

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA
CASE NO.: 21-61176-CIV-SINGHAL

SECURITIES AND EXCHANGE COMMISSION,

Plaintiff,

v.

PROPERTY INCOME INVESTORS, LLC,
EQUINOX HOLDINGS, INC.,
PROPERTY INCOME INVESTORS 26, LLC,
PROPERTY INCOME INVESTORS 304, LLC,
PROPERTY INCOME INVESTORS 201, LLC,
PROPERTY INCOME INVESTORS 3504, LLC,
PROPERTY INCOME INVESTORS 1361, LLC,
PROPERTY INCOME INVESTORS 4020, LLC,
PROPERTY INCOME INVESTORS 9007, LLC,
PROPERTY INCOME INVESTORS 417, LLC,
PROPERTY INCOME INVESTORS 4450, LLC,
PROPERTY INCOME INVESTORS 3050, LLC,
LARRY B. BRODMAN and ANTHONY
NICOLOSI (f/k/a ANTHONY PELUSO),

Defendants.

**EIGHTH INTERIM OMNIBUS APPLICATION FOR ALLOWANCE AND
PAYMENT OF PROFESSIONALS' FEES AND REIMBURSEMENT OF EXPENSES
FOR JANUARY 1, 2023 – MARCH 31, 2023 PERIOD¹**

Miranda L. Soto, Esq., solely in her capacity as Receiver (the “Receiver”) for Defendants Property Income Investors, LLC; Equinox Holdings, Inc.; Property Income Investors 26, LLC; Property Income Investors 304, LLC; Property Income Investors 201, LLC; Property Income Investors 3504, LLC; Property Income Investors 1361, LLC; Property Income Investors 4020, LLC; Property Income Investors 9007, LLC; Property Income

¹ See Order Appointing Receiver (Doc. 10) at ¶ 54.

Investors 417, LLC; Property Income Investors 4450, LLC; and Property Income Investors 3050, LLC (collectively, the “Receivership Entities”), moves this Court for the entry of an order awarding fees and reimbursement of costs to the Receiver and her professionals whose retention has been approved by the Court. *See* Doc. 10 ¶ 2. This motion covers all fees and costs incurred from January 1, 2023, through March 31, 2023 (the “Application Period”). The Securities and Exchange Commission’s (the “SEC” or “Commission”) Standardized Fund Accounting Report (“SFAR”) for this period is attached hereto as **Exhibit 1**. In support thereof, the Receiver states as follows:

I. Preliminary Statement

The Receiver and her professionals have continued to work expeditiously and efficiently to provide valuable services, secure and continue to monetize investor assets, and begin the process of returning funds to creditors with approved claims. Given the public interest nature of this proceeding, the Receiver and her professionals have performed this work at significantly reduced rates. Pursuant to the Order Appointing Receiver, the Receiver and her professionals are entitled to reasonable payment of the fees and reimbursement of their expenses.

The Receiver seeks Court approval to pay the sum of **\$77,133.25** to the Receiver and the professionals she engaged for fees incurred and reimbursement of **\$2,807.68** in expenses for a total payment of **\$79,940.93**. This Application includes time billed from January 1, 2023 through March 31, 2023. The professionals who seek payment hereunder have agreed not to bill any time incurred prior to the Receiver’s (or their own) appointment.

For the time covered by this Motion,² among other things, the Receiver and her professionals have accomplished the following:

- Analyzed and reviewed documentation for investor claimants who disputed calculations and reviewed supplemental information provided in support of claimed investment calculations with Receiver's CPA professionals;
- Communicated with Receiver's CPA professionals regarding guidance on annual reports for Receivership entities, Department of Revenue letters, and tax documents related to the Receivership accounts;
- Worked with Receiver's CPA professionals to determine the extent of claims determinations to present a claims analysis to the Court, including an evaluation of the transfers of money between Equinox and PII entities, the calculations for investor claims, issues with tax returns for the PII Entities, K1s for the PII Entities, and addressing individual investor concerns regarding taxes;
- Conducted the depositions of Defendant Nicolosi, Defendant Brodman, and non-party Cindy Lieberman to ascertain information regarding potential third-party claims, to assist in obtaining information regarding the accounting of Receivership Entities prior to the Receivership, and to assist the SEC in enforcing judgments against Defendants Nicolosi and Brodman;
- Updated Receiver's website and communicated regularly with investors regarding status of review of claimant documents and Receivership;
- Continued investigation into operation of Receivership Entities, including analysis of business operations, investor files and offering documents, and financial activity;
- Worked with IRS to successfully abate tax penalties related to accounting practices that occurred prior to the Receivership;
- Negotiated a tolling agreement with a third party related to potential malpractice claims for accounting practices;
- Continued review of potential third-party claims to recover investor assets wrongfully misappropriated and/or fraudulently transferred;
- Communicated with SEC counsel regarding settlements with Defendant Brodman and Defendant Nicolosi and investigated action on behalf of Receivership to collect the settlement proceeds owed to the Receivership Estate;

² Neither the Receiver nor her attorneys charged for the time spent preparing this motion.

- Responded to phone calls and written communications from investors, other interested parties and/or their representatives; and,
- Prepared and filed the Receiver's Seventh Interim Report on January 31, 2023 (Doc. 108), which provided a comprehensive summary, analysis, and supporting documentation of the Receiver's observations, continuing investigation, and contemplated next steps.

The above activities are discussed in detail in the Receiver's Eighth Interim Report, which was filed on May 1, 2023 (Doc. 111) (the "Eighth Report"), and more fully describes the case background and status; the recovery and disposition of assets; financial information on Receivership Entities; the proposed course of action to be taken regarding assets in the Receivership estate; and contemplated litigation involving Receivership Entities. The Eighth Report and previous Reports are available at www.propertyreceivership.com. The Receiver incorporates the Eighth Report into this Application and attaches a true and correct copy of that report as **Exhibit 2** for the Court's convenience.

II. Background

On June 7, 2021, the Commission filed a complaint (Doc. 1) (the "Complaint") in the United States District Court for the Southern District of Florida (the "Court") against Defendants Larry Brodman, Anthony Nicolosi f/k/a Anthony Peluso, and the Receivership Entities. The Commission alleged that Defendant Brodman and the Receivership Entities raised at least \$9 million from over 150 investors who were told that their funds would be used almost entirely to purchase "turnkey, multifamily properties" in South Florida which would then be renovated, rented to tenants, and eventually sold. *Id.* ¶ 3. Investors were also told that they would be entitled to receive a portion of the rental income and any sale proceeds generated from the Property(ies) they were investing in.

Although a portion of investor funds were used to purchase various properties in the South Florida area, the Commission alleged that Defendant Brodman and the PII entities misappropriated and diverted over \$2 million in investor funds, extensively commingled investor funds, and in some instances used investor funds to make purported “profit” payments and distributions to other investors. Doc. 10 ¶¶ 4, 70-71. The Commission alleged that, despite statements in the offering materials that commissions would only be paid to licensed brokers, at least \$1.2 million in investor funds were used to pay undisclosed sales commissions to unlicensed sales agents including Defendant Nicolosi. *Id.* ¶¶ 68-69. On June 15, 2021, the Court granted the Commission’s Motion for Appointment of Receiver and entered an Order appointing Miranda L. Soto as the Receiver over the Receivership Entities (“Order Appointing Receiver”) (Doc. 10). The Receiver has commenced with her initial investigation and has also taken a number of actions to preserve and safeguard Receivership documents and assets.

Relevant to this Application, the Order Appointing Receiver authorizes the Receiver to appoint professionals to assist her in “exercising the power granted by this Order ...” See Order Appointing Receiver at ¶ 52. Moreover, the Receiver and her professionals are entitled to reasonable compensation and expense reimbursement from the assets of the Receivership Entities, subject to approval of the Court. *Id.* ¶ 53.

III. Professional Services

Paragraph 52 of the Order Appointing Receiver provides that:

the Receiver is authorized to solicit persons and entities (“Retained Personnel”) to assist Receiver in carrying out the duties and responsibilities described in this Order. Except for counsel retained by the Receiver pursuant to Paragraph 2 of this Order, the Receiver shall not engage any Retained Personnel without first obtaining an Order of the Court authorizing such engagement.

Paragraph 2 of the Order authorized the Receiver to retain specific counsel Raquel A. Rodriguez, Esq. and Jordan D. Maglich, Esq. with the law firm of Buchanan Ingersoll & Rooney PC (“Buchanan Ingersoll”) as counsel. Ms. Rodriguez and Mr. Maglich entered their respective Notices of Appearance on June 16, 2021 (Docs. 12-13). The Receiver subsequently received approval to engage additional Retained Professionals to provide legal, forensic accounting and tax, information technology, and website services (Doc. 19).

As described in the quarterly Interim Reports, the Receiver and her Retained Personnel have provided services and incurred expenses to investigate the affairs of the Receivership Entities, preserve the Receivership assets, and attempt to locate and recover additional assets. These services are for the benefit of defrauded investors, creditors, and other interested parties of the Receivership Entities. Due to the recoveries described herein, the Receiver represents there are funds available to pay her Retained Personnel, which will not take away resources from operating, maintaining, and preserving the Receivership Entities’ assets.

The Order Appointing Receiver further set forth the frequency and procedures pursuant to which the Receiver was to seek compensation and expense reimbursement for the Receiver and her Retained Personnel. Doc. 10 ¶¶ 53-54. In accordance with the Commission’s Billing Instructions, the Receiver states as follows:

- (a) Time period covered by the Application:** January 1, 2023 – March 31, 2023.
- (b) Date of Receiver’s appointment:** June 15, 2021.
- (c) Date services commenced:** June 15, 2021.
- (d) Names and rates of all professionals:** See Exs. 5-6.
- (e) Interim or Final Application:** Interim.

(f) Records supporting fee application: See below.

The following exhibits are provided in accordance with the Billing Instructions:

Exhibit 3: Receiver's Certification

Exhibit 4: Total compensation and expenses requested; any amounts previously requested; and total compensation and expenses previously awarded

Exhibit 5: Fee Schedule: Names and Hourly Rates of Professionals and Paraprofessionals & Total Amount Billed for each Professional and Paraprofessional:

Exhibit 5(a): Buchanan Ingersoll & Rooney PC (services provided by Receiver Miranda L. Soto)

Exhibit 5(b): Buchanan Ingersoll & Rooney PC (services provided by counsel to Receiver Miranda L. Soto)

Exhibit 5(c): Kaufman & Company, P.A.

Exhibit 5(d): K-Tek Systems, Inc.

Exhibit 6: The Professionals' time records for the time period covered by this Application, sorted in chronological order, including a summary and breakdown of the requested reimbursement of expenses:

Exhibit 6(a): Buchanan Ingersoll & Rooney PC (services provided by Receiver Miranda L. Soto)

Exhibit 6(b): Buchanan Ingersoll & Rooney PC (services provided by counsel to Receiver Miranda L. Soto)

Exhibit 6(c): Kaufman & Company, P.A.

Exhibit 6(d): K-Tek Systems, Inc.

IV. Case Status

(a) Cash on hand

The amount of cash on hand in the Receivership's fiduciary bank accounts opened at ServisFirst Bank (the "ServisFirst Accounts") as of the date of filing this Application is

\$4,917,360.72. To date, the primary sources of deposits in the ServisFirst Accounts were: (i) the frozen balances of the Receivership Entities' bank accounts previously held at JP Morgan Chase Bank N.A.; (ii) the funds previously held by Kelley & Grant, P.A. representing escrowed sale proceeds of two properties sold by the Receivership Entities prior to the Receiver's appointment; (iii) monthly deposits from Keyes Property Management, LLC representing net monthly rental proceeds after subtracting necessary repair and maintenance costs as well as property management charges; and (iv) proceeds of the sales of all real property including: (i) 3775 NW 116th Terrace, Coral Springs, Florida 33065; (ii) 1361 SE 4th Street, Deerfield Beach, Florida 33064; (iii) 530 NE 34th Street, Pompano Beach, FL 33064; (iv) 4020 Riverside Drive, Coral Springs, Florida 33065; (v) 4450 Coral Springs Drive, Coral Springs, FL, 33065; (vi) 3050 Coral Springs Drive, Coral Springs, FL, 33065; and (vii) 201 East 30th Street, Riviera Beach, FL, 33404. The only disbursements to date for the benefit of the Receivership Entities have been various expenses in the ordinary course of administering and operating the Receivership, including expenses advanced by the Receiver that were necessary to maintain, preserve, and market the Properties, the renewal of expiring property and casualty insurance policies, the obtaining of windstorm insurance, payment of 2021 property taxes, and costs to store and dispose of non-real estate Receivership Property.

(b) Summary of the administration of the case

Since her appointment on June 15, 2021, the Receiver has administered the case with the objective of efficiently fulfilling her duties under the Order Appointing Receiver while doing so in a cost-efficient manner by, wherever possible, leveraging the use of non-billing professionals or professionals with lower rate structures. After initially prioritizing the

securing and marshaling of assets for the benefit of creditors, including securing the Properties and retaining a property management company services for the Properties, the Receiver and her Retained Personnel have focused on investigating the Receivership Entities' prior operations and performance, marketing and listing the Properties for sale, requesting and obtaining Court approval for a claims process framework and sending out claims packets to 158 investors. At this time, Receiver is unable to offer an estimate as to when the case is expected to close.

(c) Summary of creditor claims proceedings

On December 31, 2021, the Receiver filed her Claims Motion in which she submitted a proposed formal claims process for Court approval, and responses were due on or before January 14, 2022. A copy of the Claims Motion was posted on the Receiver's website at www.propertyreceivership.com. In short, the Claims Motion seeks Court approval of the procedures and framework for the Receiver's administration of a claims process, including notice and publication procedures, a proposed Proof of Claim Form and the method by which claims will be calculated, and the deadline for submitting any potential claim for the Receiver's review. On April 14, 2022, the Court granted the Claims Motion. (Doc. 77).

On June 30, 2022, the Receiver sent out claims forms, together with instructions on submitting 158 claims. The bar date for submitting claims was September 28, 2022. The Receiver and her counsel received and responded to numerous calls and emails from investors with questions regarding the claims process, as well as new information regarding the investments in the Receivership Properties. The Receiver has already commenced review of all timely submitted claims and will present her determinations of each claim for the Court's

approval. Such proposed determination will include (i) whether or not the claim should be approved in part or in full and (ii) whether the claim should be subject to a higher or lower priority than other claims. That motion will also include a proposed objection procedure to be followed by any claimant dissatisfied with the Court's approval of the Receiver's determination of their claim.

(d) Description of assets

In addition to the descriptions provided herein, for detailed information about the assets of the receivership estate, including the anticipated or proposed disposition of the assets, the Receiver respectfully refers the Court and interested parties to the Eighth Interim Report attached hereto as **Exhibit 2**.

(e) Description of liquidated and unliquidated claims held by the Receiver

The Receiver continues to evaluate the potential claims the Receivership Entities may have against third parties. These claims remain subject to the Receiver's ongoing investigation with the assistance of her legal and forensic professionals. The Receiver also continues to review potential causes of action against the principals of the Receivership Entities and various third parties. These claims may include common law claims and claims under fraudulent transfer statutes. While the Receiver cannot yet predict the likelihood, amount or cost-effectiveness of particular claims or the claims as a whole, the Receiver continues to diligently evaluate claims against third parties.

IV. Services Provided And Compensation Sought By The Professionals

(a) Services Provided By the Receiver and Buchanan Ingersoll

The Receiver is a shareholder at the law firm of Buchanan Ingersoll & Rooney PC, has been Board Certified in Civil Trial law since 2016, and has significant experience in litigation and complex commercial matters including private equity and hedge fund claims, complex fraud matters, and professional and legal malpractice. As set forth in the Order Appointing Receiver, the Court authorized the Receiver to retain the services of Raquel A. Rodriguez and Jordan D. Maglich³ to serve as her legal counsel (collectively, the Receiver's "Counsel").⁴ As an accommodation to the Receiver and given the public interest nature of this matter, Buchanan Ingersoll agreed to reduce the billing rate of the Receiver and her professionals for this case as provided in the Fee Schedules attached hereto as **Exhibit 5(a)** and **Exhibit 5(b)** which was, on average, at least 30% - 50% lower (and in some instances, significantly lower) than the customary rate charged to clients. For purposes of just this Application, these discounts resulted in a total reduction of at least \$50,000 from the rates customarily charged by Buchanan Ingersoll attorneys to clients.

During the applicable fee period, the standard hourly rate which the Receiver charges clients ranges from \$555 to \$650. However, the Receiver agreed that for purposes of her appointment as the Receiver, her hourly rate would be reduced to \$295.00 per hour, representing a discount of approximately (or over) 50% percent off the standard hourly rate which she charges clients in comparable matters. This rate was set forth in the Commission's Motion to Appoint Receiver, which the Court granted on June 15, 2021 (Doc. 10).

³ As of April 1, 2022, Mr. Maglich resigned from Buchanan Ingersoll to take an in-house counsel position and has been granted leave to withdraw from this matter. Lauren V. Humphries, an attorney in the firm's Tampa office, has assumed Mr. Maglich's role in the case.

⁴ The Receiver was subsequently authorized to utilize additional Buchanan Ingersoll professionals where necessary and at a similar rate discount. (Doc. 19.)

During the time covered by this motion, the Receiver expended **47.80** hours of legal services⁵ but only seeks compensation for 46.40 hours, which totals **\$13,418.00** in legal fees. The Receiver incurred expenses in the amount of **\$1,321.73**. A copy of the statement summarizing the services rendered by the Receiver is attached hereto as **Exhibit 6(a)**. The Receiver requests the Court award her fees for professional services rendered from January 1, 2023, through March 31, 2023, in the amount of **\$14,739.73**.

During the period covered by this Application, Buchanan Ingersoll billed **148.90** hours in assisting the Receiver in fulfilling her duties under the Order Appointing Receiver but only seeks compensation for **141.00** of those hours, which totals **\$36,464.00** in legal fees. Each of the Receiver's primary Counsel agreed to reduce their hourly rate to \$295.00 per hour, which is significantly less than the current hourly rate charged during the applicable period by Raquel A. Rodriguez (\$995.00 per hour) and Lauren V. Humphries (\$450.00 per hour). Buchanan Ingersoll also incurred **\$1,415.95** in costs during the reporting period. Whenever possible, the Receiver and her Counsel were also able to minimize billable time by leveraging the use of non-billing or lower-rate professionals for a significant range of activity. The statement summarizing the services rendered by Buchanan Ingersoll is encompassed within **Exhibit 6(b)** attached hereto. The Receiver requests that the Court award Buchanan Ingersoll fees for professional services rendered from January 1, 2023, through March 31, 2023, in the amount of **\$37,879.95**.

⁵ Receiver's paralegal expended 3 hours of legal services on behalf of the Receiver, which is reflected on the invoice for Receiver's services.

The work performed by the Receiver and her legal professionals with Buchanan Ingersoll has been focused on investigating the fraud and related activities underlying this matter; locating, preserving, and liquidating Receivership assets; and investigating and pursuing additional assets for the Receivership as detailed in the Eighth Interim Report. These services were incurred in connection with the administration of the Receivership and are for the benefit of aggrieved investors, creditors, and other interested parties of the Receivership Entities. All of the services for which compensation is sought were incurred in the best interests and behalf of the Receivership Entities and in furtherance of the Receiver's duties, and in performing the Receiver's responsibilities under the Order Appointing Receiver.

(b) Services Provided By Kaufman & Company, P.A.

The Receiver obtained Court approval to retain the services of Kaufman & Company, P.A. ("Kaufman") to provide forensic accounting and tax services. Kaufman has significant experience providing forensic and tax services in fraud investigations, including in receivership matters arising from enforcement actions brought by the Commission. As set forth in the Receiver's Retention Motion, Kaufman agreed to provide a 25% discount from the standard rates charged by its professionals. Dana Kaufman, who is a director and will be primarily responsible for this matter, normally charges an hourly rate of \$450.00 but has agreed to discount his hourly rate to \$337.50. Kaufman also agreed to discount the hourly rates charged by associates, senior associates, and managers from \$250.00, \$275.00, and \$375.00 to \$187.50, \$206.25, and \$281.25, respectively. (Doc. 16.)

The Receiver has relied on Kaufman's extensive experience in forensic accounting and tax matters to assist her in understanding the complex relationship between the various

Receivership Entities as well as to account for the numerous inflows and outflows over the preceding eight-year period for which the Receiver has obtained voluminous banking statements. These services were instrumental to helping the Receiver understand and account for the flow of funds between the various entities and will also be necessary to assist the Receiver in formulating the appropriate method and process for distributing funds back to investors and interested parties with approved claims. Kaufman's work already has been materially helpful to the Receiver in providing the necessary calculations of net losses per investor. Kaufman also prepared the K-1's due to investors for 2021 as well as tax returns for each of the Receivership Entities for the tax years 2020 and 2021.

During the period covered by this Application, Kaufman expended 89.8 hours in the sum of **\$27,251.25** in fees and \$0 in costs, for assisting the Receiver in fulfilling her duties under the Order Appointing Receiver. A copy of the full composite statement summarizing the services rendered by Kaufman is attached hereto as **Exhibit 6(c)**. The Receiver requests that the Court award Kaufman & Company, P.A. fees for professional services rendered from January 1, 2023, through March 31, 2023 for a total amount of **\$27,251.25**.

(c) Services Provided By K-Tek Systems, Inc.

The Receiver obtained Court approval to retain the services of K-Tek Systems, Inc. ("K-Tek") to prepare a website to be used to communicate with interested parties including investors. The Receiver now requests compensation for \$70.00 for the annual domain registration charge for the time period of April 1, 2022 to April 1, 2023, which is referenced in the invoice attached as **Exhibit 6(d)**. The Receiver requests that the Court award K-Tek fees for expenses in the amount of **\$70.00**

MEMORANDUM OF LAW

A receiver appointed by a court who reasonably and diligently discharges her duties is entitled to be fairly compensated for services rendered and expenses incurred. *See SEC v. Elliott*, 953 F.2d 1560 (11th Cir. 1992) (“[I]f a receiver reasonably and diligently discharges her duties, [she] is entitled to compensation.”); *Donovan v. Robbins*, 588 F. Supp. 1268, 1272 (N.D. Ill. 1984) (“[T]he receiver diligently and successfully discharged the responsibilities placed upon her by the Court and is entitled to reasonable compensation for her efforts.”); *SEC v. Custable*, 1995 WL 117935 (N.D. Ill. Mar. 15, 1995) (receiver is entitled to fees where work was of high quality and fees were reasonable); *SEC v. Mobley*, 2000 WL 1702024 (S.D.N.Y. Nov. 13, 2000) (court awarded reasonable fees for the receiver and her professionals). In determining reasonable compensation for the services rendered by the Receiver and her professionals, the Court should consider the circumstances surrounding the receivership. *See Elliot*, 953 F.2d at 1577.

