

**IN THE UNITED STATES DISTRICT COURT FOR THE  
SOUTHERN DISTRICT OF FLORIDA**

DANIEL J. STERMER AS RECEIVER OF THE  
HERON POND CONDOMINIUM  
ASSOCIATION, INC.,

Case No. 0:25-cv-61909

Plaintiff,

v.

HERON POND CONDOMINIUM  
ASSOCIATION, INC., AND ALL UNIT  
OWNERS LISTED ON EXHIBIT “D” AND  
OTHER INTERESTED PARTIES LISTED ON  
EXHIBIT “E” TO THE COMPLAINT,

Defendants.

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**NINETEENTH 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”)<sup>1</sup>, hereby files this Statement of Account for the period from November 1, 2025 through November 30, 2025.

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 November 1, 2025 through November 30, 2025.

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<sup>1</sup> The Receiver/Termination Trustee submits this Nineteenth Statement of Account pursuant to the Receivership Order entered in *In re Heron Pond Condominium Association, Inc.*, Case No. 24-005243 in the Circuit Court of the Seventeenth Judicial Circuit Court in and for Broward County, Florida. Each of the prior Statement of Accounts, along with the Receiver’s Monthly Reports are uploaded onto the Receiver’s website: [www.heronpondreceiver.com](http://www.heronpondreceiver.com).

**RECEIVER, DANIEL J. STERMER**

<u>Receiver</u>	<u>Hourly Rate</u>	<u>Hours Worked</u>	<u>Total Fees</u>
Daniel J. Stermer	\$ 495.00	53.30	\$26,383.50

**BERGER SINGERMAN LLP**

<u>Name of Attorney/Paraprofessional</u>	<u>Hourly Rate</u>	<u>Hours Worked</u>	<u>Total Fees</u>
Brian G. Rich	\$850.00	38.60	\$32,810.00
Michael J. Niles	\$700.00	32.80	\$22,960.00
Janette Diaz	\$425.00	.2	\$85.00
Paul Avron	\$800.00	1.3	\$1,040.00
Jeffrey Wertman	\$785.00	0	\$0
Constance Alford Aldrich	\$425.00	.3	\$127.50
Costs/Expenses: Reproduction Postage Filing Fees Recording Fees Court Reporter Fees Westlaw Charge			\$36.49

**DEVELOPMENT SPECIALIST, INC.**

<u>Name of Professional</u>	<u>Hourly Rate</u>	<u>Hours Worked</u>	<u>Total Fees</u>
George E. Shoup III	\$575.00	8.9	\$5,117.50
Salvatore C. Arena	\$275.00	7.2	\$1,980.00

**EISINGER LAW**

<u>Name of Attorney</u>	<u>Hourly Rate</u>	<u>Hours Worked</u>	<u>Total Fees</u>
Alessandra Stivelman	\$460.00	.8	\$368.00
Alejandro Alonso	\$390.00	.3	\$117.00
Joseph Pustizzi	\$390.00	0	\$0

**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	\$0.00
Elizabeth Somerstein	\$650.00	0.00	\$0.00
Cynthia Pasch	\$390.00	0.00	\$0.00
Disbursements			\$0

**CONDOMINIUM ADVISORY GROUP**

<u>Month</u>	<u>Monthly Rate</u>	<u>Costs</u>	<u>Total Fees</u>
November, 2025	\$3,000.00	\$0.00	\$3,000.00

Dated: December 10, 2025.

Respectfully submitted,

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

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**CERTIFICATE OF ELECTRONIC FILING AND SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of the foregoing was served this 10th day of December, 2025, by electronic transmission through the Court's CM/ECF System, upon all parties registered to receive electronic service.

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