

United States Bankruptcy Court
Northern District of Florida, Pensacola Division

IN RE:

Case No. _____

Bay Oaks Condominiums, L. L. C.

Chapter 11

Debtor(s)

**CERTIFICATION OF NOTICE TO CONSUMER DEBTOR(S)
UNDER § 342(b) OF THE BANKRUPTCY CODE**

Certificate of [Non-Attorney] Bankruptcy Petition Preparer

I, the [non-attorney] bankruptcy petition preparer signing the debtor's petition, hereby certify that I delivered to the debtor the attached notice, as required by § 342(b) of the Bankruptcy Code.

Printed Name and title, if any, of Bankruptcy Petition Preparer
Address:

Social Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person, or partner of the bankruptcy petition preparer.)
(Required by 11 U.S.C. § 110.)

X _____
Signature of Bankruptcy Petition Preparer of officer, principal, responsible person, or partner whose Social Security number is provided above.

Certificate of the Debtor

I (We), the debtor(s), affirm that I (we) have received and read the attached notice, as required by § 342(b) of the Bankruptcy Code.

Bay Oaks Condominiums, L. L. C.
Printed Name(s) of Debtor(s)

X /s/ _____ 6/29/2010
Signature of Debtor Date

Case No. (if known) _____

X _____
Signature of Joint Debtor (if any) Date

Instructions: Attach a copy of Form B 201A, Notice to Consumer Debtor(s) Under § 342(b) of the Bankruptcy Code.

Use this form to certify that the debtor has received the notice required by 11 U.S.C. § 342(b) **only** if the certification has **NOT** been made on the Voluntary Petition, Official Form B1. Exhibit B on page 2 of Form B1 contains a certification by the debtor's attorney that the attorney has given the notice to the debtor. The Declarations made by debtors and bankruptcy petition preparers on page 3 of Form B1 also include this certification.

B1 (Official Form 1) (4/10)

United States Bankruptcy Court Northern District of Florida, Pensacola Division		Voluntary Petition
Name of Debtor (if individual, enter Last, First, Middle): <i>Bay Oaks Condominiums, L. L. C.</i>		Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names): <i>fka Vista View LLC</i>		All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all): <i>20-3662267</i>		Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all):
Street Address of Debtor (No. & Street, City, State & Zip Code): <i>4344 Langley Avenue Pensacola, FL</i>		Street Address of Joint Debtor (No. & Street, City, State & Zip Code):
ZIPCODE <i>32504</i>		ZIPCODE
County of Residence or of the Principal Place of Business: <i>Escambia</i>		County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): <i>1474-A West 84th Street Hialeah, FL</i>		Mailing Address of Joint Debtor (if different from street address):
ZIPCODE <i>33014</i>		ZIPCODE
Location of Principal Assets of Business Debtor (if different from street address above): <i>4344 Langley Avenue, Pensacola, FL</i>		ZIPCODE <i>32504</i>
Type of Debtor (Form of Organization) (Check one box.) <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.) <hr/>	Nature of Business (Check one box.) <input type="checkbox"/> Health Care Business <input checked="" type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other Tax-Exempt Entity (Check box, if applicable.) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code). 	Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box.) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding Nature of Debts (Check one box.) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.
Filing Fee (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (Applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (Applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		Chapter 11 Debtors Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input checked="" type="checkbox"/> Debtor's aggregate noncontingent liquidated debts owed to non-insiders or affiliates are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter). <hr/> Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
Statistical/Administrative Information <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.		THIS SPACE IS FOR COURT USE ONLY
Estimated Number of Creditors <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> Over 100,000		
Estimated Assets <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input checked="" type="checkbox"/> \$500,001 to \$1,000,000 <input type="checkbox"/> \$1,000,001 to \$5 million <input type="checkbox"/> \$5,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		
Estimated Liabilities <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input checked="" type="checkbox"/> \$500,001 to \$1,000,000 <input type="checkbox"/> \$1,000,001 to \$5 million <input type="checkbox"/> \$5,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		

Voluntary Petition <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): <i>Bay Oaks Condominiums, L. L. C.</i>	
Prior Bankruptcy Case Filed Within Last 8 Years (If more than two, attach additional sheet)			
Location Where Filed: <i>None</i>	Case Number:	Date Filed:	
Location Where Filed:	Case Number:	Date Filed:	
Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor (If more than one, attach additional sheet)			
Name of Debtor: <i>None</i>	Case Number:	Date Filed:	
District:	Relationship:	Judge:	
<p style="text-align: center;">Exhibit A</p> (To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.) <input type="checkbox"/> Exhibit A is attached and made a part of this petition.	<p style="text-align: center;">Exhibit B</p> (To be completed if debtor is an individual whose debts are primarily consumer debts.) I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by § 342(b) of the Bankruptcy Code. X _____ Signature of Attorney for Debtor(s) Date		
Exhibit C			
Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?			
<input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> No			
Exhibit D			
(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.) <input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition. If this is a joint petition: <input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached a made a part of this petition.			
Information Regarding the Debtor - Venue (Check any applicable box.)			
<input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. <input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.			
Certification by a Debtor Who Resides as a Tenant of Residential Property (Check all applicable boxes.)			
<input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.) _____ (Name of landlord or lessor that obtained judgment) _____ (Address of landlord or lessor)			
<input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and <input type="checkbox"/> Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition. <input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).			

Voluntary Petition

(This page must be completed and filed in every case)

Name of Debtor(s):

Bay Oaks Condominiums, L. L. C.

Signatures

Signature(s) of Debtor(s) (Individual/Joint)

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under Chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United State Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X _____
Signature of Debtor

X _____
Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only **one** box.)

I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached.

Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X _____
Signature of Foreign Representative

Printed Name of Foreign Representative

Date

Signature of Attorney*

X */s/ David Luther Woodward* _____
Signature of Attorney for Debtor(s)

*David Luther Woodward 121708
The Law Offices of
David Luther Woodward, P.A.
1415 Lemhurst Road/Post Office Box 4475
Pensacola, FL 32507
(850) 456-4010 Fax: (850) 456-1955
DWoodward@WoodLawFla.com*

June 29, 2010 _____
Date

*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

Signature of Non-Attorney Petition Preparer

I declare under penalty of perjury that: 1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; 2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h) and 342(b); 3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social Security Number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

Address

X _____
Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose social security number is provided above.

Date

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.
A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. § 110; 18 U.S.C. § 156.

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X */s/ L. Michael Osman* _____
Signature of Authorized Individual

L. Michael Osman _____
Printed Name of Authorized Individual

Managing Member _____
Title of Authorized Individual

June 29, 2010 _____
Date

United States Bankruptcy Court
Northern District of Florida, Pensacola Division

IN RE:

Case No. _____

Bay Oaks Condominiums, L. L. C.

Chapter 11

Debtor(s)

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Table with 5 columns: (1) Name of creditor and complete mailing address including zip code, (2) Name, telephone number and complete mailing address, including zip code, of employee, agent or department of creditor familiar with claim who may be contacted, (3) Nature of claim (trade debt, bank loan, government contract, etc.), (4) Indicate if claim is contingent, unliquidated, disputed or subject to setoff, (5) Amount of claim (if secured also state value of security). Rows include: The Hon. Janet Holley, Escambia County Tax Collector; Emerald Forrest L. L. C., As Assignee Of Lawrence B. Baginski & Wanda M. Bagniski; Bay Oaks Condominium Association, Inc.; Various Tenants At Debtor Property; Internal Revenue Service.