In addition to fees, the receiver is “also entitled to be reimbursed for the actual and necessary expenses” that the receiver “incurred in the performance of [its] duties.” *FTC v. Direct Benefits Grp., LLC*, 2013 WL 6408379, at *3 (M.D. Fla. 2013). The Receiver and her professionals support their claims for reimbursement of expenses with “sufficient information for the Court to determine that the expenses are actual and necessary costs of preserving the estate.” *SEC v. Kirkland*, 2007 WL 470417, at *2 (M.D. Fla. 2007) (citing *In re Se. Banking Corp.*, 314 B.R. 250, 271 (Bankr. S.D. Fla. 2004)).

Here, because of the nature of this case, it was and remains necessary for the Receiver to employ professionals experienced and familiar with financial frauds, federal receiverships,

securities laws, finance, and real estate. Further, in order to perform the services required and achieve the results obtained to date, the skills and experience of the Receiver and the professionals were indispensable.

The Receiver and her Retained Personnel have each discounted their normal and customary rates as an accommodation to the Receivership and to conserve Receivership assets. The rates charged by the attorneys and paralegals are at or below those charged by attorneys and paralegals of comparable skill from other law firms in the Southern District of Florida. This case has been time-intensive for the Receiver and her Retained Personnel because of the need to resolve many issues rapidly and efficiently. The attached Exhibits detail the time, nature and extent of the professional services rendered by the Receiver and her Retained Personnel for the benefit of investors, creditors, and other interested parties. The Receiver anticipates that additional funds will be obtained through the Receiver's further efforts and potential litigation with third parties.

The Receiver is sensitive to the need to conserve the Receivership Entities' assets and respectfully submits that the fees and costs expended to date were reasonable, necessary, and benefited the Receivership. Notably, the Commission has no objection to the relief sought in this motion. *Custable*, 1995 WL 117935, *7 ("In securities law receiverships, the position of the SEC in regard to the awarding of fees will be given great weight.").

CONCLUSION

Under the terms and conditions of the Order Appointing Receiver, the Receiver, among other things, is authorized, empowered, and directed to engage professionals to assist her in carrying out her duties and obligations. The Order further provides that she apply to the

Court for authority to pay herself and her Retained Personnel for services rendered and costs incurred. In exercising her duties, the Receiver has determined that the services rendered and their attendant fees and costs were reasonable, necessary, advisable, and in the best interest of the Receivership.

WHEREFORE, Miranda L. Soto, the Court-appointed Receiver, respectfully requests that this Court award the following sums and direct that payment be made from the Receivership assets:

Miranda L. Soto, as Receiver	\$14,739.73
Buchanan Ingersoll & Rooney PC	\$37,879.95
Kaufman & Company	\$27,251.25
K-Tek Systems, Inc.	\$70.00
<hr/>	
Total:	\$79,940.93

A proposed Order is attached as **Exhibit 7**.

WHEREFORE, the Receiver seeks entry of an Order granting this motion and awarding the Receiver and her professionals their interim fees, reimbursement of costs, and for such other relief that is just and proper.

LOCAL RULE 7.1(a)(3) CERTIFICATION

Pursuant to Local Rule 7.1(a)(3), the undersigned certifies that counsel for the Receiver conferred with counsel for the Commission and counsel for Defendants Anthony Nicolosi and Larry Brodman prior to filing this Motion. Counsel for the Commission has indicated they do not object to the requested relief, while counsel for Defendants Brodman

and Nicolosi indicated their clients take no position on the requested relief.

Respectfully submitted,

BUCHANAN INGERSOLL & ROONEY PC



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CERTIFICATE OF SERVICE

I hereby certify that on May 15, 2023, I electronically filed the foregoing with the Clerk of the Court by using the CM/ECF system which will send a Notice of Electronic Filing to the following counsel of record:

Alice Sum, Esq.
Securities and Exchange Commission
801 Brickell Avenue, Suite 1950
Miami, Florida 33131
Counsel for Plaintiff

Mark C. Perry, Esq.
2400 East Commercial Blvd., Ste 201
Fort Lauderdale, Florida 33308
Counsel for Defendant, Anthony Nicolosi, fka Anthony Peluso

I further certify that on May 15, 2023, a true and correct copy of the foregoing was sent via electronic mail to the following:

Carl F. Schoeppl, Esq.
Schoeppl Law, P.A.
4651 North Federal Highway
Boca Raton, Florida 33431-5133
E-mail: carl@schoeppllaw.com
Counsel for Defendant Larry Brodman



Attorney

EXHIBIT “1”

Miranda L. Soto
2 South Biscayne Blvd, Suite 1500
Miami, FL 33131-1822
(305) 347-4080

STANDARDIZED FUND ACCOUNTING REPORT

Civil - Receivership Fund

Property Income Investors, LLC et al.
Civil Court Docket No. 21-61176-CIV-SINGHAL

Reporting Period 1/1/2023 to 03/31/2023

KAUFMAN & COMPANY P.A.
CERTIFIED PUBLIC ACCOUNTANTS
EXPERIENCE • INTEGRITY • TRUST

**REPORT OF KAUFMAN & COMPANY ON THE
STANDARDIZED FUND ACCOUNTING REPORT**

Miranda L. Soto,
Receiver for Property Income Investors, LLC et. al.
Miami, FL

Miranda L. Soto, in her capacity as Receiver for Property Income Investors, LLC et al., is responsible for the accompanying Standardized Fund Accounting Report (“SFAR”) for the period January 1, 2023 to March 31, 2023 included in the accompanying prescribed form in accordance with requirements prescribed by *Exhibit A to the Billing Instructions for Receivers in Civil Actions Commenced by the U.S. Securities and Exchange Commission*. The Report Instructions indicate that the SFAR “should be prepared on a cash basis which is a comprehensive basis of accounting other than generally accepted accounting principles”. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the SFAR included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by Ms. Soto and her representatives. We do not express an opinion, a conclusion, nor provide any assurance on the SFAR included in the accompanying prescribed form.

The SFAR included in the accompanying prescribed form is presented in accordance with the requirements of *Exhibit A to the Billing Instructions for Receivers in Civil Actions Commenced by the U.S. Securities and Exchange Commission* and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of Ms. Soto and the U.S. Securities and Exchange Commission and is not intended to be and should not be used by anyone other than these specified parties.

Kaufman & Company P.A.

Kaufman & Company P.A.
Miami, FL
April 14, 2023

1001 Brickell Bay Drive
Suite 2650
Miami, FL 33131

(305) 455-0314
Fax: (305) 455-0315
dkaufman@kaufmanpcpas.com

Standardized Fund Accounting Report for
Miranda L. Soto as Receiver for Property Income Investors, LLC et al. - Cash Basis
 Receivership; Civil Court Docket No. 21-61176-CIV-SINGHAL
 Reporting Period 1/1/2023 to 3/31/2023

FUND ACCOUNTING (See Instructions):		Detail	Subtotal	Grand Total
Line 1	Beginning Balance (As of 01/1/2023):			\$ 4,942,612
	<i>Increases in Fund Balance:</i>			
Line 2	Business Income			
Line 3	Cash and Securities			
Line 4	Interest/Dividend Income	Schedule 14a - 2	20,610	
Line 5	Business Asset Liquidation			
Line 6	Personal Asset Liquidation			
Line 7	Third-Party Litigation Income			
Line 8	Miscellaneous - Other			
	Total Funds Available (Line 1 - 8):		20,610	4,963,222
	<i>Decreases in Fund Balance:</i>			
Line 9	Disbursements to Investors			
Line 10	Disbursements for Receivership Operations			
Line 10a	Disbursements to Receiver or Other Professionals	Schedule 10a	(45,738)	
Line 10b	Business Asset Expenses	Schedule 14a - 1	(122)	
Line 10c	Personal Asset Expenses			
Line 10d	Investment Expenses			
Line 10e	Third-Party Litigation Expenses			
	1. Attorney Fees			
	2. Litigation Expenses			
	<i>Total Third-Party Litigation Expenses</i>			
Line 10f	Tax Administrator Fees and Bonds			
Line 10g	Federal and State Tax Payments			
	Total Disbursements for Receivership Operations		(45,861)	(45,861)
Line 11	Disbursements for Distribution Expenses Paid by the Fund:			
Line 11a	Distribution Plan Development Expenses:			
	1. Fees:			
	Fund Administrator			
	Independent Distribution Consultant (IDC)			
	Distribution Agent			
	Consultants			
	Legal Advisors			
	Tax Advisors			
	2. Administrative Expenses			
	3. Miscellaneous			
	<i>Total Plan Development Expenses</i>			
Line 11b	Distribution Plan Implementation Expenses:			
	1. Fees:			
	Fund Administrator			
	IDC			
	Distribution Agent			
	Consultants			
	Legal Advisors			
	Tax Advisors			
	2. Administrative Expenses			
	3. Investor Identification:			
	Notice/Publishing Approved Plan			
	Claimant Identification			
	Claims Processing			
	Web Site Maintenance/Call Center			
	4. Fund Administrator Bond			
	5. Miscellaneous			
	6. Federal Account for Investor Restitution			
	(FAIR) Reporting Expenses			
	<i>Total Plan Implementation Expenses</i>			
	Total Disbursements for Distribution Expenses Paid by the Fund			
Line 12	Disbursements to Court/Other:			
Line 12a	Investment Expenses/Court Registry Investment System (CRIS) Fees			
Line 12b	Federal Tax Payments			
	Total Disbursements to Court/Other:			(45,861)
	Total Funds Disbursed (Lines 9 - 11)			(45,861)
Line 13	Ending Balance (As of 03/31/2023)			\$ 4,917,360

*

Standardized Fund Accounting Report for
Miranda L. Soto as Receiver for Property Income Investors, LLC et al. - Cash Basis
Receivership; Civil Court Docket No. 21-61176-CIV-SINGHAL
Reporting Period 1/1/2023 to 3/31/2023

FUND ACCOUNTING (See Instructions):		Detail	Subtotal	Grand Total
Line 14	Ending Balance of Fund - Net Assets:			
Line 14a	Cash & Cash Equivalents	14a	\$ 1,607,737	
Line 14b	Investments	14b	3,309,623	
Line 14c	Other Assets or Uncleared Funds			
	Total Ending Balance of Fund - Net Assets			\$ 4,917,360
OTHER SUPPLEMENTAL INFORMATION:		Detail	Subtotal	Grand Total
Line 15	Report of Items Not To Be Paid by the Fund			
	Disbursements for Plan Administration Expenses Not Paid by the Fund:			
Line 15a	Plan Development Expenses Not Paid by the Fund			
	1. Fees:			
	Fund Administrator			
	IDC			
	Distribution Agent			
	Consultants			
	Legal Advisors			
	Tax Advisors			
	2. Administrative Expenses			
	3. Miscellaneous			
	Total Plan Development Expenses Not Paid by the Fund			
Line 15b	Plan Implementation Expenses Not Paid by the Fund			
	1. Fees:			
	Fund Administrator			
	IDC			
	Distribution Agent			
	Consultants			
	Legal Advisors			
	Tax Advisors			
	2. Administrative Expenses			
	3. Investor Identification:			
	Notice/Publishing Approved Plan			
	Claimant Identification			
	Claims Processing			
	Web Site Maintenance/Call Center			
	4. Fund Administrator Bond			
	5. Miscellaneous			
	6. Federal Account for Investor Restitution (FAIR) Reporting Expenses			
	Total Plan Implementation Expenses Not Paid by the Fund			
Line 15c	Tax Admittatur Fees & Bonds Not Paid by the Fund:			
	Total Disbursements for Plan Administration Expenses Not Paid by the Fund			
Line 16	Disbursements to Court/Other Not Paid by the Fund:			
Line 16a	Investment Expenses/CRIS Fees			
Line 16b	Federal Tax Payments			
	Total Disbursements to Court/Other Not Paid by the Fund			
Line 17	DC & State Tax Payments			
Line 18	No of Claims			
Line 18a	# of Claims Received This Reporting Period			
Line 18b	# of Claims Received Since Inception of Fund			
Line 19	No of Claimants/Investors:			
Line 19a	# of Claimants/Investors Paid This Reporting Period			
Line 19b	# of Claimants/Investors Paid Since Inception of Fund			

Receiver:
 By: _____
 Title _____
 Date _____

Schedule 10a

**Property Income Investors, LLC et al.
Civil Court Docket No. 21-61176-CIV-SINGHAL
Reporting Period 1/1/2023 to 3/31/2023
Disbursements to Receiver or Other Professionals**

Disbursements made from:

Receivership Money Market	<i>from Schedule 14a-2</i>	(45,738)
---------------------------	----------------------------	----------

Total Disbursements to Receiver or Other Professionals

\$ (45,738)
to Page 1 Line 10a

Schedule 14a

Property Income Investors, LLC et al.
Civil Court Docket No. 21-61176-CIV-SINGHAL
 Reporting Period 1/1/2023 to 3/31/2023

	<i>Reference</i>	
Receivership Operating account	14a - 1	\$ 24,738
Money Market account	14a - 2	3,309,623
1361 LLC Checking account	14a - 1 (sub 1 of 6)	1,083
Property Income Investors LLC Check	14a - 1 (sub 2 of 6)	11,716
4020 LLC Checking account	14a - 1 (sub 3 of 6)	844
3504 LLC Checking account	14a - 1 (sub 4 of 6)	123
4450 LLC Checking account	14a - 1 (sub 5 of 6)	-
304 LLC Checking Account	14a - 1 (sub 6 of 6)	1,569,233
Keyes Property Manager Account	2	<u>-</u>
Total Cash and investments		<u>\$ 4,917,360</u>
Cash in receivership accounts		\$ 1,607,737 <i>to Page 2</i>
Investments		<u>3,309,623</u> <i>to Schedule 14b</i>
Total Cash and investments		<u>\$ 4,917,360</u>

Schedule 14b

Property Income Investors, LLC et al.
Civil Court Docket No. 21-61176-CIV-SINGHAL
Reporting Period 1/1/2023 to 3/31/2023

Money Market account

14a - 2

\$ 3,309,623 *from Schedule 14a*

To Page 2

Schedule 14a -1

Property Income Investors, LLC et al.
Civil Court Docket No. 21-61176-CIV-SINGHAL
 Reporting Period 1/1/2023 to 3/31/2023

Activity in Receivership Operating Bank Account

Balance 1/1/2023		\$	24,860	
Deposit -				
3/29/2023 Transfer from Money Market Account			45,738	Schedule 14a - 2
Professional Fees -				
3/29/2023 BIPC - Legal	\$	(38,415)		
3/29/2023 Kaufman & Company - Accounting		<u>(7,324)</u>		
			(45,738)	to Schedule 10a
Quickbooks				
January	30			
February	30			
March	<u>30</u>			
	90		(90)	<i>(a)</i>
Bank Charges				
January	10			
February	11			
March	<u>11</u>			
	32		<u>(32)</u>	<i>(a)</i>
	Balance 3/31/23		<u>\$ 24,738</u>	to Schedule 14a
Business Expenses				
(a) Business expenses for the quarter ended 3/31/2023	(a)	\$	(122)	<i>above</i>
Total Business Expenses for the quarter ended March 31, 2023			<u>\$ (122)</u>	to Page 1

Schedule 14a - 2

Property Income Investors, LLC et al.
Civil Court Docket No. 21-61176-CIV-SINGHAL
Reporting Period 1/1/2023 to 3/31/2023

Activity in Receivership Money Market Account

Balance 1/1/2023		\$	3,334,751	
Interest income				
January			7,088	
February			6,415	
March			<u>7,107</u>	
	Interest for the quarter			20,610 to Line 4 Interest/Dividend Income
Transfer to Checking Account	3/29/2023		<u>(45,738)</u>	to Schedule 14a-1
Balance 3/31/23		\$	<u>3,309,623</u>	

Schedule 14a - 2 (Sub 1 of 6)
Property Income Investors, LLC et al.
Civil Court Docket No. 21-61176-CIV-SINGHAL
Reporting Period 1/1/2023 to 3/31/2023

Activity in 1361 LLC Checking Account ac 9029

Balance 1/1/2023 \$ 1,083

NO ACTIVITY FOR THE PERIOD

Balance 3/31/23 *to Sch 14a* \$ 1,083

Schedule 14a - 2 (Sub 2 of 6)
Property Income Investors, LLC et al.
Civil Court Docket No. 21-61176-CIV-SINGHAL
Reporting Period 1/1/2023 to 3/31/2023

Activity in Property Income Investors LLC Checking Account ac 8955

Balance 1/1/2023 \$ 11,716

NO ACTIVITY FOR THE PERIOD

Balance 3/31/23 to Sch 14a \$ 11,716

Schedule 14a - 2 (Sub 3 of 6)
Property Income Investors, LLC et al.
Civil Court Docket No. 21-61176-CIV-SINGHAL
Reporting Period 1/1/2023 to 3/31/2023

Activity in 4020 LLC Checking Account ac 9037

Balance 1/1/2023 \$ 844

NO ACTIVITY FOR THE PERIOD

Balance 3/31/23 *to Sch 14a* \$ 844

Schedule 14a - 2 (Sub 4 of 6)
Property Income Investors, LLC et al.
Civil Court Docket No. 21-61176-CIV-SINGHAL
Reporting Period 1/1/2023 to 3/31/2023

Activity in 3504 LLC Checking Account ac 9011

Balance 1/1/2023 \$ 123

NO ACTIVITY FOR THE PERIOD

Balance 3/31/23 *to Sch 14a* \$ 123

Schedule 14a - 2 (Sub 5 of 6)
Property Income Investors, LLC et al.
Civil Court Docket No. 21-61176-CIV-SINGHAL
Reporting Period 1/1/2023 to 3/31/2023

Activity in 4450 LLC Checking Account ac 9078

Balance 1/1/2023 \$ -

NO ACTIVITY FOR THE PERIOD

Balance 3/31/23 *to Sch 14a* \$ -

Schedule 14a - 2 (Sub 6 of 6)
Property Income Investors, LLC et al.
Civil Court Docket No. 21-61176-CIV-SINGHAL
Reporting Period 1/1/2023 to 3/31/2023

Activity in 304 LLC Checking Account ac 8989

Balance 1/1/2023 \$ 1,569,232.89

NO ACTIVITY FOR THE PERIOD

Balance 3/31/23 *to Sch 14a* \$ 1,569,232.89

EXHIBIT “2”

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA
CASE NO.: 21-61176-CIV-SINGHAL

SECURITIES AND EXCHANGE COMMISSION,

Plaintiff,

v.

PROPERTY INCOME INVESTORS, LLC,
EQUINOX HOLDINGS, INC.,
PROPERTY INCOME INVESTORS 26, LLC,
PROPERTY INCOME INVESTORS 304, LLC,
PROPERTY INCOME INVESTORS 201, LLC,
PROPERTY INCOME INVESTORS 3504, LLC,
PROPERTY INCOME INVESTORS 1361, LLC,
PROPERTY INCOME INVESTORS 4020, LLC,
PROPERTY INCOME INVESTORS 9007, LLC,
PROPERTY INCOME INVESTORS 417, LLC,
PROPERTY INCOME INVESTORS 4450, LLC,
PROPERTY INCOME INVESTORS 3050, LLC,
LARRY B. BRODMAN and ANTHONY
NICOLSI (f/k/a ANTHONY PELUSO),

Defendants.

RECEIVER’S EIGHTH INTERIM QUARTERLY REPORT

(Period Covered: January 1, 2023 – March 31, 2023)

Miranda L. Soto, Esq., solely in her capacity as Receiver (the “Receiver”) for Defendants, Property Income Investors, LLC; Equinox Holdings, Inc.; Property Income Investors 26, LLC; Property Income Investors 304, LLC; Property Income Investors 201, LLC; Property Income Investors 3504, LLC; Property Income Investors 1361, LLC; Property Income Investors 4020, LLC; Property Income Investors 9007, LLC; Property Income Investors 417, LLC; Property Income Investors 4450, LLC; and Property Income Investors 3050, LLC (collectively, the “Receivership Entities”), and pursuant to the Order Granting Plaintiff Securities and Exchange Commission’s (the “Commission”) Motion for Appointing Receiver, dated June 15, 2021 (Doc.

10), hereby files her Eighth Interim Report to inform the Court, investors, and interested parties of the significant activities undertaken from **January 1, 2023 to March 31, 2023 (the “Reporting Period”)**, as well as proposed courses of action moving forward.

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I. INTRODUCTION

A. Overview of Significant Activities During Reporting Period

During the time period covered by this Report (January 1, 2023 through March 31, 2023), the Receiver and her counsel have engaged in significant activities including but not limited to:

- Analyzed and reviewed documentation for investor claimants who disputed calculations and reviewed supplemental information provided in support of claimed investment calculations with Receiver's CPA professionals;
- Communicated with Receiver's CPA professionals regarding guidance on annual reports for Receivership entities, Department of Revenue letters, and tax documents related to the Receivership accounts;
- Worked with Receiver's CPA professionals to determine the extent of claims determinations to present a claims analysis to the Court, including an evaluation of the transfers of money between Equinox and PII entities, the calculations for investor claims, issues with tax returns for the PII Entities, K-1s for the investors, and addressing individual investor concerns regarding taxes;
- Conducted the depositions of Defendant Nicolosi, Defendant Brodman, and non-party Cindy Lieberman to ascertain information regarding potential third-party claims, to assist in obtaining information regarding the accounting of Receivership Entities prior to the Receivership, to further understand the financial connection(s) between the Receivership Entities and the Equinox entity formed on or about 2012, and to assist the SEC in enforcing judgments against Defendants Nicolosi and Brodman;
- Communicated with various investors and/or their representatives to provide updates on recent developments, field potential leads from investors on additional assets that may be available, and status of the K-1 forms;
- Updated Receiver's website and communicated regularly with investors regarding status of review of claimant documents and Receivership;
- Continued investigation into operation of Receivership Entities, including analysis of business operations, investor files, offering documents, and financial activities;
- Worked with IRS to successfully abate some of the tax penalties related to accounting practices that occurred prior to the Receivership;
- Negotiated a tolling agreement of the statute of limitations with a third party related to potential malpractice claims for accounting practices related to the Receivership Entities;
- Continued review of potential third-party claims to recover investor assets wrongfully misappropriated and/or fraudulently transferred;

- Communicated with SEC counsel regarding settlements with Defendant Brodman and Defendant Nicolosi and investigated action on behalf of Receivership to collect the settlement proceeds owed to the Receivership Estate;

The above referenced activities are discussed in more detail in the pertinent sections of this Report.

