

**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 THIRD STATUS REPORT**

Kenneth D. Murena, the court-appointed Receiver (the “Receiver”) in the above-captioned enforcement action, submits his third 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 January 1, 2025 to March 31, 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 \$55,575,666.94 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 \$1,440,956.48 since the last reporting period. These accounts are maintained in insured cash sweep accounts that are fully FDIC insured and were earning interest at a rate of at least 4.5% until September 18, 2024, then at least 4.0% until November 7, 2024, then at least 3.75% until December 18, 2024, and then at least 3.5% until the end of the Reporting Period. During the Reporting Period, the Estate earned \$482,688.25 in interest on the funds held in the fiduciary accounts. The Estate also held \$18,263.86 in the Truist Bank account used to manage and maintain the Florida real properties, as of the end of 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, (iv) manage the business operations of certain Relief Defendants, including the cattle ranch, event venue, western store, and rental properties, and monitor the operations of Defendant Burkhalter's bar, (v) gather, organize, and analyze all business and financial records of Drive Planning, (vi) communicate with investors, provide requested information, and facilitate their submission of information and documentation regarding their investments and losses, and (vii) 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, most of which have now been listed for sale and three of which were placed under contract for sale. Additionally, substantial efforts were made to coordinate repairs, manage tenants, negotiate contracts, and resolve outstanding liens or title issues in connection with these properties and business interests of the Receivership Estate.

During the Reporting Period, the Receiver advanced his investigation into improper transfers made to insiders, agents, and third parties. In particular, the Receiver issued demand letters to former agents, advisors, and other individuals who received significant transfers of investor funds without providing reasonably equivalent value to Drive Planning in return. These letters set forth the Receiver's

legal claims for fraudulent transfer and unjust enrichment and demanded the immediate return of improperly obtained funds.

Further, the Receiver completed negotiations and entered into an agreement with the agent who received the largest amount of transfers from Drive Planning providing for his turnover of millions of dollars' worth of assets, including several real properties, private placement investments, life insurance policies, and an IRA. Once the agreement was fully executed, the Receiver worked on confirming the procedures, and preparing the necessary documents, to transfer the agent's interests in those assets to the Estate.

Also during the Reporting Period, the Receiver completed the preparation of and filed his Sworn Accounting as required by the Appointment Order [ECF No. 10 at ¶10]. *See* ECF No. 81. The Sworn Accounting provides a comprehensive financial report of Drive Planning's known assets and transactions, including those involving investors.

The Receiver and his professionals also resolved multiple legal claims held by the Receivership Estate, including by entering into settlements with NetJets and the Tampa Bay Rays that resulted in significant recoveries for the Estate and by taking possession and control of valuable real estate owned by Drive Planning previously occupied by third parties. Additionally, several active litigation cases filed against Drive Planning were stayed or dismissed during the Reporting Period.

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.

### **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. In addition to ongoing review of Drive Planning's financial and electronic records, the Receiver obtained and uploaded to the Lexbe document management platform the contents of Google accounts used and managed by Blue Ridge Media on behalf of Relief Defendants, including Staurolite Barn and

the Burkhalter Ranch Corporation. These records, along with those previously recovered from Drive Planning's primary Google Workspace account, include extensive emails, audio recordings, Excel spreadsheets, and other business documents.

The Receiver and his team have continued the review of these records to identify communications, transaction histories, and internal documentation that assisted in tracing investor funds and determining the extent and use of assets tied to the Receivership Estate.

### **1. Subpoenas**

During the Reporting Period, the Receiver issued a number of subpoenas to third parties believed to have received investor funds or engaged in transactions with Drive Planning, its principals, or affiliated entities. These subpoenas are part of the Receiver's ongoing effort to trace the flow of misappropriated funds and identify recoverable assets. Specifically, subpoenas were issued to BHG Financial and Directed IRA, entities associated with lending and self-directed IRA custodial services, to obtain records relating to funds received from or on behalf of Drive Planning investors. And, the Receiver issued subpoenas to GA Tax Lien Bootcamp and One Stop Tax Strategists, which may have received investor funds in connection with tax lien or real estate-related investment programs marketed through Drive Planning as CORE. The Receiver reviewed the subpoena responses and analyzed

transaction records to determine whether any of these parties received funds that are traceable to the fraudulent scheme or that may be recoverable by the Receivership Estate.

Additionally, the Receiver issued subpoenas to several luxury jewelry stores, including 18K LLC, Guven Brothers Jewelers, Bernie's and Son Jewelers, Diamonds Direct, and Sabri Guven Fine Jewelry, seeking documents and communications related to the purchase of high-value jewelry and watches by Drive Planning using funds from bank accounts holding investor funds, discovered based on the Receiver's review of Drive Planning's records. The subpoenas request, among other things, invoices, receipts, appraisals, purchase orders, payment confirmations, and all communications between the jewelry stores and any representatives of Drive Planning. Certain jewelry stores produced responsive documents and information, which assisted the Receiver in his investigation. During the next reporting period, the Receiver will continue to investigate and locate the jewelry purchased by Drive Planning and recover and seek to liquidate them for the benefit of the Receivership Estate.

## **2. Demand Letters to Agents and Third-Parties**

Based on the Receiver's forensic analysis and reconstruction of Drive Planning's financial records, the Receiver issued 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.

During the Reporting Period, the Receiver issued demand letters to all agents and advisors who received \$500,000 or more in commissions from Drive Planning. After the reporting period, the Receiver issued demand letters to agents/brokers who received between \$150,000 and \$500,000 in commissions and expects to complete the issuance of demands against the remaining agents/brokers in the next reporting period.

In addition to former agents, the Receiver sent demand letters to other individuals who were not formally affiliated with Drive Planning but who maintained close personal or business relationships with Defendant Burkhalter and received transfers of investor funds without providing any significant consideration to Drive Planning.

The Receiver intends to initiate lawsuits against any individual or entity that fails to respond to or comply with the demand letters, after consulting with the SEC and obtaining approval by the Court. The Receiver will continue to pursue turnover or recovery of assets as appropriate based on the findings from these investigations.

### **3. Investigation of CORE Tax Lien Investments**

At the commencement of this Receivership, the Receiver took control of funds that investors had deposited with Drive Planning for the purchase of tax lien certificates or investments therein. During the prior reporting period, the Receiver identified several companies that may have invested in tax liens using investor funds and issued subpoenas to those companies seeking information concerning their involvement with Drive Planning.

During the Reporting Period, the Receiver identified Roaming Investors, operated by Danny and Joyce Price, as one of the entities involved in managing and receiving investor funds related to tax lien or tax deed investments. In addition, the Receiver obtained and reviewed multiple executed subscription agreements between Drive Planning, LLC and Blue Ridge Real Estate Fund, LLC (“BRREF”), an entity managed by Roaming Investors Management LLC, operated by Danny and Joyce Price. These agreements confirm that, during 2021 and 2022, Drive Planning sent funds in excess of \$1.1 million to BRREF in exchange for interests which were marketed as tax deed investments. The Offering Memorandum and related agreements identify Roaming Investors Management LLC as the Managing Member of BRREF and set forth a structure in which Drive Planning, as a subscriber, would have no control over specific acquisitions but would receive quarterly reports and returns from fund liquidations.

Despite the branding and pitch emphasizing extensive tax lien expertise, the Receiver's preliminary investigation suggests that Drive Planning exaggerated its familiarity and sophistication in this investment class, and that investors may have been misled about the purchase of tax deeds.

### **C. Forensic Reconstruction of Accounts of Drive Planning**

During the Reporting Period, the Receiver and his professionals focused on refining the forensic reconstruction of Drive Planning's financial accounts to enable the Receiver to prepare the sworn statement and accounting (the "Sworn Accounting") required by the Appointment Order and to bolster his ability and efforts to identify and marshal assets and pursue claims of the Estate. *See* ECF No. 10 at ¶10. And, the Receiver finalized and filed his Sworn Accounting. *See* ECF No. 81. The Sworn Accounting provides a comprehensive financial report of Drive Planning's known assets and transactions. The five exhibits to the Sworn Accounting detail all receivership property, including securities, funds, real estate, and other assets; identifies all bank and brokerage accounts, along with their balances and transactions; and provides an extensive forensic reconstruction of Drive Planning's accounts and transactions. The Sworn Accounting's exhibits also include schedules of investor deposits, distributions, and transfers, as well as expenditures exceeding \$1,000 as required by the Appointment Order.

## **D. 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**

During the Reporting Period, the Receiver, with the assistance of a reputable and experienced realtor, continued the process of listing the Georgia 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. The Receiver obtained independent market value reports for certain properties where buyer interest was limited and the estimated value was significantly below the original purchase price.

