

**UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION**

**UNITED STATES SECURITIES
AND EXCHANGE COMMISSION,**

Plaintiff,

v.

Civil Action No. 1:24-cv-03583-VMC

**DRIVE PLANNING, LLC, and
RUSSELL TODD BURKHALTER,**

Defendants,

and

**JACQUELINE BURKHALTER,
THE BURKHALTER RANCH
CORPORATION, DRIVE
PROPERTIES, LLC, DRIVE
GULFPORT PROPERTIES LLC,
and TBR SUPPLY HOUSE, INC.,**

Relief Defendants.

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RECEIVER'S FIFTH STATUS REPORT

Kenneth D. Murena, the court-appointed Receiver (the "Receiver") in the above-captioned enforcement action, submits his fifth status report setting forth his activities and efforts to fulfill his duties under the Order Appointing Receiver [ECF No. 10] (the "Appointment Order") for the period from July 1, 2025, through September 30, 2025 (the "Reporting Period").

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I. INTRODUCTION

Since his appointment on August 13, 2024, the Receiver has made significant progress in identifying, securing, and recovering all identified funds, assets, and records of Drive Planning LLC (the “Receivership Estate”). As of the end of the Reporting Period, the Estate held \$62,845,920.55 in cash-on-hand in the fiduciary accounts at City National Bank of Florida, Synovus Bank, and Axos Bank. This amount reflects an increase of \$5,726,460.59 since the last reporting period. These accounts are maintained in insured cash sweep accounts that are fully FDIC insured and earned interest at rates of 3.55%, 3.34%, and 3.25%, totaling \$552,082.24, during the Reporting Period.

During the Reporting Period, the Receiver continued to (i) investigate, marshal, take control of, and preserve all known assets owned by Drive Planning, LLC (“Drive Planning”) or acquired with funds traceable to Drive Planning’s investors, (ii) manage, maintain, and market for sale various real properties and certain items of personal property, (iii) sell or enter into contracts to sell certain real property in Georgia and Florida, (iv) manage the business operations of certain Relief Defendants, including the cattle ranch, event venue, and rental properties (v) communicate with investors, provide requested information, and facilitate their submission of information and documentation regarding their investments and losses, (vi) formulate and prepare to implement the claims process, (vii) negotiate

and/or enter into settlements with third parties, insiders, and affiliates of Drive Planning regarding the return of funds they received from Drive Planning, (viii) develop recovery claims against other third parties, insiders, and affiliates of Drive Planning and prepare to initiate ancillary actions against them; and (ix) perform various other tasks, in compliance with the mandates of the Appointment Order.

Throughout the Reporting Period, the Receiver managed a portfolio of real properties located in Georgia, Florida, Indiana, and Mexico. During the Reporting Period, the Receiver closed three Court-approved sales of real properties in St. Petersburg, Florida and Blue Ridge and Mineral Bluff, Georgia recovering \$4,425,015.25. Shortly following the Reporting Period, the Receiver entered into an agreement to sell a condominium unit in St. Petersburg, Florida for \$1,825,000 and filed a motion seeking this Court's approval thereof.

In addition, during the prior reporting period, the Receiver negotiated and obtained Court approval of a settlement with Stephanie Di Maria which resolved the Estate's claims to recover the significant funds she had received from Drive Planning. During the Reporting Period, the Estate received \$232,470.00 pursuant to that settlement with Ms. Di Maria.

During the Reporting Period, the Receiver continued his investigation into improper transfers made to insiders, affiliates, and third parties. In prior reporting periods, the Receiver issued demand letters to former Drive Planning agents,

advisors, and other individuals who received significant transfers of investor funds without providing reasonably equivalent value to Drive Planning in return. During the Reporting Period, the Receiver entered into agreements, subject to Court approval, with various agents for the return of all or a portion of the commissions they had received from Drive Planning. After the Reporting Period, those agreements were approved by the Court by virtue of its approval of the Receiver's proposed settlement procedures for claims against Drive Planning agents, investors who received net gains, and third parties. Pursuant to those agreements, the Receiver collected \$121,653.17 in settlement payments with additional payments to be made by certain agents in monthly installments over time.

Also during this Reporting Period, upon receiving leave of this Court, the Receiver initiated an ancillary action to recover more than \$27.5 million based on fraudulent transfers and unjust enrichment claims against forty-six former agents and affiliates of Drive Planning. In the ancillary complaint, filed in the Northern District of Georgia, the Receiver asserts claims under the Georgia Uniform Voidable Transactions Act and Georgia common law for unjust enrichment, seeking to avoid, recover, and disgorge commissions paid to those agents for promoting and expanding Drive Planning's Ponzi scheme between 2020 and 2024.

During the prior reporting period, the Receiver completed negotiations and entered into an agreement with former Drive Planning agent, David Bradford, who

had received the largest amount of transfers from Drive Planning, providing for his turnover of millions of dollars' worth of assets, including thirteen (13) real properties in South Carolina and Alabama, one (1) 30% interest in a multi-unit apartment community in Alabama, seven (7) private placement investments, twenty-five (25) life insurance policies, and one (1) IRA. During the Reporting Period, the Receiver worked on having the real properties deeded to Estate, selected realtors in South Carolina and Alabama to market the properties for sale, contacted the management company and tenants of these properties, secured control over the rental arrangements, and commenced efforts to collect monthly rent while the Receiver prepares the properties to be marketed for sale. The rental income from these properties is expected to generate monthly revenue for the Receivership Estate of approximately \$16,159.00. During the next reporting period, the Receiver will work with the selected realtors to have the properties listed for sale.

During the Reporting Period, the Receiver also reached a settlement with National Life Distribution, LLC ("National Life") and its affiliates, resulting in the recovery of the cash surrender value from life insurance policies owned by David Bradford and his wife, Gabriela Giron (turned over as part of the Receiver's agreement with Mr. Bradford). *See* ECF No. 252. The settlement, approved by the Court on August 29, 2025, provides for National Life to remit the full surrender proceeds to the Receivership Estate and includes a waiver of all asserted setoff

rights. *See* ECF No. 254. During the Reporting Period, the Receiver received \$980,081.02 as a result of this settlement.

During the prior reporting period, the Receiver filed three motions against former Drive Planning agents and/or high-level insiders seeking the turnover of real properties in Florida, Georgia, and Indiana acquired with misappropriated investor funds and the imposition of constructive trusts over those assets. *See* ECF Nos. 98, 114, 131. The Court granted two of the Receiver's motions, ordering the owners/occupants of properties in Florida and Georgia to sign Quit Claim Deeds transferring title to the Estate and vacating the premises by dates certain. *See* ECF Nos. 152 and 163. During the Reporting Period, Ms. Edwards, the owner of one of those properties, executed a Quit Claim Deed, which has since been recorded, transferring title to the Receivership Estate. Ms. Edwards has requested permission to remain in the property as a tenant, paying monthly rent, homeowners' association fees, and property insurance while the property is marketed for sale. The Receiver agreed to permit Ms. Edwards to remain in the property under a rental arrangement that will generate income for the Receivership Estate through rent payments while ensuring the property remains maintained and insured during the marketing period.

With respect to the Florida property owned by Mark Hays, the Court entered an order granting the Receiver's motion for turnover and constructive trust, and Mr. Hays subsequently filed a notice of appeal and a motion and dozens of other filings

seeking to stay enforcement of the Court's order pending appeal. The motions to stay and other filings were denied, stricken, or disregarded as duplicative. As Mr. Haye failed to comply with the Court's order, the Receiver filed a motion under Federal Rule of Civil Procedure 70 requesting that the Court authorize the Clerk to execute the deed on Mr. Haye's behalf. Shortly after the close of the Reporting Period, the Court granted that motion, and the Receiver coordinated with local counsel to secure the Clerk's signature and worked to record the deed transferring title of the property to the Receivership Estate. Thereafter, the Receiver actions to remove Mr. Haye from the property so it can be marketed for sale.

The third motion seeking turnover and imposition of a constructive trust over real property filed by the Receiver during the prior reporting period involved property located in Indianapolis, Indiana purchased with approximately \$1.9 million in misappropriated investor funds and titled in former Drive Planning agent Gerardo Linarducci [ECF No. 131]. Shortly after the Receiver's filing, Mr. Linarducci filed a petition for bankruptcy protection. *See* ECF No. 151. During the Reporting Period, the Receiver continued pursuing recovery of the Indianapolis property through Mr. Linarducci's bankruptcy case. The Receiver filed an objection to Linarducci's claimed exemption in the property, asserting that it is held in constructive trust for the benefit of the Receivership Estate and therefore not exempt under Indiana law as he had claimed in his bankruptcy schedules. The Receiver also

filed a verified adversary complaint to except Mr. Linarducci's debts to the Estate from discharge under 11 U.S.C. § 523(a)(2), (4), (6), and (19), alleging that he received more than \$5.8 million in fraudulent commissions and participated in the unlawful sale of unregistered securities as an agent of Drive Planning.

Moreover, during the Reporting Period, the Receiver continued to monitor, provide oversight and input regarding, and explored options for recovering Drive Planning's real estate development investments in Tennessee. Also, the Receiver worked on finalizing a settlement agreement with a developer in Georgia, to which Drive Planning had transferred in excess of \$6 million dollars, which the Receiver hopes will result in the Estate recovering the entire sum that Drive Planning had transferred plus interest.

During the Reporting Period, the Receiver filed a Motion to Approve Claims Process and for Authorization to Employ Stretto Inc. as Noticing and Claims Processing Agent. *See* ECF No. 240. The motion outlined a comprehensive procedure for administering and adjudicating claims of investors and creditors of Drive Planning, including the form of the Legal Notice of Claims Process and Proof of Claim and Release Form. On August 25, 2025, the Court entered an Order granting the motion and approving the Receiver's proposed claims process. *See* ECF No. 251.