II. BACKGROUND

A. Procedure and Chronology

On June 7, 2021, the Commission filed a complaint (Doc. 1) (the “Complaint”) in the United States District Court for the Southern District of Florida (the “Court”) against Defendants Larry Brodman, Anthony Nicolosi f/k/a Anthony Peluso, and the Receivership Entities. The Commission alleged that Defendant Brodman and the Receivership Entities raised at least \$9 million from over 150 investors who were told that their funds would be used almost entirely to purchase “turnkey, multifamily properties” in South Florida which would then be renovated, rented to tenants, and eventually sold. *Id.* ¶ 3. Investors were also told that they would be entitled to receive a portion of the rental income and any sale proceeds generated from the Properties they were investing in.

Although a portion of investor funds were used to purchase various properties in the South Florida area, the Commission alleged that Defendant Brodman and the PII entities misappropriated and diverted over \$2 million in investor funds, extensively commingled investor funds, and in some instances used investor funds to make purported “profit” payments and distributions to other investors. (Doc. 10 ¶¶ 4, 70-71.) The Commission also alleged that, despite statements in the offering materials that commissions would only be paid to licensed brokers, PII and Brodman used at least \$1.2 million in investor funds to pay undisclosed sales commissions to unlicensed sales agents including Defendant Nicolosi. *Id.* ¶¶ 68-69.

On June 15, 2021, the Court granted the Commission’s Motion for Appointment of Receiver and entered an Order appointing Miranda L. Soto as the Receiver over the Receivership

Entities (“Order Appointing Receiver”) (Doc. 10). The Commission and the individual Defendants mediated this case on April 5, 2022, which resulted in an impasse. (Doc. 47.) Subsequently, on October 3, 2022, the Commission reached an agreement with each individual Defendant. Pursuant to this settlement, the Court entered judgments against both individual Defendants as follows: (1) \$414,813.00 against Defendant Nicolosi and (2) \$1,594,265.00 against Defendant Brodman. (Doc. 104-105.) Pursuant to the Judgments, the Defendants were ordered to pay the above-stated amounts to the Receiver. Since these judgments have been entered, the Receiver and her staff have communicated with the Commission that the Receiver is willing assist in any requested to help enforce the judgments against the Defendants and collect for the Receivership Estate.

B. The Receiver’s Role and Responsibilities

As an independent agent of the Court, the Receiver’s powers and responsibilities are set forth in the Order Appointing Receiver which provides, in relevant part, that the Receiver:

- “[S]hall have all powers, authorities, rights and privileges heretofore possessed by the officers, directors, managers and general and limited partners of the Receivership Entities under applicable state and federal law...” and “shall assume and control the operation of the Receivership Entities and shall pursue and preserve all of their claims.” Doc. 10 ¶¶ 4-5;
- Shall “take custody, control, and possession of all Receivership Property and records relevant thereto from the Receivership Entities...” and “manage, control, operate and maintain the Receivership Estates and hold in Receiver’s possession, custody and control all Receivership Property, pending further Order of the Court.” *Id.* ¶ 7(b)-(c);
- Is “authorized, empowered, and directed to investigate the manner in which the financial and business affairs of the Receivership Entities were conducted and (after obtaining leave of this Court) to institute such actions and legal proceedings...as the Receiver deems necessary and appropriate...” *Id.* ¶ 37; and
- Is directed to “develop a plan for the fair, reasonable, and efficient recovery and liquidation of all remaining, recovered, and recoverable Receivership Property...and to “file and serve a full report and accounting of each Receivership Estate” for each calendar quarter. *Id.* ¶¶ 46, 48.

III. THE RECEIVER'S PROGRESS AND PRELIMINARY FINDINGS DURING THE RELEVANT PERIOD

The Receiver's issuance of interim quarterly reports is intended to, among other things, present a detailed summary of actions taken by the Receiver during the reporting period as well as to share the status of her various preliminary findings and ongoing investigation. Unless specifically indicated herein, any previously expressed preliminary findings are incorporated herein and remain consistent with the Receiver's ongoing investigation. The Receiver reserves the right to revise, amend, and/or supplement these conclusions as the investigation progresses. The Receiver presents the following non-exclusive conclusions that she continues to supplement based on her ongoing investigation and document review and with the assistance of her Retained Professionals.

A. Actions Taken By the Receiver During Reporting Period

i. Reviewed Investor Documentation and worked with Receivership Accountants to move toward the filing of a Final Claims Determination Motion with the Court for Valid Investor Claimants.

As detailed in previous Reports, the Receiver previously filed the Receiver's *Motion to Establish and Approve (i) Proof of Claim Form and Claim Bar Date; (ii) Procedure to Administer, Review, and Determine Claims; and (iii) Notice Procedures and Incorporated Memorandum of Law* (the "Claims Motion") on December 31, 2021. The Claims Motion is available on the Receiver's website at www.propertyreceivership.com. In this Motion, the Receiver proposed (i) the establishment of a deadline for the submission of claims, (ii) approved forms for claim submissions, (iii) claims notification and publication procedures, and (iv) the framework by which the Receiver will calculate and administer the claims process. (Doc. 48.) Although the Court issued an Order on January 10, 2022, granting the Claims Motion, the Court subsequently vacated

that Order after two responses to the Claims Motion were filed on January 14, 2022. The Receiver subsequently filed a Reply in support of the Claims Motion on January 21, 2022. (Doc. 61.)

On April 14, 2022, the Court approved and entered an Order granting the Claims Motion. (Doc. 77). Once the Receiver received approval from the Court, the Receiver took all action to effectuate the claims process including the mailing of 158 investor claims packets, which explained the claims process, provided a preliminary calculation of each investor's claim (for investors with documentation in the Receivership's possession), and requested that individual investors complete a questionnaire (the "Claims Form") and provided documentation to establish their respective claims. The preparation of the claim amounts required having Receiver's professionals sort through extensive and often incomplete company documents to reconcile invested sums with any dividends or other payouts recorded as having been sent to investors. The Receiver's professionals also had to engage in open-source research to verify correct mailing addresses for about a half dozen investors whose addresses were not accepted by the UPS website for delivery labels, which required sending their packages for delivery by United States Post. As required in the Order, the Receiver also caused notices of the claims process to be published in two newspapers – the Sun Sentinel of Fort Lauderdale, Florida and the Wall Street Journal. The Receiver published announcements regarding the publication on the Receiver's website.

The Receiver distributed the approved Proof of Claim form to all potential claimants along with detailed instructions on preparing and submitting the completed form to the Receiver by the established submission deadline.¹ The deadline to submit a claim occurred on the Claims Bar Date: September 28, 2022. During this process, there were several questions that investors raised, which required the Receiver and/or her attorneys to discuss with specific investors and resolve. Of

¹ A sample claims packet is located on the Receiver's website at www.propertyreceivership.com.

the packets sent to Claimants, 117 packets were returned timely to the Receiver and her staff. While 82 investors agreed with the Proof of Claim Form determination that was put forward by the Kaufman Professionals, 35 investors disputed the Proof of Claim Amount that was contained in their Proof of Claim forms. Specifically, 9 investors from the Equinox pool of investors and 24 investors from the PII pool of investors disputed the claims amount. The Receiver and her professionals commenced review and analysis all of the claims and documentation submitted to reconcile these claims with company records obtained by the Receiver. This review included follow up communications with investors regarding their claims submissions or responding to investor questions about the Receiver's plans for distributions. After her review and analysis is completed, the Receiver will file one or more motions seeking the Court's approval of (i) her determinations of timely submitted claims, and (ii) an interim (and additional as necessary) distribution to claimants with approved claims and the source(s) of funds used to make any distribution(s). The investigation of the transfer of funds between entities and the intermingle nature of the money transferred between Equinox and PII Entities has warranted additional analysis from the Receiver's forensic accountants and necessitated the Receiver to take additional steps to determine the extent of Equinox involvement in the PII Entities.²

ii. Deposed Defendant Nicolosi, Defendant Brodman, and Non-Party Cindy Lieberman regarding Accounting Practices, Potential Third-party Claims, the Flow of Funds Among Equinox, PII, the Various PII Entities, and Receivership Defendants..

The Receiver's counsel deposed Defendant Nicolosi, Defendant Brodman, and non-party Cindy Lieberman during the Reporting Period. After discussion with the Commission, the

² The Receiver, her staff counsel, and the Kaufman Professionals plan to decide in May to determine the cutoff date, if any, for Equinox investments and the extent of investments that will be included in this Receivership due to the commingling of funds between Receivership entities.

Receiver determined that these depositions were necessary to evaluate the transfer of funds between the Receivership Defendants in addition to the potential for additional third-party actions.

Counsel for the Receiver, Raquel A. Rodriguez, conducted the remote depositions of Anthony Nicolosi and Larry Brodman on March 22, 2022 and March 23, 2023, respectively. Mr. Nicolosi was represented by attorney, Mark C. Perry, and Mr. Brodman represented himself. Aside from responding to questions about general background information, Mr. Nicolosi asserted his Fifth Amendment constitutional right against self-incrimination. Mr. Brodman responded to less than a handful of background questions and asserted his Fifth Amendment constitutional right against self-incrimination. Receiver has reserved her right bring Mr. Nicolosi and Mr. Brodman's objections and refusal to answer questions to the Court's attention to rule on said objections at a later date.

Ms. Lieberman's in person deposition, also conducted by Counsel for the Receiver, Raquel A. Rodriguez, took place on March 24, 2023. Ms. Lieberman did not have counsel representing her at her deposition. Ms. Lieberman was an employee of Equinox and had extensive familiarity with the operations of Equinox, the PII Entities and Mr. Brodman's management of the enterprise. The Receiver and her counsel found Ms. Lieberman's testimony to be credible and helpful since she had vast institutional knowledge about the Equinox entity predating the Receivership and the Receivership Entities. Ms. Lieberman provided helpful information in unraveling the accounting and banking records of the Receivership Entities, understanding the operations of the Receivership Entities and the involvement of third parties that may have facilitated the scheme in addition to information related to Equinox Holding, Inc. as the operating entity for the PII Entities, the intermingling of funds and the transfer of funds among PII Entities and Equinox to pay salaries, and, additional information about the financial records and transactions. Ms. Lieberman's

testimony provided additional avenues for the Receiver to investigate other persons and entities which may have potential liability for facilitating Defendants' fraud. Based upon the wealth of knowledge obtained by Ms. Lieberman, the Receiver believes that Ms. Lieberman's continued assistance could be value to her and the Kaufman Professionals.

iii. Continued to work with Receiver's Professionals to Finalize Claims Amounts, evaluate the Flow of Funds between Receivership Defendants, and Address Tax Issues regarding the Entities.

During the Reporting Period, the Receiver and her professional worked diligently to continue their investigation to finalize the claims determination for valid investor claimants. This work involved continued reconciling of the disputed claims and analyzing copious documents that were sent by individual investors to support their individual claim amounts. The Receiver, after reviewing the supporting documents, provided these documents to the Kaufman Professionals to reconcile the amounts owed and determine the flow of funds between the Receivership Defendants. In their review of investor documentation and the documents provided by the Receiver and Commission in the investigation that took place at the start of the Receivership, the Kaufman Professionals used their knowledge and expertise to reconcile differences between the Receiver's preliminary claims assessments and the claims submitted, for the Receiver's review. In addition to assisting with the analysis of the Final Claims Determination, the Kaufman Professional also prepared K1s (investor tax returns) for the Entities and individual claimants.

Further, the Receiver has worked with individual investors to address specific tax concerns in documents that were incorrectly prepared or contained incorrect information prior the Receiver taking control of the Receivership Entities. Due to the actions of the Receivership Defendants prior to the Receivership, the IRS had provided several tax penalties that totaled over \$200,000.00. ***The Receiver, through her work with the Kaufman Professionals, successfully abated all penalties to save the investor claimants these funds.*** The penalties were abated as follows:

PENALTIES ABATED:

PII LLC	\$63,000
PII 4450	37,800
PII 9007	25,200
PII 304	\$75,600
PII 3504	42,840

The services provided by the Kaufman Professionals have been instrumental to helping the Receiver understand and account for the flow of funds between the various entities and have assisted the Receiver in developing her recommendations to the Court. Additionally, the Kaufman Professionals have greatly aided the Receiver in achieving the tax abatements with the IRS for the Receivership Entities. Due the above-referenced information discovery at the depositions, it will be necessary for the Kaufman Professionals to further assist the Receiver in calculating the proposed distribution schedule in support of the Receiver’s anticipated Claims Determination Motion and eventual Motion for Interim Distribution.

iv. Securing Receivership Estate Personal Property

a. Bank Accounts and Cash Proceeds

As reported in detail in previous Reports, the Receiver opened fiduciary bank accounts at ServisFirst Bank (the “ServisFirst Accounts”) following her appointment and coordinated the freeze and closure of the Receivership Entities’ existing bank accounts with JP Morgan Chase Bank, N.A. (“Chase Bank.”) The ServisFirst Accounts allow the pool of Receivership funds to continue to gain interest while the Receiver determines the appropriate method to distribute funds. As of the date of the filing of this Report, the total balance of the ServisFirst Accounts was **\$4,924,117.37.**

b. Other Personal Property

The Receiver continues to maintain and store the various company documents, collectible items, and computer hardware that were previously removed from the storage unit. The Receiver has been working to liquidate the remaining Personal Property in the most cost-effective manner to bring in funds to the Receivership Estate. The Receiver intends to list collectible property on a public forum that will bring in monetary funds to the Receivership pool of funds within this calendar year.

v. **Securing and Maintaining Receivership Real Property**

a. Managing and Maintaining Real Property Assets

At the time of the Receiver's appointment, the Receivership Entities owned seven multifamily residential properties in the South Florida area. Further details on each of these properties, including purchase and property information is discussed in previous Interim Status Reports. (Doc. 63, 81, 99.) All of the Receivership properties have been sold and the money has been brought into the pool of funds in the Receivership.

vi. **Continued to Analyze the Receivership Documentation to Determine the Extent of Commingling and to Evaluate Treatment of Equinox and PII in this Receivership.**

The Receiver and her professionals continue to review company records and third-party productions in order to (i) understand the Receivership Entities' business operations and relationships prior to her appointment; (ii) identify any potential assets that belong to the Receivership Entities; and (iii) identify and analyze investor transactions. Given the Commission's allegations of "extensive commingling of investor funds," the Court approved the Receiver's retention of the Kaufman Professionals to provide forensic accounting and tax services to the Receiver. The Receiver has asked Kaufman to prioritize the analysis of the bank accounts and assembly of an investor roster showing the amounts raised from and distributed to each

investor. Kaufman has provided the Receiver with its preliminary findings on the “extensive commingling” alleged to have taken place within the Receivership Entities’ bank accounts.

A main consideration currently before the Receiver is the transfer of funds between Equinox Holding Inc. and the Property Income Investor Entities. The inclusion of Equinox investments predating the formation of PII Entities has been considered by the Kaufman Professionals and is being reviewed by the Receiver. Ultimately, the Receiver will determine the appropriate and equitable distribution to the investors as per her Claims Analysis. In addition to reviewing the flow of funds, the Receiver continues to investigate any potential claims the Receivership Estate may have against any third parties based on funds transferred to those third parties or services provided by those third parties. The Receiver is working with her professionals to prepare notice to third parties regarding potential claims of the Receiver against them based upon recent additional information obtained.

vii. Continued Outreach with Investors and Interested Parties

The Receiver and her counsel have been in contact with a substantial number of investors during the post-claims process period. The Court approved the Receiver’s retention of a website vendor to establish an informational website that would provide relevant court documents, news, and other updates for investors and interested parties, and that website went live in July 2021 and is located at www.propertyireceivership.com. The website also allows interested parties to submit their contact information to the Receiver, and the Receiver’s team has been compiling that information and speaking with interested parties. The Receiver’s staff spent a great deal of time speaking with investors regarding the completion of the Proof of Claims form and the information details in the Claims Process instructions. Throughout the Claims Process, the Receiver’s counsel continues to speak regularly with investors regarding the status of the litigation and the ongoing work being completed by the Receiver’s Professionals.

viii. The Equinox and Property Income Investors Offerings

a. The Equinox Offering

On or around November 14, 2012, Equinox was formed by Jeffrey Rosenfeld and David Cohen. On or around December 11, 2012, Equinox Holdings filed a Form D Notice of Exempt Offering of Securities with the Commission indicating it intended to raise up to \$20 million in an offering that was purportedly exempt from registration pursuant to Rule 506. The Receiver has seen several connections between Equinox and a company named Medical Connections Holdings, Inc. (“MCH”), including that (i) Jeffrey Rosenfeld previously served as the CEO of MCH, (ii) Defendant Nicolosi at one point served as the President of MCH, and (iii) several previous investors in MCH subsequently invested in Equinox.

As set forth in a Private Placement Memorandum dated January 17, 2013 (the “Equinox PPM”), Equinox told prospective investors it sought to capitalize from identifying and investing in “distressed and opportunistic real estate investments.” The Equinox PPM indicated it was seeking to raise up to \$7 million from investors, of which up to 10% of the proceeds would be used to compensate licensed broker/dealers for their efforts, and the vast majority of the proceeds would be used for “real estate acquisition development.” The PPM described two “targeted acquisitions” consisting of large parcels of undeveloped land that Equinox sought to purchase and subsequently develop with proceeds from the offering.

During that time period, Mr. Brodman was listed as Equinox’s Chief Operating Officer and Director while Theodore Grothe was listed as the Vice President, Secretary, and Director.³

³<http://search.sunbiz.org/Inquiry/CorporationSearch/ConvertTiffToPDF?storagePath=COR%5C2013%5C0906%5C00195349.Tif&documentNumber=P12000094600>

Mr. Rosenfeld resigned from Equinox later in 2013,⁴ and Mr. Brodman is listed as the company's CEO in its 2013 amended annual report.⁵ As of the February 2016 annual report, Mr. Brodman was the only listed officer and director for Equinox.⁶

The Receiver has obtained bank records for three bank accounts maintained by Equinox dating back to June 2013. Based on the Receiver's preliminary investigation, it appears that Equinox raised approximately \$3 million from at least 35 investors as early as November 18, 2012, and that Equinox continued to raise funds from investors as recently as August 2020. A significant portion of these funds were raised prior to late 2016 when the Property Income Investors offerings began. Although Equinox does appear to have used some investor funds to purchase real estate during 2012 – 2015, it appears that a significant portion of the \$3 million was not used for the purchase of real estate. Indeed, the Receiver has only been able to identify three real estate transactions in Broward and Palm Beach Counties involving Equinox during the time period from December 2012 to February 2015, none of which involved Equinox paying a purchase price higher than \$108,000. Moreover, although Equinox has not owned any real estate since February 2015, it appears that nearly \$2 million was raised from Equinox investors from that time up to the Receiver's appointment. The Receiver's analysis of Equinox Holdings Inc.'s bank statements and corporate financial records establishes that Equinox Holdings, Inc. used investor funds to pay

⁴<http://search.sunbiz.org/Inquiry/CorporationSearch/ConvertTiffToPDF?storagePath=COR%5C2013%5C1115%5C53565093.Tif&documentNumber=P12000094600>

⁵<http://search.sunbiz.org/Inquiry/CorporationSearch/GetDocument?aggregateId=domp-p12000094600-0a7d4e41-25ed-485b-a8ff-a26d32f50db3&transactionId=p12000094600-464d4b95-cc3d-49f7-82a3-b7b539b9ab37&formatType=PDF>

⁶<http://search.sunbiz.org/Inquiry/CorporationSearch/GetDocument?aggregateId=domp-p12000094600-0a7d4e41-25ed-485b-a8ff-a26d32f50db3&transactionId=p12000094600-494ca438-0bf0-4b90-96a2-5f9d7fba3024&formatType=PDF>

salaries to Brodman and all PII employees, expenses for many or all of the PII Entities, compensation to Nicolosi's company, and personal expenses of Brodman.

b. The Property Income Investors Offerings

In March 2016, Brodman formed PII. Brodman subsequently formed at least 10 entities between December 2016 and June 2019 that each contained "Property Income Investors" in the name followed by a specific number (which in most cases appears to have been a reference to the street number of a specific property).⁷ These entities were formed for the purpose of purchasing specific real estate parcels, and in most cases each entity opened a separate bank account at JP Morgan Chase.

No later than 2016, the Receiver understands that prospective investors were targeted to invest in PII (or related entities) through "cold calls" made by Brodman, Nicolosi, and other sales agents working at Nicolosi's direction. From speaking with investors, the Receiver has been told that the "cold calls" touted specific property(ies) that had been or would be purchased and promised annual returns ranging from 5% to 10% (with some investors being promised even higher returns). Specifically, investors were told that they would receive returns derived from the Receivership Entities' renovation and ownership of multi-family properties consisting of (i) 70% of the net rental profits (with Brodman receiving the remaining 30%), and (ii) 50% of the profits when the property was sold (with Brodman receiving the remaining 50%). Investors were assured that there was minimal risk and little to no downside associated with the investments.

The Receiver has identified private placement memoranda that were prepared by several of the Receivership Entities, including a September 2016 private placement memorandum

⁷ For example, PII 26 was formed in December 2016 and listed Mr. Brodman as the manager. In or around December 28, 2016, PII 26 paid \$495,000 to purchase a seven-unit multifamily residential property located at 26 Wisconsin St., Lake Worth, FL 33461.

prepared for PII (the “PII PPM”).⁸ The PII PPM indicated to prospective investors, among other things, that:

- PII would “use the net proceeds from this offering to acquire property and for general working capital purposes”;
- Cash commissions of up to 10% of the raised proceeds would be paid to any “licensed broker/dealers” assisting in the offering;
- Officers (i.e., Defendant Brodman) “will not receive a salary or management fee,” but rather would be entitled to 30% of the Company’s net income (or loss) from operations as well as 50% of the Company’s gains (or losses) from the sale of any property.
- Investors holding Class B membership interests would be entitled to their pro rata share of 30% of the Company’s net income (or loss) from operations as well as 50% of the Company’s gains (or losses) from the sale of any property.
- “Investors should not purchase our Class B membership interests if they need or expect to receive quarterly distributions.”
- “We will use debt financing to acquire most of our properties. Lenders will place mortgages on these properties.”
- “We expect to incur operating losses in future periods because we expect to incur expenses which will exceed revenues for an unknown period of time.”