During the Reporting Period, the Receiver entered into agreements for the sale of three properties located in Georgia, all of which were approved by the Court. First, the Tower Road Property in Mineral Bluff (a furnished residence occasionally operated as an Airbnb) was sold for \$1,900,000 pursuant to an all-cash offer that

exceeded market value. Second, the Madola Property, which includes land and three rental mobile homes, was sold for \$295,000 following limited buyer interest and extended market exposure. Third, the Roswell Property, a vacant commercial building originally intended to serve as Drive Planning's office headquarters, is under contract for \$1,400,000, a price that exceeds its independently appraised market value. The closing on the Roswell Property will take place during the next reporting period.

The Receiver continues to actively market for sale the remaining real properties located in Georgia.

Some of the listed Georgia properties are short-term rentals actively managed by the Receiver's office, with rental income being used to fund ongoing maintenance and operational expenses. The Receiver is also engaged in discussions with tenants interested in purchasing their rented properties.

*i. The Burkhalter Ranch*

During the initial reporting period, the Receiver began overseeing the business operations of the Burkhalter Ranch Corporation (the "Ranch"), which is managed day-to-day by ranch manager Mark Gregory. 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.

During the Reporting Period, the Receiver uncovered that certain personal property (ranch equipment) previously believed to be unencumbered and owned outright by Drive Planning or Relief Defendants was, in fact, subject to liens and security interests, with loan payments having been made pre-receivership by Drive Planning. As a result, the Receiver negotiated and finalized a settlement with Kubota Credit Corporation, which had a perfected first-priority security interest in certain equipment located at the Burkhalter Ranch.

Also during the Reporting Period, the Receiver continued to reduce certain monthly expenditures at the Ranch that were unnecessary or excessive, including payroll for an employee and contractors for lawn maintenance and landscaping. In particular, the Receiver reduced the salary of the ranch manager and scaled back the frequency and scope and extent of the lawn maintenance and landscaping.

*ii. 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 add value to the overall sale price. During the Reporting Period, the Receiver continued to identify and reduce excessive spending on advertising and website-related expenses and significantly reduced the salary of the event coordinator.

Currently, there are no events scheduled at Stauroilite Barn, but efforts are underway to secure future bookings and generate additional income. The Receiver and his professionals are actively exploring opportunities to increase utilization of the venue and improve its profitability while it is marketed for sale with the Ranch. During the next reporting period, the Receiver will consider ceasing operations of Stauroilite Barn if it is unable to realize profits.

*iii. TBR Supply House*

During the prior reporting period, the Receiver discovered that TBR Supply House, a western retail store located in Blue Ridge, Georgia, could no longer sustain its payroll and other operational expenses. The store, for which operations were previously funded by Drive Planning, had never achieved profitability. As a result, the Receiver oversaw the wind-down of operations, during which the store was closed and a final round of retail sales was conducted to liquidate inventory. The proceeds from the final sales were transferred to the Receivership Estate. The commercial space formerly occupied by the store was listed for rent in an effort to generate ongoing revenue for the benefit of the Estate while it is being marketed for sale.

*iv. TBR Outdoors Supply, LLC*

During his prior investigation, the Receiver discovered that on April 6, 2023, Drive Planning had purchased a 75% interest in TBR Outdoors Supply LLC (“TBR

Outdoors”) for \$1.4 million on behalf of Jacqueline Burkhalter and Russell Burkhalter, with each holding a 37.5% interest. TBR Outdoors operates as a gun and outdoor supply store on property owned by Relief Defendant Burkhalter Ranch Corporation. The Receiver previously subpoenaed TBR Outdoors, reviewed financial records, and assessed the store’s structure, operations, revenues, and expenses to evaluate potential recovery of the \$1.4 million investment. As part of this process, the Receiver also demanded that TBR Outdoors begin paying rent to the Ranch, as no payments had been made to date, and repay the \$1.4 million to the Estate by selling the business or inventory or turn over the store so the Receiver can do so.

During the Reporting Period, the Receiver attempted to engage in negotiations regarding his demands with Jon Clement, the other owner and manager of TBR Outdoors, directly and through Mr. Clement’s counsel, but Mr. Clement failed to engage in meaningful negotiations, offer to pay reasonable rent, or agree to repay any of the \$1.4 million investment or turn over the business. The Receiver reiterated that Mr. Clement’s failure to agree to pay reasonable rent or comply with the Receiver’s other demands will result in the Receiver taking legal action. Given that, as of the date of this Report, Mr. Clement has not complied with any of the Receiver’s demands, the Receiver will escalate his efforts to obtain compliance,

including by initiating proceedings to assert control over the premises, the business, and its assets.

## **2. Real Properties and Businesses in Florida**

During the Reporting Period, the Receiver worked closely with a reputable and experienced realtor to assess, repair, and prepare for listing for sale multiple Florida properties. Many of these properties suffered from hurricane-related damage, including roof leaks, water intrusion, mold growth, and exacerbation of deferred maintenance issues. The Receiver coordinated necessary cleanup and repair efforts, which for some properties were minor, while others required engagement with condominium associations, remediation specialists, and local government officials to bring the properties to marketable condition.

During or shortly after the Reporting Period, all Florida properties were listed for sale, with the exception of the Detroit unit in St. Petersburg. The Detroit unit remains unlisted due to extensive damage caused by a hurricane, including a roof failure that led to significant water penetration. The condominium association has been handling remediation, which included drywall removal and repairs, but progress has been slow. The unit also suffered from additional issues such as mold, termite damage, and pet-related odors caused by access breaches during construction. The Receiver anticipates the Detroit unit being listed for sale in the next reporting period.

*i. Rental Properties*

During the Reporting Period, the Receiver, with the assistance of a property manager, continued to rent out apartments in the two commercial buildings located in St. Petersburg. The rental income from the multi-family properties is used to fund necessary maintenance, repairs, and utilities for those properties, and the surplus income is held for the benefit of the investors. The Receiver continued to negotiate lease renewals with tenants at those two properties and intends to keep the units occupied, if possible, to maximize the value of the buildings for purposes of its sale.

*ii. Club 201 at the Detroit*

During the initial reporting period, the Receiver inspected a bar owned by Mr. Burkhalter located at the historic Detroit building in downtown St. Petersburg, Club 201 at the Detroit (“Club 201”), the operations of which the Receiver was tasked with monitoring by the Appointment Order.

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, the Receiver received from Mr. Burkhalter periodic reports regarding Club 201, including details of sales, revenue trends, cash activity, and other relevant financial data.

The Receiver has traced the purchase of Club 201 with funds from a Drive Planning account holding investor funds. Accordingly, during the Reporting Period, the Receiver requested that Defendant Burkhalter sell Club 201 and remit the sale proceeds to the Estate or turn it over to the Receiver so he could sell it for the benefit of the Estate. After the Reporting Period, counsel for Mr. Burkhalter informed the Receiver that Mr. Burkhalter would not agree to sell or turn over Club 201 to the Estate. As such, the Receiver intends to seek appropriate relief from the Court.

### **3. Real Property in Indiana**

During the initial reporting period, the Receiver conducted an in-depth investigation into a property owned by Drive Planning in Fishers, Indiana. The property was acquired by Drive Planning for \$625,000 and was intended to serve as a new office space for Drive Planning. During a prior reporting period, the Receiver contracted with a reputable Indiana realtor to list the property for sale.

Since listing the property for sale, the Receiver has received and responded to multiple offers, including a financed offer and two lower cash offers, and accepted a higher financed offer, contingent upon the buyer obtaining rezoning approval from the Town of Fishers to operate a package liquor store on the premises. The agreement, however, fell through after the Town of Fishers would not approve the necessary rezoning.

Although the Town of Fishers has strict zoning regulations for this area, the Receiver anticipates receiving an offer from a potential buyer recommended by the Town that will construct a memory care facility. The Receiver is continuing to market the property for sale to obtain an offer that closely approximates the estimated market value to maximize the recovery for the Receivership Estate.

#### **4. Real Property in Mexico**

During the prior reporting period, the Receiver investigated and recovered a luxury condominium unit at The Residences at Solaz (the “Solaz”), Unit 203, in San José del Cabo, Mexico purchased with Drive Planning funds through a Mexican entity, Drive David LLC, SRL (“Drive David”), which was owned by Drive Planning and another entity owned by Drive Planning agent/advisor David Bradford and his wife. During the prior reporting period, the Receiver secured ownership and control of 100% of Drive David and the condominium unit. The Receiver hired a reputable luxury property manager to inspect and inventory the unit, to coordinate minor repairs, maintenance of the wood decking and lighting, deep cleaning of the vacant unit, and an update and repair of the home automation system, to take control of utilities accounts and pay past due balances, and to address various other issues raised by the Receiver’s realtor and the building manager of the Solaz. Also, during the prior reporting period, the Receiver’s counsel in Mexico advised the Receiver on properly registering himself as the control person of Drive David in Mexico and

prepared the proper corporate transfer documents and presented those documents to the Solaz homeowners' association for approval. Mexican counsel also assisted the Receiver in retaining an accountant in Mexico to obtain a tax identification number for the Receiver, to complete and file quarterly financial disclosures that were past due, and to keep the Receiver and Drive David in compliance with local tax laws. After ensuring that he had the legal right to sign a listing agreement on the Solaz unit, the Receiver negotiated and entered into a listing agreement with a reputable luxury real estate broker in San José del Cabo. The realtor gathered the necessary condominium documents, photographed the Solaz unit and building, prepared an international listing for the unit, and listed the property for sale for \$4.4 million. To the best of the Receiver's knowledge, there is no outstanding debt secured by this property or any other pending liens thereon, so the net proceeds of the sale will be transferred to the Receiver's fiduciary account for the Estate for benefit of the investors. During the Reporting Period, the Receiver continued to market the property for sale.