Finally, the Receiver continued to communicate regularly with investors throughout the Reporting Period. These communications included responding to inquiries regarding the status of the receivership, anticipated timing of the claims process, and recovery prospects. Additionally, the Receiver assisted investors in accessing and updating their information in the Stretto data collection portal.

The Receiver will continue to work diligently with his team of professionals to fulfill his duties under the Appointment Order and report his efforts and activities in status reports and other court filings until such time as the Court may discharge him of his duties.

II. COMPLAINT, ENTRY OF PRELIMINARY INJUNCTION, AND APPOINTMENT OF RECEIVER

On August 13, 2024, the Securities and Exchange Commission (“SEC”) filed a Complaint for Injunctive Relief, Civil Monetary Penalties, and Other Equitable Relief against Drive Planning, LLC and Russell Todd Burkhalter, alleging they operated a massive Ponzi scheme under the guise of real estate-related investment programs. *See* ECF No. 1.

A. Preliminary Injunction and Appointment of Receiver

As detailed in the SEC’s initial filings and the Court’s prior orders, the SEC filed an Expedited Motion for Emergency Relief to prevent the dissipation of assets and continued defrauding of investors. *See* ECF No. 2. The Court found that the SEC had established a *prima facie* case of securities law violations by Defendants

Burkhalter and Drive Planning, and that the Relief Defendants improperly received funds derived from the fraudulent activities. *See* ECF No. 11 at ¶¶ 2, 4. Accordingly, the Court entered a Preliminary Injunction freezing the assets of the Defendants and Relief Defendants, prohibiting the destruction of documents, and requiring an accounting. *See id.* On August 13, 2024, the Court also entered an Order Appointing Kenneth D. Murena, Esq., as Receiver over Drive Planning and all assets derived from investor funds. *See* ECF No. 10. The Receiver was tasked with, *inter alia*, securing and recovering assets traceable to investor funds, managing and liquidating Receivership assets, and filing quarterly reports with the Court. *See id.* at ¶¶ 4–7, 54.

III. THE RECEIVER’S EFFORTS TO FULFILL HIS DUTIES UNDER THE APPOINTMENT ORDER

A. Receiver’s Employment of Professionals

Promptly after his appointment, pursuant to his authority under the Appointment Order and with this Court’s approval, the Receiver employed legal counsel, forensic accountants, and other professionals to assist in taking possession, custody, and control of all identified assets of Drive Planning, marshaling records and assets in the hands of third parties, affiliates, and insiders of Drive Planning, analyzing and reconstructing Drive Planning’s financial records, investigating potential assets and claims of the Estate, developing a secure online portal to obtain information and documents from investors, and otherwise fulfilling his duties under

the Appointment Order. Specifically, the Receiver employed Damian Valori Culmo as his lead counsel (“Lead Counsel”), Henry F. Sewell Jr. LLC as his Georgia counsel (“Georgia Counsel”), and Hays Financial Consulting LLC as his forensic accountant and financial advisor (“Forensic Accountant”). *See* ECF Nos. 21, 24.

Further, the Receiver employed Preti Flaherty Beliveau & Pachios, LLP as counsel in New Hampshire to assist with litigation pending against Drive Planning, and Johnathan Pikoff as counsel in San José del Cabo, Mexico, to take control of and facilitate the marketing and sale of real property of the Receivership Estate and ensure the sale proceeds are transferred to the Estate. *See* ECF Nos. 46, 47.

Additionally, the Receiver obtained the Court’s approval to employ Stretto to set up and manage a secure online portal through which investors can upload information and documents necessary for the Forensic Accountant to complete the reconstruction of Drive Planning’s accounts and which will facilitate the processing of claims in any claims process that may be approved by the Court and implemented by the Receiver in this Receivership. *See* ECF No. 37. Finally, the Court approved the Receiver’s employment of a captain to maintain the 70-foot yacht of which the Receiver took control and is marketing for sale. *See* ECF No. 42.

During the Reporting Period, the Receiver sought and obtained the Court’s approval to employ Bose McKinney & Evans LLP as his local bankruptcy counsel in Indiana. *See* ECF Nos. 240, 242. Bose McKinney & Evans, through partner

James P. Moloy, was engaged to represent the Receiver in the Chapter 13 bankruptcy case filed by former Drive Planning agent Gerardo Linarducci (Case No. 25-03768-JMC-13) in the United States Bankruptcy Court for the Southern District of Indiana.

B. Securing and Reviewing Books and Records of Drive Planning

During the Reporting Period, the Receiver continued to take steps to obtain, secure, organize, and review the books and records of Drive Planning in compliance with the Appointment Order. The Receiver and his team continued the review of these records to identify communications, transaction histories, and other documents that assisted in tracing investor funds and determining the extent, use, and location of assets of the Receivership Estate.

1. Subpoenas

During the prior and current reporting periods, the Receiver issued a number of subpoenas to third parties believed to have received investor funds or engaged in transactions with Drive Planning, its principal, and/or affiliated entities. These subpoenas are part of the Receiver's ongoing effort to trace the flow of misappropriated investor funds and identify recoverable assets.

During the prior reporting period, the Receiver issued a subpoena to BHG Financial. Since that time, the Receiver and his counsel have engaged in ongoing communications and meet-and-confer efforts with BHG Financial's counsel to obtain responsive information and documents. Based on the information developed

to date, the Receiver understands that BHG Financial issued certain loans for the sole purpose of enabling borrowers to invest in Drive Planning-related offerings.

During the Reporting Period, the Receiver issued a cease-and-desist letter to Wesley McNelley, the son of the deceased lender for Blue Ridge Drive property owned by Relief Defendant TBR Supply House, Inc., directing him to stop asserting the existence of a purported seventy-foot easement and a prepayment penalty on the mortgage of the property, which were determined to be unsupported by the public record and loan documents. Shortly thereafter, the Receiver served a Subpoena for Deposition Duces Tecum on Mr. McNelley seeking documents and testimony concerning the Blue Ridge Drive property, including his communications with Defendant Burkhalter and Relief Defendant Jacqueline Burkhalter, Drive Planning, and any claimed encumbrances or ownership interests. Mr. McNelley, through counsel, produced responsive materials, and his deposition was taken on September 19, 2025. The Receiver is currently negotiating a potential loan payoff in connection with a prospective sale of the property and continues to evaluate the information obtained from Mr. McNelley's production and testimony to determine whether further relief or legal action is warranted.

During the Reporting Period, the Receiver also issued a Subpoena for Deposition Duces Tecum to Jon Clement, the owner of Trigger Time Gun and Pawn, LLC, to obtain documents and testimony concerning funds and assets transferred

from Drive Planning and its affiliates. The subpoena seeks records related to the operation of Trigger Time Gun and Pawn, LLC, the disposition of assets purchased with investor funds, and Mr. Clement's communications with the Burkhalts and other Drive Planning representatives. Despite being properly served with process, Mr. Clement has been uncooperative and delayed compliance with the subpoena. His deposition, originally scheduled for October 2025, was rescheduled for November 2025 based upon Mr. Clement's counsel's assertion that Mr. Clement would not appear for his initial deposition date. The Receiver and his counsel continue to pursue compliance and will seek further relief from the Court if necessary to enforce the subpoena.

2. Analysis of Records and Consolidation of Investor Accounts

During the Reporting Period, the Receiver and his forensic accounting team continued analyzing Drive Planning's financial records and investor transaction data to ensure accurate calculation of each investor's net loss. This review included identifying and reconciling accounts where investors transacted through limited liability companies or other entities, rather than in their individual names. In several instances, the same individuals both invested and received commissions through affiliated entities, requiring consolidation of those accounts to avoid duplication and properly determine their net investment position.

The Receiver's forensic accountant completed cross-referencing deposits, withdrawals, and commission payments across personal, joint, and entity accounts to produce a comprehensive money-in, money-out analysis for each claimant. This work ensures that all investments, redemptions, and commission payments are attributed to the correct beneficial owner and will form the basis of each claimant's pre-filled allowed claim amount under the approved claims process.

3. Demand Letters to Agents and Third-Parties

Based on the Receiver's forensic analysis and reconstruction of Drive Planning's financial records, the Receiver continued to issue demand letters to numerous former agents and advisors of Drive Planning who received commissions funded by investor monies in return for procuring investments in Drive Planning's fraudulent scheme. The letters demanded the return of commissions to the Receivership Estate and detailed the Receiver's legal claims under the applicable fraudulent transfer statutes, as well as unjust enrichment. For those agents who were also investors and had no knowledge of the fraudulent nature or activities of Drive Planning, the Receiver considered the amounts they invested and the investment returns and commissions they received from Drive Planning in determining whether they received a recoverable net gain (as a fraudulent transfer and/or unjust enrichment) or suffered a net loss. For those investor/agents who suffered a net loss,

the Receiver determined that no recovery was warranted and withdrew his demand letters.

To date, the Receiver has received partial or full payments from certain recipients of the demand letters and is actively negotiating with others and preparing an amended complaint, to be filed in the Court-authorized ancillary action the Receiver commenced against Drive Planning agents during the Reporting Period, naming as defendants those agents who received commissions and those investor/agents who received net gains but failed to respond or refused to return the commissions or net gains.

C. Real Property, Businesses, and Personal Property in Which Receivership Estate Has an Interest

Upon his appointment, the Receiver immediately reviewed the SEC's analysis of Defendants' and Relief Defendants' interests in real property and associated personal property and businesses and began marshaling those assets, taking control of or monitoring those businesses as directed in the Appointment Order, and demanding turnover of all such assets held by third parties to the extent there is equity and value for the Receivership Estate.

1. Real Properties and Businesses in Georgia, Florida, Indiana, and Mexico

i. Efforts to Sell Properties

During the Reporting Period, the Receiver, with the assistance of reputable and experienced realtors, continued the process of marketing the Georgia, Florida, Indiana, and Mexico properties for sale.