The “Use of Proceeds” section further specified that, assuming \$4 million was raised during the offering, \$3.6 million would be used to make real estate acquisitions and the remaining \$400,000 would be used for working capital. The section further indicated that PII “reserve[s] the right to modify the use of proceeds as we deem fit at our sole discretion.” The Commission has alleged that although the Receivership Entities raised at least \$9 million from investors, at least \$2.44 million was misappropriated by PII and Brodman. Doc. 1 ¶¶ 60-61.

ix. The Promoters Used Equinox Investments, Inc. as Their Vehicle for Soliciting Investors in Property Income Investors, Paying Expenses of the PII Entities, Paying Themselves and Making “Distributions” All

⁸ As discussed below in Section V.B., it does not appear that the PII PPM was provided to a significant number of investors.

**While Comingling Assets of the PII Entities Under the Guise of
“Loans” Without Following Established Business Practice.**

Prospective investors in the PII Entities were told that they would receive quarterly distributions generated by the rental income received from the property owned by the entity they invested with. Although it appears that many investors simply received identical quarterly distributions that equated to an annual return ranging from 6% to 7%, the investment documents signed by each investor specified that any distributions paid to investors would be made from a percentage of the “Net Cash From Operations” with the remainder going to Mr. Brodman. However, it appears that at least several of the Receivership Entities did not generate sufficient cash flow from operations to pay the quarterly distributions made to investors, and those entities instead depended on transfers (or “loans” which do not appear to have ever been repaid) from other Receivership Entities to pay the distributions.

For example, prospective investors interested in investing with PII 1361 were required to execute an Operating Agreement as a Class B Member.⁹ In relevant part, Section 4.1(c) of that Operating Agreement provided that Class B Members would be entitled to receive periodic distributions in the amount of “70% of the Net Cash From Operations.” The Operating Agreement defined Net Cash From Operations as:

“Net Cash From Operations” means the gross cash proceeds from Company operations (including sales and dispositions of Company property in the ordinary course of business) less the portion thereof used to pay or establish reserves for all Company expenses, debt payments, capital improvements, replacements, and contingencies, all as determined by the Manager. Net Cash From Operations shall not be reduced by depreciation, amortization, cost recovery deductions or similar

allowances, but shall be increased by any reductions of reserves as herein provided previously established pursuant to the first sentence hereof and from Net Cash From Sales or Refinancings.

⁹ Mr. Brodman is believed to be the sole Class A Member of all PII entities.

Thus, the amount that should have been paid to a Class B Member would have been calculated by subtracting Company expenses, capital improvements, and other reserves from the income received during the company's operations which typically solely consisted of tenant rental income. During 2019, according to a Profit and Loss Statement generated by the QuickBooks software maintained by the Receivership Entities, PII 1361 generated \$43,395.00 in rental income. However, PII 1361 also incurred \$38,685.90 in expenses from operations, including \$10,444.50 in property taxes, \$3,534.31 in insurance expense, and \$16,261.34 in repairs and maintenance. This resulted in PII 1361 generating net income of \$4,709.10 during 2019. Pursuant to the Operating Agreement, investors (Class B Members) would have been entitled to 70% of this Net Cash From Operations which should have resulted in total annual distributions to Class B Members of \$3,296.37.

However, a review of PII 1361's bank statements show that a total of \$42,484.00 in distribution checks were made during 2019 to investors. Standing alone, this represented a nearly 100% distribution of all gross rental income received from tenants and was approximately 1,000% higher than the net cash from operations purportedly generated by PII 1361 during 2019. Additionally, the bank statements also suggest that PII 1361 may have significantly understated its repair and maintenance expenses based on \$49,120.00 in apparently-unreported payments that appear to be for the renovation of one of the units – approximately \$30,000 higher than the \$16,261.34 in repairs and maintenance reported in PII 1361's 2019 Profit and Loss Statement. In order to meet its ongoing expenses, including quarterly distributions paid to investors and other obligations including renovation expenses, PII 1361's bank account statements reflect **over \$100,000.00** in incoming transfers from nine different PII entities. In addition, the statements also

reflect that \$24,230.00 was transferred from PII 1361 to four different PII entities during that time period.

A similar pattern was seen in an analysis of financial and bank statements for PII 3504, which owned a property located at 3775 NW 116th Terrace, Coral Springs, FL 33065. Although PII 3504 received \$58,530 in rental income during 2019, the Profit and Loss Statement generated by the QuickBooks software maintained by the Receivership Entities reflected \$34,358.98 in expenses which resulted in net income of \$24,370.13. However, during 2019, PII 3504 paid out nearly \$28,000 in quarterly distributions to investors – more than the purported net income. In addition, the P&L did not reflect (nor were investors informed) that PII 3504 had taken out a mortgage on the 3775 Property and that it made a total of \$22,040.87 in monthly mortgage payments during the majority of the year – in addition to the \$34,358.98 in expenses reflected on the Profit and Loss Statement.¹⁰

The \$58,530 in rental income received by PII 3504 during 2019 was not sufficient to pay the combined \$84,382 in expenses, investor distributions, and mortgage payments. In order to cover this shortfall, PII 3504's bank account statements reflect **over \$50,000.00** in transfers from at least nine different PII entities. In addition, the statements also reflect that \$127,770 – which included the mortgage proceeds deposited in PII 3504's bank account in October 2019 – was transferred from PII 3504 to at least six different PII entities during that time period.

In sum, PII 1361 generated \$43,395.00 in rental income during 2019, but during the same period it made total payments of over \$100,000 for property expenses and investors distributions. Similarly, the \$58,530 in rental income received by PII 3504 was not sufficient to cover the total

¹⁰ The existing mortgage was satisfied in October 2019 when PII 3504 took out a new mortgage which resulted in the deposit of \$106,443.62 in PII 3504's bank account. Following deposit of the \$106,443.62 mortgage proceeds, PII 3504 made a total of \$107,200.00 in transfers to other PII entities – including the vast majority to the Property Income Investors Holdings account controlled by Brodman.

payments of the combined \$84,382 in expenses, investor distributions, and mortgage payments. Because the rental income generated by PII 1361 and PII 3504 during 2019 was not sufficient to cover the corresponding entity's expenses during that same time period, each entity thus necessarily depended on the deposit of funds from other entities (consisting of investments by other investors) to meet these shortfalls. The Receiver is continuing her investigation to determine if similar shortfalls were present in other PII entities.

x. Nearly \$2 Million Was Paid To Company Insiders Including Brodman

A significant percentage of funds raised from investors were paid to company insiders – including Brodman. According to Equinox Holdings payroll records from ADP, Brodman received at least \$1,206,302 in Form 1099 compensation from 2014 to 2020 (excluding compensation paid during 2019, which was not included in the provided records). The Receiver has also seen evidence that Brodman made significant withdrawals from various bank accounts belonging to the Receivership Entities in the year preceding the Receivership. Brodman also granted generous pay raises and bonuses to the Companies' primary administrative employee, Cindy Lieberman, amounting to nearly \$500,000 in salary during the same period – including a salary of \$93,900 in 2019 and \$107,000 in 2020. Based on our review of records and Ms. Lieberman's deposition testimony, we do not believe her acceptance of this compensation was inappropriate. Her knowledge of the operations of the entities and the responsibilities placed upon her (for which she had no prior formal training) satisfied the Receiver that she provided the services for which she was being compensated but lacked sufficient knowledge and financial sophistication to understand that Mr. Brodman, Mr. Nicolosi and their sales agents were defrauding investors. This is reinforced by the fact that she relied on the accounting firm Coleman & Cohen, LLC, which routinely collected company records for reconciliation of company accounts.

From 2019 to 2021, it appears that nearly \$500,000 was transferred from various company bank accounts to a bank account owned by LBB Maintenance & Repair, LLC (“LBB”), a company owned by Brodman. Despite the name of the company suggesting it was in the business of maintenance and repair, it appears that LBB’s primary purpose was to transfer funds from the PII Entities to Mr. Brodman or for his benefit. A significant portion of funds transferred to LBB were then sent to Brodman’s personal account where they were then used for Brodman’s personal benefit including the payment of a mortgage, monthly lease payments for a Maserati, and other expenses.

These regular and recurring distributions to Brodman are contrary to representations in the PII PPM that “Mr. Brodman will not receive any compensation or management fee while overseeing the Company’s operations,” and several investors have also indicated that they were told this by Mr. Brodman or other sales agents. A subsequent section of the PII PPM confirmed that “[o]ur officers will not receive a salary or management fees.” Rather, Mr. Brodman “would be allocated Class A Membership interests which would entitle him to 30% of the Company’s net income (or loss) from operations and 50% of the Company’s gains (losses) from the sale of any property.”

The Commission has alleged that approximately \$1.04 million was generated in gross rent payments during the Relevant Period (spanning over seven years), which would have entitled Brodman to at most approximately \$312,000 as his share of rental payments during that span. This of course does not account for any other expenses incurred during the Companies’ operations, which would serve to correspondingly reduce the amount owed to Brodman (and investors). As for the proceeds of property sales, the Commission has alleged (and the Receiver has not seen any contrary information) that no property sale proceeds were distributed to investors during the

Relevant Period. Instead, it appears that many investors were encouraged to “roll over” their profits from a property sale into another PII entity. Accordingly, based on the representations to investors, Brodman would have been entitled **at most** to \$312,000 (and likely less, after expenses) during the seven-year Relevant Period – an amount that is dwarfed by the \$500,000 in transfers that was transferred to LBB alone from 2019 to 2021.

xi. The Use of Sales Agents to Solicit Investors and Payment of Transaction-Based Compensation

As referenced above, the Receiver has seen evidence that the Receivership Entities relied on sales agents to solicit prospective investors in the various Receivership Entities. These sales agents include Defendant Brodman, an individual who the Receiver believes to be Mr. Brodman’s nephew, Defendant Nicolosi, and several other individuals that were apparently affiliated with Nicolosi’s company, CMP. CMP received regular payments from Equinox throughout a substantial portion of the existence of the PII Entities. CMP in turn paid funds out to Nicolosi and the sales agents who procured PII investors. In a previous filing with the Commission, CMP was described as “a brokerage firm” and listed Nicolosi as its CEO.¹¹ Of note, at least one of the sales agents affiliated with CMP appear to have used fictitious names when communicating with prospective investors. It appears that these sales agents primarily contacted prospective investors through the use of “cold calls” based on lead lists purchased from third parties.

The Receiver has not seen any evidence that any sales agents held the requisite licenses to sell securities. The Receiver has learned that Defendant Nicolosi (when he was known as Anthony Peluso) was barred from the securities industry in June 2001 for engaging in high-pressure sales tactics and making misrepresentations to customers. In June 2003, Mr. Peluso changed his name

¹¹ See https://www.sec.gov/Archives/edgar/data/1140303/000135448811001230/meth_10ka.htm

from Anthony Joseph Peluso to Anthony Joseph Nicolosi. Mr. Nicolosi testified in his deposition Peluso was the surname of his adoptive family and Nicolosi was his birth name. In 2010, Mr. Nicolosi was the subject of a cease and desist order from the Alabama Securities Commission based on his role in soliciting investors in a different company and his misrepresentations and omissions concerning his previous industry bar and name change.¹² None of this was disclosed in the PPM's the Receiver and her professionals have been able to obtain.

After making these "cold calls," those agents – either themselves or through an administrative employee at PII – sent correspondence (typically by email) to those prospective investors containing information on the proposed investment. This correspondence usually consisted of a short description and potential returns of the specific property investment, an attachment containing pictures and projections for the property, and a "Subscription Booklet" containing instructions to complete an investment. Of note, while the "Subscription Booklet" instructed interested investors to complete the attached Subscription Agreement and Operating Agreement, the vast majority of the Subscription Booklets distributed to prospective investors appear to only include the Subscription Agreement (and did not include the Operating Agreement). Further, although the Subscription Agreement provides that the "offer and sale of securities is being made in connection with the private placement memorandum," it appears the "Subscription Booklet" often did not contain a copy of the PII PPM. The Receiver has only seen that a very limited amount of prospective investors received the PII PPM (and typically only when requested by a diligent prospective investor).

Some emails were sent directly by the sales agents, including the below email sent by Defendant Nicolosi:

¹² See <https://asc.alabama.gov/Orders/2010/CD-2010-0062.PDF>



Anthony Nicolosi <anicolosi@propertyii.com>

R.E. Investment/ [REDACTED]

5 messages

Anthony Nicolosi <anicolosi@propertyii.com>

Thu, Apr 6, 2017 at 6:37 PM

To: [REDACTED]
[REDACTED]

Thanks to [REDACTED] for the introduction.

To introduce myself, I am the Director of Assets for a fund manager in Coral Springs. My job is to return 7% or better on the long term properties and 10% or better on our flips, per year. Me being a Wall St. executive for 20 years, I am able to invest my clients money along side the fund in each LLC. I am also the person that heads the buying, rehab and selling of the properties as well as management when needed.

This is the next property I am doing a full renovation on turning this into a living tropical oasis. I am extending into the patio and splitting one unit to take it from 4 units to 5 units. Square footage under air is 4610 with 12 parking spots, private gates and pool. All new interior kitchens, bathrooms, doors, impact windows, floors, AC, plumbing and electric. Remodel entire grounds including driveway, landscaping, pool and patio. Construction should take 4 months, new tenants and sale of property should take less than 6-9 months total. All details from, architect, GC, comps, rent comps, permitting have all been evaluated and prepared to start the project. We close May 5.

You can invest minimum of 25k and max 100k, the return is 22.01% net back to you within 6-9 months. Give or take 3%.

Please read over the material, write down questions and lets speak tomorrow or Monday. We have plenty more back up material about the area but I'm sure you are familiar with Delray Beach.

Anthony J. Nicolosi
Director of Assets
Property Income Investors
954-800-0879-B
561-789-2316-M
www.propertyii.com

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3395K

In some instances, the agents advertised the ability for prospective investors to use their retirement funds for the investment.

The Receiver has seen information supporting the Commission’s allegations that a significant amount of investor funds were used to pay commissions to these sales agents. For example, Nicolosi’s company, CMP, received at least \$888,170 in payments from the Receivership Entities during the Relevant Period. The Receiver has also seen additional payments to other sales agents made through other bank accounts. The Receiver believes that most, if not all, of these payments were provided as compensation for the solicitation of investors to the Receivership Entities. Although Defendant Nicolosi has taken the position that at least a portion of his compensation was purportedly attributable to other non-solicitation activities, the Receiver understands that other individuals affiliated with CMP (including those who used fictitious names with prospective investors) had no duties other than soliciting investors.

xii. Investor Funds Appear to Have Been Routinely Commingled and Used for Unauthorized Purposes for Several Years

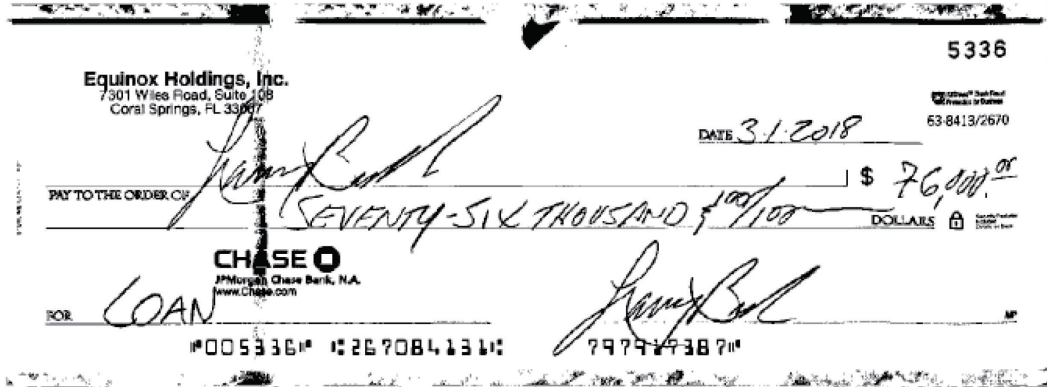
A preliminary analysis conducted by the Receiver's forensic accountants indicates that approximately \$9 million was raised from at least 150 investors during the relevant time period. The Receiver has seen significant evidence that investor funds were routinely commingled between the Receivership Entities' bank accounts for no apparent legitimate or business purpose; rather, it appears that corporate formalities were frequently disregarded and that a Receivership Entity facing a shortfall in currently available funds would regularly use funds from other Receivership Entities as needed. The Receiver has also seen bank statements showing how an investor's funds would be wired into one entity and would, almost immediately or shortly thereafter, be wired to another entity. Bank records also demonstrate how funds were transferred to entities whose bank funds were running low to the point of insolvency from other entities. No formal loan documentation, company resolutions or meeting minutes were produced, despite the accounting firm's subsequent characterization of these transfers as "inter-company" loans. Nor do the financial statements or tax returns evidence payment of any actual or imputed interest from one entity to another for these "loans". The Receiver has asked her forensic accountants whether it would be feasible to essentially "unwind" these various transactions and to attempt to treat each entity separately. The Receiver has been informed that it would be significantly time-intensive (and costly) to attempt to reconcile material differences between the reported intercompany obligations owed among the companies, and that even after completing such a task it would still be uncertain whether the entities would be able to be treated as independent companies. After reviewing Ms. Lieberman's deposition along with the investigation already completed by the Kaufman Professionals, the Receiver does not believe that it is a good use of time and resources to continue to task her accounting professional with unwinding the transactions. Moreover, based

on the financial records reviewed and the Receiver's analysis of the way in which Brodman managed the Receivership Entities, it is apparent that corporate formalities were ignored and misused, transfers were made between companies without valid consideration, these transfers rendered the transferor company insolvent on either a balance sheet or going concern basis, and that the entities were part of a coordinated scheme to defraud.

The Receiver has also seen a troubling pattern of investor funds being routinely misused or misappropriated as early as 2018 (and perhaps earlier). For example, investor J.R. made an investment of \$501,000 with Equinox Holdings in January 2018, of which \$487,000 was deposited into Equinox's bank account ending in x7387 (the "Equinox Account") on January 23, 2018 and the remaining \$13,000 was deposited into the same account on January 30, 2018. Prior to the initial deposit on January 23, 2018, the balance of the Equinox Account was less than \$1,000. From January 23, 2018 to March 7, 2018, less than \$500 in other deposits were made to the account. During that period, the following activity took place in the Equinox Account:

- \$101,200 in checks were written to Capital Market Partners, Defendant Nicolosi's company;
- \$112,000 in checks were written to Defendant Brodman;
- \$82,000 was transferred to a different Equinox Holdings bank account which was used to make payments of \$77,162.50 to four investors;
- Various purchases that did not appear to be business expenses, including transactions at Best Buy, NYY Steakhouse, Dolphin Stadium, and Boston's on the Beach; and
- At least \$10,500 in withdrawals.

Of the \$112,000 in checks that were written to Brodman, one check for \$76,000 dated March 1, 2018 was deposited into his personal account with the notation "Loan" in the memo:



The proceeds from this “loan” were apparently used (i) to make payments of approximately \$70,000 to the U.S. Treasury/IRS, (ii) to make a \$6,719.15 purchase at “Teacups Puppies and Boutiques,” and (iii) a \$3,000 payment on Brodman’s home mortgage. The Receiver has not seen any indication this “loan” was repaid or any documentation one would expect in an arm’s length transaction.

In another example, PII 26 purchased a property located at 417 N. E St., Lake Worth, FL in May 2018. After that sale had closed, several additional investor deposits totaling \$175,000 were deposited into PII 26’s bank account (the “PII 26 Account”) in June 2018.¹³ The PII 26 Account had a beginning balance in June 2018 of \$1,958.50. During the following month, over \$150,000 was transferred from the PII 26 Account to PII’s bank account (the “PII Account”). Prior to these deposits, the PII Account had a beginning balance in June 2018 of less than \$1,000. Following receipt of these transfers from the PII 26 Account, the PII Account made the following transfers:

- \$102,436.82 to the Equinox Account;
- \$12,272 to an account belonging to PII 9007;
- \$14,000 to an account belonging to PII 201;

¹³ Indeed, at least one wire transfer in the amount of \$50,000 specifically includes the address for the 417 Property in the wire details.

- \$18,500 to an account belonging to PII 304; and
- \$6,000 to an account belonging to PII 3504.

The \$102,436.82 transferred to the Equinox Account (which had a beginning monthly balance of \$2,637.18 prior to the transfers) was used to make the following transactions:

- A purchase of \$795.00 at the “Palm Beach Equine Clinic” and a purchase of \$1,036.23 at Dolphins Stadium.
- Nearly \$50,000 in checks to Capital Market Partners, Defendant Nicolosi’s company;
- Over \$30,000 in checks to Mr. Brodman; and
- \$1,036.23 to “Jetblue Vacations.”

In short, it appears that very little – if any – of the investor deposits in the PII 26 account during the June 2018 timeframe were used for any purpose relating to the 417 Property.

In early August 2020, at the same time that the Commission issued a subpoena to Defendant Brodman and the Receivership Entities, Brodman apparently reached out to investor J.R. – the same investor that had made the \$501,000 investment referenced above – about an “opportunity that had come up” that required additional funds to close on a property. Based on those representations, J.R. agreed to make an additional \$400,000 investment (consisting of retirement funds) that were deposited into the Equinox Account on August 5, 2020.¹⁴ Prior to that \$400,000 deposit, the Equinox Account had a balance of \$2,756.65. The same day that the \$400,000 was deposited, the Equinox Account made the following transfers:

- \$99,000 to an account belonging to PII;
- \$22,000 to an account belonging to PII 26;
- \$52,000 to an account belonging to PII 304;

¹⁴ Based on the Receiver’s review of records, it appears this deposit was made the day after a credit card for the Receivership Entities was used for a \$3,000 charge any attorney hired by Mr. Brodman for himself.

- \$16,000 to an account belonging to PII 9007;
- \$13,000 to an account belonging to PII 4450; and
- \$27,500 to an account belonging to Property Income Investors Holdings, LLC.

Of note, J.R. was not an investor in any of these PII entities.