### **5. 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.

### **6. 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.

#### *i. Stephanie DiMaria Property*

Stephanie DiMaria, who had a personal relationship with Defendant Burkhalter, previously occupied a single-family home in St. Petersburg that was purchased using funds from, and titled in the name of, Drive Planning. During the prior reporting period, the Receiver requested the turnover of the property and engaged in negotiations with Ms. DiMaria and her counsel. Following those discussions, during the Reporting Period, the property was turned over to the Receivership Estate and the Receiver's Florida realtor listed it for sale. The Receiver

is now seeking recovery of \$750,000 in investor funds that were transferred to Ms. DiMaria (unrelated to the single-family home) as a result of her personal relationship with Mr. Burkhalter and continues to pursue those funds for the benefit of the Estate.

*ii. Mark Haye Property*

During the Reporting Period, the Receiver continued efforts to recover a luxury condominium unit in St. Petersburg, Florida, which was purchased using \$1.4 million in investor funds transferred directly from Drive Planning and titled in the name of former Drive Planning agent/advisor Mark Haye. Although the Receiver previously demanded full repayment of balance due under the \$1.4 million note issued by Mr. Haye in favor of Drive Planning, or turnover of the property to the Estate, Mr. Haye failed to make any payments toward the note or to secure alternative financing to pay the entire balance, and protracted negotiations to resolve the matter were unsuccessful. As a result, the Receiver filed a motion seeking the turnover of and imposition of a constructive trust over the property based on Drive Planning's having fraudulently obtained investor funds and misappropriated them for, among other things, the purchase of Mr. Haye's property. *See* ECF No. 98. That motion is now ripe for determination by the Court.

*iii. Gerardo Linarducci Property*

During the prior reporting period, the Receiver requested the turnover of the property in Indianapolis, Indiana, that Drive Planning had purchased for

approximately \$1.9 million for Gerry Linarducci – a Managing Partner and agent/advisor of Drive Planning. Thus far, Mr. Linarducci has refused to turn over the property or repay the purchase price to the Estate. The Receiver continues negotiations with his counsel and, if the Receiver is unable to recover the \$1.9 million or the property by agreement with Mr. Linarducci, the Receiver will pursue appropriate legal and equitable remedies during the next reporting period.

*iv. Julie Ann Edwards Property*

Julie Ann Edwards served as the Chief Administrative Officer and an agent/advisor of Drive Planning. During her tenure, she received substantial payments from Drive Planning, including \$630,000 on June 6, 2024, from an account containing investor funds. These funds were used to purchase a residential property in Cumming, Georgia, titled solely in her name. Despite having actual notice of the Court's Appointment Order and participating in an interview with the Receiver, Ms. Edwards failed to disclose her receipt of funds or her intention to use them for a personal real estate acquisition. Drive Planning made additional transfers totaling \$228,100 to her, which she primarily used for furnishing the property. Ms. Edwards also received over \$456,000 in compensation from Drive Planning through her company, Be Global Group, LLC. Despite the Receiver's repeated demands, Ms. Edwards has refused to repay the \$630,000 in investor funds she received from Drive

Planning to purchase the property or to turn over the property to the Estate so the Receiver can sell it for the benefit of the investors.

In the next reporting period, the Receiver intends to file a motion seeking the imposition of a constructive trust over and the turnover of the property for the benefit of the Receivership Estate.

### **7. Deeds of Trust for Property in Tennessee**

During the prior reporting period, the Receiver discovered that Drive Planning had transferred funds totaling \$7,749,400 to three developers, including 212 Limestone, LLC, Canaan Builders, LLC, and Manchester Pointe Townhomes, LLC, to finance real estate projects in Tennessee. Repayment of those transfers was secured by the real properties being developed. The Receiver uncovered the following deeds-of-trust secured by promissory notes:

- i. Drive Planning invested in a now-stalled real estate development project in Davidson County, Tennessee, known as the Franklin Limestone Project. During the Reporting Period, the Receiver obtained Court approval to reallocate \$600,000 in investor funds previously committed to the Franklin Limestone Project, and to modify the associated loan in a manner designed to preserve and recover value for the Receivership Estate. The original project had defaulted and posed a significant risk of total loss to the Estate, given the Receivership's subordinate lien position and the first lienholder's refusal to advance additional funding. After conducting due diligence, the Receiver negotiated the transfer of the Estate's interest into a new, more secure investment opportunity known as the Mount View Road Project,

where the Receivership Estate now holds a first-lien position on a 54-unit townhome development with a signed letter of intent from a national builder. This project is moving forward as planned.

- ii. Drive Planning transferred \$4,534,400 to Canaan Builders, LLC, secured by properties along Horton Highway in Williamson County, Tennessee. The project was designed as a six-lot subdivision intended for high-end homes valued at approximately \$3.5 million each. Canaan Builders, LLC is currently obtaining the development plans for the road portion of the project, working on home plans and the development segment of the project.
- iii. Drive Planning transferred another \$615,000 to Canaan Builders, secured by property in the West Meade Hills subdivision in Davidson County. During the Reporting Period, this project was sold and Drive Planning's entire loan amount of \$615,000 was recovered. In addition, the Receiver negotiated the payment of \$20,000 in interest to the Receivership Estate.
- iv. Drive Planning transferred \$2,200,000 to Manchester Pointe Townhomes, LLC, secured by a deed in trust for 23.65 acres of real property in Coffee County, Tennessee. This project was planned as a long-term apartment complex development, with the funds allocated for horizontal construction (infrastructure) but not for vertical construction of the apartments. The project remains at least 2.5 years away from vertical construction. The development of this project is currently in progress with plans underway for the buildings' structure.

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

### **8. Transfers to Embry Development Company for Real Estate Projects**

During the prior reporting period, the Receiver traced funds totaling approximately \$6.7 million transferred from Drive Planning to Embry Development Company (“Embry”). These transfers included an initial \$1.3 million loan and a subsequent \$4.5 million loan tied to land associated with Embry’s real estate projects. During the Reporting Period, the Receiver and Embry continued negotiations regarding the repayment of these loans for the benefit of the Receivership Estate.

### **9. Recovery of Real Estate and Other Assets from Former Drive Planning Agent David Bradford**

During the Reporting Period, the Receiver engaged in discussions with David Bradford and his wife, Gabriela Giron, to recover assets acquired using funds originating from Drive Planning. Mr. Bradford served as an agent for Drive Planning and received substantial commissions derived from investor funds. Based on the Receiver’s preliminary review, Mr. Bradford was among the highest-paid agents, and the commissions he received significantly exceeded those paid to other agents of Drive Planning.

During the Reporting Period, the Receiver entered into a Preliminary Asset Turnover Agreement with Mr. Bradford and Ms. Giron. Under the agreement, Mr. Bradford and Ms. Giron voluntarily agreed to transfer a broad range of assets to the

Receivership Estate. These assets include numerous rental properties located in Sumter, South Carolina and Montevallo, Alabama, a portfolio of life insurance policies insuring various members of the Bradford family, private placement investments held through D&G Legacy LLC, and an individual retirement account maintained at Advanta IRA. The agreement does not constitute a release of any kind, and the Receiver expressly reserved the right to pursue additional claims, funds, or assets from Mr. Bradford or Ms. Giron as may be warranted.

The Receiver is actively working with Mr. Bradford's counsel to facilitate the turnover of these assets and is in the process of reviewing available documentation to assess their current value. This includes obtaining lease agreements for the rental properties, confirming the cash surrender value of the insurance policies, evaluating the private placement positions, and coordinating with the IRA custodian. The Receiver anticipates that these assets will be transferred and brought under the control of the Receivership during the next reporting period.

