UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF FLORIDA
FORT LAUDERDALE DIVISION

In re:

2045 SW 127th Avenue, LLC,

Debtor.

_____/

Case No. 25-14362-SMG
Chapter 11

CHAPTER 11 CASE MANAGEMENT SUMMARY

In compliance with Local Rule 2081-1(B), the Debtor-in-Possession, 2045 SW 127th Avenue, LLC, files this Chapter 11 Case Management Summary and states:

The following data represents approximations for background information only and the information may represent the Debtor's best estimate in response to some of the ensuing questions.

1. Date of Order for Relief under chapter 11 (filing date of petition if voluntary chapter 11 petition): **April 21, 2025**

2. Names, case numbers and dates of filing of related debtors: **N/A**

3. Description of debtor's business: **Real estate investment**

4. Locations of debtor's operations and whether the business premises are leased or owned: **Ownership of 2045 SW 127th Avenue, Davie, FL 33325.**

5. Reasons for filing chapter 11: **Stop Foreclosure sale of 2045 SW 127th Avenue, Davie, FL 33325.**

6. List of officers and directors, if applicable, and their salaries and benefits at the time of filing and during the 1 year prior to filing: **Ryan Burke, Manager and sole shareholder.**

7. Debtor's fiscal or calendar year to date gross income and the debtor's gross income for the calendar or fiscal year prior to the filing of this petition:
Income for 2024 - $21,000.00
Income for 2025 - $28,000.00

8. Amounts owed to various creditors:

a. Obligations owed to priority creditors including priority tax obligations:
- **Keys Funding LLC – 2023 - $93,965.58 (tax certificate holder)**

b. With respect to creditors holding secured claims, the name of and amounts owed to such creditors and a description and estimated value of all collateral of the debtor

securing their claims, and

- **Kameka Management Solutions, Inc. - $107,212.00**
- **Kenneth Duboff et al. - $962,000.00**

c. Amount of unsecured claims: **none**

9. General description and approximate value of the debtor's assets: **$2,900,000.00**

10. List of all insurance policies, the property covered under the policy, the name of the insurer, the policy number, amount of coverage, whether the premium is current, the date the next premium is due and date the policy expires; **See attached Exhibit "A".**

11. Number of employees and amounts of wages owed as of petition date: **none**

12. Status of debtor's payroll and sales tax obligations, if applicable. This does not eliminate the obligation of chapter 11 debtors (other than individuals not engaged in business) to provide the more detailed payroll tax information required by Local Rule 2081-1(A): **N/A**

13. Anticipated emergency relief to be requested within 14 days from the petition date: **none**

Signed by: [redacted] 5/2/2025

2045 SW 127th Avenue, LLC
c/o Burke Development Group, LLC, Manger
By: Ryan Burke, Manager of Burke Development Group, LLC

LAW OFFICE OF MARK S. ROHER, P.A.
Proposed Counsel for Debtor
1806 N. Flamingo Road, Suite 300
Pembroke Pines, Florida 33028
Email: [redacted]
Telephone: [redacted]
By: */s/ Mark S. Roher*
Mark S. Roher
Florida Bar No. 178098

Attach or file separately a Local Rule 2002-1(F) certificate of service reflecting manner and date of service on all affected parties.

Tapco

3060 South Church Street. P.O. Box 286
Burlington, North Carolina 27216
(Local) [redacted]
(Toll-Free) [redacted]
(FAX) [redacted]
(Claims FAX) [redacted]
CA License# [redacted]

EXHIBIT "A"

Binder Summary Sheet

Insured:
2045 SW 127 Ave , LLC
[redacted]

Producer:
934216
Landmark of the Palm Beaches
270 S. Central Blvd
Suite 204
Jupiter, FL 33458
Producing Agent: Joseph Magnetico

Insurer:
Evanston Insurance Company

Effective/Expiration Date: 6/7/2024 to 6/7/2025

Term: Twelve Months

Binder ID: [redacted]

State: FL

Percent Earned: 25%

In accordance with your instructions, we have bound the following General Liability coverage; provided we receive a properly completed application and a premium payment within 12 days of the effective date shown above.

Comments: Premium quoted includes charge for additional insured.

Coverage parts can not be added midterm to a monoline or package policy.

MPIL1083 US Treasury Department's OFAC Advisory Notice to Policyholders applies.

MIL1214 – Trade or Economic Sanctions applies.

