

ORDERED.

Dated: February 11, 2026



Jason A. Burgess
United States Bankruptcy Judge



**UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF FLORIDA
JACKSONVILLE DIVISION**

www.flmb.uscourts.gov

In re:

JJTA18 REAL PROPERTIES LLC,

Debtor.

Case No. 3:25-bk-04534-BAJ
Chapter 11

**SECOND INTERIM ORDER GRANTING
MOTION FOR AUTHORITY TO USE CASH COLLATERAL**

THIS CASE came before the Court for hearing on January 22, 2026 (the “Hearing”), to consider the *Motion for Authority to Use Cash Collateral and Request for Emergency Hearing* (the “Motion,” Doc. No. 16) filed by Debtor-in-Possession, JJTA18 REAL PROPERTIES LLC (“Debtor”), and Computershare Trust Company, National Association, as Trustee for the benefit of the Registered Holders of BBCMS Mortgage Trust 2023-C22, Commercial Mortgage Pass-Through Certificates, Series 2023-C22’s (the “Secured Lender”) *Objection to Debtor’s Motion for Authority to Use Cash Collateral* (Doc. No. 19), seeking authorization to use cash collateral. For the reasons stated in open Court, it is

ORDERED:

1. The Motion is **GRANTED** on an interim basis through March 2, 2026.

2. Cash Collateral Authorization. Subject to the provisions of this Order, the Debtor is authorized to use cash collateral only for the following:

a. Amounts necessary to address emergency health and safety issues of the public or tenants of the Property, which, for the absence of doubt, include the following:

i. Utilities;

ii. True emergencies, which, for the absence of doubt, shall include expenses necessary to maintain the Property and tenant-occupied¹ units in a habitable condition;

iii. Labor, including labor of employees or independent contractors of Peoples Choice Management, LLC, to the extent that such labor is necessary and directly related to addressing allowed emergency health and safety issues; and

b. Such additional amounts as may be expressly approved in writing by the Secured Lender. For the avoidance of doubt no management fees of any kind may be paid to Jarek Tadla or Peoples Choice Management, LLC.

This authorization will continue through and including the date listed in Paragraph 1, above.

Except as authorized in this Order, the Debtor is prohibited from the use of cash collateral.

3. Reporting Requirements.

a. On a twice-monthly basis, Debtor shall file financial reports. A mid-month report

¹ Tenant-occupied is not intended to include, to the extent applicable, any owner-occupied or manager-occupied units.

shall be filed on or before the 22nd day of each month, and a month-end report shall be filed on or before the 7th day of the month following the applicable month-end.

- b. Financial reports to be filed include: (i) profit and loss statement or other documentation demonstrating revenue collected and expenses paid; (ii) accounts receivable report for the Property; (iii) current rent roll for the Property; and (iv) a bank statement or other documentation evidencing the balance of the Debtor's DIP account.

4. Debtor Obligations. Debtor shall timely perform all obligations of a debtor-in-possession required by the Bankruptcy Code, Federal Rules of Bankruptcy Procedure, and the Orders of this Court.

5. Access to Records and Premises. Upon reasonable notice, and provided that it does not unreasonably interfere with the business of Debtor, Debtor shall grant to the Secured Lender access to Debtor's business records and premises for inspection.

6. Replacement Lien. Secured Lender shall have a perfected post-petition lien against cash collateral to the same extent and with the same validity and priority as the pre-petition lien, if any, without the need to file or execute any documents as may otherwise be required under applicable non-bankruptcy law.

7. Insurance. The Debtor shall maintain insurance coverage for its property in accordance with the obligations under applicable loan and security documents with the Secured Lender and shall provide proof of said insurance to Secured Lender.

8. Without Prejudice. This order is without prejudice to (i) the Court's consideration and authorization of Debtor's payment of management fees at any subsequent

hearing; (ii) any subsequent request by a party in interest for modified adequate protection or restrictions on use of cash collateral or (iii) any other right or remedy which may be available to the Debtor or secured creditors.

9. Creditors' Committee. The provisions of this Order are without prejudice to the rights of the United States Trustee to appoint a committee or any rights of a duly-appointed committee to challenge the validity, priority, or extent of any lien(s) asserted against cash collateral.

10. Enforcement. The Court shall retain jurisdiction to enforce the terms of this Order.

11. A continued hearing on this matter will be held on March 2, 2026, at 9:30 a.m., at which time continued use of cash collateral will be addressed.

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Attorney for Debtor, Jeffrey S. Ainsworth, is directed to serve a copy of this order on interested parties who do not receive service by CM/ECF and file a proof of service within three days of entry of this order.