## **10. Personal Property**

### *i. Vehicles and Luxury Furniture*

During Reporting Period, the Receiver filed and the Court granted an unopposed motion seeking Court approval to sell certain vehicles, furniture, and other personal property owned by Drive Planning, Defendant Burkhalter, or Relief Defendants for the benefit of the Receivership Estate. These assets included four

vehicles (a 2017 Aston Martin DB11, a 2019 Ford F350, a 2022 Ford F250, and a 2021 Ford Bronco), as well as high-end furniture originally intended for a luxury condominium unit in St. Petersburg, Florida. This personal property collectively is estimated to be valued at approximately \$250,000, is depreciating, and has imposed significant carrying costs related to storage, insurance, and maintenance. As such, once the Court granted the Receiver's motion, the Receiver increased his efforts to locate purchasers and prepare the assets for sale, including, among other things, arranging for the Aston Martin to be towed to a service center to be repaired and serviced to maximize its sale price. In the next reporting period, the Receiver will continue these efforts to generate additional funds for distribution to the defrauded investors.

Also during the Reporting Period, the Receiver discovered that certain personal property previously believed to be unencumbered and owned outright by Drive Planning or Relief Defendants was, in fact, subject to liens and security interests, with loan payments having been made pre-receivership by Drive Planning. As a result, the Receiver investigated the liens held by Ford Motor Credit on two vehicles, a 2019 Ford F-450 and a 2022 Ford F-250, both of which were purchased with funds traceable to Drive Planning and subject to outstanding loan balances, confirmed the outstanding loan balances, determined the market value of the vehicles, and ascertained whether they were necessary to the operations of the

Ranch. The Receiver paid the past due loan balance for the 2019 Ford F-450 because it is necessary to the operations of the Ranch, but after evaluating the costs to recover the 2022 Ford F-250, including a payment of \$5,675.40 to redeem the vehicle from repossession and monthly loan payments of \$1,418.85, determining it has no equity given its value and the loan balance, and confirming that it was not required for Ranch operations, the Receiver determined that it was in the best interests of the Estate to surrender the F-250 to Ford Motor Credit. With respect to the Ford F-350, which remains subject to a lien held by Bank of America, given that its current market value exceeds the loan balance, the Receiver determined that it would be prudent to have the Estate continue to make the monthly loan payments and to market it for sale rather than surrender it to the bank.

*ii. "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 preserve and maintain the yacht at a secure MarineMax marina in St. Petersburg, Florida, with the assistance of the Court-approved captain, and MarineMax, a reputable yacht broker, continued to actively market it through its vast network of potential purchasers. MarineMax

received several inquiries and showed the yacht to a few potential purchasers, but none of them has made a purchaser offer.

*iii. Ownership and Leasehold Interests in Private Jets*

During the initial reporting period, the Receiver discovered and investigated Drive Planning's fractional ownership and leasehold interests in three private business jets managed through NetJets, Inc. ("NetJets"). In particular, Drive Planning held fractional interests in the following three aircraft, including leases for two and an ownership stake in a third:

1. Phenom 300 Aircraft (Tail No. N333QS): Drive Planning leases a 6.25% fractional interest in this aircraft.
2. Citation Latitude Aircraft (Tail No. N511QS): Drive Planning leases a 6.25% fractional interest in this aircraft.
3. Citation Latitude Aircraft (Tail No. N952QS): Drive Planning owns a 6.25% fractional interest in this aircraft.

During the prior reporting period, the Receiver engaged in negotiations with NetJets regarding the repurchase of Drive Planning's ownership interest and termination of the leases. During the Reporting Period, the Receiver's Lead Counsel dedicated substantial efforts to negotiating and finalizing settlements that will result in the recovery of significant amounts for the benefit of the Receivership Estate. Specifically, Lead Counsel finalized a settlement with NetJets which resolved the Estate's potential claims against NetJets and NetJets's potential claims against the Estate arising from Drive Planning's pre-Receivership transfer of funds to NetJets

for the use of private aircrafts and obligations pursuant to the underlying agreements. The settlement, which was approved by the Court (ECF No. 105), will avoid costly, potentially-protracted litigation, minimize the risk of an unfavorable outcome, and ensure a return of \$585,419.78 to the Estate.

**E. Recovery of Transfers to Tampa Bay Rays for Marketing**

During the initial reporting period, the Receiver discovered that Drive Planning had paid \$400,000 to the Tampa Bay Rays under a marketing agreement between Drive Planning and the Major League Baseball team. An initial \$200,000 was paid in April 2024, and an additional \$200,000 was paid on August 13, 2024, the date the Appointment Order was entered in this case. In exchange for these payments, Drive Planning was promised advertising and promotional rights with the Tampa Bay Rays, including visible branding and the use of hospitality suites during postseason events.

During the Reporting Period, the Receiver finalized and obtained Court approval of a settlement with the Tampa Bay Rays, resulting in the recovery of \$200,000 for the Receivership Estate. ECF No. 94. The settlement allowed the Estate to recover 100% of the funds for which no services were provided and avoided the risks and costs of litigation.

## F. Lawsuits Filed Against Drive Planning

During the initial reporting period, the Receiver identified lawsuits filed against Drive Planning and related entities. The Receiver has sought a stay and/or dismissal of each matter pursuant to the stay provision in the Appointment Order and certain of the matters have been stayed or dismissed. *See* ECF No. 10 at ¶ 32.

In the case styled *Joseph J. Prieto v. Ketler Bosse d/b/a Bosse Future Capital Group and Drive Planning, LLC*, filed in the Hillsborough County Superior Court, New Hampshire (Case No. 24-cv-03583-VMC), Joseph J. Prieto, brought claims against Ketler Bosse and Drive Planning, alleging breach of contract, fraudulent misrepresentation, and violations of the New Hampshire Consumer Protection Act. As Mr. Prieto declined to file the Appointment Order in the New Hampshire court upon the Receiver's request, the Receiver, with this Court's approval, retained Preti Flaherty Beliveau & Pachios, LLP ("Preti Flaherty") as local counsel in New Hampshire to have the case stayed. *See* ECF Nos. 45, 47. During the prior reporting period, Preti Flaherty appeared in the action on behalf of the Receiver and filed a notice of the Receivership and motion to stay the case, pursuant to the Appointment Order. Thereafter, this case was dismissed.

In the case styled *Douglas G. Magruder, Jr. v. Drive Planning, LLC*, filed in the Sixth Judicial Circuit in and for Pinellas County, Florida (Case No. 24-002887-CI), Mr. Magruder, brought claims for breach of contract and damages against Drive

Planning. During the prior reporting period, the Receiver's Lead Counsel filed a Notice of Receivership and Motion to Stay this matter, and after a hearing during this Reporting Period, an Order to Stay proceedings was entered by the Court on February 12, 2025.

In the case styled *Justin Hanson v. Drive Planning, LLC*, filed in the Sixth Judicial Circuit in and for Pinellas County, Florida (Case No. 24-003369-CI), Mr. Hanson brought claims against Drive Planning for breach of promissory notes. During the prior reporting period, the Receiver's Lead Counsel filed a Notice of Receivership and Motion to Stay this matter, and after a hearing during this Reporting Period, an Order to Stay proceedings was entered by the Court on April 15, 2025.

In the case styled *Embry Development Company v. Drive Planning, LLC and R. Todd Burkhalter*, filed in the Superior Court of Fulton County, Georgia (Case No. 2023CV384406), Embry Development Company brought claims against Drive Planning and Mr. Burkhalter for unauthorized use of the Embry name, breach of trust in capital raising activities, and violations of the Georgia Uniform Deceptive Trade Practices Act, seeking emergency injunctive relief and damages. During the prior reporting period, the Receiver's Local Counsel filed a Notice of Receivership and Motion for Stay, pursuant to which this matter was stayed.

In the case styled *Bryan R. Burney v. Drive Planning, LLC and Russell Todd Burkhalter*, filed in the Hamilton Superior Court, Indiana (Cause No. 29D01-2408-PL-009063), Mr. Burney brought claims against Drive Planning and Mr. Burkhalter for breach of contract, fraud, and violations of federal and state securities laws. During the prior reporting period, the Receiver filed a Notice of Receivership and Motion to Stay the case and, on October 15, 2024, the Court granted that motion.

#### **G. 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 dollars. All investor deposits and distributions have been reported to this Court in the Receiver's Sworn Accounting [ECF No. 81].

#### **H. Investor Communications**

The Receiver and his team have devoted significant time and effort 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](http://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 prior reporting period, the Receiver obtained Court approval to employ Stretto as his data collection agent to prepare a secure online portal to collect and process information and documents from investors necessary for the Receiver's Forensic Accountant to complete the bank account reconstruction and assist the Receiver to otherwise fulfill his duties under the Appointment Order, and to facilitate the Receiver's team's review of all the data received from investors. *See* ECF No. 38. 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 and will assist the Receiver in sending future mass emails to investors, providing them with periodic updates regarding the Receivership.