General Liability:

$	2,000,000	General Aggregate
$	Excluded	Products/Completed Operations Aggregate
$	1,000,000	Personal Injury/Advertising Injury
$	1,000,000	Each Occurrence Limit
$	100,000	Damage to Premises Rented to You
$	5,000	Medical Payments
$	**0	BI/PD/P&AI Deductible Per Claimant

49451 - Vacant Land Other than Not- For- Profit
Units 5

49950 - Additional Insured
Units 1

* Excludes Professional, Nuclear Energy, War, Punitive, Exemplary, Asbestos, Silica, Lead, Toxic Substances, Total Pollution, Radon Gas, Subsidence, Mold, Spores, Fungus, Known Injury or Damage, Exclusion – Losses, Claims and Litigation Preceding Inception of Policy, Property Damage Claims in Progress, Participants, Assault & Battery, Abuse or Molestation, Liquor, Communicable Disease, Cancer, Employment Related Practices, Leased Workers, Voluntary Labor, Electromagnetic Fields, Injury To Contractors / Independent Contractors / Subcontractors, Radioactive Contamination, New Entities, Hired & Non Owned Auto, Year 2000 Computer Related and Other Electronic Problems, Violations of Statutes That Govern E-Mails / Fax / Phone Calls. Classification & Contractual Liability Limitations and Minimum and Deposit Premium Endorsement Apply. Terrorism is excluded unless coverage is purchased per the requirements of the Terrorism Risk Insurance Program Reauthorization Act of 2015. This list is for informational purposes only and does not intend to represent the entire list of forms and/or endorsements that may be attached to any policy issued as a result of this quotation.

; MEGL0265 Exclusion Use & Sale of Firearms; MGL1319 Excl Unmanned Aircraft; MEGL0211 Exclusion All-Terrain Vehicles, Snowmobiles and Other Off-Road Vehicles; MEGL1650 Exclusion - Tree Stands and

Tree Steps; MEGL1636 – Exclusion Employer's Liability And Bodily Injury to Contractors or Subcontractors in Designated States. CG2104 Exclusion - Products-Completed Operations Hazard, ME-008 Pre-Existing Injury, Loss or Damage Exclusion, MEGL0030 Limitation of Coverage to Specified Covered Operations; , MEGL0285 Exclusion Real Estate Development Hazards, MEGL0305-Exclusion Swimming or Diving; CG2144–Limitation of Cov. to Designated Premises, Project, or Operation MGL1356 Excl Cyber Incident/Data Compromise/Violation Of Statutes Related To Personal Data; MEGL2607 Excl Animals & Pets;

CG2109 Exclusion – Unmanned Aircraft; MEGL1636 – Exclusion Employer's Liability And Bodily Injury to Contractors or Subcontractors in Designated States. MGL1356 Excl Cyber Incident/Data Compromise/Violation Of Statutes Related To Personal Data;

Location 1: 2045 SW 127th Ave, Fort Lauderdale, FL 33325

Code: 49451, Vacant Land Other than Not- For- Profit

Coverage Type	Basis	User Adj. Rate
Units	5	40.0000

Code: 49950, Additional Insured

Coverage Type	Basis	User Adj. Rate
Units	1	100.0000

We have bound General Liability coverage provided we receive a properly completed application and a premium payment within 12 days of the effective date shown above. Please return a copy of this binder with your net premium check to TAPCO. Failure to remit a properly completed application and net premium within 12 days of the effective date shown above will nullify and void this binder.

Please note that this binder is for temporary insurance for a twelve-day period. This binder exists on its own terms and expires on its own terms. When a binder expires on its own terms, no coverage exists thereafter. Requirements for notice of cancellation to insureds do not apply to expired binder.

Upon binding of the coverages listed herein, you the producing agent hereby confirm, any and all diligent searches as may be required in accordance with state statute have been performed. You agree to submit a copy of the affidavit to Tapco Underwriters, Inc. / Tapco Insurance Services in accordance with state requirements and/or the request of Tapco Underwriters, Inc. / Tapco Insurance Services.

All applications to be completed have been attached to this account. Please note should any additional information/application be needed, it will be requested at the time of issuance.

Any policy issued subsequent to this binder will be per the terms, coverages, limits and forms outlined in this binder. Differences in terms, coverages, limits and forms received on any application will NOT revise, change or update the policy at time of issuance. Any changes to this binder and any subsequent policy must be requested in writing by a separate request and any changes must be made by endorsement.

By placing coverage through TAPCO you agree to the terms of the TAPCO Brokerage Agreement. A copy of the Brokerage Agreement is available on our website.

THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER.

Surplus Lines Licensee: Virginia Clancy, License # [redacted]

Evanston Insurance Company, 4521 Highwoods Parkway, Glen Allen, VA 23060

GL Premium:	$475.00
Premium:	$475.00
Total Premium:	$475.00
Policy Fee:	$125.00
Tax:	$30.00
Total:	$630.00

Binder ID: [redacted]