Despite Brodman's representations to investor J.R. that the \$400,000 investment would be used to purchase a property, the bank statements show that **none of the funds were used to purchase any real estate.** Instead, at that time, the Receiver understands that quarterly distributions to investors for the first quarter of 2020 were several months overdue and that distributions for the second quarter of 2020 were currently due. Records reviewed by the Receiver indicate that at least \$125,000 traceable to the \$400,000 deposit were used to pay overdue quarterly distribution checks to investors. **In other words, money from new investors was used to pay purported distributions to existing investors that was represented to be income from operations.** Brodman also diverted (i) at least \$46,000 traceable to the \$400,000 deposit to the LBB Account which he controlled; (ii) \$15,000 to make payments towards an overdue company credit card; and (iii) at least \$30,000 to other Receivership Entities. The Receiver is continuing to investigate these circumstances.

xiii. Over \$50,000 of Investor Funds Were Lost When Brodman Forfeited a Real Estate Purchase Deposit

The Receiver discovered that, in January 2021 and February 2021 (several months after the Commission issued a subpoena to Defendant Brodman and the Receivership Entities), the PII 26 Account wired a total of \$55,000 to a law firm that Brodman had frequently used to handle real estate transactions on behalf of the Receivership Entities. Further investigation showed that these transfers were a deposit for the purchase of a single-family residential property containing a horse barn and stalls located in Parkland, Florida. We have since learned Mr. Brodman sought to buy

this property for his wife, who had two horses. It appears that Brodman intended for this property to be purchased by PII 26 using a loan that would be collateralized both by the property being purchased **and** the 3050 Property that had recently been purchased in August 2019 by PII 304. The 3050 Property had been purchased free-and-clear (by a separate Receivership Entity with different investors), and this cross-collateralization would have significantly encumbered the property and thus diminished the value of any PII 304 investments. In addition, the purchase of a single-family residential property (with a horse barn and stables) is inconsistent with the representations to investors that PII would use their funds to purchase residential multi-family properties for renovation, leasing, and resale.

The day before the transaction was scheduled to close, Brodman informed his realtor that he would not be able to close the transaction. As a result, the \$55,000 in investor funds that were being held as a deposit were forfeited to the seller and thus lost. There is no indication these losses were disclosed to investors. The Receiver is looking into whether there is a cost-effective way to attempt to claw back these funds without investing considerable Receivership resources to accomplish this goal. Based upon information obtained at Ms. Lieberman's deposition, the Receiver and her Counsel are conducting further investigation surrounding the real estate transactions.

IV. THE NEXT QUARTER

A. Investigation

The Properties (along with the \$1.15 million in sale proceeds that were being held in trust at the time of the Receiver's appointment) represented the largest material asset that are attributable to investor funds. With the assistance of retained professionals, the Receiver will continue to gather and review relevant documents from the Receivership Entities and third parties to determine

if there are other viable claims. The Receiver is currently moving forward with third-party claims and has served notices to some of those third parties.

The Receiver continues to work diligently on reviewing the transfer of funds between entities with her professionals and determine, in her discretion, the most equitable recommendation to the Court for compensating defrauded investors. Part of this investigation involves allowing her forensic accountants complete their analysis of all investor transactions and the flow of funds, a necessary task to assess and administer the Court-approved claims process and to receive final approval for the Claims Determinations for individual investors. In reviewing, analyzing, and compiling this information, the Receiver has requested that investors provide copies of relevant documentation evidencing their relationship with the Receivership Entities, which went into evaluating the reconciled claims amount for investors.

The Receiver will continue to attempt to locate additional funds and other assets and may institute proceedings to recover assets on behalf of the Receivership Entities. In an effort to more fully understand the conduct at issue and in an attempt to locate more assets, the Receiver may conduct additional depositions of parties, third parties, or non-parties who may have knowledge of the fraudulent scheme.

B. Filing the Claims Determination Motion with the Court regarding Reconciled Claims Amounts, Seeking Court Approval of Claim Determinations, and Moving Forward with all Steps to Facilitate Interim Distribution to Investors.

On December 31, 2021, the Receiver filed her Claims Motion with the Court, which, in relevant part, sought approval of the framework and procedures for a claims process through which recovered funds could eventually be distributed to claimants with approved claims. On April 15, 2022, the Court approved the Claims Motion and the Receiver moved forward with mailing the 158 Proof of Claim forms to known potential claimants along with detailed instructions on preparing and submitting the completed form to the Receiver by the established submission

deadline. The Claims Bar Deadline occurred on September 28, 2022. The Receiver has now reviewed all timely-submitted claims. At present, the Receiver is concluding her analysis with her professionals to verify investor claims and gain a greater understanding of the flow of funds between the entities. Once completed, Receiver will file her Claims Determination Motion with the Court, which will request approval for the claims amount, establish an objection procedure for individuals further disputing their claims, and provide a path for future interim distribution of Receivership funds to investor claimants. The Receiver anticipates filing this motion as soon as the investigation into the information learned at the depositions of Nicolosi, Brodman, and Lieberman is complete. The Receiver is working diligently with her accounting professionals to ensure that all funds and transfers are properly evaluated prior to determining final claims amounts.

C. Third Party Claims

The Receiver continues to analyze the viability of potential claims against third parties that may have received payments or transfers to which they were not entitled to receive or persons or entities that provided services to or otherwise improperly benefitted from their affiliation with the Receivership Entities. The Receiver has aggressively worked to hold those accountable who worked with the Receivership Entities and mismanaged funds in such a manner that perpetuated the fraud. Specifically, the Receiver has negotiated and executed a Tolling Agreement of the Statute of Limitations for accounting malpractice with the accountants (Anthony Coleman and David Cohen) who were the accountants for the Receivership Entities as well as Mr. Brodman, personally. This agreement preserved the Receiver's ability to litigation against the accountants if it is determined that malpractice existed. The information provided at the depositions in this Reporting Period validated the Receiver's suspicion that the accountants were very involved in the accounting of the Receivership Defendants beyond the mere preparation of tax returns. While securing the tolling agreements for Accountants Coleman and Cohen it was discovered that neither

accountant had or has malpractice insurance. At present, the Receiver is evaluating other potential agreements with professionals who worked with the Receivership Defendants to ensure that all claims against them are properly preserved. At this time, it is too early to estimate whether the Receiver will bring formal litigation claims against these parties or whether any claims will result in any recovery to the Receivership Estate especially in light of the recently discovered information of some of the third parties not having any insurance coverage.

In proceeding with making the determination whether to proceed with litigation against third parties, the Receiver intends to consider several factors, including the cost-benefit analysis of bringing any potential claim. Thus, the Receiver is not yet able to predict the likelihood, amount, or effectiveness of any particular claim or the claims as a whole. The Receiver may, however, plan to first offer those who are required to return money to the Receivership Estate the opportunity to do so cooperatively to avoid costly litigation for all involved. The Receiver intends to seek Court approval before instituting any such third-party actions.

Date: May 1, 2023

Respectfully submitted,

BUCHANAN INGERSOLL & ROONEY PC

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/s/ Raquel A. Rodriguez

Raquel A. Rodriguez, Esq.
Florida Bar No. 511439

CERTIFICATE OF SERVICE

I hereby certify that on May 1, 2023, I electronically filed the foregoing with the Clerk of the Court by using the CM/ECF system which will send a Notice of Electronic Filing to the following counsel of record:

Alice Sum, Esq.
Securities and Exchange Commission
801 Brickell Avenue, Suite 1950
Miami, Florida 33131
Counsel for Plaintiff, Securities and Exchange Commission

Mark C. Perry, Esq.
2400 East Commercial Blvd., Ste 201
Fort Lauderdale, Florida 33308
Counsel for Defendant, Anthony Nicolosi, f/k/a Anthony Peluso

I further certify that on May 1, 2023, a true and correct copy of the foregoing was sent via electronic mail to the following:

Carl F. Schoeppl, Esq.
Schoeppl Law, P.A.
4651 North Federal Highway
Boca Raton, Florida 33431-5133
Telephone: (561) 394-8301
Facsimile: (561) 394-3121
E-mail: carl@schoeppllaw.com
Counsel for Defendant Larry Brodman

Larry Brodman
E-mail: larrybro58@gmail.com



Lauren V. Humphries, Esq.
Florida Bar No. 117517

EXHIBIT “3”

CERTIFICATION

I, **MIRANDA L. SOTO** (the "Applicant"), declare under penalty of perjury that the following is true and correct:

1. The Applicant is a Shareholder in the law firm of Buchanan Ingersoll & Rooney PC ("Buchanan Ingersoll") and the Receiver in this action. This Certification is based on the Applicant's first-hand knowledge of and review of the books, records and documents prepared and maintained by Buchanan Ingersoll in the ordinary course of its business. The Applicant knows that the facts contained in this motion regarding work performed by the Receiver and his staff and the facts contained in this Certification are true, and the Applicant is authorized by Buchanan Ingersoll to make this Certification. Having reviewed the time records and data which support the motion, the Applicant further certifies that said motion is well grounded in fact and justified.

2. The billing records of Buchanan Ingersoll which are attached to this Application are true and correct copies of the records maintained by Buchanan Ingersoll. These records were made at or near the time the acts, events, conditions or opinions described in such records occurred or were made. The Applicant knows that the records were made by persons with knowledge of the transactions or occurrences described in such records or that the information contained in the records was transmitted by a person with knowledge of the transactions or occurrences described in the records. The records were kept in the ordinary course of the regularly conducted business activity of Buchanan Ingersoll and it is the regular business practice of Buchanan Ingersoll to prepare these records.

3. To the best of the Applicant's knowledge, information and belief formed after reasonable inquiry, this motion and all fees and expenses herein are true and accurate and comply with the Billing Instructions for Receivers in Civil Actions Commenced by the SEC.

4. All fees contained in this Application are based on the rates listed in the fee schedule attached hereto and such fees are reasonable, necessary and commensurate with the skill and experience required for the activity performed.

5. The Applicant has not included in the amount for which reimbursement is sought the amortization of the cost of any investment, equipment, or capital outlay (except to the extent that any such amortization is included within the permitted allowable amounts set forth herein for photocopies and facsimile transmission).

6. In seeking reimbursement for a service which Buchanan Ingersoll justifiably purchased or contracted for from a third party, the Applicant requests reimbursement only for a service which the Applicant justifiably purchased or contracted for from a third party, the Applicant requests reimbursement only for the amount billed to the Applicant by the third-party vendor and paid by the Applicant to such vendor. If such services are performed by the Applicant, the Applicant will certify that he is not making a profit on such reimbursable service.

Executed this 15th day of May, 2023.

/s/ *Miranda L. Soto*

MIRANDA L. SOTO

Receiver

EXHIBIT “4”

**Total Compensation And Expenses Requested;
Any Amounts Previously Requested;
And Total Compensation And Expenses Previously Awarded**

Name	Specialty	Hours	Fees	Expenses	Total	Fees Previously Awarded	Expenses Previously Awarded
Receiver	Receiver	46.40	\$13,418.00	\$1,321.73	\$14,739.73	\$124,840.75	\$19,320.23
Buchanan Ingersoll & Rooney PC	Attorneys	141.00	\$36,464.00	\$1,415.95	\$37,879.95	\$391,304.44	\$1,776.66
E-Hounds		0.00	\$0.00	\$0.00	\$0.00	\$3,540.50	\$0.00
K-Tek		0.00	\$0.00	\$70.00	\$70.00	\$4,300.00	\$780.00
Kaufman		89.80	\$27,251.25	\$0.00	\$27,251.25	\$132,343.12	\$2,148.75
Total		277.20	\$77,133.25	\$2,807.68	\$79,940.93	\$656,328.81	\$24,025.64

EXHIBIT "5a"

Name	Practice Area	Title	Year Licensed	Standard Rate	Reduced Rate	Total Hours	Expenses	Billable Amount
Miranda L Soto	Litigation	Shareholder	2003	\$ 650 00	\$ 295 00	43 40		\$ 12,803 00
Kimberly Ecker	Litigation	Paralegal		\$ 230 00	\$ 205 00	3 00		\$ 615 00
Lit Tech Support					\$ 215 00	0 00		\$ -
							\$ 1,321 73	\$ 1 321 73
Total						46 40		\$ 14,739 73

EXHIBIT "5b"

Name	Practice Area	Title	Year Licensed	Standard Rate	Reduced Rate	Total Hours	Expenses	Billable Amount
Raquel A Rodriguez	Litigation	Shareholder	1985	\$ 995 00	\$ 295 00	42 60		\$ 12,567 00
Jordan D Maghch	Litigation	Counsel	2010	\$ 490 00	\$ 295 00			\$ -
Dan Lazaro	Litigation	Associate	2012	\$ 495 00	\$ 255 00			\$ -
Eileen Murphy	Litigation	Paralegal		\$ 270 00	\$ 205 00	23 90		\$ 4,899 50
Joshua King	Litigation	Paralegal		\$ 235 00	\$ 205 00			\$ -
Kimberly Ecker	Litigation	Paralegal		\$ 230 00	\$ 205 00			\$ -
Sara Enwright	Real Estate	Paralegal		\$ 255 00	\$ 205 00			\$ -
Sheada Madani	Real Estate	Senior Attorney	2004	\$ 520 00	\$ 295 00			\$ -
Lauren Humphries	Litigation	Associate	2015	\$ 450 00	\$ 255 00	74 50		\$ 18,997 50
							\$ 1 415 95	\$ 1,415 95
Total						141 00		\$ 37,879 95

EXHIBIT "5c"

Name	Title	Standard Rate	Reduced Rate	Total Hours	Total Billed
Heike Funk		\$ 200.00	\$ 150.00	16.30	\$ 3,260.00
Iana Andonova		\$ 375.00	\$ 281.25	0 00	\$ -
Michael Orourke		\$ 400 00	\$ 300 00	0 00	\$ -
Michael Orourke		\$ 450.00	\$ 337.50	53.30	\$ 23,985.00
Dana Kaufman		\$ 400.00	\$ 300 00	0 00	\$ -
Dana Kaufman		\$ 450 00	\$ 337 50	20 20	\$ 9,090 00
AA		\$ 250.00	\$ 187 50	0 00	\$ -
Total Fees					\$ 36,335.00
Less 25% Discount					\$ (9,083.75)
Total Expenses					\$ -
Previous Balance					\$ -
Total				89.8	\$ 27,251.25

EXHIBIT "5d"

Name	Title	Standard Rate	Reduced Rate	Total Hours	Total Billed
					\$ -
Total Fees					\$ -
Less: Credit					\$ -
Total Expenses					\$ 70.00
Total				0	\$ 70.00

EXHIBIT “6a”



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MIAMI, FL 33131

April 12, 2023
Invoice No. 12226860

INVOICE SUMMARY

For Professional Services Rendered:

RE: SEC RECEIVERSHIP
Our Reference: 0104027-000001

Fees:	\$13,418.00
Disbursements:	<u>\$1,321.73</u>

Total Current Invoice:	\$14,739.73
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April 12, 2023
Invoice No. 12226860

For Professional Services Rendered:

RE: SEC RECEIVERSHIP
Our Reference: 0104027-000001

SERVICES AND COSTS INCLUDING

Timekeeper	Date	Task	Narrative	Hours	Amount
Asset Analysis and Recovery					
K. L. Ecker	01/18/23	B120	Review and reply to e-mail from L. Humphries regarding chronology of PII entities	0.20	41.00
K. L. Ecker	01/20/23	B120	Review e-mail from L. Humphries regarding additional instructions for PII entity chronology	0.10	20.50
K. L. Ecker	01/23/23	B120	Communicate with M. Soto and R. Rodriguez regarding chronology for receivership entities	0.20	41.00
K. L. Ecker	01/23/23	B120	Draft chronology of receivership entity formation and property sales/purchases	1.70	348.50
K. L. Ecker	02/07/23	B120	Receive and review WastePro invoice and research file to confirm inadvertent payment wasn't made	0.30	61.50
K. L. Ecker	02/16/23	B120	Review and reply to e-mail from E. Murphy regarding information for annual reports for PII entities	0.50	102.50
Subtotal Asset Analysis and Recovery				3.00	615.00
Case Administration					
M. L. Soto	01/03/23	B110	Review emails to and from L. Humphries and Investor R.B. re: status of SEC settlement funds.	0.20	59.00

MIRANDA L. SOTO, RECEIVER
 RE: SEC RECEIVERSHIP
 0104027-000001

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Timekeeper	Date	Task	Narrative	Hours	Amount
M. L. Soto	01/04/23	B110	Emails to and from L. Humphries and R. Rodriguez re: distribution motion and accountant letter.	0.10	29.50
M. L. Soto	01/05/23	B110	Review email on status from investor M.S.	0.10	29.50
M. L. Soto	01/05/23	B110	Review email from investor J.H. re: request for status report.	0.10	29.50
M. L. Soto	01/05/23	B110	Emails to and from L. Humphries and R. Rodriguez re: investor J.H.	0.10	29.50
M. L. Soto	01/06/23	B110	Review email from investor K.T. re: status of distribution.	0.10	29.50
M. L. Soto	01/06/23	B110	Emails to and from L. Humphries and R. Rodriguez re: investor K.T.	0.10	29.50
M. L. Soto	01/10/23	B110	Review emails to and from investors T.M. and C.M.	0.10	29.50
M. L. Soto	01/10/23	B110	Brief conference with R. Rodriguez re: status of the distribution motion.	0.20	59.00
M. L. Soto	01/10/23	B110	Review message from investor T.E.	0.10	29.50
M. L. Soto	01/10/23	B110	Emails to and from L. Humphries and R. Rodriguez re: follow up with investors and distribution motion.	0.20	59.00
M. L. Soto	01/10/23	B110	Conference call with R. Rodriguez and L. Humphries to discuss distribution plan.	0.50	147.50
M. L. Soto	01/11/23	B110	Review Waste Pro invoice.	0.10	29.50
M. L. Soto	01/11/23	B110	Emails to and from L. Humphries and R. Rodriguez re: CPA invoices.	0.10	29.50
M. L. Soto	01/12/23	B110	Review message from investor T.E.	0.10	29.50
M. L. Soto	01/12/23	B110	[No charge] Emails to and from L. Humphries and R. Rodriguez re: fee application.	0.10	N/C
M. L. Soto	01/13/23	B110	Review message from investor T.E.	0.10	29.50
M. L. Soto	01/13/23	B110	Review message from investor J.S.	0.10	29.50
M. L. Soto	01/13/23	B110	Emails to and from L. Humphries and R. Rodriguez re: investors J.S. and T.E.	0.10	29.50
M. L. Soto	01/17/23	B110	Review email to investor M.Y. re: status of receivership.	0.10	29.50
M. L. Soto	01/17/23	B110	Emails to and from L. Humphries and R. Rodriguez re: investor W.H.	0.10	29.50
M. L. Soto	01/17/23	B110	[No charge] Review fee application.	1.00	N/C
M. L. Soto	01/18/23	B110	Emails to and from CPAs re: conference call to discuss excel spreadsheet.	0.20	59.00

MIRANDA L. SOTO, RECEIVER
 RE: SEC RECEIVERSHIP
 0104027-000001

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Timekeeper	Date	Task	Narrative	Hours	Amount
M. L. Soto	01/18/23	B110	Emails to and from L. Humphries and R. Rodriguez re: team conference call to discuss distribution motion and PII entity chart.	0.20	59.00
M. L. Soto	01/19/23	B110	Emails to and from L. Humphries and R. Rodriguez re: investor W.H., and Department of State 2023 Annual Report Filing Notice.	0.20	59.00
M. L. Soto	01/20/23	B110	Review emails to and from CPAs re: IRS notices and team meeting to discuss distribution plan.	0.10	29.50
M. L. Soto	01/20/23	B110	Review 4 IRS Notices.	0.10	29.50
M. L. Soto	01/20/23	B110	Review Waste Pro collections action from A.R.M.	0.10	29.50
M. L. Soto	01/20/23	B110	Attend team meeting with R. Rodriguez and L. Humphries to discuss pending tasks and claims distribution process.	1.00	295.00
M. L. Soto	01/20/23	B110	Emails to and from L. Humphries and R. Rodriguez re: Waste Pro collections action and chronological chart.	0.10	29.50
M. L. Soto	01/21/23	B110	Review email from Florida Division of Corporations re: annual filing for Equinox.	0.10	29.50
M. L. Soto	01/22/23	B110	Emails to and from L. Humphries and R. Rodriguez re: accounting malpractice letter, tolling agreement, and emails from Florida Division of Corporations discussing annual filings.	0.20	59.00
M. L. Soto	01/22/23	B110	Review email from Florida Division of Corporations re: annual filing for PII 4450.	0.10	29.50
M. L. Soto	01/22/23	B110	Review and revise accounting malpractice demand letter and tolling agreement.	0.60	177.00
M. L. Soto	01/23/23	B110	Review email from investor M.S. re: status of receivership.	0.10	29.50
M. L. Soto	01/23/23	B110	Emails to and from L. Humphries, K. Ecker, and R. Rodriguez re: PII Chronology Chart, professional liability claim, edits to tolling agreement, and investor M.S.	0.20	59.00
M. L. Soto	01/23/23	B110	Review PII Chronology.	0.10	29.50

MIRANDA L. SOTO, RECEIVER
 RE: SEC RECEIVERSHIP
 0104027-000001

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Timekeeper	Date	Task	Narrative	Hours	Amount
M. L. Soto	01/23/23	B110	Review R. Rodriguez proposed changes to professional liability tolling agreement.	0.10	29.50
M. L. Soto	01/24/23	B110	Review trial Notice and Order for investor R.B. trial.	0.10	29.50
M. L. Soto	01/24/23	B110	Emails to and from L. Humphries and R. Rodriguez re: investor R.B. trial.	0.10	29.50
M. L. Soto	01/25/23	B110	Review email sent to prior accountants re: potential professional liability claim.	0.10	29.50
M. L. Soto	01/25/23	B110	[No charge] Review email to SEC re: Interim Fee Application.	0.10	N/C
M. L. Soto	01/25/23	B110	Review correspondence from investor, E.W.	0.10	29.50
M. L. Soto	01/25/23	B110	Review correspondence from investor J.H.	0.10	29.50
M. L. Soto	01/25/23	B110	Review emails from the Department of Revenue re: annual reports for PII 26, 4020 LLC, and 201 properties.	0.10	29.50
M. L. Soto	01/25/23	B110	Emails to and from L. Humphries and R. Rodriguez re: Department of Revenue annual report for PII 26 property, CPA conference call, professional liability claim, Equinox Reconciliations, and correspondence from investor, E.W.	0.20	59.00
M. L. Soto	01/26/23	B110	Emails to and from L. Humphries and R. Rodriguez re: investor J.H.	0.10	29.50
M. L. Soto	01/26/23	B110	Review emails from State of Florida re: corporate filings for PII 3504 LLC and PII LLC.	0.10	29.50
M. L. Soto	01/28/23	B110	Review correspondence from the State of Florida re: Annual Report for 304 LLC.	0.10	29.50
M. L. Soto	01/29/23	B110	Review correspondence from the State of Florida re: Annual Report for 9007 LLC.	0.10	29.50
M. L. Soto	01/30/23	B110	Review 1099 tax return for 304 LLC property.	0.10	29.50
M. L. Soto	01/30/23	B110	Review email to CPAs re: PII Chronology.	0.10	29.50