Based on a review of the acquisition history and independent market evaluations, the Receiver determined that many of these properties were acquired at the height of the real estate market or for prices significantly above market value. During the Reporting Period, the Receiver lowered the listing prices for certain properties that had received no offers for purchase. Additionally, the Receiver obtained appraisal reports for select properties, which confirmed that their current fair market values are substantially lower than the original purchase prices. And, the Receiver, with this Court's approval, closed on the sale of three properties in St. Petersburg, Florida and Blue Ridge and Mineral Bluff, Georgia.

ii. Multi-Unit Property in St. Petersburg, Florida

During the Reporting Period, the Receiver, with the assistance of a property manager, continued to rent out units at a multi-unit apartment complex located in St. Petersburg, Florida. The rental income from this multi-unit property was used to fund necessary maintenance, repairs, and utilities for the property, and the surplus income is held in the operating account at Truist Bank that the Receiver is using to

manage the property. In total, the Receiver collected \$36,265.00 in rent payments during the Reporting Period.

iii. The Burkhalter Ranch

During the Reporting Period, the Receiver continued overseeing operations of the Burkhalter Ranch and made several key staffing and cost-efficiency improvements. Following the Receiver's decision to reduce ranch management hours to align with current operational needs and budget, former ranch manager Mark Gregory resigned. The Receiver subsequently retained Sean Cook as the new ranch manager. Mr. Cook has proven to be both cost-effective and highly capable, implementing improved maintenance procedures and exploring new opportunities for revenue generation, including registration of the herd with the American Highland Cattle Association to increase the sale value of the calves.

Under Mr. Cook's supervision, the Receiver employed one full-time ranch hand and one part-time ranch hand to assist with maintenance, livestock care, and property management. As the winter season approaches and workload decreases, the Receiver plans to release the part-time ranch hand to further reduce payroll expenses. The Receiver also reduced operational costs by eliminating unnecessary service contracts, including outsourced garbage collection and landscaping, and by utilizing ranch staff to perform repairs and maintenance in-house. These changes have lowered expenses while maintaining the property and equipment in marketable

condition. Finally, the Receiver sold certain items that were not being used by the Ranch.

The Receiver maintains control over the Ranch's bank account held at South State Bank, ensuring all expenditures are appropriate and aligned with the business operations and the interests of the Estate.

iv. Staurolite Barn

Staurolite Barn is a luxury event venue located on the Ranch property and managed by event coordinator Shelby Cook. The venue is being marketed for sale together with the Ranch, and its potential as a revenue-generating event space is expected to increase the overall sale price. During the Reporting Period, the Receiver continued to identify and reduce expenses for managing and marketing the event space. And Ms. Cook located potential clients interested in renting the space, is working on scheduling the events, and is working with the Receiver's counsel to finalize the rental agreements; however, as event activity has declined in the area and given the Receiver's ongoing cost reduction efforts, Ms. Cook's hours were significantly reduced, and the Receiver is evaluating whether her continued engagement remains necessary.

v. Jon Clement, TBR Outdoors Supply, LLC, and Trigger Time Gun and Pawn, LLC

During the Reporting Period, the Receiver continued efforts to secure and recover Receivership assets associated with Jon Clement, TBR Outdoors Supply,

LLC, and Trigger Time Gun and Pawn, LLC, all of which were funded with approximately \$1.4 million in investor money transferred from Drive Planning. On September 11, 2025, the Receiver issued a cease-and-desist letter to Mr. Clement demanding that he immediately halt all sales and operations involving firearms, ammunition, and related merchandise held at the Blue Ridge, Georgia location, after learning that he was continuing to operate the business and dispose of Receivership assets without remitting any portion of the sale proceeds to the Estate, in violation of the Court's Appointment Order.

Despite repeated demands, Mr. Clement failed to cooperate or to conduct the agreed-upon liquidation of inventory and turnover of proceeds. The Receiver therefore served Subpoenas for Deposition Duces Tecum on Mr. Clement individually and on Trigger Time Gun and Pawn, LLC requiring production of financial records, bank statements, inventory lists, and communications related to the \$1.4 million transfer from Drive Planning and subsequent use of those funds. Mr. Clement has not complied with the subpoenas and has delayed his appearance for deposition, which is now scheduled for November 2025. Further, Mr. Clement threatened to take other actions against the Receivership Estate's interest in TBR Outdoor Supply, LLC, which would violate the Appointment Order. As a result of his continued non-compliance and misappropriation of Receivership property, the Receiver anticipates filing an ancillary action seeking to recover the \$1.4 million

transferred to Mr. Clement, Trigger Time Gun and Pawn, LLC, and Veronika Clement, asserting claims for fraudulent transfer and unjust enrichment under Georgia law. The Receiver continues to pursue enforcement of the Appointment Order and recovery of these assets for the benefit of the Estate.

vi. Club 201 at the Detroit in St. Petersburg, Florida

During the initial reporting period, the Receiver inspected a bar owned by Mr. Burkhalter, located in the historic Detroit building in downtown St. Petersburg, Florida known as Club 201 at the Detroit (“Club 201”). The Receiver was tasked with monitoring its operations pursuant to the Appointment Order. The Receiver traced the purchase of Club 201 to a wire transfer in the amount of \$25,000.00 made on March 18, 2024 and a wire transfer in the amount of \$627,375.04 made on March 27, 2024, from a Drive Planning account containing investor funds. Thereafter, additional transfers totaling \$234,464.61 were made to Club 201 from the same account and another account of Drive Planning containing investor funds. In total, \$861,839.65 was transferred from investor-funded accounts to Club 201. As a result, the Receiver requested that Mr. Burkhalter turn over Club 201 to the Receiver so it could be sold and the proceeds could be turned over to the Estate. Defendant Burkhalter did not agree to do so. Accordingly, on October 3, 2025, the Receiver filed a Motion for Turnover and Imposition of Constructive Trust over Club 201 [ECF No. 293], requesting that the Court declare the business to be property of the

Receivership Estate and compel immediate turnover of all assets, membership interests, and operations to the Receiver. That motion is now set for hearing on November 4, 2025.

The Preliminary Injunction required Defendant Burkhalter to provide the Receiver with weekly reports detailing the funds deposited into and withdrawn from the account associated with Club 201 and other information regarding its business operations. *See* ECF No. 11 at p. 4. During the Reporting Period, Mr. Burkhalter failed to provide the periodic reports regarding Club 201, including details of sales, revenue trends, cash activity, and other relevant financial data. The turnover of Club 201 to the Receiver, pursuant to the Receiver's motion for turnover and constructive trust, would obviate the need for the Receiver to request reports from Mr. Burkhalter.

2. Real Properties in South Carolina and Alabama

During the prior reporting period, the Receiver reached an agreement with David Bradford, a former Drive Planning agent, providing for his turnover of eleven (11) rental homes in Sumter, South Carolina and two (2) properties in Montevallo, Alabama to the Receivership Estate. During the Reporting Period, certain deeds submitted for recording were rejected by Sumter County due to technical deficiencies, requiring that the deeds be re-issued and re-recorded. The Receiver is addressing those issues to ensure clear title and proper documentation of the Estate's ownership. In the meantime, the Receiver has taken operational control of the

properties and is collecting rent from existing tenants to preserve the properties and generate income for the Receivership Estate. During the next reporting period, the Receiver anticipates completion of the re-recordings and formal listing of the properties for sale.

3. Investment in Real Property in Medellin, Colombia

During the Reporting Period, the Receiver continued to investigate Drive Planning's \$1,200,000 investment in the boutique hotel project in Medellín, known as "La Casa Project." Although the project was promoted in Drive Planning's marketing materials as a forthcoming luxury development, all indications suggest it remains in the pre-construction phase. The Receiver made repeated efforts to engage with individuals and entities associated with the project, including prior contacts and other affiliated parties. Those outreach efforts, however, have yielded limited responses and no new substantive information. The Receiver is continuing to explore alternative avenues to obtain documentation and verify the current status and location of the project to assess potential recovery options.

4. Real Property Owned or Occupied by Third-Parties

During the prior reporting period, the Receiver identified a number of properties that were purchased by Drive Planning or with funds traceable to its investors but are not currently owned by Drive Planning and/or are occupied by third

parties who have refused to turn them over to the Estate, notwithstanding the Receiver's demands pursuant to the Appointment Order.

During the prior reporting period, the Receiver filed motions against former Drive Planning agents and/or high-level insiders Mark Haye, Julie Ann Edwards, and Gerardo Linarducci, seeking the turnover of real properties acquired with misappropriated investor funds and the imposition of constructive trusts over those assets. *See* ECF Nos. 98, 114, 131. The Court granted the Receiver's motion for turnover and constructive trust as to Mr. Haye's luxury condominium unit in St. Petersburg, Florida (the "Haye Property"), which was purchased for approximately \$1.4 million using investor funds transferred from a Drive Planning bank account. *See* ECF No. 152. Since the Court's ruling, Mr. Haye has launched a campaign of redundant filings seeking to reverse the Court's ruling, which has caused the Estate to incur further and unnecessary expenses. Further, Mr. Haye filed a notice of appeal of the Court's Opinion and Order granting the Receiver's motion for constructive trust to the Eleventh Circuit of Appeals and a motion to stay the Opinion and Order pending the appeal. This Court and the Appellate Court denied Mr. Haye's stay motions; so, should Mr. Haye file an initial brief in his appeal, the Receiver will respond in accordance with Federal Rules of Appellate Procedure.

Pursuant to the Opinion and Order, the Receiver filed a Motion under Federal Rule of Civil Procedure 70 requesting that the Court authorize the Clerk of Court to

execute a Quit Claim Deed transferring title of the Haye Property to the Receivership Estate. The Court granted the motion shortly after the close of the Reporting Period, and the clerk executed the deed. The Receiver plans to file a Motion for writ of assistance/writ of execution in the miscellaneous action the Receiver commenced in the Middle District of Florida in which the Haye Property is located to have Mr. Haye removed from the property so it can be marketed for sale for the benefit of the Receivership Estate.