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, [the president or other officer or an authorized agent of the corporation][or a member or an authorized agent of the partnership] named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date: June 29, 2010 Signature: /s/ L. Michael Osman

L. Michael Osman, Managing Member

(Print Name and Title)

**United States Bankruptcy Court
Northern District of Florida, Pensacola Division**

IN RE:

Case No. _____

Bay Oaks Condominiums, L. L. C.Chapter 11

Debtor(s)

LIST OF EQUITY SECURITY HOLDERS

Registered name and last known address of security holder	Shares (or Percentage)	Security Class (or kind of interest)
<i>Marvin K. Clendenin 4344 Langley Avenue Pensacola, FL 32504</i>	3	<i>Member</i>
<i>Matthew A. Osman 1474-A West 84th Street Hialeah, FL 33014</i>	3	<i>Member</i>
<i>Menee S. Osman 1474-A West 84th Street Hialeah, FL 33014</i>	3	<i>Member</i>
<i>Michael P. Osman 1474-A West 84th Street Hialeah, FL 33014</i>	2	<i>Member</i>
<i>Mindi J. Clayton 1474-A West 84th Street Hialeah, FL 33014</i>	2	<i>Member</i>
<i>Mozorati LLC 1474-A West 84th Street Hialeah, FL 33014</i>	9	<i>Member</i>
<i>Pensa Group LLC 6843 Main Street, Suite 302 Miami Lakes, FL 33014</i>	45.500000	<i>Member</i>
<i>Phylis A. Osman 1474-A West 84th Street Hialeah, FL 33014</i>	32.500000	<i>Member</i>

**United States Bankruptcy Court
Northern District of Florida, Pensacola Division**

IN RE:

Case No. _____

Bay Oaks Condominiums, L. L. C.

Chapter 11

Debtor(s)

SUMMARY OF SCHEDULES

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors also must complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

NAME OF SCHEDULE	ATTACHED (YES/NO)	NUMBER OF SHEETS	ASSETS	LIABILITIES	OTHER
A - Real Property	Yes	1	\$ 3,825,000.00		
B - Personal Property	Yes	3	\$ 8,447.96		
C - Property Claimed as Exempt	Yes	1			
D - Creditors Holding Secured Claims	Yes	3		\$ 3,231,740.82	
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	Yes	3		\$ 240,898.82	
F - Creditors Holding Unsecured Nonpriority Claims	Yes	1		\$ 154,699.13	
G - Executory Contracts and Unexpired Leases	Yes	1			
H - Codebtors	Yes	1			
I - Current Income of Individual Debtor(s)	No				\$
J - Current Expenditures of Individual Debtor(s)	No				\$
TOTAL		14	\$ 3,833,447.96	\$ 3,627,338.77	

IN RE Bay Oaks Condominiums, L. L. C.

Case No. _____

Debtor(s)

(If known)

SCHEDULE A - REAL PROPERTY

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a cotenant, community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether the husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "None" in the column labeled "Amount of Secured Claim."

If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C - Property Claimed as Exempt.

DESCRIPTION AND LOCATION OF PROPERTY	NATURE OF DEBTOR'S INTEREST IN PROPERTY	HUSBAND, WIFE, JOINT, OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION	AMOUNT OF SECURED CLAIM
<p><i>BAY OAKS CONDOMINIUM more particularly described as</i></p> <p><i>Begin at the Southwesternmost corner of Lot 1, Bay Oaks Subdivision, Section 13, Township 1 South, Range 29 West, City of Pensacola, Escambia County, Florida, as recorded in Plat Book 8, Page 18 of the public records of said County, said Point of Beginning being on the Northern right of way line of Langley Avenue (80' right of way); thence go North 64 degrees 05 minutes West a distance of 378.06 feet along said right of way to a point; thence go North 10 degrees 52 minutes East a distance of 565.87 feet to a point; thence go South 64 degrees 05 minutes East a distance of 378.06 feet to the Northwesternmost corner of Lot 6 of the aforesaid Bay Oaks Subdivision, said point also being on a line 126.50 feet, perpendicular measurement, Northeasterly of and parallel to the Southerly line of Section 12, Township 1 South, Range 29 West; thence go South 10 degrees 52 minutes West along the Western boundary line of said Bay Oaks Subdivision a distance of 565.87 feet to the Point of Beginning. All lying and being in Sections 12 and 13, Township 1 South, Range 29 West, City of Pensacola, Escambia County, Florida.</i></p>	<p><i>Fee Simple</i></p>		<p><i>3,825,000.00</i></p>	<p><i>3,231,740.82</i></p>

TOTAL 3,825,000.00

(Report also on Summary of Schedules)

IN RE Bay Oaks Condominiums, L. L. C.

Case No. _____

Debtor(s)

(If known)

SCHEDULE B - PERSONAL PROPERTY

Except as directed below, list all personal property of the debtor of whatever kind. If the debtor has no property in one or more of the categories, place an "x" in the appropriate position in the column labeled "None." If additional space is needed in any category, attach a separate sheet properly identified with the case name, case number, and the number of the category. If the debtor is married, state whether the husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor is an individual or a joint petition is filed, state the amount of any exemptions claimed only in Schedule C - Property Claimed as Exempt.

Do not list interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If the property is being held for the debtor by someone else, state that person's name and address under "Description and Location of Property." If the property is being held for a minor child, simply state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. § 112 and Fed. R. Bankr. P. 1007(m).

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	H U S B A N D, W I F E, J O I N T, O R C O M M U N I T Y	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
1. Cash on hand.	X	<i>General Operating Account</i>		3,947.96
2. Checking, savings or other financial accounts, certificates of deposit or shares in banks, savings and loan, thrift, building and loan, and homestead associations, or credit unions, brokerage houses, or cooperatives.				
3. Security deposits with public utilities, telephone companies, landlords, and others.	X			
4. Household goods and furnishings, include audio, video, and computer equipment.		<i>Assorted furniture and furnishing for use in model apartments and in furnished rental units</i>		2,000.00
5. Books, pictures and other art objects, antiques, stamp, coin, record, tape, compact disc, and other collections or collectibles.	X			
6. Wearing apparel.	X			
7. Furs and jewelry.	X			
8. Firearms and sports, photographic, and other hobby equipment.	X			
9. Interest in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	X			
10. Annuities. Itemize and name each issue.	X			
11. Interests in an education IRA as defined in 26 U.S.C. § 530(b)(1) or under a qualified State tuition plan as defined in 26 U.S.C. § 529(b)(1). Give particulars. (File separately the record(s) of any such interest(s). 11 U.S.C. § 521(c).)	X			
12. Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Give particulars.	X			
13. Stock and interests in incorporated and unincorporated businesses. Itemize.	X			
14. Interests in partnerships or joint ventures. Itemize.	X			

IN RE Bay Oaks Condominiums, L. L. C. Debtor(s) Case No. _____ (If known)