As a result, the Receiver is on track to initiate the claims distribution process this year, subject to Court approval. As part of that process, which the Receiver began formulating during the Reporting Period, the Receiver will circulate a secure link to all investors confirming their net loss calculations and requesting relevant payment information, including bank account details, to facilitate future distributions.

#### **I. 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. 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 March 31, 2025, the Receiver held a total of \$55,572,666.94 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 \$482,688.25 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 other local counsel, 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 April 30, 2025, I electronically filed the foregoing *Notice* using the CM/ECF System that will automatically send e-mail notification of such filing to all registered attorneys of record.

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: April 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 1/1/2025 to 3/31/2025

		Detail	Subtotal	Grand Total
<b>Line 1</b>	Beginning Balance (As of 1/1/2025):	\$ -	\$ -	\$ <b>54,131,710.56</b>
	<b>Increases in Fund Balance:</b>			
<b>Line 2</b>	Business Income	\$ -	\$ -	\$ -
<b>Line 3</b>	Cash and Securities [1]	\$ 1,902,244.72	\$ 1,902,244.72	\$ 1,902,244.72
<b>Line 4</b>	Interest/Dividend Income [1]	\$ 482,688.25	\$ 482,688.25	\$ 482,688.25
<b>Line 5</b>	Business Asset Liquidation	\$ -	\$ -	\$ -
<b>Line 6</b>	Personal Asset Liquidation	\$ -	\$ -	\$ -
<b>Line 7</b>	Third-Party Litigation Income	\$ -	\$ -	\$ -
<b>Line 8</b>	Miscellaneous - Other			\$ -
	<b>Total Funds Available (Lines 1-8):</b>			\$ <b>56,516,643.53</b>
	<b>Decreases in Fund Balance:</b>			
<b>Line 9</b>	Disbursements to Investors	\$ -	\$ -	\$ -
<b>Line 10</b>	Disbursements for Business Operations [1]	\$ 593,219.97	\$ 593,219.97	\$ 593,219.97
Line 10a	Disbursements to Receiver or Other Professionals [1]	\$ 350,756.62	\$ 350,756.62	\$ 350,756.62
	<b>Total Disbursements for Receivership Operations</b>			\$ <b>943,976.59</b>
<b>Line 11</b>	Disbursements for Distribution Expenses Paid by the Fund:	\$ -	\$ -	\$ -
<b>Line 12</b>	Disbursements to Court/Other	\$ -	\$ -	\$ -
	<b>Total Disbursements to Court/Other</b>			
	<b>Total Funds Disbursed (Lines 9-11)</b>			\$ <b>943,976.59</b>
<b>Line 13</b>	Ending Balance (As of March 31, 2025)			\$ <b>55,572,666.94</b>
<b>Line 14</b>	Ending Balance of Fund – Net Assets:			
Line 14a	Cash & Cash Equivalents			\$ <b>55,572,666.94</b>
	<b>Total Ending Balance of Fund – Net Assets</b>			\$ <b>55,572,666.94</b>

[1] See Attachment 1.

Respectfully submitted,  
Damian | Valori | Culmo  
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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**

<b>Date</b>	<b>From</b>	<b>Amount</b>
1/3/2025	Rental Payment from Tenant	\$ 2,200.00
1/3/2025	Rental Payment from Tenant	\$ 4,300.00
1/6/2025	Rental Payment from Tenant	\$ 2,625.00
1/7/2025	Rental Payment from Tenant	\$ 3,105.00
1/8/2025	Rental Payment from Tenant	\$ 1,150.00
1/21/2025	Rental Payment from Tenant	\$ 300.00
1/28/2025	Rental Payment from Tenant	\$ 1,170.00
1/31/2025	Rental Payment from Tenant	\$ 1,495.00
2/4/2025	Rental Payment from Tenant	\$ 7,055.00
2/5/2025	Rental Payment from Tenant	\$ 1,525.00
2/10/2025	Rental Payment from Tenant	\$ 2,900.00
2/25/2025	Rental Payment from Tenant	\$ 450.00
2/28/2025	Rental Payment from Tenant	\$ 1,945.00
3/3/2025	Rental Payment from Tenant	\$ 1,170.00
3/4/2025	Rental Payment from Tenant	\$ 6,905.00
3/6/2025	Rental Payment from Tenant	\$ 1,475.00
3/11/2025	Rental Payment from Tenant	\$ 200.00
3/11/2025	Rental Payment from Tenant	\$ 350.00
3/27/2025	Rental Payment from Tenant	\$ 1,495.00
3/31/2025	Rental Payment from Tenant	\$ 250.00
<b>Total</b>		<b>\$ 42,065.00</b>

**City National Bank Accounting - Fiduciary Account**

1/14/2025	Johnson Anderson for DP counsel retainer refund	\$ 1,340.00
1/14/2025	Southern Homestay - Gulfport properties rent	\$ 3,546.09
1/15/2025	Ana Maria Island Rent	\$ 3,830.50
1/24/2025	Return of Invesments in Tennessee plus interest	\$ 635,000.00
1/27/2025	Sale of GA property and Steer - Burkhalter Ranch	\$ 540,000.00
1/31/2025	Gulfport Properties	\$ 16,900.94
2/4/2025	Funds from frozen Chase account	\$ 18,960.00
2/17/2025	Southern Homestay - Gulfport properties rent	\$ 3,828.53
2/18/2025	Ana Maria Island Rent	\$ 1,573.20
2/26/2025	Transfer from TBR Supply House South State Account	\$ 70,000.00
3/7/2025	Transfer from TBR Supply House South State Account	\$ 32,306.63
3/7/2025	Transfer from TBR Supply House South State Account	\$ 50,300.00
3/12/2025	Southern Homestay - Gulfport properties rent	\$ 3,233.86
3/13/2025	Rays Baseball Club Settlement Payment	\$ 200,000.00
3/17/2025	Ana Maria Island Rent	\$ 2,119.38
3/26/2025	Wilson Pruitt - closing of Madola Rd property	\$ 277,240.59
<b>Total</b>		<b>\$ 1,860,179.72</b>

**Total of receipts excluding interest** **\$ 1,902,244.72**

**Attachment 1 to SFAR Report****SEC v. Drive Planning - Receipts of Fiduciary and Drive Planning Accounts****City National Bank Accounting - Fiduciary Account - Interest**

1/31/2025	Interest - Fiduciary Account	\$	12,369.18
2/28/2025	Interest - Fiduciary Account	\$	13,856.28
3/31/2025	Interest - Fiduciary Account	\$	14,366.49
<b>Total</b>		<b>\$</b>	<b>40,591.95</b>

**Synovus Bank Accounting - Fiduciary Account - Interest**

1/31/2025	Interest - Fiduciary Account	\$	788.95
1/31/2025	Interest - Fiduciary Account	\$	97,223.08
2/28/2025	Interest - Fiduciary Account	\$	765.59
2/28/2025	Interest - Fiduciary Account	\$	88,064.58
3/31/2025	Interest - Fiduciary Account	\$	691.49
3/31/2025	Interest - Fiduciary Account	\$	97,778.57
<b>Total</b>		<b>\$</b>	<b>285,312.26</b>

**Axos Bank Accounting - Fiduciary Account - Interest**

1/31/2025	Interest - Fiduciary Account	\$	53,847.08
2/28/2025	Interest - Fiduciary Account	\$	48,777.20
3/31/2025	Interest - Fiduciary Account	\$	54,159.76
<b>Total</b>		<b>\$</b>	<b>156,784.04</b>

