

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT  
IN AND FOR BROWARD COUNTY, FLORIDA

IN RE:

CASE NO.: CACE 24-005243

HERON POND CONDOMINIUM  
ASSOCIATION, INC.

Petitioner.

v.

HERON POND CONDOMINIUM  
ASSOCIATION, INC.,

Defendant/Respondent

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**EIGHTH STATEMENT OF ACCOUNT OF RECEIVER, DANIEL J. STERMER**

Daniel J. Stermer, not individually, but solely in his capacity as Receiver (the “Receiver”) of Heron Pond Condominium Association, Inc. (the “Association”), by and through undersigned counsel, pursuant to the Court’s *Order Granting Verified Petition for Appointment of Receiver* dated April 26, 2024 (“Receivership Order”), hereby files this Statement of Account for the period between December 1, 2024 through December 31, 2024.

The Statement of Account provides notice to the Court of the fees and costs incurred by the Receiver, his counsel, Berger Singerman, LLP, his financial advisory and consulting firm, Development Specialist, Inc., special condominium counsel, Eisinger Law and special counsel Greenspoon Marder from December 1, 2024 through December 31, 2024.

**RECEIVER, DANIEL J. STERMER**

<u>Receiver</u>	<u>Hourly Rate</u>	<u>Hours Worked</u>	<u>Total Fees</u>
Daniel J. Stermer	\$ 495.00	59.50	\$29,650.50

**BERGER SINGERMAN LLP**

<u>Name of Attorney/Paraprofessional</u>	<u>Hourly Rate</u>	<u>Hours Worked</u>	<u>Total Fees</u>
Brian G. Rich	\$750.00	16.50	\$12,375.00
Michael J. Niles	\$635.00	16.90	\$10,731.50
Janette Dias	\$325.00	33.10	\$10,757.50
Suzan Prince	\$325.00	8.30	\$2,697.50
Jeffrey Wertman	\$725.00	0.8	\$580.00
Costs/Expenses: -Filing Fee: \$35.00 -Subpoena Fee: \$120.00 -Summons: \$5,043.60 -Reproduction: \$9.15 -Outside Services \$100.40			\$5,308.15

**DEVELOPMENT SPECIALIST, INC.**

<u>Name of Professional</u>	<u>Hourly Rate</u>	<u>Hours Worked</u>	<u>Total Fees</u>
George E. Shoup III	\$525.00	13.80	\$7,245.00
McKenna Novack	\$305.00	4.70	\$1,433.50

**EISINGER LAW**

<u>Name of Attorney</u>	<u>Hourly Rate</u>	<u>Hours Worked</u>	<u>Total Fees</u>
Alessandra Stivelman	\$420.00	2.7	\$1,134.00
Michael Villarosa	\$360.00	0.5	\$180.00
Alejandro Alonso	\$350.00	1.6	\$560.00

**DENNIS MELE/GREENSPOON MARDER**

<u>Name of Attorney</u>	<u>Hourly Rate</u>	<u>Hours Worked</u>	<u>Total Fees</u>
Dennis Mele	\$600.00		\$0.00
Elizabeth Somerstein	\$650.00		\$0.00
Cynthia Pasch	\$390.00		\$0.00

**CONDOMINIUM ADVISORY GROUP**

<u>Month</u>	<u>Monthly Rate</u>	<u>Costs</u>	<u>Total Fees</u>
December 2024	\$3,000.00	\$0.00	\$3,000.00

Dated: January 10<sup>th</sup> , 2025

Respectfully submitted,

BERGER SINGERMAN LLP  
*Counsel for Receiver*  
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By: /s/ Brian G. Rich

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**CERTIFICATE OF ELECTRONIC FILING AND SERVICE**

I HEREBY CERTIFY that on this 10<sup>th</sup> day of January, 2025, the foregoing was filed electronically through the Florida Court’s E-Filing Portal, which will send notice of electronic filing to all electronic service parties.

By: /s/ Brian G. Rich  
Brian G. Rich

**Summary Fee Transaction File List**  
Development Specialists, Inc.

		<u>Hours to Bill</u>	<u>Amount</u>	
Subtotal for Consultant 25	Billable	0.70	346.50	D. J. Stermer
Subtotal for Consultant 26	Billable	8.70	4,567.50	G. E. Shoup
Subtotal for Consultant 46	Billable	4.20	1,281.00	M. Novack
<b>Total for Category 22</b>	Billable	13.60	6,195.00	Business Analysis
Subtotal for Consultant 25	Billable	3.70	1,831.50	D. J. Stermer
Subtotal for Consultant 26	Billable	1.50	787.50	G. E. Shoup
<b>Total for Category 29</b>	Billable	5.20	2,619.00	A/R Review/Collection
Subtotal for Consultant 25	Billable	15.50	7,672.50	D. J. Stermer
Subtotal for Consultant 26	Billable	1.80	945.00	G. E. Shoup
<b>Total for Category 41</b>	Billable	17.30	8,617.50	Managing Business Operations
Subtotal for Consultant 25	Billable	7.00	3,465.00	D. J. Stermer
Subtotal for Consultant 26	Billable	0.30	157.50	G. E. Shoup
<b>Total for Category 43</b>	Billable	7.30	3,622.50	Sale of Assets
Subtotal for Consultant 25	Billable	11.20	5,544.00	D. J. Stermer
<b>Total for Category 49</b>	Billable	11.20	5,544.00	Wind Down Operations
Subtotal for Consultant 25	Billable	16.90	8,365.50	D. J. Stermer
Subtotal for Consultant 26	Billable	1.50	787.50	G. E. Shoup
Subtotal for Consultant 46	Billable	0.50	152.50	M. Novack
<b>Total for Category 54</b>	Billable	18.90	9,305.50	Shareholdr Contact/Rltd Issues
Subtotal for Consultant 25	Billable	1.50	742.50	D. J. Stermer
<b>Total for Category 61</b>	Billable	1.50	742.50	Litigation Support
Subtotal for Consultant 25	Billable	2.40	1,188.00	D. J. Stermer

**Summary Fee Transaction File List**  
Development Specialists, Inc.

		<u>Hours to Bill</u>	<u>Amount</u>	
<b>Total for Category 69</b>	Billable	2.40	1,188.00	Government Contact
Subtotal for Consultant 25	Billable	1.00	495.00	D. J. Stermer
<b>Total for Category 82</b>	Billable	1.00	495.00	Reports For Court

**GRAND TOTALS**

Billable	78.40	38,329.00
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