The Court also granted a similar motion for turnover and constructive trust against Ms. Edwards with respect to a personal residence in Cumming, Georgia (the “Edwards Property”), which was purchased for approximately \$630,000 using investor funds transferred from a Drive Planning bank account. *See* ECF No. 163. During the Reporting Period, Ms. Edwards executed a Quit Claim Deed, which has since been recorded, transferring title to the Receivership Estate. Ms. Edwards has requested permission to remain in the property as a tenant, paying monthly rent, homeowners’ association fees, and property insurance while the property is marketed for sale. The Receiver agreed to permit Ms. Edwards to remain in the property under a rental arrangement that will generate income for the Receivership Estate while ensuring the property remains maintained and insured during the marketing period.

The Receiver also filed a motion seeking turnover and imposition of a constructive trust over a residential property in Indianapolis, Indiana, purchased with investor funds for approximately \$1.9 million for the benefit of Drive Planning agent Gerardo Linarducci. *See* ECF No. 131. Shortly after the Receiver's filing, Mr. Linarducci filed a petition for bankruptcy protection. *See* ECF No. 151. During the Reporting Period, the Receiver filed an objection to Linarducci's claimed exemption in the residence, asserting that the property constitutes Receivership Property held in constructive trust for investors, and a verified adversary complaint to except Mr. Linarducci's debts to the Receivership Estate from discharge under 11 U.S.C. § 523(a)(2), (4), (6), and (19). The filings seek to ensure that Mr. Linarducci cannot discharge debts arising from his receipt of more than \$5.8 million in fraudulent commissions from Drive Planning and that the Receivership Estate's equitable interest in the property is preserved for the benefit of defrauded investors.

5. Deeds of Trust for Property in Tennessee

During the Reporting Period, the Receiver continued to monitor, provide oversight and input regarding, and explore options for recovering Drive Planning's real estate development investments in Tennessee, specifically:

1. Franklin Limestone / Mount View Road Project (Davidson County): The Court previously approved the Receiver's unopposed motion to reallocate \$600,000 in investor funds from the stalled Franklin Limestone Project to the Mount View Road Project. The new project, a 54-unit townhome development, is supported by a letter of intent from a national homebuilder and

provides the Receivership Estate with a first-lien position. It is currently under contract with the national builder and is progressing toward final governmental approvals. The Receiver anticipates recovery for the Receivership Estate by the end of the year.

2. Horton Highway Project (Williamson County): Drive Planning transferred \$4,534,400 to Canaan Builders, LLC, in connection with a planned six-lot subdivision for luxury residential development. The Receiver is monitoring the preparation of development and infrastructure plans, including roadway design, and coordination is ongoing regarding architectural plans for the residences. Because this project is over five years away from completion, the Receiver is evaluating a proposed structure pursuant to which a portion of the transferred funds would be repaid immediately, with the remaining balance to be repaid over a defined period. During the Reporting Period, the Receiver requested, and the developer began preparing, a detailed proposal for resolution of this matter.
3. West Meade Hills Project (Davidson County): Drive Planning also transferred \$615,000 to Canaan Builders, LLC, secured by property in the West Meade Hills subdivision. In the prior reporting period, the Receiver recovered the full \$615,000 investment upon sale of the property. Additionally, the Receiver successfully negotiated the payment of \$20,000 in interest to the Receivership Estate.
4. Manchester Pointe Townhomes Project (Coffee County): Drive Planning invested \$2,200,000 in Manchester Pointe Townhomes, LLC, secured by a deed of trust on 23.65 acres in Coffee County. The funds were allocated for horizontal development of a multi-phase apartment complex. The development phase remains ongoing, and site plans for vertical construction are actively being prepared. Vertical construction is anticipated to begin in no fewer than 2.5 years, consistent with the long-term nature of the project. During the Reporting Period, the developer advised that it is evaluating refinancing options in connection with the vertical construction phase with the proposed refinancing to repay the Receivership Estate's capital investment in full.

During the next reporting period, the Receiver will continue to devise and seek to implement the most cost-effective strategies for recovering the funds that Drive Planning had transferred for the construction developments.

6. Transfers to Embry Development Company for Real Estate Projects

During the Reporting Period, the Receiver continued settlement discussions and financial analysis of Drive Planning's investment with Embry Development Company and its principal, who collectively had received approximately \$6.7 million in funds from Drive Planning. The Receiver hopes to finalize a settlement that will result in the Estate's recovery of the entire amount that Drive Planning transferred to Embry plus interest.

7. Drive Plan Financial Services LLC

During the Reporting Period, the Receiver continued investigating Drive Plan Financial Services, LLC ("DPFS"), which was formed jointly by Drive Planning, LLC (80%) and Accelerated Financial Services, Inc. (20%), an entity owned by former Drive Planning agent James Thomasson. The Receiver confirmed that investor funds totaling \$675,724.97 were used to purchase the commercial property located at on Carpenter Drive in Sandy Springs, Georgia (the "Sandy Springs Property") on May 1, 2024. Title was taken in the name of DPFS.

Following the commencement of the Receivership, the Receiver discovered that in October 2024, Mr. Thomasson, acting without authority, sold the Sandy Springs Property for \$650,000 and executed all sale documents as the purported “sole member” of DPFS. The sale was partially seller-financed through a \$550,000 promissory note maturing on October 1, 2026, with only \$98,000 received in cash at closing. These actions violated the DPFS Operating Agreement and the Court’s Appointment Order, as the Receiver did not consent to the sale or receive any sale proceeds or an assignment of the note.

On September 18, 2025, the Receiver issued a formal letter to Mr. Thomasson demanding turnover of the \$675,724.97 in investor funds misappropriated through the purchase and sale of the Sandy Springs Property and notifying him that his conduct constituted a willful violation of the Court’s Order. Following this demand, Mr. Thomasson engaged in communications with the Receiver’s counsel and agreed to assign all rights and future payments due under the seller-financed note to the Receivership Estate, including the October 2026 balloon payment of \$430,000, and to transfer to the Estate any funds already collected, with a full accounting of disbursements. He admitted that he had used some proceeds “to survive,” including \$25,000 provided to his sister, who was an investor in Drive Planning.

The Receiver is preparing a formal Assignment of LLC Membership Interest and Withdrawal as Member, pursuant to which Accelerated Financial Services, Inc.

will transfer its 20% ownership interest in DPFS to the Receiver, consolidating control of the company within the Receivership Estate. Once executed, the Receiver will take steps to perfect ownership and recover all amounts due under the note.

8. Personal Property

i. Luxury Furniture

During the Reporting Period, the Receiver contacted five consignment shops (Sarah Cyrus Home, Swoox Curated Consignment, Southern Comforts New & Consigned, Board of Trade Fine Consignments, and Whiskey Creek Furniture Consignments) to explore options for liquidating the high-end furnishings that the Receiver is storing in a secure storage facility. The Receiver provided a detailed price list and photo catalog to the vendors and received preliminary pricing feedback from three of them. However, the proposed consignment values were significantly below market expectations and would yield minimal recovery for the Estate. As a result, the Receiver is now exploring alternative options, including estate sales or bulk liquidation, to maximize value and facilitate prompt disposition of the furnishings.

iii. "Live More" Yacht

During the initial reporting period, the Receiver identified and took control of the "Live More" yacht, a 70-foot Galeon 680 Fly purchased by Mr. Burkhalter for \$3,386,004 using Drive Planning's funds derived from investors.

During the Reporting Period, the Receiver continued to maintain and market the *Live More* yacht for sale. Due to limited interest and only one low offer received while docked at a MarineMax marina in St. Petersburg, Florida, during the Reporting Period, the vessel was relocated to Miami to increase visibility and attract broader market interest. In accordance with insurance requirements (*i.e.*, a condition for maintaining coverage by the insurance carrier), a new licensed yacht captain in Miami was retained for a monthly fee of \$2,500 (\$3,500 less than the monthly fee of the St. Petersburg captain) to maintain and clean the vessel while it remains insured and docked and assist with showing it to potential purchasers. The captain also performs the ongoing and necessary maintenance required for a vessel of this size and value, without which its value and marketability would significantly diminish. The Receiver added windstorm insurance coverage prior to the commencement of hurricane season while eliminating unnecessary policy provisions and coverages to reduce the overall policy premium. The Receiver also engaged a new yacht broker in Miami who agreed to a commission rate that is lower than the commission rate of the Receiver's former yacht broker. The new broker thoroughly detailed and photographed the *Live More* yacht for purposes of marketing it for sale and re-listed it for sale during the Reporting Period. The broker then began promoting the yacht in his widely disseminated marketing materials for

the upcoming international boat show in Ft. Lauderdale, Florida, which commenced on the date this Report was filed.

9. SFHR Development LLC (Sarah and Andy Fisher)

Between December 2022 and June 2024, Drive Planning, LLC transferred approximately \$1,079,600 to SFHR Development LLC (“SFHR”), an entity owned by former IndyCar driver Sarah Fisher and her husband, Andy Fisher. The company operates as a professional racing team that sponsors various drivers and racing events.

Drive Planning provided sponsorship funds purportedly to cover racing-related expenses, including entry fees, vehicle maintenance, tires, and general competition costs. In return for these sponsorship payments, Drive Planning received promotional benefits such as access to events, branding opportunities, and logo placement, consistent with a marketing sponsorship arrangement.

Separate and apart from the sponsorship relationship, Sarah and Andy Fisher own a high-end go-kart track known as White Raceway located in Indiana. At some point, Drive Planning expressed interest in investing in or acquiring an interest in the track and made payments towards that investment/acquisition.

After the Reporting Period, the Receiver began investigating Drive Planning’s ownership stake in the raceway. The Receiver requested copies of all agreements and communications related to (1) the sponsorship arrangement between Drive

Planning and SFHR Development LLC, and (2) any agreements concerning the acquisition or investment in the White Raceway go-kart facility, to determine whether investor funds were properly used and whether any recovery is available to the Receivership Estate.