**SCHEDULE B - PERSONAL PROPERTY
(Continuation Sheet)**

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	HUSBAND, WIFE, JOINT, OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
15. Government and corporate bonds and other negotiable and non-negotiable instruments.	X			
16. Accounts receivable.		<i>Rental payments due</i>		<i>2,500.00</i>
17. Alimony, maintenance, support, and property settlements in which the debtor is or may be entitled. Give particulars.	X			
18. Other liquidated debts owed to debtor including tax refunds. Give particulars.	X			
19. Equitable or future interest, life estates, and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A - Real Property.	X			
20. Contingent and noncontingent interests in estate of a decedent, death benefit plan, life insurance policy, or trust.	X			
21. Other contingent and unliquidated claims of every nature, including tax refunds, counterclaims of the debtor, and rights to setoff claims. Give estimated value of each.	X			
22. Patents, copyrights, and other intellectual property. Give particulars.	X			
23. Licenses, franchises, and other general intangibles. Give particulars.	X			
24. Customer lists or other compilations containing personally identifiable information (as defined in 11 U.S.C. § 101(41A)) provided to the debtor by individuals in connection with obtaining a product or service from the debtor primarily for personal, family, or household purposes.	X			
25. Automobiles, trucks, trailers, and other vehicles and accessories.	X			
26. Boats, motors, and accessories.	X			
27. Aircraft and accessories.	X			
28. Office equipment, furnishings, and supplies.	X			
29. Machinery, fixtures, equipment, and supplies used in business.	X			
30. Inventory.	X			
31. Animals.	X			
32. Crops - growing or harvested. Give particulars.	X			
33. Farming equipment and implements.	X			
34. Farm supplies, chemicals, and feed.	X			

IN RE Bay Oaks Condominiums, L. L. C. Debtor(s) Case No. _____ (If known)

**SCHEDULE B - PERSONAL PROPERTY
(Continuation Sheet)**

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	HUSBAND, WIFE, JOINT, OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
35. Other personal property of any kind not already listed. Itemize.	X			
TOTAL				8,447.96

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0 continuation sheets attached

(Include amounts from any continuation sheets attached. Report total also on Summary of Schedules.)

IN RE Bay Oaks Condominiums, L. L. C. Debtor(s) Case No. _____ (If known)

SCHEDULE C - PROPERTY CLAIMED AS EXEMPT

Debtor elects the exemptions to which debtor is entitled under:
(Check one box)

Check if debtor claims a homestead exemption that exceeds \$146,450. *

- 11 U.S.C. § 522(b)(2)
- 11 U.S.C. § 522(b)(3)

DESCRIPTION OF PROPERTY	SPECIFY LAW PROVIDING EACH EXEMPTION	VALUE OF CLAIMED EXEMPTION	CURRENT VALUE OF PROPERTY WITHOUT DEDUCTING EXEMPTIONS
<i>Not Applicable</i>			

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* Amount subject to adjustment on 4/1/13 and every three years thereafter with respect to cases commenced on or after the date of adjustment.

IN RE Bay Oaks Condominiums, L. L. C. Case No. _____
 Debtor(s) _____ (If known)

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number of all entities holding claims secured by property of the debtor as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. List creditors holding all types of secured interests such as judgment liens, garnishments, statutory liens, mortgages, deeds of trust, and other security interests.

List creditors in alphabetical order to the extent practicable. If a minor child is the creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). If all secured creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H – Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Total the columns labeled "Amount of Claim Without Deducting Value of Collateral" and "Unsecured Portion, if Any" in the boxes labeled "Total(s)" on the last sheet of the completed schedule. Report the total from the column labeled "Amount of Claim Without Deducting Value of Collateral" also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report the total from the column labeled "Unsecured Portion, if Any" on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER. <i>(See Instructions Above.)</i>	CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCOUNT NO. <i>Mozorati LLC</i> <i>1474-A West 84th Street</i> <i>Hialeah, FL 33014</i>		<i>January 12, 2008,</i> <i>Begin at the Southwesternmost corner of Lot 1, Bay Oaks Subdivision, Section 13, Township 1 South, Range 29 West, City of Pensacola, Escambia County, Florida, as recorded in Plat Book 8, Page 18 of the public records of said County, said Point of Beginning being on the Northern right of way line of Langley Avenue (80' right</i>				<i>1,050,000.00</i>	
ACCOUNT NO.		<i>of way); thence go North 64 degrees 05 minutes West a distance of 378.06 feet along said right of way to a point; thence go North 10 degrees 52 minutes East a distance of 565.87 feet to a point; thence go South 64 degrees 05 minutes East a distance of 378.06 feet to the Northwesternmost corner of Lot 6 of the aforesaid Bay Oaks Subdivision, said point also being on a line 126.50 feet, perpendicular measurement, Northeasterly of and</i>					
ACCOUNT NO.		<i>South, Range 29 West; thence go South 10 degrees 52 minutes West along the Western boundary line of said Bay Oaks Subdivision a distance of 565.87 feet to the Point of Beginning. All l</i>					
		VALUE \$ <i>3,825,000.00</i>					
ACCOUNT NO. <i>Whitney National Bank</i> <i>101 West Garden Street</i> <i>Pensacola, FL 32501</i>	X	<i>Note secured by a First Mortgage executed on December 13, 2004, and rerecorded on December 17, 2004, in Official Record Book 5543 at Page 1219, et seq., granting a lien on the following described property</i> <i>City of Pensacola, Escambia County, Florida, as recorded in Plat Book 8, Page 18 of the public records of said County, said Point of Beginning being on the</i>	X	X	X	<i>2,149,459.40</i>	
Subtotal (Total of this page)						\$ <i>1,050,000.00</i>	\$
Total (Use only on last page)						\$	\$

2 continuation sheets attached

(Report also on Summary of Schedules.) (If applicable, report also on Statistical Summary of Certain Liabilities and Related Data.)

IN RE Bay Oaks Condominiums, L. L. C. Debtor(s) Case No. _____ (If known)

**SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS
(Continuation Sheet)**

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER. <i>(See Instructions Above.)</i>	CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCOUNT NO.		<i>Northern right of way line of Langley Avenue (80' right of way); thence go North 64 degrees 05 minutes West a distance of 378.06 feet along said right of way to a point; thence go North 10 degrees 52 minutes East a distance of 565.87 feet to a point; thence go South 64 degrees 05 minutes East a distance of 378.06 feet to the Northwesternmost corner of Lot 6 of the aforesaid Bay Oaks Subdivision, said point also being on a line 126.50</i>					
ACCOUNT NO.		<i>parallel to the Southerly line of Section 12, Township 1 South, Range 29 West; thence go South 10 degrees 52 minutes West along the Western boundary line of Bay Oaks</i>					
		VALUE \$ 3,825,000.00					
ACCOUNT NO.	X	<i>Security agreement evidenced by the filing of a UCC-1 with the Secretary of State of the State of Florida under Instrument #200601562834 and recorded in Official Record Book 5543 and Page 1242 of the Public Records of Escambia County, Florida.</i>	X	X	X	1.00	
<i>Whitney National Bank 101 West Garden Street Pensacola, FL 32501</i>		VALUE \$ 3,825,000.00					
ACCOUNT NO.	X	<i>Assignment of Leases and Rents executed on Decmeber 13, 2004, and recorded in Official Record Book 5543 at Page 1235, et seq., of the Public Records of Escambia County, Florida, encumbering said rents and lease on the following described property</i>	X	X	X	1.00	
<i>Whitney National Bank 101 West Garden Street Pensacola, FL 32501</i>		<i>Begin at the Southwesternmost corner of Lot 1, Bay Oaks Subdivision, Section 13, Township 1 South, Range</i>					
ACCOUNT NO.		<i>29 West, City of Pensacola, Escambia County, Florida, as recorded in Plat Book 8, Page 18 of the public records of said County, said Point of Beginning being on the Northern right of way line of Langley Avenue (80' right of way); thence go North 64 degrees 05 minutes West a distance of 378.06 feet along said right of way to a point; thence go North 10 degrees 52 minutes East a distance of 565.87 feet to a point; thence go South 64</i>					
ACCOUNT NO.		<i>Northwesternmost corner of Lot 6 of the aforesaid Bay Oaks Subdivision, said point also being on a line 126.50 feet, perpendicular measurement, Northeasterly, etc.</i>					
		VALUE \$ 3,825,000.00					
Sheet no. <u>1</u> of <u>2</u> continuation sheets attached to Schedule of Creditors Holding Secured Claims						Subtotal (Total of this page)	\$ 2,149,461.40 \$
						Total (Use only on last page)	\$ \$

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(Report also on Summary of Schedules.) (If applicable, report also on Statistical Summary of Certain Liabilities and Related Data.)