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Timekeeper	Date	Task	Narrative	Hours	Amount
M. L. Soto	01/30/23	B110	Emails to and from R. Rodriguez and L. Humphries re: CPA analysis, PII Chronology, and Seventh Interim Report.	0.20	59.00
M. L. Soto	01/31/23	B110	Emails to and Keyes Property Management re: 1099 tax form.	0.10	29.50
M. L. Soto	01/31/23	B110	Review correspondence to and from investor C.J.	0.10	29.50
M. L. Soto	01/31/23	B110	Emails to and from CPAs re: 1099-S tax forms and conference call to discuss distribution plan.	0.20	59.00
M. L. Soto	01/31/23	B110	Review communication from investor J.H.	0.10	29.50
M. L. Soto	01/31/23	B110	Review draft of Interim Status Report.	1.30	383.50
M. L. Soto	01/31/23	B110	Review email to Defendant re: Receiver's Seventh Interim Quarterly Report.	0.10	29.50
M. L. Soto	01/31/23	B110	[No charge] Review emails to and from SEC re: Fee Application.	0.10	N/C
M. L. Soto	01/31/23	B110	Emails to and from Accountants' counsel re: conference call to discuss tolling agreement.	0.10	29.50
M. L. Soto	01/31/23	B110	Emails to and from L. Humphries and R. Rodriguez re: follow up from CPA meeting, conference call with accountants' counsel, and investor call.	0.20	59.00
M. L. Soto	02/01/23	B110	Review letter and corresponding documents from investors' estate attorney.	0.20	59.00
M. L. Soto	02/01/23	B110	Review Florida Department of Revenue document for Equinox.	0.10	29.50
M. L. Soto	02/01/23	B110	Emails to and from L. Humphries and R. Rodriguez re: investor communications and liquidating trust discussion with CPAs.	0.10	29.50
M. L. Soto	02/02/23	B110	Emails to and from CPAs re: conference call to discuss distribution plan.	0.10	29.50
M. L. Soto	02/02/23	B110	Review ServisFirst tax document.	0.10	29.50
M. L. Soto	02/05/23	B110	Emails to and from L. Humphries and R. Rodriguez re: estate lawyer correspondence.	0.10	29.50

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Timekeeper	Date	Task	Narrative	Hours	Amount
M. L. Soto	02/05/23	B110	Emails to CPAs re: Department of Revenue letter for Equinox, guidance on annual reports, and ServisFirst tax document.	0.10	29.50
M. L. Soto	02/06/23	B110	Emails to and from L. Humphries and R. Rodriguez re: follow up with estate lawyer.	0.10	29.50
M. L. Soto	02/07/23	B110	Prepare list of tasks with deadlines in preparation for March 31, 2023 filing.	0.80	236.00
M. L. Soto	02/07/23	B110	Review deposition notices for Brodman and Nicolosi.	0.10	29.50
M. L. Soto	02/07/23	B110	Review recent Waste Pro invoice.	0.10	29.50
M. L. Soto	02/07/23	B110	Conference call with R. Rodriguez to discuss Equinox analysis.	0.20	59.00
M. L. Soto	02/07/23	B110	Attend meeting with accountants to discuss Equinox, pending tasks, taxes, and distribution issues.	1.90	560.50
M. L. Soto	02/07/23	B110	Emails to and from L. Humphries, R. Rodriguez, and E. Murphy re: WastePro invoice, and deposition notices.	0.10	29.50
M. L. Soto	02/08/23	B110	Emails to and from attorneys for accountants re: meeting to discuss tolling agreement.	0.10	29.50
M. L. Soto	02/08/23	B110	Review service of process of Notices of Depositions for A. Nicolosi and L. Brodman.	0.10	29.50
M. L. Soto	02/08/23	B110	Emails to and from L. Humphries and R. Rodriguez re: deposition notices and Lieberman's address.	0.20	59.00
M. L. Soto	02/09/23	B110	Review deposition notice and subpoena for C. Lieberman.	0.10	29.50
M. L. Soto	02/09/23	B110	Review service email from C. Lieberman's deposition.	0.10	29.50
M. L. Soto	02/09/23	B110	Review email to investor J.H. re: status of receivership.	0.10	29.50
M. L. Soto	02/09/23	B110	Emails to and from L. Humphries and R. Rodriguez re: Lieberman's deposition and investor call.	0.20	59.00
M. L. Soto	02/10/23	B110	Emails to and from L. Humphries and R. Rodriguez re: Nicolosi's deposition.	0.10	29.50
M. L. Soto	02/13/23	B110	Attend Teams Meeting with D. Frank and R. Rodriguez to discuss tolling agreement.	0.60	177.00

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Timekeeper	Date	Task	Narrative	Hours	Amount
M. L. Soto	02/13/23	B110	Emails to and from D. Frank re: tolling agreement.	0.10	29.50
M. L. Soto	02/13/23	B110	Emails to and from L. Humphries and R. Rodriguez re: Nicolosi's deposition.	0.10	29.50
M. L. Soto	02/13/23	B110	Brief conference call with R. Rodriguez following up from Teams Meeting with D. Frank.	0.10	29.50
M. L. Soto	02/14/23	B110	Review emails to and from D. Frank re: tolling agreement and lack of insurance coverage.	0.10	29.50
M. L. Soto	02/14/23	B110	Review Return of Service of Process for C. Lieberman's deposition.	0.10	29.50
M. L. Soto	02/14/23	B110	Emails to and from L. Humphries and R. Rodriguez re: follow up with investor email, and service of process on C. Lieberman.	0.10	29.50
M. L. Soto	02/15/23	B110	[No charge] Review email to L. Brodman and C. Schoepl re: Receiver's Seventh Interim Motion for Allowance and Payment of Fees and Expenses for October 1, 2022 – December 31, 2022 Period.	0.10	N/C
M. L. Soto	02/15/23	B110	Review communication from investor E.W. re: status of distribution.	0.10	29.50
M. L. Soto	02/15/23	B110	Review communication with investor C.L. re: status of receivership.	0.10	29.50
M. L. Soto	02/15/23	B110	Emails to and from L. Humphries, E. Murphy, and R. Rodriguez re: investor E.W. and follow up on \$50,000 deposit forfeiture.	0.20	59.00
M. L. Soto	02/16/23	B110	Review communication from investor E.W.	0.10	29.50
M. L. Soto	02/16/23	B110	Review emails to and from CPAs re: timeline for final reports and claims exhibit.	0.10	29.50
M. L. Soto	02/16/23	B110	Attend team meeting with L. Humphries and R. Rodriguez to discuss status of pending tasks.	0.40	118.00
M. L. Soto	02/16/23	B110	Emails to and from L. Humphries and R. Rodriguez re: conference call with CPAs, and depositions.	0.10	29.50
M. L. Soto	02/17/23	B110	Review communication from investor E.W.	0.10	29.50

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Timekeeper	Date	Task	Narrative	Hours	Amount
M. L. Soto	02/17/23	B110	Begin review of documents in preparation for distribution motion.	0.50	147.50
M. L. Soto	02/17/23	B110	Emails to and from R. Rodriguez and L. Humphries re: investor E.W.	0.10	29.50
M. L. Soto	02/20/23	B110	Email to D. Frank re: status of tolling agreement and accounting malpractice action deadline.	0.10	29.50
M. L. Soto	02/21/23	B110	Review emails to and from CPAs re: status of final reports for distribution motion.	0.10	29.50
M. L. Soto	02/22/23	B110	Review CPA's initial draft of memorandum for claims distribution motion.	0.10	29.50
M. L. Soto	02/22/23	B110	Review Waste Pro invoice.	0.10	29.50
M. L. Soto	02/22/23	B110	Emails to and from CPAs re: report for distribution motion and conference call.	0.10	29.50
M. L. Soto	02/23/23	B110	Review emails to and from CPAs re: distribution report and conference call.	0.10	29.50
M. L. Soto	02/23/23	B110	Review and execute tolling agreement.	0.20	59.00
M. L. Soto	02/23/23	B110	Emails to and from D. Frank re: tolling agreement.	0.20	59.00
M. L. Soto	02/24/23	B110	Review initial draft of CPA's memorandum in anticipation of conference call with CPAs and preparation for conference call with accounting experts.	2.70	796.50
M. L. Soto	02/27/23	B110	Attend Teams meetings with CPAs and L. Humphries to discuss memorandum for distribution motion.	2.50	737.50
M. L. Soto	02/27/23	B110	Preparation for meeting with accounting experts to discuss Equinox and analysis for distributions.	1.00	295.00
M. L. Soto	02/27/23	B110	Emails to and from R. Rodriguez and L. Humphries re: follow up on Waste Pro invoice.	0.10	29.50
M. L. Soto	02/28/23	B110	Review communication from investor J.O. re: status of distributions.	0.10	29.50
M. L. Soto	02/28/23	B110	Emails to and from L. Humphries and R. Rodriguez re: investor J.O.	0.10	29.50
M. L. Soto	03/01/23	B110	Emails to and from R. Rodriguez, L. Humphries, and E. Murphy re: status of annual filings.	0.10	29.50

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Timekeeper	Date	Task	Narrative	Hours	Amount
M. L. Soto	03/02/23	B110	Review email to investor J.O. re: conference call to discuss status of receivership.	0.10	29.50
M. L. Soto	03/02/23	B110	Review letter from Florida Department of Revenue and Response to Notice of Final Assessment to Equinox Holdings.	0.10	29.50
M. L. Soto	03/02/23	B110	Emails to and from accountants re: taxes for Equinox Holdings.	0.10	29.50
M. L. Soto	03/02/23	B110	Review statement from service of process upon C. Lieberman.	0.10	29.50
M. L. Soto	03/02/23	B110	Emails to and from L. Humphries, R. Rodriguez, and E. Murphy re: filing of annual reports.	0.10	29.50
M. L. Soto	03/03/23	B110	Emails to and from R. Rodriguez, L. Humphries, and E. Murphy re: Waste Pro invoices and collection action.	0.10	29.50
M. L. Soto	03/03/23	B110	Review Waste Pro collection action.	0.10	29.50
M. L. Soto	03/06/23	B110	Review emails to and from investor B.G. re: status of distribution.	0.10	29.50
M. L. Soto	03/07/23	B110	Review communication from investor J.H. re: status of receivership and distributions.	0.10	29.50
M. L. Soto	03/07/23	B110	Emails to and from L. Humphries and R. Rodriguez re: communication from investor J.H. re: status of receivership and distributions.	0.10	29.50
M. L. Soto	03/08/23	B110	Review communication from investor J.H. re: status of receivership.	0.10	29.50
M. L. Soto	03/08/23	B110	Review emails to and from M. Perry re: deposition of A. Nicolosi.	0.10	29.50
M. L. Soto	03/08/23	B110	Emails to and from L. Humphries and R. Rodriguez re: communication from investor J.H. re: status of receivership.	0.10	29.50
M. L. Soto	03/13/23	B110	Review email from investor R.B. re: accounting malpractice claim.	0.10	29.50
M. L. Soto	03/14/23	B110	Emails to and from R. Rodriguez and L. Humphries re: preparation for pending depositions and response to investor R.B.	0.30	88.50
M. L. Soto	03/15/23	B110	Review emails to and from investor R.B. re: depositions of accountants.	0.10	29.50
M. L. Soto	03/15/23	B110	Review email to L. Brodman re: deposition.	0.10	29.50

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Timekeeper	Date	Task	Narrative	Hours	Amount
M. L. Soto	03/15/23	B110	Emails to and from R. Rodriguez and L. Humphries re: team meeting to discuss strategy accountant malpractice claim, depositions, and exhibits for depositions.	0.20	59.00
M. L. Soto	03/16/23	B110	Review email from accountants re: analysis on Equinox.	0.10	29.50
M. L. Soto	03/16/23	B110	Review accountants revised analysis on Equinox.	0.50	147.50
M. L. Soto	03/16/23	B110	Emails to and from R. Rodriguez and L. Humphries re: preparation for depositions.	0.10	29.50
M. L. Soto	03/17/23	B110	Review email to investor R.B. in preparation for depositions.	0.10	29.50
M. L. Soto	03/17/23	B110	Review emails to L. Brodman re: deposition.	0.10	29.50
M. L. Soto	03/17/23	B110	Emails to and from R. Rodriguez and L. Humphries with corresponding attachments re: call from L. Brodman and his deposition.	0.50	147.50
M. L. Soto	03/18/23	B110	Emails to and from R. Rodriguez and L. Humphries re: preparation for L. Brodman, A. Nicolosi, and C. Lieberman's depositions.	0.10	29.50
M. L. Soto	03/19/23	B110	Emails to accountants re: analysis on Equinox and questions for depositions of L. Brodman, A. Nicolosi, and C. Lieberman.	0.40	118.00
M. L. Soto	03/19/23	B110	Emails to and from R. Rodriguez and L. Humphries re: preparation for depositions, Equinox bank transactions, and L. Brodman's accountants.	0.20	59.00
M. L. Soto	03/20/23	B110	Review IRS letters for various properties.	0.10	29.50
M. L. Soto	03/20/23	B110	Emails to and from CPAs with corresponding attachments re: IRS letters, equinox bank activity, ADP records for Equinox, 1099s, tax matters, and accountant questions for depositions.	0.80	236.00
M. L. Soto	03/20/23	B110	Review Waste Pro invoice.	0.10	29.50

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Timekeeper	Date	Task	Narrative	Hours	Amount
M. L. Soto	03/20/23	B110	Brief conference call with R. Rodriguez following up from call with C. Lieberman.	0.10	29.50
M. L. Soto	03/20/23	B110	Emails to and from R. Rodriguez and L. Humphries re: Waste Pro invoices, preparation for depositions, and exhibits for depositions.	0.20	59.00
M. L. Soto	03/20/23	B110	Attend meeting with R. Rodriguez, L. Humphries, C. Lieberman to discuss her deposition and Equinox.	0.80	236.00
M. L. Soto	03/21/23	B110	Emails to the SEC re: information on possible collection of assets pursuant to settlement agreements.	0.40	118.00
M. L. Soto	03/21/23	B110	Review emails to and from M. Perry re: A. Nicolosi's deposition, exhibits, and possible proffer.	0.20	59.00
M. L. Soto	03/21/23	B110	Emails to and from investor with review of corresponding attachments in preparation for depositions.	0.40	118.00
M. L. Soto	03/21/23	B110	Emails to and from R. Rodriguez and L. Humphries re: L. Brodman, A. Nicolosi, and C. Lieberman depositions, deposition exhibits for Anthony Nicolosi, and follow up on accountant information.	0.30	88.50
M. L. Soto	03/21/23	B110	Attend conference call with investor and R. Rodriguez in preparation for depositions of A. Nicolosi, L. Brodman, and C. Lieberman.	1.00	295.00
M. L. Soto	03/21/23	B110	Review of exhibits to be used at A. Nicolosi's deposition.	2.00	590.00
M. L. Soto	03/21/23	B110	Review amended notices of taking depositions.	0.10	29.50
M. L. Soto	03/22/23	B110	Emails to and from the SEC re: asset collection information for A. Nicolosi.	0.10	29.50
M. L. Soto	03/22/23	B110	Review email to J. Bronis and M. Perry following up from A. Nicolosi's deposition.	0.20	59.00
M. L. Soto	03/22/23	B110	Review communication from investor T.S.	0.10	29.50
M. L. Soto	03/22/23	B110	Review of exhibits to be used at L. Brodman's deposition.	3.00	885.00

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Timekeeper	Date	Task	Narrative	Hours	Amount
M. L. Soto	03/22/23	B110	Review emails to and from investor in preparation for deposition of A. Nicolosi.	0.10	29.50
M. L. Soto	03/22/23	B110	Email to CPAs re: waiving tax penalties.	0.10	29.50
M. L. Soto	03/22/23	B110	Conferences with R. Rodriguez before and during A. Nicolosi's deposition.	0.50	147.50
M. L. Soto	03/22/23	B110	Review IRS letters waiving tax penalties.	0.10	29.50
M. L. Soto	03/22/23	B110	Review email to L. Brodman re: deposition.	0.10	29.50
M. L. Soto	03/22/23	B110	Emails to and from R. Rodriguez and L. Humphries in preparation A. Nicolosi's deposition and investor T.S.	1.00	295.00
M. L. Soto	03/23/23	B110	Review stay orders and motions in preparation for case management conference in investor State lawsuit.	0.20	59.00
M. L. Soto	03/23/23	B110	Emails to and from CPAs re: waiver of tax penalties and penalties still pending.	0.20	59.00
M. L. Soto	03/23/23	B110	Emails to and from L. Humphries and R. Rodriguez re: investor T.S., Case Management Conference in investor case, and L. Brodman's deposition.	0.20	59.00
M. L. Soto	03/24/23	B110	Review email and attached document re: investor D.P.	0.10	29.50
M. L. Soto	03/24/23	B110	Attend case management conference in Bentley lawsuit.	0.10	29.50
M. L. Soto	03/24/23	B110	Emails to and from L. Humphries and R. Rodriguez re: Case Management Conference in investor case and C. Lieberman's deposition.	0.30	88.50
M. L. Soto	03/25/23	B110	Brief of Kaufman report with emails to and from R. Rodriguez and L. Humphries re: investor D.P.	0.20	59.00
M. L. Soto	03/27/23	B110	Emails to and from R. Rodriguez and L. Humphries re: investor A.E.	0.10	29.50
M. L. Soto	03/28/23	B110	Emails to and from R. Rodriguez, E. Murphy, and L. Humphries re: asset recovery efforts.	0.10	29.50
M. L. Soto	03/29/23	B110	Review email to investor A.E. re: status of 2022 K1 forms.	0.10	29.50
M. L. Soto	03/29/23	B110	Emails to and from R. Rodriguez, E. Murphy, and L. Humphries re: asset recovery research,	0.10	29.50

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Timekeeper	Date	Task	Narrative	Hours	Amount
Subtotal Case Administration				44.80	12,803.00
Total Hours				47.80	
Total Fees					\$13,418.00

DESCRIPTION OF COSTS

	Description	Amount
01/15/23	Miscellaneous Miranda L. Soto Hostgator - Receivership online fee	42.00
01/31/23	E-Discovery Data Services - Monthly RelativityOne hosting.	101.61
02/14/23	Subpoena - Rachel Cindy Lieberman	92.50
02/15/23	Miscellaneous Miranda L. Soto Hostgator Online fee	42.00
02/28/23	E-Discovery Data Services - Monthly RelativityOne hosting.	101.61
03/22/23	Secretarial Overtime for 03/19/2023 - 03/25/2023 DELGADO, PATRICIA M.	125.00
03/22/23	Video Deposition Transcript of Anthony Nicolosi	474.60
03/23/23	Deposition Transcripts for Larry Brodman	240.80
03/31/23	E-Discovery Data Services - Monthly RelativityOne hosting.	101.61
	Total Costs	\$1,321.73

Amount Due This Invoice:	\$14,739.73
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TIMEKEEPER SUMMARY

Name	Title	Hours	Rate	Amount
K. L. Ecker	Paralegal	3.00	205.00	615.00
M. L. Soto	Partner	43.40	295.00	12,803.00
M. L. Soto	Partner	1.40	N/C	N/C
	Total	47.80		13,418.00



One Biscayne Tower
Two South Biscayne Blvd., Suite 1500
Miami, FL 33131-1822

T 305 347 4080
F 305 347 4089
www.bipc.com

REMITTANCE STATEMENT

ANDREW O. SCHIFF, REGIONAL TRIAL COUNSEL
ALICE K. SUM, TRIAL COUNSEL
SECURITIES AND EXCHANGE COMMISSION
MIAMI REGIONAL OFFICE
801 BRICKELL AVENUE, SUITE 1950
SCHIFFA@SEC.GOV; SUMAL@SEC.GOV
MIAMI, FL 33131

April 12, 2023
Invoice No. 12226860

Our Reference: 0104027-000001
Client Name: MIRANDA L. SOTO, RECEIVER
Invoice Date: April 12, 2023
Invoice Number: 12226860
Total Due This Invoice: \$14,739.73

Total Due All Invoices For this Matter:	\$14,739.73
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**PLEASE RETURN THIS REMITTANCE STATEMENT WITH YOUR PAYMENT
THANK YOU**

Make checks payable to: Buchanan Ingersoll & Rooney
Union Trust Building
Attn: Accounting Department
501 Grant Street – Suite 200
Pittsburgh, PA 15219-4413
Tax ID: 25-1381032

Wire / ACH Information
PNC Bank, N.A.
Buchanan Ingersoll & Rooney Operating Account
Account #: 1133081072
Routing#: 043000096
SWIFT CODE: PNCCUS33

Please Reference 0104027-000001 Invoice: 12226860

Amount remitted this payment: \$ _____

**RECENT FEES AND DISBURSEMENTS MAY NOT
YET BE ENTERED ON YOUR ACCOUNT AND
IF NOT, WILL BE SUBSEQUENTLY BILLED**

EXHIBIT “6b”



One Biscayne Tower
Two South Biscayne Blvd., Suite 1500
Miami, FL 33131-1822

T 305 347 4080
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ANDREW O. SCHIFF, REGIONAL TRIAL COUNSEL
ALICE K. SUM, TRIAL COUNSEL
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MIAMI REGIONAL OFFICE
801 BRICKELL AVENUE, SUITE 1950
SCHIFFA@SEC.GOV; SUMAL@SEC.GOV
MIAMI, FL 33131

April 12, 2023
Invoice No. 12226861

INVOICE SUMMARY

For Professional Services Rendered:

RE: SEC V PROPERTY INCOME INVESTORS LLC
Our Reference: 0104027-000002

Fees:	\$36,464.00
Disbursements:	<u>\$1,415.95</u>

Total Current Invoice: \$37,879.95



One Biscayne Tower
Two South Biscayne Blvd., Suite 1500
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ANDREW O. SCHIFF, REGIONAL TRIAL COUNSEL
ALICE K. SUM, TRIAL COUNSEL
SECURITIES AND EXCHANGE COMMISSION
MIAMI REGIONAL OFFICE
801 BRICKELL AVENUE, SUITE 1950
SCHIFFA@SEC.GOV; SUMAL@SEC.GOV
MIAMI, FL 33131

