

**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.

TWENTY-FIRST 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”)¹, hereby files this Statement of Account for the period from January 1, 2026 through January 31, 2026.

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 Specialists, Inc., special condominium counsel, Eisinger Law and special counsel Greenspoon Marder from January 1, 2026 through January 31, 2026.

¹ The Receiver/Termination Trustee submits this Twenty-First 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.

RECEIVER, DANIEL J. STERMER

<u>Receiver</u>	<u>Hourly Rate</u>	<u>Hours Worked</u>	<u>Total Fees</u>
Daniel J. Stermer (DSI)	\$ 495.00	46.60	\$23,067.00
Daniel J. Stermer (Yip)	\$ 495.00	26.60	\$13,167.00

BERGER SINGERMANN LLP

<u>Name of Attorney/Paraprofessional</u>	<u>Hourly Rate</u>	<u>Hours Worked</u>	<u>Total Fees</u>
Brian G. Rich	\$650.00	49.6	\$32,240.00
Michael J. Niles	\$550.00	59.90	\$32,945.00
Janette Diaz	\$495.00	9.6	\$4,752.00
Constance Alford Aldrich	\$425.00	.7	\$297.50
Jeffrey Wertman	\$850.00	.7	\$595.00
Costs/Expenses: Certified Copies Federal Express Meals Reproduction Postage Filing Fees Recording Fees Court Reporter Fees Westlaw Charge			\$2,342.39

DEVELOPMENT SPECIALIST, INC.

<u>Name of Professional</u>	<u>Hourly Rate</u>	<u>Hours Worked</u>	<u>Total Fees</u>
George E. Shoup III	\$595.00	3.4	\$2,023.00
Salvatore C. Arena	\$295.00	9.4	\$2,773.00

EISINGER LAW

<u>Name of Attorney</u>	<u>Hourly Rate</u>	<u>Hours Worked</u>	<u>Total Fees</u>
Alessandra Stivelman	\$465.00	2.2	\$1,023.00
Disbursements			\$20.46

CONDOMINIUM ADVISORY GROUP

<u>Month</u>	<u>Monthly Rate</u>	<u>Costs</u>	<u>Total Fees</u>
January, 2026	\$3,000.00	\$0.00	\$3,000.00

Dated: February 11, 2026

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 11th day of February, 2026, 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