**Total of Interest** **\$ 482,688.25**

**GRAND TOTAL OF RECEIPTS FOR BANK ACCOUNTS** **\$ 2,384,932.97**

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

<b>Date</b>	<b>Payable</b>	<b>Amount</b>
1/2/2025	Florida Property Lease Property Management Program - monthly	\$ 119.00
1/2/2025	Duke Energy - Pearsons Apts	\$ 35.64
1/2/2025	J'S Lawn Maintenance - Regency Villas	\$ 120.00
1/2/2025	J'S Lawn Maintenance - Pearson Apts.	\$ 75.00
1/2/2025	Dry Solutions - Flood remediation - Pearson Apts.	\$ 2,213.50
1/3/2025	Resident LCS - rental management portal	\$ 300.00
1/3/2025	Kimrell Your Nearby Handyman - Regency Villas	\$ 275.00
1/3/2025	Kimrell Your Nearby Handyman - Pearson Apts	\$ 165.00
1/3/2025	Pool Maintenance - Regency Villas	\$ 250.00
1/6/2025	Hotel Detroit Condo - condo fees (Jan) - St. Petersburg FL	\$ 963.14
1/6/2025	ADP Payroll fees	\$ 37.46
1/6/2025	ADP Payroll fees	\$ 66.37
1/6/2025	CyberDiscovery - Google chat/email/drive data base - Lexbe platform - Dec 2024	\$ 8,882.50
1/6/2025	Stretto - Investor portal management and hosting docs - December 2024	\$ 8,711.72
1/6/2025	Yacht Captain William Lance Brooks - monthly pay	\$ 6,000.00
1/6/2025	Greene Insurance - auto insurance for trucks at Burkhalter Ranch	\$ 7,981.00
1/6/2025	Russell Burkhalter - pursuant to court order	\$ 60,000.00
1/6/2025	Quality Worx - lawn care at Burkhalter Ranch	\$ 1,250.00
1/6/2025	Waterline Villas - quarterly maintenance - Holmes Beach, FL	\$ 8,351.42
1/6/2025	Greene Insurance - insurance for Piney Rd property	\$ 748.80
1/6/2025	City of St. Petersburg - utility invoice - Pearsons Apts	\$ 1,022.73
1/6/2025	Florida property payment platform fee	\$ 14.00
1/6/2025	Duke Energy - Regency Villas	\$ 35.59
1/7/2025	ETC - Internet at Burkhalter Ranch	\$ 1,146.50
1/7/2025	Crystal Clean Housekeeping - Tower Rd - Nov-Dec cleaning	\$ 700.00
1/7/2025	LCR Group - cleanup of property at Atlanta St.	\$ 2,267.53
1/7/2025	LCR Group - furnishing property at Tower Rd.	\$ 1,322.04
1/7/2025	LCR Group - furnishing and staging property at Tower Rd.	\$ 1,236.25
1/7/2025	Marine Max - monthly yacht slip	\$ 1,171.65
1/7/2025	FPL - Panama City Beach Condo unit	\$ 52.22
1/9/2025	Tri-state EMC - Electric - Burkhalter Ranch	\$ 33.46
1/9/2025	Payroll and expenses for Staurolite Barn	\$ 4,000.00
1/9/2025	Payroll and expenses for Burkhalter Ranch	\$ 4,000.00
1/9/2025	Doss & Associates - mortgage payment for TBR Supply	\$ 22,996.60
1/10/2025	Payroll - 1099 pay for Florida Property Management	\$ 3,157.90
1/13/2025	Residence at Solaz Unit - Annual HOA, Insurance and Taxes - Mexico property	\$ 56,722.00
1/14/2025	Solaz Condo Mexico property - expenses Nov - Dec 2024	\$ 1,500.00
1/15/2025	Marine Max - monthly yacht slip	\$ 1,171.65
1/15/2025	Quality Worx - winter preparation for Burkhalter Ranch in GA	\$ 650.00
1/15/2025	Duke Energy - One Condo - St. Petersburg	\$ 35.35
1/15/2025	Preti Flaherty Beliveau & Pachios LLP - legal fees thru 12/31/24	\$ 77.00
1/16/2024	Tri-state EMC - Electric - Burkhalter Ranch and Staurolite Barn	\$ 3,563.15
1/16/2025	SWAT Pest Control - Panama City Beach Condo	\$ 135.00

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

1/16/2025	Fannin County - Water Bill for Burkhalter Ranch	\$ 190.86
1/16/2025	Duke Energy - Gulfport properties	\$ 1,108.51
1/16/2025	Google Drive - Document Storage - November 2024 - January 2025	\$ 4,992.00
1/17/2025	Payroll - 1099 pay for Florida Property Management	\$ 400.00
1/20/2025	Discover Card charges for Gulfport properties utilities	\$ 2,150.49
1/20/2025	City of Gulfport - Gulfport properties - utilities	\$ 101.05
1/20/2025	City of Gulfport - Gulfport properties - utilities	\$ 245.15
1/21/2025	Georgia Power - Roswell property - electricity	\$ 520.00
1/21/2025	Quality Worx - maintenance Tower Rd properties (12/19/24)	\$ 200.00
1/21/2025	City of Blue Ridge - property taxes for TBR Supply House	\$ 1,030.84
1/21/2025	Quality Worx - maintenance Tower Rd properties (1/20/25)	\$ 200.00
1/21/2025	Marine Max - cleaning and repair of yacht	\$ 4,325.17
1/21/2025	Unite Contracting - plumbing repair at Burkhalter Ranch	\$ 300.00
1/21/2025	Unite Contracting - frozen pipe repair at Burkhalter Ranch	\$ 380.00
1/21/2025	Kimrell Your Nearby Handyman - Regency Villas	\$ 230.00
1/22/2025	City of St. Petersburg - utility - Regency Villa	\$ 221.07
1/22/2025	City of St. Petersburg - utility - Regency Villa	\$ 551.09
1/23/2025	Quality Worx - winter preparation of lawn for Burkhalter Ranch in GA	\$ 650.00
1/23/2025	Staurolite Barn - BMR ads	\$ 900.00
1/23/2025	Staurolite Barn - payroll and expenses	\$ 1,600.00
1/23/2025	Staurolite Barn - Google and Facebook ads	\$ 1,000.00
1/23/2025	TECO/People Gas - Pearsons Apts	\$ 488.15
1/23/2025	Duke Energy - Regency Villas	\$ 24.05
1/23/2025	Duke Energy - Pearsons Apts	\$ 35.48
1/23/2025	Duke Energy - Pearsons Apts	\$ 35.55
1/23/2025	Duke Energy - Pearsons Apts	\$ 35.55
1/23/2025	Duke Energy - Pearsons Apts	\$ 35.57
1/23/2025	Duke Energy - Pearsons Apts	\$ 35.58
1/23/2025	Duke Energy - Pearsons Apts	\$ 35.65
1/23/2025	Duke Energy - Pearsons Apts	\$ 35.65
1/23/2025	Duke Energy - Pearsons Apts	\$ 42.35
1/23/2025	Duke Energy - Pearsons Apts	\$ 86.16
1/23/2025	Duke Energy - Regency Villas	\$ 115.15
1/23/2025	Duke Energy - Regency Villas	\$ 130.86
1/23/2025	Duke Energy - Regency Villas	\$ 223.45
1/23/2025	Duke Energy - Regency Villas	\$ 320.91
1/24/2025	ADP Payroll fee - end of year state filings (FL & GA)	\$ 150.00
1/24/2025	Payroll - 1099 pay for Florida Property Management	\$ 3,157.90
1/27/2025	Duke Energy - Regency Villas	\$ 35.65
1/27/2025	City of St. Petersburg - utilities - Regency Villas	\$ 327.77
1/27/2025	City of St. Petersburg - utilities - Pearsons Apts	\$ 622.46
1/28/2025	Quality Worx - maintenance Tower Rd properties (11/24/24)	\$ 200.00
1/28/2025	Quality Worx - maintenance Tower Rd properties (1/1/25)	\$ 200.00
1/29/2025	Tri-state EMC - electric - Staurolite Barn	\$ 31.97

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

1/29/2025	ADP Payroll fee - end of year filings (W2 & 1099)	\$ 1,063.65
1/31/2025	ADP Payroll fees	\$ 37.46
1/31/2025	AgriTrust of Georgia - worker's comp insurance for Burkhalter Ranch (Jan-Feb)	\$ 1,311.00
1/31/2025	Spectrum - cable and internet for Gulfport properties	\$ 221.89
1/31/2025	Florida Property Lease Property Management Program - monthly	\$ 119.00
1/31/2025	Truist Bank Service Fee	\$ 40.00
2/4/2025	Paragon Designer - storage for Burkhalter Ranch - December	\$ 645.84
2/4/2025	Paragon Designer - storage for Burkhalter Ranch - January	\$ 645.84
2/4/2025	Yacht Captain William Lance Brooks - monthly pay	\$ 6,000.00
2/4/2025	Ford Security Solutions - gate repair for Tower Rd property	\$ 153.17
2/4/2025	City of Gulfport - Gulfport properties - utilities	\$ 202.18
2/4/2025	Tri-state EMC - electric - Burkhalter Ranch	\$ 769.20
2/4/2025	Tri-state EMC - electric - Burkhalter Ranch	\$ 389.00
2/4/2025	Tri-state EMC - electric - Burkhalter Ranch	\$ 42.84
2/4/2025	Tri-state EMC - electric - Staurolite Barn	\$ 466.14
2/4/2025	Tri-state EMC - electric - Staurolite Barn	\$ 2,619.22
2/4/2025	Tri-state EMC - electric - Tower Rd	\$ 503.99
2/4/2025	LCR Group - electric and plumbing repair for Roswell property	\$ 792.00
2/4/2025	Resident LCS - rental management portal	\$ 300.00
2/4/2025	Return of Security Deposit from Regency Villas	\$ 1,195.00
2/4/2025	Pool Maintenance - Regency Villas	\$ 250.00
2/4/2025	Security Deposit Refund from Regency Villas	\$ 1,350.00
2/5/2025	Duke Energy - Pearsons Apts	\$ 35.65
2/5/2025	Florida property payment platform fee	\$ 11.00
2/6/2025	Grant's Garbage - Mandola Rd properties (past due)	\$ 180.00
2/6/2025	Grant's Garbage - Wash Wilson properties (past due)	\$ 180.00
2/6/2025	Grant's Garbage - Wash Wilson properties (past due)	\$ 180.00
2/6/2025	Grant's Garbage - Mandola Rd properties (Feb)	\$ 35.00
2/6/2025	Grant's Garbage - Wash Wilson properties (Feb)	\$ 35.00
2/6/2025	Grant's Garbage - Wash Wilson properties (Feb)	\$ 35.00
2/6/2025	Hotel Detroit Condo - condo fees (Feb) - St. Petersburg FL	\$ 963.14
2/6/2025	Paragon Designer - storage for Burkhalter Ranch - November	\$ 645.84
2/6/2025	J's Lawn Maintenance - lawn care at Gulfport properties June-Dec 2024	\$ 650.00
2/7/2025	Staurolite Barn - payroll and expenses	\$ 1,600.00
2/7/2025	BRMC - Staurolite Barn - webhosting	\$ 1,593.97
2/7/2025	Staurolite Barn - Googles ads	\$ 437.72
2/7/2025	Payroll - 1099 pay for Florida Property Management	\$ 3,157.90
2/10/2025	Lamps Plus - replacement of light for One Condo St. Petersburg	\$ 372.36
2/10/2025	Amazon - items for Pearson Apts.	\$ 80.22
2/10/2025	Amazon - items for Pearson Apts.	\$ 104.84
2/10/2025	Duke Energy - Pearsons Apts	\$ 35.63
2/10/2025	FPL - Panama City Beach Condo unit	\$ 37.07
2/11/2025	City of Gulfport - Gulfport properties- utilities	\$ 100.32