D. Lawsuits Filed Against Drive Planning

As detailed in a prior status report, the Receiver identified lawsuits filed against Drive Planning and related entities. The Receiver sought a stay and/or dismissal of each matter pursuant to the stay provision in the Appointment Order [ECF No. 10 at ¶ 32], and certain of the matters have been stayed or dismissed.

E. Known Investors and Creditors

The Receiver is aware of nearly 2,400 investors who transferred more than \$380,000,000 to Drive Planning. The Receiver and his Forensic Accountant have substantially completed the forensic reconstruction of Drive Planning's accounts, which reflects losses to investors of approximately \$220 million. All investor deposits and distributions have been reported to this Court in the Receiver's Sworn Accounting [ECF No. 81]. Through the Court-approved claims process, the Receiver will confirm the investors who actually suffered losses and the precise amounts of those losses.

F. Investor Communications

The Receiver and his team have devoted significant time and effort to communicating with investors of Drive Planning. Soon after his appointment, the Receiver set up a dedicated telephone line and an email address for investors to communicate with the Receiver's office and obtain information regarding the enforcement action and the Receivership, and created a website (www.DrivePlanningReceivership.com), which contains a summary of this action, important court filings, key dates and deadlines, answers to frequently asked questions, and other information relevant to investors. During the Reporting Period, the Receiver responded to hundreds of investor inquiries by email and telephone regarding the status of the Receivership Estate, the timing and requirements of a future claims process and distributions, concerns regarding tax reporting issues, the submission of information regarding their investments and losses and supporting documents, confirmation of their contact information, and other related issues.

During the Reporting Period, investors continued uploading their contact information and investor documents to this portal. Many of them contacted the Receiver's team (by email and telephone) to obtain assistance with identifying and gathering the requested documents and called Stretto's technical support hotline for assistance with accessing the portal and uploading the documents. Additionally,

Stretto assisted the Receiver in organizing the significant data that investors have uploaded to the portal.

G. Claims Process

During the Reporting Period, the Receiver filed a Motion to Approve Claims Process and for Authorization to Employ Stretto Inc. as Noticing and Claims Processing Agent. *See* ECF No. 240. The motion outlined a comprehensive procedure for administering and adjudicating claims of investors and creditors of Drive Planning, including the form of the Legal Notice of Claims Process and Proof of Claim and Release Form. Under the proposed process, Stretto will assist the Receiver by creating and maintaining an online claims portal, sending pre-filled claim forms to all known investors and creditors, and managing the receipt, review, and registration of claims. Each claimant will be required to confirm or dispute their pre-calculated “Allowed Claim Amount,” which reflects a money-in, money-out determination of net loss based on Drive Planning’s bank records, the records provided by investors, and the Receiver’s forensic accounting analysis.

On August 25, 2025, the Court entered an Order granting the Motion and approving the Receiver’s proposed claims process. *See* ECF No. 251. Thereafter, the Receiver and his counsel and other professionals worked on finalizing the spreadsheet of net losses suffered by investors for purposes of determining investors’ eligibility to participate in the claims process and to assist Stretto to prepare the pre-

filled Proof of Claim and Release Forms to be sent to investors to facilitate the submission and processing of their claims. After the Reporting Period, the Receiver completed this work, Stretto prepared all Proof of Claim and Release Forms, and sent those forms to all eligible investors and creditors of Drive Planning.

H. Identifying and Pursuing Liquidated and Unliquidated Claims

During the Reporting Period, the Receiver continued investigating whether Drive Planning holds liquidated and unliquidated claims against third parties, affiliates, insiders, and investors of Drive Planning who received net gains.

The Receiver and his professionals will continue to analyze potential sources of recovery and gather evidence for purposes of developing and pursuing the Receivership Estate's claims to recover funds or other assets belonging to or improperly transferred from Drive Planning, including without limitation turnover and fraudulent transfer actions. During the Reporting Period, the Receiver prepared and filed a motion for authority to commence ancillary actions to recover commissions from Drive Planning agents, net gains from investors, and other amounts from third parties and to approve settlement procedures to streamline the resolution of claims before and during litigation. Thereafter, the Court granted that motion and the Receiver finalized and filed a complaint commencing an ancillary action in the District Court for the Middle District of Florida, Case No. 1:25-cv-04587-VMC, asserting fraudulent transfer and unjust enrichment claims against

forty-six agents, seeking to recover the commissions they had received from Drive Planning in connection with bringing investors into the Drive Planning scheme.

During the next reporting period, the Receiver will amend the ancillary complaint to add additional agents as defendants, commence a separate recovery action against various investors who received significant net gains, and consider commencing other actions against third parties who received significant transfers from Drive Planning without providing reasonably equivalent value to Drive Planning. Further, the Receiver will investigate the Estate's potential claims against professionals and institutions that may have facilitated the alleged misconduct of Defendants or otherwise contributed to the damages sustained by Defendants' investors. The Receiver will complete his investigation of those claims and, after consultation with the SEC and with this Court's approval, pursue those claims he believes are meritorious and likely to result in a significant recovery for the Receivership Estate.

IV. CASH ON HAND AND ACCRUED EXPENSES OF ESTATE

As of September 30, 2025, the Receiver held a total of \$62,845,920.55 in cash-on-hand in his fiduciary accounts for the Receivership Estate at City National Bank of Florida, Synovus Bank, and Axos Bank. During the Reporting Period, the fiduciary accounts earned \$552,082.24 in interest.

The SEC's Standardized Fund Accounting Report (the "SFAR") for the Reporting Period, setting forth the receipts and disbursements of the Receivership Estate, is attached hereto as **Exhibit A**.

During the Reporting Period, the Receivership Estate incurred administrative expenses in the form of fees and costs of the Receiver and his Court-approved professionals, including Lead Counsel, Georgia Counsel and local counsel in other jurisdictions, and the Forensic Accountant, for the work they performed or the costs they incurred in connection with fulfilling the Receiver's duties under the Appointment Order. Pursuant to the Appointment Order, the Receiver will file an application seeking approval and payment of those fees and costs from the funds the Receiver has marshaled and deposited into his fiduciary accounts since he was appointed.

V. CONCLUSION

The Receiver and his professionals appreciate the opportunity to assist the Court in this matter. Until further order of the Court, the Receiver and his professionals will continue their efforts, as discussed herein, to fulfill the Receiver's duties under the Appointment Order in the most cost-effective manner while seeking to maximize the ultimate recovery by the Receivership Estate.

Respectfully submitted,

s/Russell Landy
Russell Landy, Esq.

Florida Bar No. 44417
Admitted Pro Hac Vice

*Lead Counsel for Kenneth D. Murena,
as Court-Appointed Receiver*

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CERTIFICATE OF SERVICE, FONT AND MARGINS

I hereby certify that on October 30, 2025, I electronically filed the foregoing *Status Report* using the CM/ECF System that will automatically send e-mail notification of such filing to all registered attorneys of record, and sent the *Status Report* to Defendant Burkhalter by email.

I further certify that I prepared this document in 14 point Times New Roman font and complied with the margin and type requirements of this Court.

Dated: October 30, 2025.

s/Russell Landy
Russell Landy, Esq.
Florida Bar No. 44417
Admitted Pro Hac Vice

EXHIBIT A

Kenneth Murena, Esq., as Receiver
DAMIAN & VALORI, LLP
1000 Brickell Avenue, Suite 1020
Miami, Florida 33131

STANDARDIZED FUND ACCOUNTING REPORT
DRIVE PLANNING RECEIVERSHIP FUND FOR SEC V. DRIVE PLANNING, LLC, ET AL.
Reporting Period 7/1/2025 to 9/30/2025

		Detail	Subtotal	Grand Total
Line 1	Beginning Balance (As of 7/1/2025):	\$ -	\$ -	\$ 57,119,459.96
	Increases in Fund Balance:			
Line 2	Business Income	\$ -	\$ -	\$ -
Line 3	Cash and Securities [1]	\$ 5,909,350.69	\$ 5,909,350.69	\$ 5,909,350.69
Line 4	Interest/Dividend Income [1]	\$ 552,082.24	\$ 552,082.24	\$ 552,082.24
Line 5	Business Asset Liquidation	\$ -	\$ -	\$ -
Line 6	Personal Asset Liquidation	\$ -	\$ -	\$ -
Line 7	Third-Party Litigation Income	\$ -	\$ -	\$ -
Line 8	Miscellaneous - Other			\$ -
	Total Funds Available (Lines 1-8):			\$ 63,580,892.89
	Decreases in Fund Balance:			
Line 9	Disbursements to Investors	\$ -	\$ -	\$ -
Line 10	Disbursements for Business Operations [1]	\$ 464,910.82	\$ 464,910.82	\$ 464,910.82
Line 10a	Disbursements to Receiver or Other Professionals [1]	\$ 270,061.52	\$ 270,061.52	\$ 270,061.52
	Total Disbursements for Receivership Operations			\$ 734,972.34
Line 11	Disbursements for Distribution Expenses Paid by the Fund:	\$ -	\$ -	\$ -
Line 12	Disbursements to Court/Other	\$ -	\$ -	\$ -
	Total Disbursements to Court/Other			
	Total Funds Disbursed (Lines 9-11)			\$ 734,972.34
Line 13	Ending Balance (As of September 30, 2025)			\$ 62,845,920.55
Line 14	Ending Balance of Fund – Net Assets:			
Line 14a	Cash & Cash Equivalents			\$ 62,845,920.55
	Total Ending Balance of Fund – Net Assets			\$ 62,845,920.55

[1] See Attachment 1.