April 12, 2023
Invoice No. 12226861

For Professional Services Rendered:

RE: SEC V PROPERTY INCOME INVESTORS LLC
Our Reference: 0104027-000002

SERVICES AND COSTS INCLUDING

Timekeeper	Date	Task	Narrative	Hours	Amount
Fee/Employment Applications					
R. Rodriguez	01/16/23	B160	(No charge) Revise and comment on invoices and fee application.	1.00	N/C
Subtotal Fee/Employment Applications				1.00	0.00
Asset Analysis and Recovery					
L. Humphries	01/02/23	B120	Receipt and review of correspondence from investor LD.	0.10	25.50
L. Humphries	01/03/23	B120	Communicated with investor RB regarding SEC enforcement.	0.20	51.00
L. Humphries	01/03/23	B120	(No charge) Attendance at phone conference with Servis regarding accounts.	0.30	N/C
L. Humphries	01/10/23	B120	Receipt and review of correspondence from from investor KT.	0.10	25.50
R. Rodriguez	01/10/23	B120	Office meeting with M. Soto and L. Humphries regarding finalizing plan for distribution and preparation of motion.	0.50	147.50
L. Humphries	01/10/23	B120	Attendance at phone conference with investor R.H.	0.40	102.00
L. Humphries	01/11/23	B120	Receipt and review of correspondence from Investor MY.	0.20	51.00
L. Humphries	01/17/23	B120	Attendance at phone conference with investor MY.	0.30	76.50

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Timekeeper	Date	Task	Narrative	Hours	Amount
L. Humphries	01/18/23	B120	Attendance at phone conference with Kaufman professionals regarding claims reconciliation.	0.40	102.00
L. Humphries	01/18/23	B120	Attendance at conference with R. Rodriguez regarding claims analysis.	0.60	153.00
R. Rodriguez	01/18/23	B120	Analyzed claims determinations and open issues.	0.80	236.00
L. Humphries	01/19/23	B120	Drafted update to Interim Report.	2.50	637.50
R. Rodriguez	01/20/23	B120	Research prior precedents and analyses of different Ponzi scheme claims determinations and underlying rationales thereof.	1.00	295.00
L. Humphries	01/20/23	B120	Drafted update to Receiver's website.	0.40	102.00
R. Rodriguez	01/20/23	B120	Draft outline of questions for discussion with Receiver, co-counsel and forensic accountants with respect to claims analysis.	0.50	147.50
R. Rodriguez	01/20/23	B120	Teams Meeting with Receiver, co-counsel regarding claims analysis, discovery, third party claims and forensic accountants' analysis.	1.00	295.00
R. Rodriguez	01/23/23	B120	Planning of Chronology of PII entity corporate activities to match up to financial investments in Equinox.	0.20	59.00
R. Rodriguez	01/23/23	B120	Review, revise and comment on draft demand letter to accounting firm and draft tolling agreement.	0.70	206.50
L. Humphries	01/27/23	B120	Review email correspondence from investor MS.	0.10	25.50
L. Humphries	01/31/23	B120	Receipt and review of various investor correspondence.	0.20	51.00
R. Rodriguez	01/31/23	B120	Review and respond to email from counsel for PII CPA's regarding call to discuss demand letter and proposed tolling agreement.	0.20	59.00
L. Humphries	02/02/23	B120	Receipt and review of correspondence from counsel for WL.	0.10	25.50
L. Humphries	02/07/23	B120	Reviewed PII documents related to PII employee Cindy Lieberman.	0.40	102.00
L. Humphries	02/07/23	B120	Review and analysis of documents in preparation of depositions of Nicolosi and Brodman.	1.00	255.00

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L. Humphries	02/08/23	B120	Communicated with counsel for investor claimant WL.	0.30	76.50
L. Humphries	02/08/23	B120	Communicated with Kaufman professionals regarding K1 issue.	0.40	102.00
L. Humphries	02/09/23	B120	Email correspondence to investor claimants on distribution.	0.30	76.50
L. Humphries	02/09/23	B120	Drafted clawback letter regarding claimants with false profits to be returned to Receivership Estates.	1.00	255.00
L. Humphries	02/09/23	B120	Attendance at phone conference with investor claimant R.B.	0.40	102.00
L. Humphries	02/10/23	B120	Phone conference with collectible vendor regarding sale of collectible assets.	0.30	76.50
L. Humphries	02/15/23	B120	Communicated with investor claimant E.W. regarding distribution.	0.20	51.00
L. Humphries	02/17/23	B120	Reviewed investor file regarding investor E.W. concern on PII investment.	0.40	102.00
L. Humphries	02/17/23	B120	Reviewed and performed analysis of financial documents and records produced by Defendant Nicolosi regarding analysis of funds.	2.20	561.00
L. Humphries	02/17/23	B120	Drafted correspondence to investor E.W.	0.10	25.50
L. Humphries	02/17/23	B120	Communicated with Kaufman on analysis of claims.	0.30	76.50
L. Humphries	02/22/23	B120	Drafted various correspondence to CPA professionals on analysis.	0.20	51.00
L. Humphries	02/23/23	B120	Review and analysis of signed tolling agreement.	0.20	51.00
L. Humphries	02/28/23	B120	Reviewed finalized annual reports for Receivership entities.	0.20	51.00
L. Humphries	02/28/23	B120	Preparation of edits to Kaufman report.	1.00	255.00
L. Humphries	02/28/23	B120	Drafted correspondence to claimant investor O.E.	0.10	25.50
L. Humphries	03/03/23	B120	Assessed Servis Account amount at claimant investor request.	0.20	51.00
L. Humphries	03/13/23	B120	Review documents for depositions.	2.50	637.50
L. Humphries	03/13/23	B120	Emails regarding upcoming depositions.	0.30	76.50
L. Humphries	03/14/23	B120	Emails to deponents regarding obligation to appear.	0.20	51.00

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L. Humphries	03/15/23	B120	Preparation of correspondence to investor LB.	0.10	25.50
L. Humphries	03/15/23	B120	Phone conference with claimant investor JH.	0.30	76.50
L. Humphries	03/15/23	B120	(No Charge) Review and analysis of vendor invoices for Fee App.	0.40	N/C
L. Humphries	03/17/23	B120	Review of documents in preparation of claims analysis edits to memorandum by CPA professionals.	1.00	255.00
L. Humphries	03/18/23	B120	Review of files regarding native access issue.	0.40	102.00
L. Humphries	03/19/23	B120	Communicated with claimant investor RB.	0.30	76.50
L. Humphries	03/19/23	B120	Receipt and review of various emails regarding information for depositions.	0.30	76.50
L. Humphries	03/20/23	B120	Receipt and review of various correspondence from Mark Perry, counsel for Nicolosi.	0.20	51.00
L. Humphries	03/20/23	B120	Analyzed documents in preparation for depositions.	0.80	204.00
E. M. Murphy	03/20/23	B120	Review request to obtain additional file documents for Deposition exhibits (Nicolosi and Brodman)	0.40	82.00
L. Humphries	03/21/23	B120	Review and analysis of historic correspondence from Nicolosi.	0.40	102.00
E. M. Murphy	03/21/23	B120	Coordination for depositions (Wed-Fri) with updates and transmittal of Notices (for amendment to Zoom appearances) and updates with court reporter service.	0.70	143.50
L. Humphries	03/21/23	B120	Assessed documents with Eileen Murphy regarding depositions.	0.30	76.50
E. M. Murphy	03/21/23	B120	Assist with preparation of exhibits for Nicolosi and Brodman depositions.	1.10	225.50
E. M. Murphy	03/21/23	B120	Continue additional review, formatting and redactions for Nicolosi, Brodman and Lieberman deposition exhibits.	1.10	225.50
E. M. Murphy	03/21/23	B120	Review set of deposition exhibits prepared for Nicolosi deposition and redact personal information as necessary	0.60	123.00
L. Humphries	03/21/23	B120	Attendance at phone conference with investor R.B.	0.50	127.50
L. Humphries	03/22/23	B120	Assessed various letters from IRS regarding outcome of penalty dispute.	0.30	76.50

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E. M. Murphy	03/22/23	B120	Coordinate for Nicolosi deposition and follow-up with court reporter office regarding same (proffered set)	0.90	184.50
E. M. Murphy	03/22/23	B120	Review and redact deposition exhibits organized for Brodman deposition.	1.80	369.00
R. Rodriguez	03/22/23	B120	Appear for and conduct deposition of A. Nicolosi.	2.70	796.50
L. Humphries	03/23/23	B120	Drafted Interim Report update regarding tax abatement for Receivership entities.	0.30	76.50
E. M. Murphy	03/23/23	B120	Final updates and transmittal of Lieberman exhibits for 03/24/2023 deposition (coordinated with court reporter).	0.60	123.00
E. M. Murphy	03/23/23	B120	Communications regarding C. Lieberman deposition exhibits and review for redactions and other formatting issues.	1.20	246.00
L. Humphries	03/24/23	B120	Review information and documents provided by Cindi Lieberman in advance of her deposition.	0.50	127.50
L. Humphries	03/27/23	B120	Communicated with claimant investor AE.	0.20	51.00
L. Humphries	03/29/23	B120	Drafted correspondence to claimant investor AE on tax issue.	0.10	25.50
L. Humphries	03/30/23	B120	(No Charge) Receipt and review of correspondence from Servis regarding account issue.	0.10	N/C

Subtotal Asset Analysis and Recovery **40.60** **10,033.00**

Case Administration

L. Humphries	01/02/23	B110	Drafted correspondence to investor LD.	0.10	25.50
L. Humphries	01/03/23	B110	Assessed documents regarding real properties sold in preparation for filing with court on claims.	1.20	306.00
L. Humphries	01/03/23	B110	Reviewed documents in preparation for evaluation of disputed claims.	0.60	153.00
L. Humphries	01/03/23	B110	Attendance at phone conference with Kaufman professionals.	0.60	153.00

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L. Humphries	01/04/23	B110	Drafted edits to third-party demand regarding malpractice against accountants.	0.30	76.50
L. Humphries	01/05/23	B110	Claims analysis review of files.	2.50	637.50
L. Humphries	01/06/23	B110	Phone conference regarding Waste Pro issue.	0.30	76.50
L. Humphries	01/06/23	B110	(No Charge) Preparation of fee application.	2.00	N/C
L. Humphries	01/09/23	B110	Communicated with investor MY regarding process and distribution.	0.30	76.50
L. Humphries	01/10/23	B110	(No Charge) Preparation of fee application and vendor communication.	2.00	N/C
L. Humphries	01/10/23	B110	Draft various correspondence with the Receiver.	0.30	76.50
L. Humphries	01/10/23	B110	Drafted correspondence to investor TM.	0.10	25.50
L. Humphries	01/11/23	B110	Attendance at phone conference with investor KT.	0.40	102.00
L. Humphries	01/12/23	B110	Attendance at phone conference with investor TM.	0.20	51.00
L. Humphries	01/13/23	B110	Review and analysis of PII and Equinox Documents regarding priority of claims.	3.20	816.00
L. Humphries	01/13/23	B110	Attendance at phone conference with investor AE.	0.40	102.00
L. Humphries	01/13/23	B110	Attendance at phone conference with JS.	0.20	51.00
L. Humphries	01/17/23	B110	Attendance at phone conference with investor SB.	0.30	76.50
L. Humphries	01/18/23	B110	Preparation of analysis regarding claims priority including review of documents provided by Kaufman.	3.20	816.00
L. Humphries	01/18/23	B110	Left message for claimant investor WH.	0.10	25.50
L. Humphries	01/20/23	B110	Draft email to Michael O'Rourke on equinox question.	0.10	25.50
L. Humphries	01/20/23	B110	(No charge) Preparation of update to fee application.	0.50	N/C
L. Humphries	01/20/23	B110	Phone conference with investor claimants.	0.40	102.00
L. Humphries	01/20/23	B110	Preparation of draft interim report.	2.50	637.50
L. Humphries	01/20/23	B110	Phone call with Receiver on claims determinations.	1.50	382.50
L. Humphries	01/23/23	B110	Drafted update to notice correspondence to former accountants for Receivership Defendants.	0.50	127.50

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Timekeeper	Date	Task	Narrative	Hours	Amount
L. Humphries	01/24/23	B110	Assessed information from Kaufman regarding calculations on flow of funds between entities.	1.50	382.50
L. Humphries	01/24/23	B110	Phone conference regarding equinox documents with accountants.	0.40	102.00
L. Humphries	01/25/23	B110	Review and analysis of claims data for update to Receiver.	0.40	102.00
L. Humphries	01/27/23	B110	Emails with investor JH.	0.10	25.50
L. Humphries	01/27/23	B110	Communicated with claimant investor MS.	0.20	51.00
L. Humphries	01/30/23	B110	Drafted edits to Seventh Interim Report.	0.70	178.50
L. Humphries	01/30/23	B110	Preparation of documents for Kaufman professionals.	0.40	102.00
L. Humphries	01/30/23	B110	Phone conference with Kaufman Professionals regarding Claims Determination.	1.40	357.00
L. Humphries	01/30/23	B110	Phone conference with investor JH.	0.30	76.50
L. Humphries	01/30/23	B110	Attendance at phone conference with investor M.S.	0.30	76.50
L. Humphries	01/31/23	B110	(No Charge) Preparation of edits to Fee Application and invoices.	1.50	N/C
L. Humphries	01/31/23	B110	Receipt and review of various correspondence from counsel at SEC.	0.10	25.50
L. Humphries	01/31/23	B110	Email to Michael O'Rourke on accounting question.	0.10	25.50
L. Humphries	01/31/23	B110	Drafted Deposition Notice Duces Tecum for Anthony Nicolosi.	0.30	76.50
L. Humphries	01/31/23	B110	Communicated with Kaufman professionals on exhibit analysis.	0.30	76.50
L. Humphries	01/31/23	B110	Drafted Deposition Notice Duces Tecum for Larry Brodman.	0.20	51.00
L. Humphries	01/31/23	B110	(No charge) Phone conference with counsel for SEC.	0.20	N/C
L. Humphries	02/01/23	B110	Phone conference with CPA Michael O'Rourke.	0.30	76.50
L. Humphries	02/02/23	B110	Phone conferences with investors T.E. and L.E.	0.50	127.50
L. Humphries	02/03/23	B110	Drafted Notices of Deposition.	0.40	102.00
L. Humphries	02/03/23	B110	Phone conference with investor claimant regarding enforcement.	0.30	76.50
L. Humphries	02/06/23	B110	Receipt and review of correspondence from investor R.B. regarding enforcement issue.	0.20	51.00

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Timekeeper	Date	Task	Narrative	Hours	Amount
L. Humphries	02/06/23	B110	Reviewed information related to annual corporate renewals.	0.80	204.00
L. Humphries	02/07/23	B110	Preparation of correspondence to investor R.B.	0.10	25.50
L. Humphries	02/07/23	B110	Phone conference with Receiver and Kaufman professionals.	1.70	433.50
R. Rodriguez	02/09/23	B110	Review and respond to email from M. Perry (Nicolosi counsel) regarding deposition.	0.10	29.50
L. Humphries	02/09/23	B110	Phone conference with investor claimant JH.	0.40	102.00
L. Humphries	02/10/23	B110	Reviewed file materials regarding Nicolosi produced documents.	0.80	204.00
L. Humphries	02/10/23	B110	Drafted various correspondence regarding investor claimant WL	0.20	51.00
R. Rodriguez	02/10/23	B110	Call with M. Perry (Nicolosi counsel) regarding deposition.	0.40	118.00
R. Rodriguez	02/10/23	B110	Email PII team memorializing communication with M. Perry and deposition plan.	0.20	59.00
R. Rodriguez	02/13/23	B110	Call with Receiver and D. Frank (attorney for entities' CPA's) regarding tolling agreement (including 15 minutes waiting for opposing counsel to join call).	0.70	206.50
R. Rodriguez	02/14/23	B110	Review and respond to F. White email regarding client entry into tolling agreement.	0.10	29.50
L. Humphries	02/14/23	B110	Phone conference investor claimant W.H.	0.40	102.00
L. Humphries	02/15/23	B110	Review of claims documentation and information from CPAs in preparation of call with investor claimant.	0.40	102.00
L. Humphries	02/15/23	B110	Drafted correspondence to investor claimant C.L. regarding K-1 request and questions on the Receivership Process.	0.20	51.00
L. Humphries	02/16/23	B110	Conference with Receiver regarding claims determination and status of CPA review of claims.	0.40	102.00
L. Humphries	02/16/23	B110	Communicated with Kaufman on Claims Determination reports.	0.20	51.00
L. Humphries	02/17/23	B110	Conference regarding filing of annual reports.	0.20	51.00

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Timekeeper	Date	Task	Narrative	Hours	Amount
L. Humphries	02/20/23	B110	Preparation of analysis of dual investors in Equinox and PII.	0.40	102.00
L. Humphries	02/20/23	B110	Drafted correspondence regarding investor EW.	0.10	25.50
L. Humphries	02/20/23	B110	Attendance at phone conference with Receiver's professionals regarding investor E.W. investments.	0.30	76.50
L. Humphries	02/21/23	B110	Preparation of various correspondence regarding annual reports.	0.20	51.00
L. Humphries	02/21/23	B110	Communcated with Kaufman on report analysis.	0.30	76.50
L. Humphries	02/22/23	B110	Preparation of initial review of Kaufman reports and analysis.	0.80	204.00
L. Humphries	02/23/23	B110	Attendance at phone conference with attorney Amy Grant regarding claimant investor WL.	0.30	76.50
L. Humphries	02/24/23	B110	Preparation of edits to draft report from Receiver's CPAs.	1.50	382.50
L. Humphries	02/27/23	B110	Attendance at further phone conference with Receiver.	1.60	408.00
L. Humphries	02/27/23	B110	Phone conference with CPA professionals regarding evaluation of claims.	1.10	280.50
L. Humphries	02/28/23	B110	Communicated with Kaufman professionals regarding report edits.	0.40	102.00
L. Humphries	03/13/23	B110	Communicated with investor claimant regarding Coleman demand.	0.20	51.00
L. Humphries	03/13/23	B110	Preparation of correspondence to investor LB.	0.10	25.50
R. Rodriguez	03/14/23	B110	Review and analysis of information related to preparation for depositions of Brodman and Nicolosi.	0.40	118.00
L. Humphries	03/16/23	B110	Review of report and recommendation by accountants.	2.50	637.50
L. Humphries	03/17/23	B110	Receipt and review of various documents regarding depositions of Nicolosi and Brodman.	0.20	51.00
L. Humphries	03/17/23	B110	Communicate with Cindy Liberman.	0.20	51.00
L. Humphries	03/17/23	B110	Communicated with deponents regarding depositions.	0.30	76.50
R. Rodriguez	03/17/23	B110	Call with L. Humphries regarding preparation for deposition of Brodman and Nicolosi.	0.40	118.00

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R. Rodriguez	03/18/23	B110	Plan and prepare for depositions of Brodman and Nicolosi.	1.00	295.00
L. Humphries	03/19/23	B110	Review and analysis of documents in preparation for depositions.	1.20	306.00
R. Rodriguez	03/19/23	B110	Plan and prepare for depositions of Brodman.	2.50	737.50
R. Rodriguez	03/19/23	B110	Plan and prepare for depositions of Nicolosi.	2.00	590.00
R. Rodriguez	03/20/23	B110	Pre-deposition interview of R. C. Lieberman (together with M. Soto and L. Humphries).	0.80	236.00
L. Humphries	03/20/23	B110	Drafted update to deposition notices.	0.30	76.50
L. Humphries	03/20/23	B110	Attendance at phone conference with CL regarding her deposition.	0.80	204.00
R. Rodriguez	03/20/23	B110	Plan and prepare for depositions of Brodman and Nicolosi, including review of corporate documents, financial records, accounting analysis.	2.50	737.50
L. Humphries	03/21/23	B110	Analysis of Receiver's professionals' analysis of bank transfers.	0.30	76.50
R. Rodriguez	03/21/23	B110	Prepare for Nicolosi deposition.	3.00	885.00
R. Rodriguez	03/21/23	B110	Phone conference with Investors.	0.50	147.50
R. Rodriguez	03/22/23	B110	Post-deposition email to M. Perry (Nicolosi counsel) regarding his client's assertion of 5th amendment, proffer of exhibits for deposition and reservation of rights to seek court order to compel answers to certain questions including follow up communication with same.	0.60	177.00
L. Humphries	03/22/23	B110	Review and analysis of investment documents regarding investor claimant TS.	0.30	76.50
R. Rodriguez	03/22/23	B110	Prepare for Brodman deposition, by reviewing company records for exhibit selection, drafting outline of questions and performing open source research.	3.00	885.00
R. Rodriguez	03/22/23	B110	Conference with M. Soto regarding Nicolosi assertion of 5th amendment and next steps.	0.40	118.00
L. Humphries	03/23/23	B110	Communicated with counsel regarding stay order.	0.20	51.00

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R. Rodriguez	03/23/23	B110	Prepare for taking Lieberman deposition, including review of company financial and corporate records, drafting outline of questions, reading notes of previous witness interviews and conducting open source research.	3.50	1,032.50
R. Rodriguez	03/23/23	B110	Plan and prepare for Brodman deposition, including review and finalization of selected exhibits.	0.50	147.50
L. Humphries	03/23/23	B110	Preparation for hearing before Judge Robinson on setting case against accountants for trial.	0.80	204.00
R. Rodriguez	03/23/23	B110	Draft email to L. Brodman and court reporter including index of 45 exhibits that would have been used at deposition but for Fifth Amendment assertion.	0.20	59.00
R. Rodriguez	03/23/23	B110	Conduct Brodman deposition, whereby he asserted the fifth amendment to virtually every question.	0.60	177.00
R. Rodriguez	03/23/23	B110	Review and respond to email from L. Humphries regarding case management conference in Bentley state court action.	0.10	29.50
R. Rodriguez	03/24/23	B110	Draft and send email to Receiver on highlights of Deposition of R. C. Lieberman.	0.80	236.00
R. Rodriguez	03/24/23	B110	Attend deposition of R. C. Lieberman.	3.00	885.00
L. Humphries	03/24/23	B110	Attendance at phone conference with investor claimant AE.	0.30	76.50
R. Rodriguez	03/24/23	B110	Plan and prepare for deposition of R. C. Lieberman, including continued review of exhibits to be used and various calls with witness and court reporter regarding logistics of deposition.	1.50	442.50
L. Humphries	03/24/23	B110	Attendance at phone conference with Cindy Lieberman.	0.30	76.50
R. Rodriguez	03/24/23	B110	Prepare for deposition of R. C. Lieberman.	1.50	442.50
L. Humphries	03/28/23	B110	Review and analysis of Order from Judge Singhal.	0.20	51.00
L. Humphries	03/29/23	B110	Attendance at phone conference with investor claimant AE on K1 issue.	0.30	76.50