IN RE Bay Oaks Condominiums, L. L. C. Debtor(s) Case No. _____ (If known)

**SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS
(Continuation Sheet)**

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER. <i>(See Instructions Above.)</i>	DEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCOUNT NO. <i>Whitney National Bank 101 West Garden Street Pensacola, FL 32501</i>	X	<i>Accrued interest, late charges and appraisal costs as of February 3, 2010</i> VALUE \$ <i>3,825,000.00</i>	X	X	X	32,279.42	
ACCOUNT NO.		VALUE \$					
ACCOUNT NO.		VALUE \$					
ACCOUNT NO.		VALUE \$					
ACCOUNT NO.		VALUE \$					
ACCOUNT NO.		VALUE \$					
Sheet no. <u>2</u> of <u>2</u> continuation sheets attached to Schedule of Creditors Holding Secured Claims			Subtotal (Total of this page)			\$ 32,279.42	\$
			Total (Use only on last page)			\$ 3,231,740.82	\$

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(Report also on
Summary of
Schedules.)

(If applicable, report
also on Statistical
Summary of Certain
Liabilities and Related
Data.)

IN RE Bay Oaks Condominiums, L. L. C.

Debtor(s)

Case No. _____

(If known)

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

A complete list of claims entitled to priority, listed separately by type of priority, is to be set forth on the sheets provided. Only holders of unsecured claims entitled to priority should be listed in this schedule. In the boxes provided on the attached sheets, state the name, mailing address, including zip code, and last four digits of the account number, if any, of all entities holding priority claims against the debtor or the property of the debtor, as of the date of the filing of the petition. Use a separate continuation sheet for each type of priority and label each with the type of priority.

The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H-Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of claims listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all claims listed on this Schedule E in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules.

Report the total of amounts entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Report the total of amounts not entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts not entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding unsecured priority claims to report on this Schedule E.

TYPES OF PRIORITY CLAIMS (Check the appropriate box(es) below if claims in that category are listed on the attached sheets)

Domestic Support Obligations
Claims for domestic support that are owed to or recoverable by a spouse, former spouse, or child of the debtor, or the parent, legal guardian, or responsible relative of such a child, or a governmental unit to whom such a domestic support claim has been assigned to the extent provided in 11 U.S.C. § 507(a)(1).

Extensions of credit in an involuntary case
Claims arising in the ordinary course of the debtor's business or financial affairs after the commencement of the case but before the earlier of the appointment of a trustee or the order for relief. 11 U.S.C. § 507(a)(3).

Wages, salaries, and commissions
Wages, salaries, and commissions, including vacation, severance, and sick leave pay owing to employees and commissions owing to qualifying independent sales representatives up to \$11,725* per person earned within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).

Contributions to employee benefit plans
Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(5).

Certain farmers and fishermen
Claims of certain farmers and fishermen, up to \$5,775* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. § 507(a)(6).

Deposits by individuals
Claims of individuals up to \$2,600* for deposits for the purchase, lease, or rental of property or services for personal, family, or household use, that were not delivered or provided. 11 U.S.C. § 507(a)(7).

Taxes and Certain Other Debts Owed to Governmental Units
Taxes, customs duties, and penalties owing to federal, state, and local governmental units as set forth in 11 U.S.C. § 507(a)(8).

Commitments to Maintain the Capital of an Insured Depository Institution
Claims based on commitments to the FDIC, RTC, Director of the Office of Thrift Supervision, Comptroller of the Currency, or Board of Governors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository institution. 11 U.S.C. § 507 (a)(9).

Claims for Death or Personal Injury While Debtor Was Intoxicated
Claims for death or personal injury resulting from the operation of a motor vehicle or vessel while the debtor was intoxicated from using alcohol, a drug, or another substance. 11 U.S.C. § 507(a)(10).

* Amounts are subject to adjustment on 4/01/13, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

2 continuation sheets attached

IN RE Bay Oaks Condominiums, L. L. C. Debtor(s) Case No. _____ (If known)

**SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS
(Continuation Sheet)**

Deposits by individuals

(Type of Priority for Claims Listed on This Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER. <i>(See Instructions above.)</i>	CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM	AMOUNT ENTITLED TO PRIORITY	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
ACCOUNT NO. <i>Various Tenants At Debtor Property 4344 Langley Avenue Pensacola, FL 32504</i>		<i>Security deposits received from renters held in separate account at Sabadell United Bank, N. A., Miami Lakes, Florida</i>				<i>13,510.00</i>	<i>13,510.00</i>	
ACCOUNT NO.								
ACCOUNT NO.								
ACCOUNT NO.								
ACCOUNT NO.								
ACCOUNT NO.								

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Sheet no. <u>1</u> of <u>2</u> continuation sheets attached to Schedule of Creditors Holding Unsecured Priority Claims	Subtotal (Totals of this page)	\$ <i>13,510.00</i>	\$ <i>13,510.00</i>	\$
(Use only on last page of the completed Schedule E. Report also on the Summary of Schedules.)	Total	\$		
(Use only on last page of the completed Schedule E. If applicable, report also on the Statistical Summary of Certain Liabilities and Related Data.)	Total		\$	\$

IN RE Bay Oaks Condominiums, L. L. C. Debtor(s) Case No. _____ (If known)

**SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS
(Continuation Sheet)**

Taxes and Other Certain Debts Owed to Governmental Units

(Type of Priority for Claims Listed on This Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER. <i>(See Instructions above.)</i>	CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM	AMOUNT ENTITLED TO PRIORITY	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
ACCOUNT NO. <i>Internal Revenue Service U. S. Treasury Post Office Box 57 Ben Salem, PA 10920-0057</i>		<i>January 25, 2010 Penalty for late filing of tax return</i>				<i>2,923.24</i>	<i>2,923.24</i>	
ACCOUNT NO. <i>The Hon. Janet Holley Escambia County Tax Collector Escambia County Court House Pensacola, FL 32501</i>		<i>Ad valorem taxes on for 2008 and 2009 on 81 unsold units</i>				<i>224,465.58</i>	<i>224,465.58</i>	
ACCOUNT NO.								
ACCOUNT NO.								
ACCOUNT NO.								
ACCOUNT NO.								