Respectfully submitted,
Damian |Valori | Culmo
1000 Brickell Avenue, Suite 1020
Miami, Florida 33131
Telephone: 305-371-3960
Facsimile: 305-371-3965
/s/ Kenneth D. Murena
Kenneth D. Murena, Court-Appointed Receiver

Attachment 1 to SFAR Report
SEC v. Drive Planning - Receipts of Fiduciary and Drive Planning Accounts

Truist Bank Accounting - Drive Planning Accounts

Date	Description	Amount
7/1/2025	Rental Payment from Tenant St. Petersburg FL	\$ 6,440.00
7/2/2025	Rental Payment from Tenant St. Petersburg FL	\$ 1,550.00
7/3/2025	Rental Payment from Tenant St. Petersburg FL	\$ 1,525.00
7/8/2025	Rental Payment from Tenant St. Petersburg FL	\$ 1,430.00
7/15/2025	Rental Payment from Tenant St. Petersburg FL	\$ 200.00
7/29/2025	Rental Payment from Tenant St. Petersburg FL	\$ 1,495.00
7/31/2025	Rental Payment from Tenant St. Petersburg FL	\$ 250.00
8/1/2025	Rental Payment from Tenant St. Petersburg FL	\$ 1,170.00
8/4/2025	Rental Payment from Tenant St. Petersburg FL	\$ 4,975.00
8/7/2025	Rental Payment from Tenant St. Petersburg FL	\$ 1,450.00
8/14/2025	Rental Payment from Tenant St. Petersburg FL	\$ 180.00
8/21/2025	Rental Payment from Tenant St. Petersburg FL	\$ 1,500.00
8/27/2025	Rental Payment from Tenant St. Petersburg FL	\$ 1,495.00
9/3/2025	Rental Payment from Tenant St. Petersburg FL	\$ 5,545.00
9/9/2025	Rental Payment from Tenant St. Petersburg FL	\$ 2,930.00
9/11/2025	Rental Payment from Tenant St. Petersburg FL	\$ 630.00
9/15/2025	Rental Payment from Tenant St. Petersburg FL	\$ 1,450.00
9/16/2025	Rental Payment from Tenant St. Petersburg FL	\$ 1,050.00
9/18/2025	Rental Payment from Tenant St. Petersburg FL	\$ 1,000.00
Total		\$ 36,265.00

City National Bank Accounting - Fiduciary Account

Date	Description	Amount
7/2/2025	Wire refund of bank fee	\$ 15.00
7/2/2025	Infiniti Tampa - Sale of Pearson Apts FL	\$ 1,258,349.93
7/2/2025	Slutsky Wolfe - Sale of Roswell Property	\$ 1,316,409.51
7/2/2025	Appalachian Title - Sale of Hardscrabble GA Property	\$ 925,127.91
7/2/2025	Appalachian Title - Sale of Hardscrabble GA Property	\$ 925,127.90
7/15/2025	TECO/Peoples Gas refund - Pearsons Apts FL	\$ 136.73
7/16/2025	Ana Maria Island rent FL	\$ 5,180.08
7/31/2025	David Norgord - agent settlement payment	\$ 1,649.18
7/31/2025	Christopher Lee - agent settlement payment	\$ 15,442.25
7/31/2025	Jeremiah Meier - agent settlement payment	\$ 4,834.04
8/5/2025	Sale of the Aston Martin	\$ 50,000.00
8/5/2025	Sale of the Aston Martin	\$ 25,000.00
8/8/2025	David Norgord - agent settlement payment	\$ 1,000.00
8/8/2025	Kavitha Kamaraj - agent settlement payment	\$ 2,701.50
8/8/2025	Duke Energy refunds for Gulfport FL properties	\$ 160.22
8/8/2025	Duke Energy refunds for Gulfport FL properties	\$ 56.33
8/13/2025	Spaeth Enterprises Inc. - agent settlement payment	\$ 40,000.00
8/15/2025	Ana Maria Island rent FL	\$ 4,835.39
8/22/2025	Alexandra Moleta Inc. - A. Sakamoto agent settlement payment	\$ 800.20
8/22/2025	Gail Beagle - agent settlement payment	\$ 8,250.00
8/22/2025	Prince Frederick - agent settlement payment	\$ 1,130.00
8/22/2025	Georgia Power - refund for electric deposit of Roswell GA property	\$ 397.88

Attachment 1 to SFAR Report**SEC v. Drive Planning - Receipts of Fiduciary and Drive Planning Accounts**

9/1/2025	Campbell & Brannon - Sale of Mountain Lane Mineral Bluff GA Property	\$ 63,298.12
9/3/2025	David Norgord - agent settlement payment	\$ 1,000.00
9/3/2025	Berkshire Hathaway - refund for Drive Properties LLC insurance policy	\$ 2,237.00
9/12/2025	Life Insurance of Southwest - National Life settlement agreement for Bradford policies	\$ 980,081.02
9/15/2025	Ana Maria Island rent FL	\$ 2,901.00
9/16/2025	Prince Frederick - agent settlement payment	\$ 1,130.00
9/16/2025	Richard Grange - agent settlement payment	\$ 3,300.00
9/17/2025	Settlement with S. DiMaria	\$ 232,470.00
9/20/2025	Fidelity National Title - refund of closing costs for Gulfport FL properties	\$ 64.50

Total \$ **5,873,085.69**

Total of receipts excluding interest \$ **5,909,350.69**

City National Bank Accounting - Fiduciary Account - Interest

Date	Description	Amount
7/21/2025	Interest - Fiduciary Account	\$ 502.92
7/31/2025	Interest - Fiduciary Account	\$ 31,595.88
8/31/2025	Interest - Fiduciary Account	\$ 32,042.96
9/30/2025	Interest - Fiduciary Account	\$ 31,174.78
Total		\$ 95,316.54

Synovus Bank Accounting - Fiduciary Account - Interest

Date	Description	Amount
7/31/2025	Interest - Fiduciary Account	\$ 740.86
7/31/2025	Interest - Fiduciary Account	\$ 98,938.02
8/31/2025	Interest - Fiduciary Account	\$ 765.51
8/31/2025	Interest - Fiduciary Account	\$ 99,234.65
9/30/2025	Interest - Fiduciary Account	\$ 765.52
9/30/2025	Interest - Fiduciary Account	\$ 94,250.27
Total		\$ 294,694.83

Axos Bank Accounting - Fiduciary Account - Interest

Date	Description	Amount
7/31/2025	Interest - Fiduciary Account	\$ 54,811.99
8/31/2025	Interest - Fiduciary Account	\$ 54,978.96
9/30/2025	Interest - Fiduciary Account	\$ 52,279.92
Total		\$ 162,070.87

Total of Interest \$ **552,082.24**

GRAND TOTAL OF RECEIPTS FOR BANK ACCOUNTS \$ **6,461,432.93**

Attachment 1 to Receiver's Report**SEC v. Drive Planning - Expenses of Fiduciary and Drive Planning Accounts**

Date	Payable	Amount
7/1/2025	ADP Payroll fee for TBR Supply House	\$ 113.90
7/1/2025	ADP Payroll fee for Staurolite Barn	\$ 77.95
7/1/2025	Southwind Owners Assoc. - HOA fee Panama City Beach FL property	\$ 8,312.02
7/1/2025	J's Lawn Maintenance - Gulfport FL March	\$ 100.00
7/1/2025	J's Lawn Maintenance - Gulfport FL April	\$ 100.00
7/1/2025	J's Lawn Maintenance - Gulfport FL May	\$ 100.00
7/1/2025	R2 Electric - light fixture repair - One Condo St. Petersburg FL	\$ 600.00
7/1/2025	Wenning Lawncare & Landscaping - Fishers, IN	\$ 64.00
7/1/2025	Cystal Clean Housekeeping - cleaning for Tower Rd GA properties	\$ 145.00
7/1/2025	AgriTrust of Georgia - workers comp insurance Burkhalter Ranch	\$ 8,672.00
7/1/2025	Yacht Captain William Lance Brooks - monthly	\$ 4,000.00
7/1/2025	Roper Heating & Air Service - Burkhalter Ranch repair	\$ 110.50
7/1/2025	Quality Worx - lawn maintenance for Hardscrabble GA property	\$ 300.00
7/1/2025	Ford Motor Credit - F450 Truck for Burkhalter Ranch (July)	\$ 2,180.02
7/1/2025	Florida Property Lease Property Management Program - monthly	\$ 119.00
7/2/2025	One Condo - HOA fees - St. Petersburg	\$ 3,588.46
7/2/2025	Duke Energy - Hotel Detroit FL	\$ 35.71
7/2/2025	Duke Energy - Pearsons Apts FL	\$ 35.52
7/2/2025	Duke Energy - Pearsons Apts FL	\$ 35.60
7/2/2025	Duke Energy - Pearsons Apts FL	\$ 35.61
7/2/2025	Duke Energy - Regency Villas FL	\$ 71.20
7/2/2025	Pool Service Payment - Regency Villas FL	\$ 500.00
7/2/2025	Resident LCS - rental management portal	\$ 300.00
7/3/2025	Newcoast Insurance Service - Yacht insurance	\$ 33,760.66
7/3/2025	City of Roswell - utilities for Roswell GA property	\$ 1.95
7/3/2025	City of Roswell - utilities for Roswell GA property	\$ 48.03
7/3/2025	Joseph Annis - Burkhalter Ranch maintenance	\$ 2,055.95
7/3/2025	Yacht Captain William Lance Brooks - deck hands for transportation and fuel	\$ 6,768.43
7/3/2025	Geico - Auto and equipment insurance policy for Burkhalter Ranch	\$ 6,771.00
7/3/2025	Burkhalter Ranch - payroll	\$ 6,000.00
7/3/2025	Solaz Unit Mexico Property - Expenses July 2025	\$ 700.00
7/3/2025	Tri-State EMC - electric - Burkhalter Ranch	\$ 587.50
7/3/2025	Tri-State EMC - electric - Tower Rd GA	\$ 242.00
7/3/2025	Hotel Detroit Condo - condo fees (July) - St. Petersburg FL	\$ 960.19
7/3/2025	Waterline Villas & Marina - HOA Quarterly fee July - September	\$ 8,754.95
7/3/2025	Blue Ridge Surveillance - quarterly alarm - TBR Supply House	\$ 915.00
7/3/2025	Blue Ridge Surveillance - quarterly cloud recording - Office	\$ 228.00
7/3/2025	Blue Ridge Surveillance - quarterly cloud recording - Burkhalter Ranch	\$ 558.00
7/3/2025	Marina Palm Yacht Club - yacht slip monthly	\$ 3,721.53
7/3/2025	Florida property payment platform fee	\$ 11.00
7/8/2025	FPL - Panama City Beach, FL condo unit	\$ 71.94
7/9/2025	PINCH A PENNY - pool supplies - Regency Villas FL	\$ 426.45
7/11/2025	Payroll - 1099 pay for Florida Property Management	\$ 3,157.90