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

2/11/2025	Spectrum - cable and internet for Gulfport properties	\$ 460.44
2/11/2025	Unite Contracting - sink repair at Burkhalter Ranch	\$ 320.00
2/11/2025	Quality Worx - maintenance Hardscrabble properties (2/8/25)	\$ 200.00
2/11/2025	Quality Worx - maintenance Tower Rd properties (2/8/25)	\$ 200.00
2/11/2025	Marine Max - monthly yacht slip	\$ 1,171.65
2/11/2025	Duke Energy - One Condo St. Petersburg	\$ 35.45
2/11/2025	CyberDiscovery - drive database - Lexbe platform - Jan 2025	\$ 9,002.50
2/17/2025	Fannin County - property tax for Mountain Rivers Lane	\$ 125.52
2/17/2025	Fannin County - property tax for Doc Rd	\$ 1,610.27
2/17/2025	Fannin County - property tax for Madola Rd	\$ 162.28
2/17/2025	Fannin County - property tax for E 2nd Ste	\$ 3,277.00
2/17/2025	Fannin County - property tax for E 2nd Ste	\$ 3,571.61
2/17/2025	Fannin County - property tax for Tower Rd	\$ 933.30
2/17/2025	Fannin County - property tax for Tower Rd	\$ 933.30
2/17/2025	Fannin County - property tax for Hardscrabble Rd	\$ 484.93
2/17/2025	Fannin County - property tax for Piney Rd	\$ 1,499.63
2/17/2025	Fannin County - property tax for Hardscrabble Rd	\$ 3,897.71
2/17/2025	Fannin County - property tax for Blue ridge Rd	\$ 2,514.59
2/17/2025	Fannin County - property tax for Doc Rd	\$ 53.72
2/17/2025	Fannin County - property tax for Hardscrabble Rd	\$ 8,585.77
2/17/2025	Tri-state EMC - electric - Burkhalter Ranch	\$ 31.97
2/17/2025	Pinellas County Tax Collector - property tax for Pearson Apts. St. Petersburg	\$ 12,666.13
2/17/2025	Pinellas County Tax Collector - property tax for 9th Ave, St. Petersburg	\$ 7,805.24
2/17/2025	Pinellas County Tax Collector - property tax for 8th, St. Petersburg	\$ 9,313.54
2/17/2025	Pinellas County Tax Collector - property tax for 9th Ave, St. Petersburg	\$ 7,805.24
2/17/2025	Pinellas County Tax Collector - property tax for Hotel Detroit Condo, St. Petersburg	\$ 9,674.56
2/17/2025	Pinellas County Tax Collector - property tax for Euclid Manor, St. Petersburg	\$ 3,386.96
2/18/2025	Duke Energy - Gulfport properties	\$ 19.29
2/18/2025	Duke Energy - Gulfport properties	\$ 17.05
2/18/2025	Duke Energy - Gulfport properties	\$ 23.35
2/18/2025	Staurolite Barn - payroll and expenses	\$ 1,600.00
2/18/2025	J'S Lawn Maintenance - Pearson Apts	\$ 150.00
2/18/2025	J'S Lawn Maintenance - Regency Villas	\$ 240.00
2/19/2025	Doss & Associates - mortgage payment for TBR Supply House (Feb 2025)	\$ 22,996.60
2/19/2025	Fannin County - property tax for Wash Wilson (204 & 2025)	\$ 307.05
2/19/2025	Fannin County - property tax for Wash Wilson (204 & 2025)	\$ 108.36
2/19/2025	Fannin County - property tax for Madola Rd (2024 & 2025)	\$ 120.76
2/19/2025	Pinellas County Tax Collector - property tax for Gulfport properties (2023)	\$ 18,484.57
2/19/2025	Manatee County Tax Collector - property tax for Waterline Villa property	\$ 13,419.41
2/19/2025	Pinche a Penny - pool supplies - Regency Villas	\$ 203.50
2/20/2025	TECO/People Gas - Pearsons Apts	\$ 94.13
2/21/2025	Pinellas County Tax Collector - property tax for Gulfport properties (2024)	\$ 13,606.08
2/21/2025	Spectrum - cable and internet for Gulfport properties	\$ 189.88

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

2/21/2025	AgriTrust of Georgia - worker's comp insurance for Burkhalter Ranch (monthly)	\$ 658.00
2/21/2025	Akrivis - property appraisal for Doc Roof Rd property	\$ 650.00
2/21/2025	City of St. Petersburg - utilities Regency Villa	\$ 434.64
2/21/2025	Payroll - 1099 pay for Florida Property Management	\$ 3,157.90
2/24/2025	Quality Worx - maintenance Burkhalter Ranch properties (2/8/25)	\$ 650.00
2/24/2025	Folger Gas - Burkhalter Ranch	\$ 338.40
2/24/2025	Folger Gas - Staurolite Barn	\$ 832.59
2/24/2025	Duke Energy - Regency Villas	\$ 35.52
2/24/2025	Duke Energy - Pearsons Apts	\$ 35.57
2/24/2025	Duke Energy - Pearsons Apts	\$ 35.60
2/24/2025	Duke Energy - Pearsons Apts	\$ 35.65
2/24/2025	Duke Energy - Pearsons Apts	\$ 35.66
2/24/2025	Duke Energy - Pearsons Apts	\$ 35.66
2/24/2025	Duke Energy - Pearsons Apts	\$ 35.70
2/24/2025	Duke Energy - Pearsons Apts	\$ 38.50
2/24/2025	Duke Energy - Pearsons Apts	\$ 41.25
2/24/2025	Duke Energy - Detroit Condo	\$ 47.70
2/26/2025	Duke Energy - Regency Villas	\$ 25.55
2/26/2025	Duke Energy - Regency Villas	\$ 35.68
2/26/2025	Duke Energy - Regency Villas	\$ 115.44
2/26/2025	Duke Energy - Regency Villas	\$ 137.56
2/26/2025	Duke Energy - Regency Villas	\$ 190.74
2/26/2025	City of St. Petersburg - utilities - Regency Villas	\$ 305.30
2/26/2025	Duke Energy - Regency Villas	\$ 313.70
2/26/2025	City of St. Petersburg - utilities - Pearsons Apts	\$ 389.14
2/27/2025	Hagerty Insurance - insurance for Aston Martin car	\$ 1,975.00
2/27/2025	Doss & Associates - mortgage payment for TBR Supply House (March 2025)	\$ 22,996.60
2/28/2025	ADP Payroll fee	\$ 37.46
3/3/2025	Spectrum - cable and internet for Gulfport properties	\$ 233.37
3/3/2025	Doss & Associates - mortgage payment for TBR Supply House (late fee)	\$ 1,149.83
3/3/2025	Florida Property Lease Property Management Program - monthly	\$ 119.00
3/4/2025	CyberDiscovery - drive database - Lexbe platform - Feb 2025	\$ 7,282.00
3/4/2025	Marine Max - Yacht repair	\$ 1,460.06
3/4/2025	Resident LCS - rental management portal	\$ 300.00
3/5/2025	Google Drive - Document Storage - February 2025	\$ 1,664.00
3/5/2025	State of Georgia - MAH International annual registration	\$ 55.00
3/5/2025	State of Georgia - Drive Planning International annual registration	\$ 55.00
3/5/2025	Dehart & Hill Electric - repair Staurolite Barn	\$ 9,500.00
3/5/2025	Dehart & Hill Electric - repair Staurolite Barn	\$ 665.00
3/5/2025	City of Roswell - water bill for Roswell property	\$ 59.62
3/5/2025	Yacht Captain William Lance Brooks - monthly pay	\$ 6,000.00
3/5/2025	Tri-state EMC - electric - Burkhalter Ranch	\$ 685.39
3/5/2025	Tri-state EMC - electric - Burkhalter Ranch	\$ 326.00
3/5/2025	Tri-state EMC - electric - Burkhalter Ranch	\$ 49.04