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Sheet no. <u>2</u> of <u>2</u> continuation sheets attached to Schedule of Creditors Holding Unsecured Priority Claims	Subtotal (Totals of this page)	\$ 227,388.82	\$ 227,388.82	\$
(Use only on last page of the completed Schedule E. Report also on the Summary of Schedules.)	Total	\$ 240,898.82		
(Use only on last page of the completed Schedule E. If applicable, report also on the Statistical Summary of Certain Liabilities and Related Data.)	Total		\$ 240,898.82	\$

IN RE Bay Oaks Condominiums, L. L. C. Debtor(s) Case No. _____ (If known)

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding unsecured nonpriority claims to report on this Schedule F.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER. (See Instructions Above.)	CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO. <i>L. Michael Osman P. A. , 1474 West 84th Street Hialeah, FL 33014</i>		<i>Unpaid legal fees</i>		X		<i>1,000.00</i>
ACCOUNT NO. <i>Bay Oaks Condominium Association, Inc. 4344 Langley Avenue Pensacola, FL 32504</i>		<i>Monthly condominium maintenance assessments on 81 units due for the months of April, May and June 2010</i>				<i>34,185.00</i>
ACCOUNT NO. <i>Emerald Forrest L. L. C., As Assignee Of Lawrence B. Baginski & Wanda M. Bagniski 1474-A West 84th Street Hialeah, FL 33014-3363</i>		<i>Assignment of partial Summary Final Judgment rendered in Lawrence G. Baginski and Wanda M. Baginski, Plaintiffs, Vs. Bay Oaks Condominiums, LLC, a Florida Limited Liability Company, L. Michael Osman, an Individual, L. Michael Osman, P.A., a Florida Profit Corporation, Lisa Rodgers, an Individual, and Top 10 Properties, LLC, a Florida Limited Liability Company, Defendants. Case No.: 2007 CA 1757, Division: D. In the Circuit Court of the First Judicial Circuit of Florida, in and for the County of Escambia</i>				<i>119,514.13</i>
ACCOUNT NO.						

0 continuation sheets attached

Subtotal (Total of this page)	\$ 154,699.13
Total (Use only on last page of the completed Schedule F. Report also on the Summary of Schedules and, if applicable, on the Statistical Summary of Certain Liabilities and Related Data.)	\$ 154,699.13

IN RE Bay Oaks Condominiums, L. L. C.

Debtor(s)

Case No. _____

(If known)

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

Describe all executory contracts of any nature and all unexpired leases of real or personal property. Include any timeshare interests. State nature of debtor's interest in contract, i.e., "Purchaser," "Agent," etc. State whether debtor is the lessor or lessee of a lease. Provide the names and complete mailing addresses of all other parties to each lease or contract described. If a minor child is a party to one of the leases or contracts, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no executory contracts or unexpired leases.

NAME AND MAILING ADDRESS, INCLUDING ZIP CODE OF OTHER PARTIES TO LEASE OR CONTRACT	DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT.

IN RE Bay Oaks Condominiums, L. L. C.

Debtor(s)

Case No. _____

(If known)

SCHEDULE H - CODEBTORS

Provide the information requested concerning any person or entity, other than a spouse in a joint case, that is also liable on any debts listed by the debtor in the schedules of creditors. Include all guarantors and co-signers. If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within the eight-year period immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state, commonwealth, or territory. Include all names used by the nondebtor spouse during the eight years immediately preceding the commencement of this case. If a minor child is a codebtor or a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no codebtors.

NAME AND ADDRESS OF CODEBTOR	NAME AND ADDRESS OF CREDITOR
<p><i>L. Michael Osman</i> <i>1474-A West 84th Street</i> <i>Hialeah, FL 33014</i></p>	<p><i>Whitney National Bank</i> <i>101 West Garden Street</i> <i>Pensacola, FL 32501</i></p> <p><i>Whitney National Bank</i> <i>101 West Garden Street</i> <i>Pensacola, FL 32501</i></p> <p><i>Whitney National Bank</i> <i>101 West Garden Street</i> <i>Pensacola, FL 32501</i></p> <p><i>Whitney National Bank</i> <i>101 West Garden Street</i> <i>Pensacola, FL 32501</i></p>
<p><i>Reinaldo Costa</i> <i>6843 Main Street #302</i> <i>Miami Lakes, FL 33014</i></p>	<p><i>Whitney National Bank</i> <i>101 West Garden Street</i> <i>Pensacola, FL 32501</i></p> <p><i>Whitney National Bank</i> <i>101 West Garden Street</i> <i>Pensacola, FL 32501</i></p> <p><i>Whitney National Bank</i> <i>101 West Garden Street</i> <i>Pensacola, FL 32501</i></p> <p><i>Whitney National Bank</i> <i>101 West Garden Street</i> <i>Pensacola, FL 32501</i></p>

B6 Declaration (Official Form 6 - Declaration) (12/07)
IN RE Bay Oaks Condominiums, L. L. C. Debtor(s) Case No. (If known)

DECLARATION CONCERNING DEBTOR'S SCHEDULES

DECLARATION UNDER PENALTY OF PERJURY BY INDIVIDUAL DEBTOR

I declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of _____ sheets, and that they are true and correct to the best of my knowledge, information, and belief.

Date: _____ Signature: _____ Debtor

Date: _____ Signature: _____ (Joint Debtor, if any) [If joint case, both spouses must sign.]

DECLARATION AND SIGNATURE OF NON-ATTORNEY BANKRUPTCY PETITION PREPARER (See 11 U.S.C. § 110)

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342 (b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required by that section.

Printed or Typed Name and Title, if any, of Bankruptcy Petition Preparer Social Security No. (Required by 11 U.S.C. § 110.)

If the bankruptcy petition preparer is not an individual, state the name, title (if any), address, and social security number of the officer, principal, responsible person, or partner who signs the document.

Address

Signature of Bankruptcy Petition Preparer Date

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document, unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional signed sheets conforming to the appropriate Official Form for each person.

A bankruptcy petition preparer's failure to comply with the provision of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the Managing Member (the president or other officer or an authorized agent of the corporation or a member or an authorized agent of the partnership) of the Bay Oaks Condominiums, L. L. C. (corporation or partnership) named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of 15 sheets (total shown on summary page plus 1), and that they are true and correct to the best of my knowledge, information, and belief.

Date: June 29, 2010 Signature: /s/ L. Michael Osman

L. Michael Osman (Print or type name of individual signing on behalf of debtor)

[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.

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United States Bankruptcy Court
Northern District of Florida, Pensacola Division

IN RE:

Case No. _____

Bay Oaks Condominiums, L. L. C.

Chapter 11

Debtor(s)

STATEMENT OF FINANCIAL AFFAIRS

This statement is to be completed by every debtor. Spouses filing a joint petition may file a single statement on which the information for both spouses is combined. If the case is filed under chapter 12 or chapter 13, a married debtor must furnish information for both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.

Questions 1 - 18 are to be completed by all debtors. Debtors that are or have been in business, as defined below, also must complete Questions 19 - 25. If the answer to an applicable question is "None," mark the box labeled "None." If additional space is needed for the answer to any question, use and attach a separate sheet properly identified with the case name, case number (if known), and the number of the question.

DEFINITIONS

"In business." A debtor is "in business" for the purpose of this form if the debtor is a corporation or partnership. An individual debtor is "in business" for the purpose of this form if the debtor is or has been, within six years immediately preceding the filing of this bankruptcy case, any of the following: an officer, director, managing executive, or owner of 5 percent or more of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership; a sole proprietor or self-employed full-time or part-time.

"Insider." The term "insider" includes but is not limited to: relatives of the debtor; general partners of the debtor and their relatives; corporations of which the debtor is an officer, director, or person in control; officers, directors, and any owner of 5 percent or more of the voting or equity securities of a corporate debtor and their relatives; affiliates of the debtor and insiders of such affiliates; any managing agent of the debtor. 11 U.S.C. § 101.

1. Income from employment or operation of business

None [] State the gross amount of income the debtor has received from employment, trade, or profession, or from operation of the debtor's business, including part-time activities either as an employee or in independent trade or business, from the beginning of this calendar year to the date this case was commenced. State also the gross amounts received during the two years immediately preceding this calendar year.

Table with 2 columns: AMOUNT, SOURCE. Row 1: 477,312.89 Ordinary Income January through December 2009. Row 2: 225,300.12 Ordinary Income year to date 2010.