Attachment 1 to Receiver's Report**SEC v. Drive Planning - Expenses of Fiduciary and Drive Planning Accounts**

7/15/2025	Solaz Unit Mexico Property - Electric and Additional Expenses July 2025	\$ 600.00
7/16/2025	City of Gulfport- utilities for Gulfport FL property	\$ 157.20
7/16/2025	Duke Energy - One condo, St. Petersburg FL property	\$ 91.67
7/16/2025	BRMC - Staurolite Barn - webhosting - June 2025	\$ 184.99
7/16/2025	Tri-State EMC - electric - Hardscrabble GA property	\$ 59.51
7/16/2025	City of Blue Ridge - utilities - TBR Supply	\$ 234.00
7/16/2025	CyberDiscovery - Drive Planning database - Lexbe platform IT services - (June 2025)	\$ 4,634.00
7/16/2025	Blue Ridge VoIP - Phone service - TBR Supply - April	\$ 105.27
7/16/2025	Blue Ridge VoIP - Phone service - TBR Supply - May	\$ 105.27
7/16/2025	Blue Ridge VoIP - Phone service - TBR Supply - June	\$ 105.27
7/16/2025	Stretto - Investor portal management and hosting docs - June 2025	\$ 13,056.92
7/16/2025	Paragon Designer - storage for Burkhalter Ranch - June	\$ 645.84
7/16/2025	Permit for Regency Villas FL	\$ 204.86
7/16/2025	PINCH A PENNY - pool supplies - Regency Villas FL	\$ 223.63
7/18/2025	Quality Worx - lawn Maintenance for Tower Rd property	\$ 200.00
7/21/2025	Tri-State EMC - electric - 2nd St, Mineral Bluff property	\$ 314.00
7/21/2025	Tri-State EMC - electric - TBR Supply	\$ 495.00
7/21/2025	ETC - internet for Burkhalter Ranch	\$ 393.03
7/21/2025	City of St. Petersburg - utilities - Regency Villas FL	\$ 65.52
7/21/2025	City of St. Petersburg - utilities - Regency Villas FL	\$ 1,251.19
7/21/2025	Duke Energy - 43rd Ave - St. Petersburg FL	\$ 241.39
7/22/2025	Duke Energy - Pearsons Apts FL	\$ 11.87
7/22/2025	Duke Energy - Pearsons Apts FL	\$ 26.10
7/22/2025	Duke Energy - Pearsons Apts FL	\$ 35.45
7/22/2025	Duke Energy - Pearsons Apts FL	\$ 35.48
7/22/2025	Duke Energy - Pearsons Apts FL	\$ 35.54
7/22/2025	Duke Energy - Pearsons Apts FL	\$ 35.57
7/22/2025	Duke Energy - Pearsons Apts FL	\$ 35.58
7/22/2025	Duke Energy - Pearsons Apts FL	\$ 35.59
7/22/2025	Duke Energy - Pearsons Apts FL	\$ 35.67
7/22/2025	Duke Energy - Pearsons Apts FL	\$ 128.67
7/22/2025	J'S Lawn Maintenance - Pearson Apts FL	\$ 150.00
7/22/2025	J'S Lawn Maintenance - Regency Villas FL	\$ 240.00
7/23/2025	Burkhalter Ranch - payroll	\$ 7,000.00
7/23/2025	Burkhalter Ranch - feed	\$ 1,000.00
7/23/2025	Burkhalter Ranch - Insurance	\$ 2,000.00
7/23/2025	Russell Burkhalter- living expenses per court order	\$ 60,000.00
7/23/2025	Folger Gas - Staurolite Barn	\$ 1,241.38
7/23/2025	Duke Energy - Regency Villas FL	\$ 35.51
7/23/2025	Duke Energy - Regency Villas FL	\$ 121.61
7/24/2025	Joseph Annis - Burkhalter Ranch maintenance	\$ 2,055.95
7/24/2025	City of St. Petersburg - utilities - Regency Villas FL	\$ 326.04
7/24/2025	Duke Energy - Regency Villas FL	\$ 25.17

Attachment 1 to Receiver's Report**SEC v. Drive Planning - Expenses of Fiduciary and Drive Planning Accounts**

7/24/2025	Duke Energy - Regency Villas FL	\$ 35.63
7/24/2025	Duke Energy - Regency Villas FL	\$ 71.55
7/24/2025	Duke Energy - Regency Villas FL	\$ 176.71
7/24/2025	Duke Energy - Regency Villas FL	\$ 259.16
7/25/2025	Payroll - 1099 pay for Florida Property Management	\$ 3,157.90
7/29/2025	Doss & Associates - mortgage payment for TBR Supply House (July 2025)	\$ 22,996.60
7/29/2025	Burkhalter Ranch - payroll	\$ 2,500.00
7/31/2025	Berkshire Hathaway - insurance for Coles Crossing, Mineral Bluff, GA property	\$ 4,657.00
7/31/2025	City of Gulfport - utilities for Gulfport FL property	\$ 13.30
7/31/2025	Solaz Unit Mexico Property - Expenses August 2025	\$ 700.00
8/1/2025	City of St. Petersburg - utilities - 43rd Ave, St. Petersburg FL Property	\$ 95.33
8/1/2025	Florida Property Lease Property Management Program - monthly	\$ 119.00
8/4/2025	Florida property payment platform fee	\$ 6.00
8/4/2025	Resident LCS - rental management portal	\$ 300.00
8/5/2025	Ford Motor Credit - F450 Truck for Burkhalter Ranch (August)	\$ 2,180.02
8/5/2025	Southeastern Farmers Co-op - Feed for cattle Burkhalter Ranch	\$ 718.46
8/5/2025	Duke Energy - One condo, St. Petersburg FL property	\$ 115.33
8/5/2025	Duke Energy - MLK building final payment, St. Petersburg FL property	\$ 35.48
8/5/2025	CyberDiscovery - Drive Planning database - Lexbe platform IT services - (July 2025)	\$ 5,042.50
8/5/2025	Blue Ridge Surveillance - TBR Supply	\$ 318.00
8/5/2025	Blue Ridge Surveillance - TBR Supply	\$ 95.00
8/5/2025	BRMC - Staurolite Barn - webhosting - August 2025	\$ 184.99
8/5/2025	FDOT - FL toll for Aston Martin- moving from St. Petersburg to Miami FL	\$ 5.50
8/5/2025	Cooler air Conditioning - repair Panama City Beach FL property	\$ 354.00
8/5/2025	Hotel Detroit Condo Assoc. - HOA (August) FL	\$ 960.19
8/5/2025	Hotel Detroit Condo Assoc. - Special Assessment (August) FL	\$ 174.50
8/5/2025	City of Blue Ridge - Utilities - E. 2nd Ave., Blue Ridge, GA property	\$ 234.00
8/5/2025	Tri-State EMC - Staurolite Barn, Burkhalter Ranch (June)	\$ 533.99
8/5/2025	Google Drive - Drive Planning document storage and email accounts - (July 2025)	\$ 1,996.60
8/5/2025	Fannin County - utilities - Staurolite Barn	\$ 132.87
8/5/2025	Fannin County - utilities - Burkhalter Ranch	\$ 153.48
8/5/2025	Yacht repair - battery replacement	\$ 2,649.11
8/5/2025	Insurance for TBR Supply (July)	\$ 1,218.88
8/5/2025	The Rayman Companies - Landscape, Fishers IN property	\$ 130.00
8/5/2025	Amazon - parts for repair - Burkhalter Ranch	\$ 86.45
8/5/2025	Paragon Designer - storage for Burkhalter Ranch - (July 2025)	\$ 645.84
8/5/2025	Clog Kings - plumbing - Regency Villas FL	\$ 299.00
8/6/2025	Tri-State EMC - electric - Tower Rd, Blue Ridge GA properties	\$ 387.96
8/6/2025	Tri-State EMC - Burkhalter Ranch (July)	\$ 690.67
8/6/2025	Tri-State EMC - Staurolite Barn (July)	\$ 508.09
8/6/2025	Wenning Lawncare - Landscaping Fishers IN property (April-May)	\$ 240.00

Attachment 1 to Receiver's Report**SEC v. Drive Planning - Expenses of Fiduciary and Drive Planning Accounts**

