSINGERMAN.COM
EIN# 45-3121429

DAVID M. GERSTEN, AS THE COURT APPOINTED
RECEIVER OF NEW WORLD CONDOMINIUM
ASSOCIATION, INC.
1000 BRICKELL AVENUE, SUITE 1020
MIAMI, FL 33131

October 9, 2024
Invoice: 285477

Client: 34641-0001

Re: ***ESTATE OF CARDINAL ANDREWS - APPOINTMENT OF
ADMINISTRATOR***

For professional services rendered thru: ***September 30, 2024***

Total Fees	1,397.00
Total Expenses	452.94
Total Balance Due	\$1,849.94

As always, it is our pleasure to work with you! Payment is due upon receipt.

Payments Options:

You may remit payment via check or visit www.bergersingerman.com/info/client-tools/ to pay by eCheck or credit card.

If you wish to remit payment via wire transfer, please refer to the instructions below.

Thank you!

Wiring instructions for Berger Singerman:

Bank:	City National Bank of Florida
Bank Address:	25 W Flagler Street Miami, FL 33130
ABA No.:	066004367
Account Name:	Berger Singerman, LLP Merchant Account
Account No.:	1955119739
Reference Number:	34641-0001



DAVID M. GERSTEN, AS THE COURT APPOINTED
 RECEIVER OF NEW WORLD CONDOMINIUM
 ASSOCIATION, INC.
 1000 BRICKELL AVENUE, SUITE 1020
 MIAMI, FL 33131

INVOICE DATE: October 9, 2024
 INVOICE NO. 285477

ESTATE OF CARDINAL ANDREWS - APPOINTMENT OF
 ADMINISTRATOR

MATTER ID: 34641-0001

PROFESSIONAL LEGAL SERVICES RENDERED THROUGH: September 30, 2024

F E E S

Date	Attorney	Description	Hours	
09/16/24	GAO	COMMUNICATE WITH R. SANTIAGO REGARDING PETITION FOR ADMINISTRATION.	0.20	
09/20/24	GAO	PREPARE PETITION FOR ADMINISTRATION; COMMUNICATE WITH CO-COUNSEL REGARDING SAME.	1.00	
09/20/24	GAO	CALL WITH KYLA ANDREWS REGARDING ESTATE OPENING AND INFORMATION NEEDED FOR SAME.	0.20	
09/20/24	GAO	COMMUNICATE WITH CO-COUNSEL REGARDING CONTACT WITH DECEDENT'S FAMILY MEMBERS.	0.20	
09/23/24	GAO	FINALIZE PETITION FOR ADMINISTRATION FOR FILING.	0.10	
09/23/24	GAO	COMMUNICATE WITH CLIENT AND CO-COUNSEL REGARDING FILING OF PETITION FOR ADMINISTRATION AND NEXT STEPS.	0.20	
09/25/24	GAO	COMMUNICATE WITH CLIENT AND CO-COUNSEL REGARDING FILING OF PETITION FOR ADMINISTRATION.	0.30	
09/25/24	GAO	INSTRUCT PARALEGAL REGARDING CORRECTION OF FILING OF PETITION FOR ADMINISTRATION SEPARATE FROM EXHIBIT.	0.00	N/C

Total Hours: 2.20

Total Fees: 1,397.00

FEE SUMMARY

Attorney	Hours	Rate	Total
Giovanna A. O'Connor	2.20	635.00	1,397.00
Total	2.20		\$1,397.00

EXPENSES

Date	Description	Amount
09/25/24	PAYEE: E-PORTAL FILING; REQUEST#: 55348; DATE: 9/25/2024. - 34641.0001 PETITION FOR ADMINISTRATION	406.00
	WESTLAW CHARGES	46.94
Total Expenses		\$452.94

CURRENT BALANCE DUE **\$1,849.94**

EXHIBIT 6

IN THE CIRCUIT COURT FOR THE 11TH
JUDICIAL CIRCUIT IN AND FOR
MIAMI-DADE COUNTY, FLORIDA

LOUIS JEAN BAPTISTE, CARDINAL
ANDREWS, and VALERIE HUNTER,
for the use and benefit of other property
owners within New World Condominium
Apartments Condominium Association, Inc.,

CASE NO. 2023-001716-CA-01

SECTION: CA-11

Plaintiffs,

v.

NEW WORLD CONDOMINIUM
APARTMENTS CONDOMINIUM
ASSOCIATION, INC.,

Defendant.

**[PROPOSED] ORDER GRANTING RECEIVER'S APPLICATION
FOR ORDER AUTHORIZING PAYMENT OF FEES AND
EXPENSES AND FOR AUTHORIZATION TO DISTRIBUTE FUNDS [D.E.56]**

This matter came before the Court upon the application of the Honorable David M. Gersten (Ret.) as the court-appointed receiver in the above-captioned action (the "Receiver") for authorization to pay interim professional fees and expenses of the Receiver and his professionals (the "Application") pursuant to the Court's February 7, 2023 Order Appointing Receiver. With the Court having reviewed the Application, noting that no objection has been filed or otherwise asserted, and finding good cause to approve and authorize payment of the requested fees and costs, hereby ORDERS as follows:

1. The Receiver's Application is GRANTED.
2. The fees and costs incurred by the Receiver and his professionals for the work they performed fulfilling the Receiver's duties under the Appointment Order, reduced by the Receiver as set forth below, are hereby approved in the following amounts:

(a) The Receiver and his law firm, Gordon Rees Scully Mansukhani LLP, incurred fees

in the total amount of \$4,685.00 for the period from August 1, 2024 through October 31, 2024;

(b) Damian | Valori | Culmo, as Lead Counsel to the Receiver, incurred fees in the amount of \$47,912.00 and costs in the amount of \$13,671.73, for a total of \$61,583.73 for the period from August 1, 2024 through October 31, 2024;

(c) Sacher Zelman Harman, P.A., as Special Counsel to the Receiver, incurred fees in the amount of \$99.00 for the period from August 1, 2024 through October 31, 2024;

(d) Ms. Greenberg incurred fees in the amount of \$1,102.50 for the period from January 22, 2024 through October 31, 2024; and

(e) Berger Singerman, as Probate Counsel, incurred fees in the amount of \$1,397.00 and costs in the amount of \$452.94, for a total of \$1,849.94 for the period from September 16, 2024 through October 31, 2024.

3. The Receiver is authorized to use funds in account(s) of the New World Condominium Apartments Condominium Association, Inc. to pay the fees and costs in Paragraph 2(c)-(e), *supra*, and the remaining fees and costs referenced in Paragraphs 2(a)-(b), *supra*, will be deferred to a later date.

DONE AND ORDERED in Miami, Florida, this ____ day of _____, 2024.

CIRCUIT COURT JUDGE

Copies to all Counsel of Record