2. Income other than from employment or operation of business

None [x] State the amount of income received by the debtor other than from employment, trade, profession, operation of the debtor's business during the two years immediately preceding the commencement of this case. Give particulars. If a joint petition is filed, state income for each spouse separately.

3. Payments to creditors

Complete a, or b., as appropriate, and c.

None [x] a. Individual or joint debtor(s) with primarily consumer debts: List all payments on loans, installment purchases of goods or services, and other debts to any creditor made within 90 days immediately preceding the commencement of this case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$600.

None *b. Debtor whose debts are not primarily consumer debts:* List each payment or other transfer to any creditor made within **90 days** immediately preceding the commencement of the case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$5,850.* If the debtor is an individual, indicate with an asterisk (*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments and other transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

* Amount subject to adjustment on 4/01/13, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

NAME AND ADDRESS OF CREDITOR <i>AT&T</i>	DATE OF PAYMENTS/TRANSFERS <i>February 19, 2010</i> <i>March 19, 2010</i> <i>April 21, 2010</i> <i>May 19, 2010</i>	AMOUNT PAID OR VALUE OF TRANSFERS <i>729.46</i>	AMOUNT STILL OWING <i>0.00</i>
<i>Applicant Screening/Credit Reports</i>	<i>February 29, 2010</i> <i>March 19, 2010</i> <i>April 21, 2010</i>	<i>166.00</i>	<i>0.00</i>
<i>Bay Oaks Condominium Association</i> <i>4344 Langley Avenue</i> <i>Pensacola, FL 32504</i>	<i>February 19, 2010</i> <i>March 19, 2010</i> <i>June 10, 2010</i> <i>June 18, 2010</i>	<i>27,945.00</i>	<i>0.00</i>
<i>Blue Cross Blue Shield Of Florida</i>	<i>March 5, 2010</i> <i>May 8, 2010</i>	<i>1,100.00</i>	<i>0.00</i>
<i>Cardmember Services</i>	<i>May 13, 2010</i>	<i>1,043.74</i>	<i>0.00</i>
<i>Castlepoint Florida Insurance</i>	<i>February 16, 2010</i>	<i>1,375.00</i>	<i>0.00</i>
<i>Chase Card Services</i>	<i>February 17, 2010</i> <i>March 4, 2010</i> <i>March 16, 2010</i> <i>April, 17, 2010</i> <i>June 5, 2010</i>	<i>7,050.41</i>	<i>0.00</i>
<i>Cox Communications</i>	<i>February 12, 2010</i> <i>February 27, 2010</i> <i>March 4, 2010</i> <i>April 2, 2010</i> <i>May 3, 2010</i>	<i>901.54</i>	<i>0.00</i>
<i>Escambia County Tax Collector</i> <i>Post Office Box 1312</i> <i>Pensacola, FL 32591-1312</i>	<i>June 6, 2010</i>	<i>790.49</i>	<i>0.00</i>
<i>Florida Land One Corporation</i> <i>4344 Langley Avenue</i> <i>Pensacola, FL 32504</i>	<i>March 24, 2010</i> <i>March 26, 2010</i> <i>May 8, 2010</i> <i>May 17, 2010</i>	<i>1,600.00</i>	<i>0.00</i>
<i>Gulf Power Company</i> <i>One Energy Place</i> <i>Pensacola, FL 32520-0037</i>	<i>February 12, 2010</i> <i>February 27, 2010</i> <i>March 12, 2010</i> <i>March 16, 2010</i> <i>April 2, 2010</i> <i>April 5, 2010</i> <i>April 9, 2010</i> <i>April 20, 2010</i> <i>April 27, 2010</i> <i>May 3, 2010</i> <i>May 12, 2010</i>	<i>2,635.13</i>	<i>0.00</i>
<i>Hialeah Church Of Christ</i> <i>7700 West 20th Avenue</i> <i>Hialeah, FL 33014</i>	<i>March 31, 2010</i>	<i>2,520.00</i>	<i>0.00</i>
<i>ICI Paints</i>	<i>March 12, 2010</i> <i>March 15, 2010</i>	<i>797.87</i>	<i>0.00</i>
<i>Koorsen Fire & Security, Inc.</i>	<i>April 27, 2010</i>	<i>4,375.00</i>	<i>0.00</i>

<i>L. Michael Osman, P. A.</i> <i>1474 West 84th Street</i> <i>Hialeah, FL 33014</i>	<i>March 12, 2010</i> <i>June 10, 2010</i>	<i>6,375.00</i>	<i>0.00</i>
<i>Mike Jones</i>	<i>April 19, 2010</i> <i>May 4, 2010</i> <i>May 5, 2010</i>	<i>815.00</i>	<i>0.00</i>
<i>Miscellaneous Labor</i>	<i>February 22, 2010</i> <i>February 27, 2010</i> <i>March 12, 2010</i> <i>March 24, 2010</i> <i>April 1, 2010</i> <i>April 8, 2010</i> <i>May 8, 2010</i>	<i>6,200.00</i>	<i>0.00</i>
<i>Mozorati LLC</i> <i>1474 West 84th Street</i> <i>Hialeah, FL 33014</i>	<i>February 26, 2010</i> <i>March 2, 2010</i> <i>March 5, 2010</i> <i>March 11, 2010</i> <i>March 19, 2010</i> <i>April 1, 2010</i> <i>April 6, 2010</i> <i>April 19, 2010</i> <i>May 4, 2010</i> <i>June 18, 2010</i>	<i>92,745.83</i>	<i>0.00</i>
<i>Quality Restoration And Carpet Care</i>	<i>February 11, 2010</i> <i>March 3, 2010</i> <i>March 18, 2010</i> <i>April 16, 2010</i> <i>May 14, 2010</i>	<i>615.00</i>	<i>0.00</i>
<i>Rent.Com</i>	<i>May 10, 2010</i>	<i>389.00</i>	<i>0.00</i>
<i>Roto Rooter</i> <i>2410 West Nine Mile Road</i> <i>Pensacola, FL 32534</i>	<i>Febuary 25, 2010</i> <i>March 3, 2010</i> <i>March 31, 2010</i>	<i>302.00</i>	<i>0.00</i>
<i>State Farm Insurance</i>	<i>March 11, 2010</i>	<i>358.06</i>	<i>0.00</i>
<i>The Doctors Directory</i>	<i>February 12, 2010</i> <i>Feburyar 27, 2010</i> <i>April 2, 2010</i> <i>May 3, 2010</i>	<i>340.00</i>	<i>0.00</i>

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None *c. All debtors:* List all payments made within **one year** immediately preceding the commencement of this case to or for the benefit of creditors who are or were insiders. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

4. Suits and administrative proceedings, executions, garnishments and attachments

None a. List all suits and administrative proceedings to which the debtor is or was a party within **one year** immediately preceding the filing of this bankruptcy case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
<i>WHITNEY NATIONAL BANK, Plaintiff, vs. BAY OAKS CONDOMINIUMS, LLC [formerly known as] VISTA VIEW, LLC; MOZORATI, LLC; LAWRENCE G. BAGINSKI; WANDA M. BAGINSKI; L. MICHAEL OSMAN; REINALDO COSTA; and BAY OAKS CONDOMINIUM ASSOCIATION, INC., Defendants. Case 2010 CA 000854, Division E {Boles}</i>	<i>Mortgage Foreclosure</i>	<i>In the Circuit Court of the First Judicial Circuit of Florida, In and for the County of Escambia; Pensacola, Florida</i>	<i>Pending</i>
<i>Lawrence G. Baginski and Wanda</i>	<i>Real Property Title Litigation</i>	<i>In the Circuit Court of the First</i>	<i>Parital Summary Final</i>

M. Baginski, Plaintiffs, vs. Bay Oaks Condominiums, LLC, a Florida Limited Liability Company, L. Michael Osman, an Individual, L. Michael Osman, P.A., a Florida Profit Corporation, Lisa Rodgers, an Individual, and Top 10 Properties, LLC, a Florida Limited Liability Company, Defendants.
 Case No.: 2007 CA 1757, Division: D.

