

UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF CONNECTICUT

IN RE:

CHAPTER 11

LA4Ever, LLC, et al  
DEBTORS

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Case No. 15-30546 (AMN)

JOINTLY ADMINISTERED

LA4Ever, LLC  
LLCD, LLC  
MOVANTS

Vs.

SOUTHPORT SECURED LENDING FUND, LLC  
RESPONDENT

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Re: ECF No. 59

**EIGHTEENTH ORDER AUTHORIZING  
USE OF CASH COLLATERAL**

Upon the motion of LA4Ever, LLC and LLCD, LLC, Debtors in Possession, to use cash collateral, upon notice by the Debtors in Possession and after hearing thereon, and good cause having been shown, it is therefore by the Court,

ORDERED, that the Motion is granted and the Debtors in Possession be, and hereby are authorized to use rentals or other funds that may constitute cash collateral in which Southport Secured Lending Fund, LLC, may assert secured interests, and that such use, or escrow for future use, may be up to the total amount of expenses projected to be (i) \$6,831, and (ii) \$9,967 for payment to secured creditor Southport Secured Lending Fund, LLC, or its servicer, of cash and rental proceeds in accordance with the budget appended to the Motion as Exhibit A, allowing up to 10% overage in any category without further order, for the period from October 1, 2016 through October 31, 2016, and it is further,

ORDERED, that to the extent the interest of Respondent in such cash collateral may be proven, and to the extent such cash collateral is used, said claimant is hereby granted secured interests in all post-petition rents and leases as the same may be generated, PROVIDED, however, that such post-petition secured interests shall be subordinate to all fees that shall become due the Office of the U.S. Trustee pursuant to 28 U.S.C. §1930(a)(6).

Dated at New Haven, Connecticut on October 4, 2016

*Ann M. Nevins*  
United States Bankruptcy Judge  
District of Connecticut



EXHIBIT A  
Projected Income and Expenses  
October 2016

***LA4Ever, LLC***

Income	October
Rent Roll	\$9,750
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Expenses	
Real Property Tax	\$1,481
Insurance	\$951
Maintenance & Cleaning	\$288
Lawn Care/Groundskeeping	\$168
RWA Water bills	\$124
GNHWPCA Sewer	\$95
UI	\$144
SCGC	\$82
Repairs	\$150
Chapter 11 Quarterly Fees	\$650
Total Expenses	\$4,133
Net Profit/Loss - LA4Ever, LLC	\$5,617

***LLCD, LLC***

Income	October
Rent Roll	\$6,150
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Expenses	
Real Property Tax	\$906
Insurance	\$565
Maintenance & Cleaning	\$126
Lawn Care / Groundskeeping	\$66
RWA Water bills	\$77
GNHWPCA Sewer	\$67
UI	\$126
SCGC	\$0
Repairs	\$115
Chapter 11 Quarterly Fees	\$650
Total Expenses	\$2,698
Net Profit/Loss - LLCD, LLC	\$3,452

EXHIBIT A  
Projected Income and Expenses  
October 2016

<i>Net Profit</i>	\$9,069
<i>Before Mortgage Interest</i>	
<i>*Less Secured Creditor Payment</i>	\$9,967
<i>Net Income</i>	<hr/> -\$898

\*\$920,000 \* 13%/12 = \$9,967/mo