8/6/2025	Burkhalter Ranch - payroll	\$ 8,000.00
8/7/2025	Marina Palms Yacht Club - yacht slip monthly and electric charges	\$ 4,026.54
8/7/2025	Clog Kings - plumbing - Regency Villas FL	\$ 30.00
8/8/2025	Tri-State EMC - Gate - Staurolite Barn (May-June)	\$ 67.12
8/8/2025	German Car Service - repairs and sale fee for Aston Martin	\$ 3,000.00
8/8/2025	Quality Worx - Landscaping for TBR Supply and Tower Rd Blue Ridge GA properties	\$ 375.00
8/8/2025	Utica National Insurance Group - TBR Supply insurance	\$ 1,270.00
8/8/2025	Axa Serguros - insurance for Solaz Mexico property	\$ 7,560.05
8/8/2025	Refund of Security Deposit to Tenant from escrow - St. Petersburg FL	\$ 1,450.00
8/8/2025	Clog Kings - plumbing - Regency Villas FL	\$ 15.00
8/8/2025	Duke Energy - Regency Villas FL	\$ 35.58
8/8/2025	Payroll - 1099 pay for Florida Property Management	\$ 3,157.90
8/11/2025	CMR Insurance - insurance for Regency Villas, St. Petersburg, FL property	\$ 15,890.60
8/11/2025	Dunedin Leak - plumbing - Regency Villas FL	\$ 575.00
8/11/2025	Greenhouse - pest control - Regency Villas FL	\$ 149.80
8/15/2025	Tri-State EMC - electric - 2nd St, Mineral Bluff GA property	\$ 124.86
8/18/2025	Clog Kings - plumbing - Regency Villas FL	\$ 850.00
8/20/2025	City of St. Petersburg - utilities - Regency Villas FL	\$ 60.34
8/20/2025	City of St. Petersburg - utilities - Regency Villas FL	\$ 431.83
8/21/2025	Stretto - Investor portal management and hosting docs - July 2025	\$ 9,402.94
8/21/2025	Burkhalter Ranch - payroll	\$ 8,500.00
8/21/2025	Burkhalter Ranch - insurance	\$ 1,200.00
8/22/2025	ETC - internet for Burkhalter Ranch	\$ 393.03
8/22/2025	Duke Energy - 43rd Ave - St. Petersburg FL	\$ 281.92
8/22/2025	Payroll - 1099 pay for Florida Property Management	\$ 3,157.90
8/25/2025	City of St. Petersburg - utilities - 43rd Ave, St. Petersburg FL Property	\$ 96.41
8/25/2025	Tri-State EMC - electric - TBR Supply	\$ 345.00
8/25/2025	Tri-State EMC - electric - TBR Supply	\$ 206.00
8/25/2025	Deep South Carpet Cleaners - GA property	\$ 296.00
8/25/2025	Vet Bill - remove abscess from cow - Burkhalter Ranch	\$ 120.00
8/25/2025	Ford Motor Credit - F450 Truck for Burkhalter Ranch (September)	\$ 2,180.02
8/25/2025	Hotel Detroit Condo Assoc. - HOA (September) FL	\$ 960.19
8/25/2025	Hotel Detroit Condo Assoc. - Special Assessment (September) FL	\$ 174.50
8/25/2025	Tri-State EMC - Gate - Staurolite Barn (August)	\$ 32.60
8/25/2025	City of St. Petersburg - utilities - Regency Villas FL	\$ 303.57
8/25/2025	Duke Energy - Hotel Detroit FL	\$ 35.71
8/25/2025	Duke Energy - Regency Villas FL	\$ 35.46
8/25/2025	Duke Energy - Regency Villas FL	\$ 120.81
8/25/2025	Duke Energy - Regency Villas FL	\$ 35.61
8/25/2025	Duke Energy - Regency Villas FL	\$ 74.68
8/25/2025	Duke Energy - Regency Villas FL	\$ 159.81
8/25/2025	Duke Energy - Regency Villas FL	\$ 272.78
8/27/2025	J'S Lawn Maintenance - 43rd Ave - St. Petersburg FL	\$ 200.00

Attachment 1 to Receiver's Report**SEC v. Drive Planning - Expenses of Fiduciary and Drive Planning Accounts**

8/27/2025	J'S Lawn Maintenance - Regency Villas FL	\$ 240.00
8/28/2025	Greenhouse - pest control - Regency Villas FL	\$ 321.00
8/28/2025	Stretto - Advance payment for claims process portal per court order	\$ 15,000.00
8/29/2025	Doss & Associates - mortgage payment for TBR Supply House (September 2025)	\$ 22,996.60
9/2/2025	Marina Palms Yacht Club - yacht slip monthly and electric charges	\$ 3,971.56
9/2/2025	Florida Property Lease Property Management Program - monthly	\$ 119.00
9/3/2025	Utica National Insurance Group - TBR Supply insurance	\$ 1,270.00
9/3/2025	Quality Worx - Landscaping for TBR Supply and Tower Rd Blue Ridge GA properties	\$ 285.00
9/3/2025	Paragon Designer - storage for Burkhalter Ranch - (August)	\$ 645.84
9/3/2025	Duke Energy - One condo, St. Petersburg FL property	\$ 99.85
9/3/2025	BRMC - Staurolite Barn - webhosting - (August 2025)	\$ 209.98
9/3/2025	CyberDiscovery - Drive Planning database - Lexbe platform IT services - (August 2025)	\$ 4,805.00
9/3/2025	Burkhalter Ranch - payroll	\$ 7,000.00
9/3/2025	Solaz Unit Mexico Property - Expenses August 2025	\$ 700.00
9/3/2025	Resident LCS - rental management portal Florida properties	\$ 300.00
9/3/2025	Your Nearby Handyman - repair Regency Villas FL	\$ 649.00
9/4/2025	Florida property payment platform fee	\$ 7.00
9/5/2025	Payroll - 1099 pay for Florida Property Management	\$ 3,157.90
9/8/2025	Solaz Unit Mexico Property - wire fee	\$ 62.00
9/8/2025	Yacht Care and Maintenance (September 2025) - New Captain H. Diaz	\$ 2,500.00
9/8/2025	Duke Energy - Regency Villas FL	\$ 35.48
9/9/2025	FPL - Panama City Beach, FL condo unit	\$ 94.72
9/10/2025	One St. Petersburg Condo Assoc. - HOA quarterly FL property	\$ 3,588.46
9/10/2025	Google Drive - Drive Planning document storage and email accounts - (August 2025)	\$ 2,218.32
9/10/2025	Tri-State EMC - electric - Tower Rd, Blue Ridge GA properties	\$ 248.56
9/10/2025	Tri-State EMC - Burkhalter Ranch	\$ 504.01
9/10/2025	Tri-State EMC - Staurolite Barn	\$ 509.47
9/10/2025	Greene Insurance - insurance for Blue Ridge and Mineral Bluff, GA properties	\$ 720.72
9/10/2025	Greene Insurance - insurance for Piney Rd and Tower Rd Mineral Bluff, GA properties	\$ 774.80
9/12/2025	Greene Insurance - insurance for E 2nd St Blue Ridge, GA property	\$ 2,132.00
9/12/2025	Quality Worx - Landscaping for TBR Supply and Tower Rd Blue Ridge GA properties	\$ 285.00
9/12/2025	Jacob Tidmore Property Tax Commissioner - Moody St. Montevallo AL property	\$ 1,755.42
9/12/2025	Jacob Tidmore Property Tax Commissioner - Melton St. Montevallo AL property	\$ 1,328.04
9/15/2025	Refund of Security Deposit to Tenant from escrow - St. Petersburg FL	\$ 1,450.00
9/15/2025	J'S Lawn Maintenance - 43rd Ave - St. Petersburg FL	\$ 100.00
9/15/2025	J'S Lawn Maintenance - Regency Villas FL	\$ 240.00

Attachment 1 to Receiver's Report**SEC v. Drive Planning - Expenses of Fiduciary and Drive Planning Accounts**

9/16/2025	Tri-State EMC - electric - 2nd St, Mineral Bluff property	\$ 90.33
9/18/2025	Burkhalter Ranch - payroll	\$ 8,000.00
9/18/2025	Burkhalter Ranch - insurance	\$ 1,200.00
9/19/2025	Solaz Unit Mexico Property - Expenses September 2025	\$ 850.00
9/19/2025	Stretto - Investor portal management and hosting docs - July 2025	\$ 9,717.01
9/19/2025	Fannin County - utilities - Staurolite Barn	\$ 83.43
9/19/2025	Fannin County - utilities - Burkhalter Ranch	\$ 101.34
9/19/2025	City of St. Petersburg - utilities - Regency Villas FL	\$ 48.24
9/19/2025	City of St. Petersburg - utilities - Regency Villas FL	\$ 457.76
9/19/2025	Payroll - 1099 pay for Florida Property Management	\$ 3,157.90
9/20/2025	ETC - internet for Burkhalter Ranch	\$ 393.03
9/22/2025	Duke Energy - 43rd Ave - St. Petersburg FL	\$ 285.69
9/22/2025	Duke Energy - Hotel Detroit FL	\$ 35.71
9/22/2025	Duke Energy - Regency Villas FL	\$ 28.85
9/22/2025	Duke Energy - Regency Villas FL	\$ 29.79
9/22/2025	Duke Energy - Regency Villas FL	\$ 41.09
9/22/2025	Duke Energy - Regency Villas FL	\$ 44.08
9/22/2025	Duke Energy - Regency Villas FL	\$ 66.36
9/22/2025	Duke Energy - Regency Villas FL	\$ 113.66
9/23/2025	Tri-State EMC - Staurolite Barn - Pavillon	\$ 31.83
9/23/2025	City of St. Petersburg - utilities - 43rd Ave, St. Petersburg FL Property	\$ 93.60
9/24/2025	City of St. Petersburg - utilities - Regency Villas FL	\$ 284.57
9/25/2025	Duke Energy - Regency Villas FL	\$ 48.84
9/25/2025	Duke Energy - Regency Villas FL	\$ 78.55
9/25/2025	Duke Energy - Regency Villas FL	\$ 256.11
9/25/2025	Duke Energy - Regency Villas FL	\$ 380.22
9/26/2025	City of Blue Ridge - Utilities - E. 2nd Ave., Blue Ridge, GA property	\$ 97.14
9/26/2025	Tri-State EMC - electric - TBR Supply House Blue Ridge GA property	\$ 424.00
9/29/2025	Refund of Security Deposit to Tenant from escrow - St. Petersburg FL	\$ 1,000.00
9/30/2025	Doss & Associates - mortgage payment for TBR Supply House (October 2025)	\$ 22,996.60

Total of expenses **\$ 464,910.82**

Professional Fees

8/18/2025	Damian Valori Culmo	\$ 257,197.74
8/18/2025	Law Offices of Henry F. Sewell, Jr LLC	\$ 1,358.80
8/18/2025	Hays Financial Consulting LLC	\$ 10,832.48
8/18/2025	Pikoff Attorneys	\$ 672.50

Total of Professional fees **\$ 270,061.52**

GRAND TOTAL OF EXPENSES **\$ 734,972.34**