Judicial Circuit of Florida, in and for the County of Escambia; Pensacola, Florida

Judgment; appealed, balance of matter pending

Bay Oaks Condominiums, L L C vs. Appeal from Final Judgment rendered in Lawrence G. Baginski and Wanda M. Baginski, Plaintiffs, Vs. Bay Oaks Condominiums, LLC, a Florida Limited Liability Company, L. Michael Osman, an Individual, L. Michael Osman, P.A., a Florida Profit Corporation, Lisa Rodgers, an Individual, and Top 10 Properties, LLC, a Florida Limited Liability Company, Defendants. Case No.: 2007 CA 1757, Division: D. In the Circuit Court of the First Judicial Circuit of Florida, in and for the County of Escambia

District Court of Appeal of Florida, First District; Tallahassee, Florida.

Voluntary dismissal by appellant on June 14, 2010

None b. Describe all property that has been attached, garnished or seized under any legal or equitable process within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

5. Repossessions, foreclosures and returns

None List all property that has been repossessed by a creditor, sold at a foreclosure sale, transferred through a deed in lieu of foreclosure or returned to the seller, within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

6. Assignments and receiverships

None a. Describe any assignment of property for the benefit of creditors made within **120 days** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include any assignment by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and joint petition is not filed.)

None b. List all property which has been in the hands of a custodian, receiver, or court-appointed official within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

7. Gifts

None List all gifts or charitable contributions made within **one year** immediately preceding the commencement of this case except ordinary and usual gifts to family members aggregating less than \$200 in value per individual family member and charitable contributions aggregating less than \$100 per recipient. (Married debtors filing under chapter 12 or chapter 13 must include gifts or contributions by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

8. Losses

None List all losses from fire, theft, other casualty or gambling within **one year** immediately preceding the commencement of this case **or since the commencement of this case.** (Married debtors filing under chapter 12 or chapter 13 must include losses by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

9. Payments related to debt counseling or bankruptcy

None List all payments made or property transferred by or on behalf of the debtor to any persons, including attorneys, for consultation concerning debt consolidation, relief under bankruptcy law or preparation of a petition in bankruptcy within **one year** immediately preceding the commencement of this case.

NAME AND ADDRESS OF PAYEE	DATE OF PAYMENT, NAME OF PAYOR IF OTHER THAN DEBTOR	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY
<i>Law Offices of David Luther Woodward PA C/O David Luther Woodward 1415 Lemhurst Road/Post Office Box 4475 Pensacola, FL 32507-0475</i>	<i>February 18, 2010</i>	<i>15,000.00</i>

Of the \$15,000.00 received, \$10,000.00 is currently held in the firm's trust account for payment of filing fees and attorney's fees and costs post-petition; the balance was credit against the account of the debtor for pre-petition advice and counsel, and the preparation of the petition, supporting schedules and statement of affairs, attendance at first meeting of creditors and any hearings arising thereunder, and such.

10. Other transfers

None a. List all other property, other than property transferred in the ordinary course of the business or financial affairs of the debtor, transferred either absolutely or as security within **two years** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

None b. List all property transferred by the debtor within **ten years** immediately preceding the commencement of this case to a self-settled trust or similar device of which the debtor is a beneficiary.

11. Closed financial accounts

None List all financial accounts and instruments held in the name of the debtor or for the benefit of the debtor which were closed, sold, or otherwise transferred within **one year** immediately preceding the commencement of this case. Include checking, savings, or other financial accounts, certificates of deposit, or other instruments; shares and share accounts held in banks, credit unions, pension funds, cooperatives, associations, brokerage houses and other financial institutions. (Married debtors filing under chapter 12 or chapter 13 must include information concerning accounts or instruments held by or for either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

12. Safe deposit boxes

None List each safe deposit or other box or depository in which the debtor has or had securities, cash, or other valuables within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include boxes or depositories of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

13. Setoffs

None List all setoffs made by any creditor, including a bank, against a debt or deposit of the debtor within **90 days** preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

14. Property held for another person

None List all property owned by another person that the debtor holds or controls.

NAME AND ADDRESS OF OWNER	DESCRIPTION AND VALUE OF PROPERTY	LOCATION OF PROPERTY
<i>Various Tenants Security Deposits 4344 Langley Avenue Pensacola, FL 32504</i>	<i>Currency of the United States \$13,510.00</i>	<i>Trust Account for Rent Deposits held with Sabadell United Bank, N. A. 5901 Miami Lakes Drive East Miami Lakes, Florida 33014</i>

15. Prior address of debtor

None If debtor has moved within **three years** immediately preceding the commencement of this case, list all premises which the debtor occupied during that period and vacated prior to the commencement of this case. If a joint petition is filed, report also any separate address of either spouse.

16. Spouses and Former Spouses

None If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within **eight years** immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state.

17. Environmental Information

For the purpose of this question, the following definitions apply:

“Environmental Law” means any federal, state, or local statute or regulation regulating pollution, contamination, releases of hazardous or toxic substances, wastes or material into the air, land, soil, surface water, groundwater, or other medium, including, but not limited to, statutes or regulations regulating the cleanup of these substances, wastes or material.

“Site” means any location, facility, or property as defined under any Environmental Law, whether or not presently or formerly owned or operated by the debtor, including, but not limited to, disposal sites.

“Hazardous Material” means anything defined as a hazardous waste, hazardous substance, toxic substance, hazardous material, pollutant, or contaminant or similar term under an Environmental Law.

None a. List the name and address of every site for which the debtor has received notice in writing by a governmental unit that it may be liable or potentially liable under or in violation of an Environmental Law. Indicate the governmental unit, the date of the notice, and, if known, the Environmental Law.

None b. List the name and address of every site for which the debtor provided notice to a governmental unit of a release of Hazardous Material. Indicate the governmental unit to which the notice was sent and the date of the notice.

None c. List all judicial or administrative proceedings, including settlements or orders, under any Environmental Law with respect to which the debtor is or was a party. Indicate the name and address of the governmental unit that is or was a party to the proceeding, and the docket number.

18. Nature, location and name of business

None a. *If the debtor is an individual*, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was an officer, director, partner, or managing executive of a corporation, partner in a partnership, sole proprietor, or was self-employed in a trade, profession, or other activity either full- or part-time within **six years** immediately preceding the commencement of this case, or in which the debtor owned 5 percent or more of the voting or equity securities within **six years** immediately preceding the commencement of this case.

If the debtor is a partnership, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities, within **six years** immediately preceding the commencement of this case.

If the debtor is a corporation, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities within **six years** immediately preceding the commencement of this case.

None b. Identify any business listed in response to subdivision a., above, that is “single asset real estate” as defined in 11 U.S.C. § 101.

The following questions are to be completed by every debtor that is a corporation or partnership and by any individual debtor who is or has been, within six years immediately preceding the commencement of this case, any of the following: an officer, director, managing executive, or owner of more than 5 percent of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership, a sole proprietor, or self-employed in a trade, profession, or other activity, either full- or part-time.

