

**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF FLORIDA  
SOUTHERN DIVISION**

In re *Melbourne-University Apartments II, LLC*  
a limited liability company

Case No.  
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).

Name of Creditor and Complete Mailing Address Including Zip Code	Name, Telephone Number and Complete Mailing Address, Including Zip Code, of Employee, Agent, or Department of Creditor Familiar with Claim Who May Be Contacted	Nature of Claim (Trade Debt, Bank Loan, Government Contract, etc.)	Indicate if Claim is Contingent, Unliquidated, Disputed, or Subject to Setoff	Amount of Claim (If Secured Also State Value of Security)
1 EuroBank 1901 Ponce De Leon Blvd. Miami FL 33134	Phone: Jorge Sanchez-Galarraga, Esq. 1313 Ponce De Leon Blvd. Suite 301 Miami FL 33134	1st Mortgage Real Property	Value: Net Unsecured:	\$ 4,363,292.73 <del>UNDISTURBED</del> \$ 4,363,292.73
2 Premium Finance Insurance PO Box 668 Hudson NY 12534	Phone: Premium Finance Insurance PO Box 668 Hudson NY 12534	Insurance Payment		\$ 10,402.00
3 City of Melbourne PO Box 850001 Orlando FL 32885-0097	Phone: City of Melbourne PO Box 850001 Orlando FL 32885-0097	Water and Sewer		\$ 2,963.00
4 Florida Power & Light Company PO Box 025576 Miami FL 33102	Phone: Florida Power & Light Company PO Box 025576 Miami FL 33102	Utility Bills		\$ 1,144.00
5 St. Armand's Mgmt. 4251 Spruce Creek Road Suite H-1 Daytona Beach FL 32126	Phone: St. Armand's Mgmt. 4251 Spruce Creek Road Suite H-1 Daytona Beach FL 32126	Management Fee		\$ 1,070.00

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6 Waste Management Services 3411 North 40th Street Tampa FL 33605-1688	Phone: Waste Management Services 3411 North 40th Street Tampa FL 33605-1688	Waste Service		\$ 582.00
7 Florida Today PO Box 332628 Nashville TN 37203-7527	Phone: Florida Today PO Box 332628 Nashville TN 37203-7527	Advertising		\$ 572.00
8 Nation Fence 4640 North US1 Tallahassee FL 32395	Phone: Nation Fence 4640 North US1 Tallahassee FL 32395	Fence Repair		\$ 494.00
9 City of Melbourne 900 East Strawbridge Avenue Melbourne FL 32901	Phone: City of Melbourne 900 East Strawbridge Avenue Melbourne FL 32901	Tax Receipt Renewal		\$ 487.00
10 All In One Services 1041 Craftland Lane NE Palm Bay FL 32905	Phone: All In One Services 1041 Craftland Lane NE Palm Bay FL 32905	Repairs and Maintenance		\$ 400.00
11 The Carpet Company 1905 Premier Row Orlando FL 32809	Phone: The Carpet Company 1905 Premier Row Orlando FL 32809	Service Rendered		\$ 327.00
12 Truly Nolen Pest Control 1595 N. Harbor Street Blvd. Melbourne FL 32935	Phone: Truly Nolen Pest Control 1595 N. Harbor Street Blvd. Melbourne FL 32935	Service Rendered		\$ 130.00
13 City of Melbourne Brevard County Business Tax Titusville FL 32781-2500	Phone: City of Melbourne Brevard County Business Tax Titusville FL 32781-2500	Tangible Taxes		\$ 67.00

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14 Bright House Cable 720 Magnolia Avenue Melbourne FL 32935	Phone: Bright House Cable 720 Magnolia Avenue Melbourne FL 32935	Cable TV		\$ 63.00
15 Preferred Employer Program PO Box 710778 Herndon VA 20171	Phone: Preferred Employer Program PO Box 710778 Herndon VA 20171	Marketing		\$ 50.00

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**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION**

I, Victor Seijas, Jr., Manager of the Corporation named as debtor in this case, declare under penalty of perjury that I have read the foregoing List of Creditors Holding Twenty Largest Unsecured Claims and that they are true and correct to the best of my knowledge, information and belief.

Date: 7/8/08

Signature /s/ Victor Seijas, Jr.  
Name: Victor Seijas, Jr.  
Title: Manager