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

3/5/2025	Tri-state EMC - electric - Staurolite Barn	\$ 414.44
3/5/2025	Tri-state EMC - electric - Staurolite Barn	\$ 2,481.14
3/5/2025	Grant's Garbage - Mandola Rd properties (Mar)	\$ 35.00
3/5/2025	Grant's Garbage - Wash Wilson properties (Mar)	\$ 35.00
3/5/2025	Grant's Garbage - Wash Wilson properties (Mar)	\$ 35.00
3/5/2025	Tri-state EMC - electric - Tower Rd	\$ 279.72
3/5/2025	City of Gulfport - Gulfport properties- utilities	\$ 202.18
3/5/2025	City of Gulfport - Gulfport properties- utilities	\$ 101.31
3/5/2025	Burkhalter Ranch - payroll and expense	\$ 3,000.00
3/5/2025	Florida property payment platform fee	\$ 11.00
3/6/2025	Stretto - Investor portal management and hosting docs - January 2025	\$ 7,775.96
3/6/2025	Stretto - Investor portal management and hosting docs - December 2024	\$ 8,018.81
3/6/2025	Hotel Detroit Condo - condo fees (March) - St. Petersburg FL	\$ 963.14
3/6/2025	Staurolite Barn - payroll and expenses	\$ 2,000.00
3/7/2025	ADP Payroll Fees	\$ 66.37
3/7/2025	Duke Energy - Pearsons Apts	\$ 35.66
3/7/2025	Greenhouse - pest control - Regency Villas	\$ 321.00
3/7/2025	Payroll - 1099 pay for Florida Property Management	\$ 3,157.90
3/10/2025	Paragon Designer - storage for Burkhalter Ranch - February	\$ 645.84
3/10/2025	Marine Max - monthly yacht slip	\$ 1,171.65
3/10/2025	J's Lawn Maintenance - lawn care at Gulfport properties January-February 2025	\$ 100.00
3/10/2025	Duke Energy - One Condo unit - St. Petersburg	\$ 35.42
3/11/2025	Duke Energy - Gulfport properties	\$ 83.78
3/11/2025	FPL - Panama City Beach Condo unit	\$ 36.57
3/12/2025	Duke Energy - Gulfport properties	\$ 3.33
3/12/2025	USPS postage to return security deposit to Regency Villas tenant	\$ 13.23
3/12/2025	Duke Energy - Regency Villas	\$ 35.65
3/12/2025	City of St. Petersburg - utilities - Regency Villa	\$ 449.12
3/12/2025	Pool Maintenance - Regency Villas	\$ 250.00
3/12/2025	J'S Lawn Maintenance - Regency Villas	\$ 240.00
3/12/2025	J'S Lawn Maintenance - Pearson Apts.	\$ 150.00
3/17/2025	Solaz Unit Mexico Property - Expenses January - March 2025	\$ 3,500.00
3/17/2025	Staurolite Barn - payroll and expenses	\$ 1,600.00
3/17/2025	Staurolite Barn - BMR Ads	\$ 600.00
3/17/2025	Burkhalter Ranch - payroll and expenses	\$ 5,000.00
3/17/2025	Burkhalter Ranch - monthly feed for cattle	\$ 1,000.00
3/17/2025	Arrow Exterminators - Burkhalter Ranch	\$ 154.00
3/18/2025	BRMC - website and email for TBR Supply House	\$ 88.99
3/18/2025	BRMC - website and email for Burkhalter Ranch	\$ 24.00
3/18/2025	Tri-state EMC - electric - Burkhalter Ranch	\$ 32.13
3/18/2025	Tri-state EMC - electric - TBR Supply House	\$ 163.00
3/18/2025	Tri-state EMC - electric - TBR Supply House	\$ 176.00

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

3/18/2025	Marine Max - yacht wash and maintenance	\$ 1,091.40
3/18/2025	Division of Corporation - Property Solutions by Drive Planning - Florida State Annual report renewal	\$ 138.75
3/18/2025	GATE - Renewal agriculture tax exemption card	\$ 150.00
3/20/2025	City of St. Petersburg - utilities - Regency Villa	\$ 105.28
3/20/2025	Kimrell Your Nearby Handyman - Regency Villas	\$ 653.00
3/21/2025	Duke Energy - Gulfport properties	\$ 60.09
3/21/2025	Duke Energy - Gulfport properties	\$ 67.59
3/21/2025	Duke Energy - Gulfport properties	\$ 95.71
3/21/2025	Hamilton County Tax Collector - property tax for Fisher, IN	\$ 267.44
3/21/2025	ETC - internet for Burkhalter Ranch	\$ 822.87
3/21/2025	TECO/People Gas - Pearsons Apts	\$ 89.49
3/21/2025	Payroll - 1099 pay for Florida Property Management	\$ 3,157.90
3/25/2025	One St. Petersburg Condo Assoc. - HOA fee for St. Petersburg condo	\$ 7,446.41
3/25/2025	One St. Petersburg Condo Assoc. - service fee for St. Petersburg condo	\$ 6.95
3/25/2025	City of St. Petersburg - utilities - Regency Villas	\$ 291.47
3/25/2025	City of St. Petersburg - utilities - Pearson Apts	\$ 389.14
3/25/2025	City of St. Petersburg - utilities - Regency Villas	\$ 1,490.56
3/25/2025	Greenhouse - pest control - Regency Villas	\$ 214.00
3/26/2025	Bank of America - Ford 350 payment for Burkhalter Ranch	\$ 2,455.40
3/26/2025	Duke Energy - Regency Villas	\$ 35.53
3/26/2025	Duke Energy - Pearsons Apts	\$ 35.60
3/26/2025	Duke Energy - Pearsons Apts	\$ 35.60
3/26/2025	Duke Energy - Pearsons Apts	\$ 35.64
3/26/2025	Duke Energy - Pearsons Apts	\$ 35.65
3/26/2025	Duke Energy - Pearsons Apts	\$ 35.65
3/26/2025	Duke Energy - Pearsons Apts	\$ 35.71
3/26/2025	Duke Energy - Detroit Condo	\$ 35.71
3/26/2025	Duke Energy - Pearsons Apts	\$ 37.07
3/26/2025	Duke Energy - Pearsons Apts	\$ 43.65
3/27/2025	Tri-state EMC - electric -Tower Rd	\$ 150.55
3/27/2025	Duke Energy - Regency Villas	\$ 25.17
3/27/2025	Duke Energy - Regency Villas	\$ 35.67
3/27/2025	Duke Energy - Regency Villas	\$ 100.10
3/27/2025	Duke Energy - Regency Villas	\$ 120.65
3/27/2025	Duke Energy - Regency Villas	\$ 187.18
3/27/2025	Duke Energy - Regency Villas	\$ 266.49
3/28/2025	Doss & Associates - mortgage payment for TBR Supply House (March 2025)	\$ 22,996.60
3/28/2025	Stretto - Investor portal management and hosting docs - February 2025	\$ 8,746.68
3/28/2025	Spectrum - cable and internet for Gulfport properties	\$ 159.88
3/28/2025	AgriTrust of Georgia - worker's comp insurance for Burkhalter Ranch (monthly)	\$ 658.00
3/28/2025	City of Gulfport - Gulfport properties - utilities	\$ 300.53
3/28/2025	Spectrum - cable and internet for Gulfport properties	\$ 233.37
3/31/2025	Truist Bank Service Fee	\$ 20.00
<b>Total of expenses</b>		<b>\$ 593,219.97</b>

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

## Professional Fees

2/21/2025	Damian Valori Culmo	\$ 282,187.27
2/21/2025	Law Offices of Henry F. Sewell, Jr LLC	\$ 5,819.20
2/21/2025	Hays Financial Consulting LLC	\$ 61,987.65
2/21/2025	Pikoff Attorneys	\$ 762.50
<b>Total of Professional fees</b>		<b>\$ 350,756.62</b>
<b>GRAND TOTAL OF EXPENSES</b>		<b>\$ 943,976.59</b>