Budget

Property: Westcreek (JTA18 Real Properties)
1/1/2026-3/31/2026

	Jan 1-9	Jan 10-16	Jan 17-23	Jan 24-31	Jan Totals	Feb 1-7	Feb 8-14	Feb 15-21	Feb 22-28	Feb Totals	Mar 1-7	Mar 8-14	Mar 15-21	Mar 22-31	Mar Totals
INCOME															
4100 Rental Income															
4130 Admin Fee		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4101 Rental Income	8,196.00	8,196.00	0.00	0.00	16,392.00	8,196.00	8,196.00	0.00	0.00	16,392.00	8,196.00	8,196.00	0.00	0.00	16,392.00
4110 Application Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4111 NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4114 Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4100 Other Rental Income	45.00	0.00	0.00	0.00	45.00	45.00	0.00	0.00	0.00	45.00	45.00	0.00	0.00	0.00	45.00
4100 Total Rental Income	8,241.00	8,196.00	0.00	0.00	16,437.00	8,241.00	8,196.00	0.00	0.00	16,437.00	8,241.00	8,196.00	0.00	0.00	16,437.00
TOTAL INCOME	8,241.00	8,196.00	0.00	0.00	16,437.00	8,241.00	8,196.00	0.00	0.00	16,437.00	8,241.00	8,196.00	0.00	0.00	16,437.00
EXPENSE															
5020 Peoples Choice On Site Employees	2,215.64	2,215.40	0.00	0.00	4,431.04	2,215.64	0.00	2,215.64	0.00	4,431.28	2,215.64	0.00	2,215.64	0.00	4,431.28
5020 Peoples Choice On Site Employees	2,215.64	2,215.40	0.00	0.00	4,431.04	2,215.64	0.00	2,215.64	0.00	4,431.28	2,215.64	0.00	2,215.64	0.00	4,431.28
5100 Repairs & Maintenance															
5102 Windows	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5103 Carpet/flooring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5104 Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5105 Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5106 Paint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5109 Annual Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5108 Make Ready	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5111 Appliance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5114 Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5115 Heating and Cooling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5116 Electric	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5118 Landscaping/Pool	167.62	167.62	167.62	167.62	670.48	167.62	167.62	167.62	167.62	670.48	167.62	167.62	167.62	167.62	670.48
6016 Independent Contractors	1,420.00	1,420.00	0.00	0.00	2,840.00	1,420.00	0.00	1,420.00	0.00	2,840.00	1,420.00	0.00	1,420.00	0.00	2,840.00
5100 Incidentals Unforseen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5100 Total Repairs & Maintenance	1,587.62	1,587.62	167.62	167.62	3,510.48	1,587.62	167.62	1,587.62	167.62	3,510.48	1,587.62	167.62	1,587.62	167.62	3,510.48
5200 Utilities															
5202 Gas & Electric, Water \$ Sewer	942.46	942.46	0.00	0.00	1,884.92	942.46	942.46	0.00	0.00	1,884.92	942.46	942.46	0.00	0.00	1,884.92
5204 Trash	152.00	152.00	152.00	152.00	608.00	152.00	152.00	152.00	152.00	608.00	152.00	152.00	152.00	152.00	608.00
5200 Total Utilities	1,094.46	1,094.46	152.00	152.00	2,492.92	1,094.46	1,094.46	152.00	152.00	2,492.92	1,094.46	1,094.46	152.00	152.00	2,492.92
TOTAL EXPENSE	4,897.72	4,897.48	319.62	319.62	10,434.44	4,897.72	1,262.08	3,955.26	319.62	10,434.68	4,897.72	1,262.08	3,955.26	319.62	10,434.68
NOI	3,343.28	3,298.52	-319.62	-319.62	6,002.56	3,343.28	6,933.92	-3,955.26	-319.62	6,002.32	3,343.28	6,933.92	-3,955.26	-319.62	6,002.32
N/O EXPENSE															
5006 Mortgage Expense															
5018 Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5006 Total Mortgage Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL N/O EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET INCOME	3,343.28	3,298.52	-319.62	-319.62	6,002.56	3,343.28	6,933.92	-3,955.26	-319.62	6,002.32	3,343.28	6,933.92	-3,955.26	-319.62	6,002.32

** These fees fluctuate
Application fees are \$50 each and are only generated if there is an application (estimate is based on 1 application a week)
Admin Fees are \$99 each and are only generated if there is a move in (estimate is based on 2 move ins for the month)
NSF Fees are \$50 and are only generated if a payment is returned (estimate is based on 1 NSF per month)
Late Fees are \$50 and are only generated if a tenant pays late (estimate is based on 4 Late fees paid per month)

*1 Income is based on current occupancy in place and increase is based on potential to rent, Lease agreements are for monthly payments not weekly.
This budget also anticipates all occupants paying, which is not a guarantee

*2 These expenses are to turn units and make them rent ready

*3 Payroll is on the 1st and 15th of the month