(An individual or joint debtor should complete this portion of the statement only if the debtor is or has been in business, as defined above, within the six years immediately preceding the commencement of this case. A debtor who has not been in business within those six years should go directly to the signature page.)

19. Books, records and financial statements

None a. List all bookkeepers and accountants who within the **two years** immediately preceding the filing of this bankruptcy case kept or supervised the keeping of books of account and records of the debtor.

NAME AND ADDRESS
L. Michael Osman
1474-A West 84th Street
Hialeah, FL 33014
Marvin K. Clendenin
4344 Langley Avenue
Pensacola, FL 32504

DATES SERVICES RENDERED

None b. List all firms or individuals who within the **two years** immediately preceding the filing of this bankruptcy case have audited the books of account and records, or prepared a financial statement of the debtor.

- None c. List all firms or individuals who at the time of the commencement of this case were in possession of the books of account and records of the debtor. If any of the books of account and records are not available, explain.

NAME AND ADDRESS

L. Michael Osman
1474-A West 84th Street
Hialeah, FL 33014

Marvin K. Clendenin
4344 Langley Avenue
Pensacola, FL 32504

- None d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom a financial statement was issued within the **two years** immediately preceding the commencement of the case by the debtor.

NAME AND ADDRESS

Whitney National Bank
101 West Garden Street
Pensacola, FL 32501

DATE ISSUED

20. Inventories

- None a. List the dates of the last two inventories taken of your property, the name of the person who supervised the taking of each inventory, and the dollar amount and basis of each inventory.

- None b. List the name and address of the person having possession of the records of each of the two inventories reported in a., above.

21. Current Partners, Officers, Directors and Shareholders

- None a. If the debtor is a partnership, list the nature and percentage of partnership interest of each member of the partnership.

- None b. If the debtor is a corporation, list all officers and directors of the corporation, and each stockholder who directly or indirectly owns, controls, or holds 5 percent or more of the voting or equity securities of the corporation.

NAME AND ADDRESS

Mozorati LLC
1474-A West 84th Street
Hialeah, FL 33014

Phylis A. Osman
1474 West 84th Street
Hialeah, FL 33014

Pensa Group LLC
6843 Main Street Suite 302
Miami Lakes, FL 33014

TITLE

Member

Members

Member

NATURE AND PERCENTAGE
OF STOCK OWNERSHIP

9%

32.5%

45.5%

22. Former partners, officers, directors and shareholders

- None a. If the debtor is a partnership, list each member who withdrew from the partnership within **one year** immediately preceding the commencement of this case.

- None b. If the debtor is a corporation, list all officers, or directors whose relationship with the corporation terminated within **one year** immediately preceding the commencement of this case.

23. Withdrawals from a partnership or distributions by a corporation

- None If the debtor is a partnership or corporation, list all withdrawals or distributions credited or given to an insider, including compensation in any form, bonuses, loans, stock redemptions, options exercised and any other perquisite during **one year** immediately preceding the commencement of this case.

NAME & ADDRESS OF RECIPIENT,
RELATIONSHIP TO DEBTOR

Marvin K. Clendenin
4344 Langley Avenue
Pensacola, FL 32504
Employee/3% interest

DATE AND PURPOSE
OF WITHDRAWAL

July 2090-June 2010
Use of a condominium unit as a
portion of employment contract

AMOUNT OF MONEY OR DESCRIPTION
AND VALUE OF PROPERTY

\$900 per month
\$10,8000 annual value

Mr. Clendenin is resident manager/on site sales representative. His written employment contract includes as benefits and payments to him the use of a unit without rental payments due from him.

Marvin K. Clendenin 4344 Langley Avenue Pensacola, FL 32504 Employee/3% owner	July 2009-June Monthly salar	4333.33 montly salary as on-site manager 52,000.00 annual payment
--	---------------------------------	--

Mr. Clendenin is resident manager/on site sales representative. His written employment contract includes his salary and as additional benefits and payments to him the use of a unit without rental payments due from him.

Marvin K. Clendenin 4344 Langley Avenue Pensacola, FL 32504 Employee/3% owner	Vaious dates June 2009 through July 2010 Off time casual labor	\$1400
--	--	--------

Mr. Clendenin is resident manager/on site sales representative. His written employment contract includes as benefits and payments to him including the ability to perform certain tasks in the nature of maintenance for which he is paid on an hourly basis.

Mozorati LLC 1474-A West 84th Street Hialeah, FL 33014 Member/Mortgagee	July 2009 through and including June 2010 Payments to 2d mortgage held by Mozariati LLC	\$97745.83
--	--	------------

Mozorati LLC is an 9% owner/member which also holds a mortgage inferior to the mortgage held by Whitney National Bank. Debtor gave creditor a note dated Janaury 13, 2008, along with an inferior mortgage which was recorded August 26, 2009.

24. Tax Consolidation Group

None If the debtor is a corporation, list the name and federal taxpayer identification number of the parent corporation of any consolidated group for tax purposes of which the debtor has been a member at any time within **six years** immediately preceding the commencement of the case.

25. Pension Funds.

None If the debtor is not an individual, list the name and federal taxpayer identification number of any pension fund to which the debtor, as an employer, has been responsible for contributing at any time within **six years** immediately preceding the commencement of the case.

[If completed on behalf of a partnership or corporation]

I declare under penalty of perjury that I have read the answers contained in the foregoing statement of financial affairs and any attachments thereto and that they are true and correct to the best of my knowledge, information, and belief.

Date: June 29, 2010 Signature: /s/ L. Michael Osman

L. Michael Osman, Managing Member

Print Name and Title

[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]

0 continuation pages attached

Penalty for making a false statement: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. § 152 and 3571.

United States Bankruptcy Court
Northern District of Florida, Pensacola Division

IN RE:

Case No. _____

Bay Oaks Condominiums, L. L. C.

Chapter 11

Debtor(s)

VERIFICATION OF CREDITOR MATRIX

The above named debtor(s) hereby verify(ies) that the attached matrix listing creditors is true to the best of my(our) knowledge.

Date: June 29, 2010

Signature: /s/ L. Michael Osman
L. Michael Osman, Managing Member

Debtor

Date: _____

Signature: _____

Joint Debtor, if any

Bay Oaks Condominiums, L. L. C.
1474-A West 84th Street
Hialeah, FL 33014

The Law Offices of
David Luther Woodward, P.A.
1415 Lemhurst Road/Post Office Box 4475
Pensacola, FL 32507

Bay Oaks Condominiums, L. L. C.
1474-A West 84th Street
Hialeah, FL 33014

Michael P. Osman
1474-A West 84th Street
Hialeah, FL 33014

Yancey Langston, Esquire
Moore Hill Westmoreland
Post Office Box 13290
Pensacola, FL 32591-3290

L. Michael Osman P. A. ,
1474 West 84th Street
Hialeah, FL 33014

Mindi J. Clayton
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Hialeah, FL 33014

Bay Oaks Condominium Association, Inc.
4344 Langley Avenue
Pensacola, FL 32504

Mozorati LLC
1474-A West 84th Street
Hialeah, FL 33014

Emerald Forrest L. L. C., As Assignee Of
Lawrence B. Baginski & Wanda M. Bagniski
1474-A West 84th Street
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Post Office Box 57
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The Hon. Janet Holley
Escambia County Tax Collector
Escambia County Court House
Pensacola, FL 32501

Matthew A. Osman
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Various Tenants At Debtor Property
4344 Langley Avenue
Pensacola, FL 32504

Menee S. Osman
1474-A West 84th Street
Hialeah, FL 33014

Whitney National Bank
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Pensacola, FL 32501