

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-2(c)**

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In Re:

Westampton Courts Condominium One  
Association

Debtor(s)

Chapter 11

Case No. 17-30543

Judge: Christine M. Gravelle

**CERTIFICATION OF CHERYL JOHNS IN SUPPORT OF  
MOTION TO USE CASH COLLATERAL**

I, Cheryl Johns, of full age, hereby certify as follows;

1. I am the President of Westampton Courts Condominium One Association and familiar with the facts set forth in this certification.
2. We filed this Chapter 11 Bankruptcy on October 10, 2017.
3. We previously borrowed \$800,000 from Farmers & Mechanics Bank which is now Beneficial Bank. This borrowing was done to repair fire damage to the property.
4. Over the past few years we have maintained regular monthly payments to Beneficial Bank of \$6,000 per month. We already made the payment that was due October 2017 (check #4725). The balance per the October 1, 2017 statement is \$252,859.32. Beneficial alleges a lien on the assets of the Debtor see UCC search attached as **Exhibit A**. These assets may include the funds that we have in Beneficial Bank. The Beneficial Bank accounts are as follows:

- a. \$59,479.37 general business account;
  - b. \$3,458.00 roofs account;
  - c. \$3,130.00 concrete account;
  - d. \$18,752.76 roads account;
  - e. We also have certificate of deposit with Beneficial of \$26,721.69 maturing 1/18/2018;
5. We have PNC Bank Business Premium Money Market Account of \$26,600.34 as of September 29, 2017.
6. These assets may constitute the cash collateral of Beneficial Bank along with the monthly condo fees that are paid by the homeowners. The homeowners pay either \$230.00 or \$220.00 per month and there are 132 units.
7. We utilize these funds to pay for the ongoing obligations of exterior maintenance including landscaping, repairs, garbage removal, pool management, utilities, snow removal, etc. Attached as **Exhibit B** is our projected operating budget for the year ending September 30, 2018. Based on the year from October 1, 2016 to September 30, 2017 we wrote checks totaling \$389,029.47. We therefore estimate that we utilize cash collateral of approximately \$32,416.00 per month.
8. For the year from October 1, 2016 through September 30, 2017 we collected deposits of \$423,896.48. Therefore, we collect approximately \$35,000 per month although collections vary month to month.
9. We are requesting permission to utilize the cash collateral in order to pay our ongoing expenses as set forth in the projected operating budget for the year

ended September 30, 2018. We have no objection to granting Beneficial Bank an interim replacement lien on the Debtor-in-Possession bank accounts, as well as, the new income generated from the homeowners. As adequate protection we agreed to pay Beneficial \$6,000.00 per month as we have done over the past few years in accordance with our loan agreement.

10. We have maintained all applicable business insurance on the assets and for the exterior maintenance including liability insurance and business owner's policy.

**(Exhibit C)**

11. Therefore, we respectfully request Bankruptcy Court authorization to utilize cash collateral on an interim basis pending the final hearing.

I CERTIFY that the foregoing statements made by me are true to the best of my knowledge. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

/s/ Cheryl Johns

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Cheryl Johns