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R. Rodriguez	03/29/23	B110	Review and respond to emails from investor RB on status of case.	0.20	59.00
L. Humphries	03/29/23	B110	Communicated with tax accountants regarding K1 draft.	0.20	51.00
L. Humphries	03/31/23	B110	Preparation of Interim Report.	1.50	382.50
Subtotal Case Administration				86.90	21,926.00
Business Operations					
E. M. Murphy	02/15/23	B210	Meet with L. Humphries regarding preparation of 2023 Annual Reports for PII entities.	0.20	41.00
E. M. Murphy	02/16/23	B210	Additional review of file data in preparation for 2023 Annual Report filings for PII and Equinox.	0.60	123.00
E. M. Murphy	02/17/23	B210	File search and review Kaufman activities for 2022 Annual Reports and follow-up with L. Humphries regarding same.	0.40	82.00
E. M. Murphy	02/21/23	B210	Preparation and filing of 2023 Annual Reports for PII and Equinox entities.	1.60	328.00
E. M. Murphy	02/22/23	B210	Continue working on 2023 Annual Report submissions and follow-up with L. Humphries regarding same.	0.60	123.00
E. M. Murphy	02/28/23	B210	Review information and prepare Annual Report renewal for 7 PII entities and Equinox Holdings, Inc.	1.40	287.00
E. M. Murphy	03/01/23	B210	Review Division of Corporations records and obtain copies of Annual Reports filed on 02/22/2023 and 02/28/2023.	0.70	143.50
E. M. Murphy	03/02/23	B210	Follow-up with M. Soto regarding Annual Report for PII 4450 entity and confirm through Sunbiz.org.	0.20	41.00
Subtotal Business Operations				5.70	1,168.50
Claims and Plan					
E. M. Murphy	01/05/23	B300	Receive and review investor contacts and follow-up with information on file for same (2 investors).	0.30	61.50

MIRANDA L. SOTO, RECEIVER
 RE: SEC V PROPERTY INCOME INVESTORS LLC
 0104027-000002

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 April 12, 2023
 Invoice No. 12226861

Timekeeper	Date	Task	Narrative	Hours	Amount
E. M. Murphy	01/10/23	B300	Review file for submission from Investor T. McC. and follow-up for same.	0.30	61.50
E. M. Murphy	01/11/23	B300	Review for and transmittal of investor list for billing redactions.	0.30	61.50
E. M. Murphy	01/24/23	B300	Review for and response to CPA communications for additional investor documentation (to complete analysis of disputed claims).	0.20	41.00
E. M. Murphy	01/24/23	B300	Continued work on claims totals and update of some calculations based on CPA analysis.	0.30	61.50
E. M. Murphy	01/24/23	B300	Continue preparation of claims charts with additional information submitted by CPA.	0.40	82.00
E. M. Murphy	01/24/23	B300	(No charge)Meet with L. Humphries and review claims spreadsheets, CPA analysis for disputed claims, and preparation of claims totals for exhibits to upcoming Motion.	0.40	N/C
R. Rodriguez	01/25/23	B300	Emails with M. Soto and L. Humphries regarding anticipate call with Kaufman to discuss claims analysis.	0.20	59.00
E. M. Murphy	01/25/23	B300	Edit spreadsheets and charts for CPA updated allowed claims and reformat for use as Exhibit to Motion.	1.70	348.50
R. Rodriguez	01/25/23	B300	Review Kaufman analysis of claims	1.00	295.00
R. Rodriguez	01/30/23	B300	Review with forensic accountants and L. Humphries to discuss claims analysis.	1.80	531.00
E. M. Murphy	01/30/23	B300	Update claims spreadsheets/totals based on information provided during the CPA conference call.	0.60	123.00
R. Rodriguez	01/30/23	B300	Conference call with forensic accountants on claims analysis.	0.50	147.50
R. Rodriguez	01/30/23	B300	Comment on claims analysis memo and email forensic accountants regarding same.	1.00	295.00
E. M. Murphy	01/30/23	B300	Review "disputed claims" files provided to CPAs.	0.70	143.50
E. M. Murphy	02/13/23	B300	Review files to determine set of complete investor files.	0.20	41.00

MIRANDA L. SOTO, RECEIVER
 RE: SEC V PROPERTY INCOME INVESTORS LLC
 0104027-000002

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Timekeeper	Date	Task	Narrative	Hours	Amount
E. M. Murphy	02/15/23	B300	Review Interim Reports for discussion regarding the Brodman \$50K deposit forfeiture and forward same for investor letter.	0.60	123.00
E. M. Murphy	02/20/23	B300	Review files for E.W. issue regarding PII/Equinox split investments and forward information for 2 other similar investors.	0.20	41.00
E. M. Murphy	02/28/23	B300	Work on gathering all claims files for upload to accountants for analysis.	0.40	82.00
E. M. Murphy	03/01/23	B300	Review, confirm and organize sets of documents (completed Proof of Claims forms and back-up documentation) to provide to Kaufman CPAs.	1.10	225.50
E. M. Murphy	03/03/23	B300	Receive correspondence from CPA and confirm claims files transmitted earlier and claimant count.	0.20	41.00
E. M. Murphy	03/15/23	B300	Review claims files for James Haggerty and Haggerty Trust claims, confirm Kaufman analysis and follow-up for same.	0.30	61.50
E. M. Murphy	03/17/23	B300	Review files (including SDFL docket entries for documents in preparation for defendants depositions)	0.70	143.50
E. M. Murphy	03/23/23	B300	Review for and provided investor information for contact requests.	0.20	41.00
Subtotal Claims and Plan				13.60	3,111.00
Other Contested Matters					
E. M. Murphy	03/23/23	B190	Review for and obtain file documentation (from Broward County Clerk) for Bentley v. PII Case Management hearing (03/24/2023).	1.10	225.50
Subtotal Other Contested Matters				1.10	225.50
Total Hours				148.90	
Total Fees					\$36,464.00

MIRANDA L. SOTO, RECEIVER
RE: SEC V PROPERTY INCOME INVESTORS LLC
0104027-000002

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DESCRIPTION OF COSTS

	Description	Amount
02/21/23	Miscellaneous Lauren V. Humphries PII LLC - 2023 Annual Report	138.75
02/22/23	Miscellaneous Lauren V. Humphries PII 1361 LLC - 2023 Annual Report	138.75
02/28/23	Miscellaneous Lauren V. Humphries PII 3504 LLC - 2023 Annual Report	138.75
02/28/23	Miscellaneous Lauren V. Humphries Equinox Holdings, Inc. - 2023 Annual Report	150.00
02/28/23	Miscellaneous Lauren V. Humphries PII 26 LLC - 2023 Annual Report	138.75
02/28/23	Miscellaneous Lauren V. Humphries PII 4020 LLC - 2023 Annual Report	138.75
02/28/23	Miscellaneous Lauren V. Humphries PII 201 LLC - 2023 Annual Report	138.75
02/28/23	Miscellaneous Lauren V. Humphries PII 304 LLC - 2023 Annual Report	138.75
02/28/23	Miscellaneous Lauren V. Humphries PII 9007 LLC - 2023 Annual Report	138.75
02/28/23	Miscellaneous Lauren V. Humphries PII 4450 LLC - 2023 Annual Report	138.75
03/29/23	On-Line Search Service - PACER	17.20
	Total Costs	\$1,415.95

Amount Due This Invoice:	\$37,879.95
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MIRANDA L. SOTO, RECEIVER
RE: SEC V PROPERTY INCOME INVESTORS LLC
0104027-000002

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April 12, 2023
Invoice No. 12226861

TIMEKEEPER SUMMARY

Name	Title	Hours	Rate	Amount
E. M. Murphy	Paralegal	23.90	205.00	4,899.50
E. M. Murphy	Paralegal	0.40	N/C	N/C
L. Humphries	Associate	74.50	255.00	18,997.50
L. Humphries	Associate	6.50	N/C	N/C
R. Rodriguez	Partner	42.60	295.00	12,567.00
R. Rodriguez	Partner	1.00	N/C	N/C
	Total	148.90		36,464.00



One Biscayne Tower
Two South Biscayne Blvd., Suite 1500
Miami, FL 33131-1822

T 305 347 4080
F 305 347 4089
www.bipc.com

REMITTANCE STATEMENT

ANDREW O. SCHIFF, REGIONAL TRIAL COUNSEL
ALICE K. SUM, TRIAL COUNSEL
SECURITIES AND EXCHANGE COMMISSION
MIAMI REGIONAL OFFICE
801 BRICKELL AVENUE, SUITE 1950
SCHIFFA@SEC.GOV; SUMAL@SEC.GOV
MIAMI, FL 33131

April 12, 2023
Invoice No. 12226861

Our Reference: 0104027-000002
Client Name: MIRANDA L. SOTO, RECEIVER
Invoice Date: April 12, 2023
Invoice Number: 12226861
Total Due This Invoice: \$37,879.95

Total Due All Invoices For this Matter: \$37,879.95

**PLEASE RETURN THIS REMITTANCE STATEMENT WITH YOUR PAYMENT
THANK YOU**

Make checks payable to: Buchanan Ingersoll & Rooney
Union Trust Building
Attn: Accounting Department
501 Grant Street – Suite 200
Pittsburgh, PA 15219-4413
Tax ID: 25-1381032

Wire / ACH Information
PNC Bank, N.A.
Buchanan Ingersoll & Rooney Operating Account
Account #: 1133081072
Routing#: 043000096
SWIFT CODE: PNCCUS33

Please Reference 0104027-000002 Invoice: 12226861

Amount remitted this payment: \$ _____

**RECENT FEES AND DISBURSEMENTS MAY NOT
YET BE ENTERED ON YOUR ACCOUNT AND
IF NOT, WILL BE SUBSEQUENTLY BILLED**

EXHIBIT “6c”

Property Income Investors LLC
 Billings for Q1 2023

January			
Net hours billed	Hours	Rate	Billed
HF	16.3	200	3,260.00
MO	18.7	450	8,415.00
DMK	13.0	450	5,850.00
	<u>48.0</u>		<u>17,525.00</u>
February			
MO	16.8	450	7,560.00
DMK	7.2	450	3,240.00
	<u>24.0</u>		<u>10,800.00</u>
March			
MO	17.8	450	8,010.00

	Billed	Discount	Net
Jan-23	17,525.00	(4,381.25)	13,143.75
Feb-23	10,800.00	(2,700.00)	8,100.00
Mar-23	8,010.00	(2,002.50)	6,007.50
	<u>36,335.00</u>	<u>(9,083.75)</u>	<u>27,251.25</u>

Balance due for Q1 2023 27,251.25

Kaufman & Company, PA

1001 Brickell Bay Drive ■ Suite 2650 ■ Miami, FL 33131

Phone: (305) 455-0314 E-mail: dkaufman@kaufmancpas.com Web: www.kaufmancpas.com

Property Income Investors Invoice: 12224

Property Income Investors Date: 01/31/2023
 Buchanan Ingersoll & Rooney Due Date: 03/02/2023
 One Biscayne Tower, Suite 1500
 Miami, FL 33131-1822

For professional service rendered as follows:
 Litigation Support services for January 2023
 see attached time and expense journal

17,525.00

Billed Time & Expenses	\$17,525.00
Discount	(4,381.25)
Invoice Total	\$13,143.75
Beginning Balance	\$10,665.00
Invoices	13,143.75
Receipts	0.00
Adjustments	(3,341.25)
Service Charges	0.00
Amount Due	\$20,467.50

<u>01/31/2023</u>	<u>12/31/2022</u>	<u>11/30/2022</u>	<u>10/31/2022</u>	<u>09/30/2022+</u>	<u>Total</u>
13,143.75	3,352.50	3,971.25	0.00	0.00	\$20,467.50

Please return this portion with payment.

Invoice: 12224

ID: J507800
 Property Income Investors
 (305) 347-4086

Date: 01/31/2023
 Due Date: 03/02/2023

Card Type: _____ CSV: _____ Exp Date: _____

Amount Due: \$20,476.50

Card #: _____

Amount Enclosed: \$ _____

Signature: _____

Property Income Investors Receivership
January 1, 2023 - March 31, 2023
Adjusted Hours Reduced to Billing Standards

10-Jan-23			
	HF	3.5	Call with Lauren and updating reconciliation for PII claims
	DMK	1.0	tele call lauren
	DMK	1.0	disputed claims
January 10, 2023		<u>5.5</u>	
1/11/2023			
	HF	3.5	reconciling investor claims for PII
	HF	3.5	n / c reconciling investor claims for PII - limit of 3.5 hour per day
	DMK	3.5	PII disputed claims
	DMK	1.0	PII disputed claims
January 11, 2023		<u>11.5</u>	
1/12/2023			
	HF	1.0	Checking capital acc higher than property value and checkign Equinox was not an investor in any PII's
	DMK	1.0	PII disputed claims
January 12, 2023		<u>2.0</u>	
1/18/2023			
	HF	3.0	Zoom call with Lauren about disputed claims and preparing reconciliation of Equinox disputed claims
	DMK	1.0	tele call receiver
January 18, 2023		<u>4.0</u>	
1/19/2023			
	HF	3.25	Equinox recon of disputed claims and iewing with Dana
January 19, 2023		<u>3.25</u>	
1/20/2023			
	DMK	3.0	disputed settlement claims
January 20, 2023		<u>3.0</u>	
1/24/2023			
	HF	0.85	Equinox dispute claims reconciliation
January 24, 2023		<u>0.85</u>	
1/30/2023			
	HF	1.3	Zoom call about claims
	DMK	1.5	conf call
January 31, 2023		<u>2.8</u>	
1/2/2023 MO		2.2	Review claims analysis and prepare next steps for reconciliation process
1/3/2023 MO		1.5	Continue claims analysis for Heike to work on reconciliation
1/7/2023 MO		2.0	n/c billing for q4
1/9/2023 MO		1.8	n/c billing for q4
1/17/2023 MO		1.1	n/c Adjust and reissue invoice for q4
1/18/2023 MO		2.3	Begin work on SFAR for 2022-12 quarter
1/19/2023 MO		2.7	Complete work on SFAR and send to Dana for review
1/19/2023 MO		0.8	Address DMK comments on SFAR and send to Lauren with open items
1/20/2023 MO		3.5	Work on word version of claims memo summarizing reconciliation of amounts due to each investor based on excel versions of

Property Income Investors Receivership
January 1, 2023 - March 31, 2023
Adjusted Hours Reduced to Billing Standards

1/21/2023 MO	3 0	claims analyses previously prepared Continue work on word version of claims memo summarizing reconciliation of claims and amounts due to each investor based on excel worksheets previously prepared and submitted
1/24/2023 MO	0 4	Resend claims memo and supporting spreadsheets to Lauren and the team
1/30/2023 MO	1 1	Call with Lauren and Raquel re comments on memo
1/31/2023 MO	0 1	Follow up on open items for SFAR to be addressed prior to issuance
1/31/2023 MO	0 2	Receive various tax documents (1099's, 1099-S) from Miranda and from Soraya Hamilton
1/18/2023 MO	0 9	Teams Meeting
	<u>23 6</u>	
Total	56 5	
HF	19 9	
MO	23 6	
DMK	13 0	
	56 5	

Billing Reductions to conform to
SEC Billing Guidelines

HF	1/19/2023	(0 05)
HF	1/24/2023	(0 05)
HF	1/11/2023	(3 5)
		(3.6)
MO	1/7/2023	(2 0)
	1/9/2023	(1 8)
	1/17/2023	(1 1)
		(4.9)

Net hours billed	Hours	Rate	Billed
HF	16 3	200	3,260 00
MO	18 7	450	8,415 00
DMK	13 0	450	5,850 00
	<u>48 0</u>		<u>17,525 00</u>

Kaufman & Company, PA

1001 Brickell Bay Drive ■ Suite 2650 ■ Miami, FL 33131
 Phone (305) 455-0314 E-mail dkaufman@kaufmanpcpas.com Web www.kaufmanpcpas.com

Property Income Investors Invoice 12262

Property Income Investors Date 02/28/2023
 Buchanan Ingersoll & Rooney Due Date 03/30/2023
 One Biscayne Tower, Suite 1500
 Miami, FL 33131-1822

For professional service rendered as follows
 Litigation Support services for February 2023 10,800 00

See attached time and expense journal

Billed Time & Expenses	\$10,800 00
Discount	(2,700 00)
Invoice Total	\$8,100 00
Beginning Balance	\$20,467 50
Invoices	8,100 00
Receipts	0 00
Adjustments	0 00
Service Charges	0 00
Amount Due	\$28,567 50

<u>02/28/2023</u>	<u>01/31/2023</u>	<u>12/31/2022</u>	<u>11/30/2022</u>	<u>10/31/2022+</u>	<u>Total</u>
8,100 00	13,143 75	3,352 50	3,971 25	0 00	\$28,567 50

Please return this portion with payment Invoice 12262

ID J507800 Date 02/28/2023
 Property Income Investors Due Date 03/30/2023
 (305) 347-4086

Card Type _____ CSV _____ Exp Date _____ Amount Due \$28,576 50

Card # _____ Amount Enclosed \$ _____

Signature _____

**Property Income Investors Receivership
 January 1, 2023 - March 31, 2023
 Adjusted Hours Reduced to Billing Standards**

7-Feb-23			
DMK	<u>1 7</u>	conf call	
February 7, 2023	<u>1 7</u>		
22-Feb-23			
DMK	<u>3 0</u>	update final report and reviewing memo	
February 22, 2023	<u>3 0</u>		
27-Feb-23			
DMK	1 0	tele call receiver	
DMK	<u>1 5</u>	tele call receiver	
February 27, 2023	<u>2 5</u>		
February 28, 2023			
2/14/2023 MO	3 5	Begin revisions to memo in word document format incorporating comments from 2/6/23 call with receiver and legal team	
2/15/2023 MO	1 9	Continue work on memo re claims and process to reconcile claims updating memo for procedural matters	
2/20/2023 MO	3 1	Finalize work on memo and submit to DK for review and comments prior to resubmitting to legal team	
2/21/2023 MO	2 6	Continue work on memo with emphasis on investor R write-up Schedule R documentation and roadmap for inclusion on schedule	
2/22/2023 MO	0 7	Review content of memo r1 with DMK and discuss comments	
2/22/2023 MO	3 0	Incorporate comments, make revisions and issue r1	
2/27/2023 MO	1 0	Morning phone call re memo	
2/27/2023 MO	1 0	Afternoon call re memo and Equinox investors treatment	
	<u>16 8</u>		
Total	24 0		
MO	16.8	450	7,560 0
DMK	<u>7 2</u>	450	<u>3,240 0</u>
	<u>24 0</u>		<u>10,800 0</u>

**Property Income Investors Receivership
 January 1, 2023 - March 31, 2023
 Adjusted Hours Reduced to Billing Standards**

March 31, 2023			
3/1/2023 MO	1 1	Letter to FDOR re Equinox Holdings Inc corporate income tax return which was not filed Request the state to abate the penalty and remove the Equinox Holdings account from their records	
3/9/2023 MO	1 3	Begin process of reclassifying Equinox investments from the late 2016 date in the claim request Schedule A's to the current thinking that the full year 2016 is included in the receivership and those investments should be granted whereas those before should be excluded	
3/10/2023 MO	3 0	Afternoon session - Continue working on Equinox proof of claims to segregate out those investors who did not return a proof of claim form and who therefore are not eligible to be included in the claims process	
3/10/2023 MO	2 4	Evening Session - Continue working on Equinox proof of claims to segregate out those investors who did not return a proof of claim form and who therefore are not eligible to be included in the claims process	
3/11/2023 MO	2 1	Afternoon session - Continue working on Equinox proof of claims to segregate out those investors who did not return a proof of claim form and who therefore are not eligible to be included in the claims process	
3/14/2023 MO	2 6	Continue the process of separating the Equinox claims to the period before 2016 and after 2015 specifically with the investors who present a particular challenge in this regard Today's group included Claude Breese, George Driza and Deris Poland	
3/13/2023 MO	1 8	Continue splitting up the Equinox claims into the periods before 2016 and after 2015 This session included identifying the investor who is included in the BIPC listing of Equinox investors but which is not on the reconciliation memo for Equinox investors This session also included blocking out the before and after investments and withdrawals for each of the "agree with Schedule A" investors (12 in number) The balance of the investors will require some work to make the split and will be done at a later date	
3/15/2023 MO	3 5	Finish splitting investments between the categories prior to 2016 and after 2015 Remaining work to summarize and update all Equinox information Also, need to work on adjusting PII section	
	<u>17 8</u>		
Total	17 8		
MO	17 8	450	8,010 0

EXHIBIT “6d”



INVOICE

BILL TO
Jordan D Maglich
Property Income Investors Receivership
401 E Jackson Street Ste 2400
Tampa, FL 33602-5236

INVOICE 2022125
DATE 04/01/2023
TERMS Due on receipt
DUE DATE 04/01/2023

	DESCRIPTION	QTY	RATE	AMOUNT
Internet Domain Name Renewal	PROPERTYIIRECEIVERSHIP.COM	1	70.00	70.00
BALANCE DUE				\$70.00

EXHIBIT “7”

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

CASE NO.: 21-61176-CIV-SINGHAL

SECURITIES AND EXCHANGE COMMISSION,

Plaintiff,

v.

PROPERTY INCOME INVESTORS, LLC,
EQUINOX HOLDINGS, INC.,
PROPERTY INCOME INVESTORS 26, LLC,
PROPERTY INCOME INVESTORS 304, LLC,
PROPERTY INCOME INVESTORS 201, LLC,
PROPERTY INCOME INVESTORS 3504, LLC,
PROPERTY INCOME INVESTORS 1361, LLC,
PROPERTY INCOME INVESTORS 4020, LLC,
PROPERTY INCOME INVESTORS 9007, LLC,
PROPERTY INCOME INVESTORS 417, LLC,
PROPERTY INCOME INVESTORS 4450, LLC,
PROPERTY INCOME INVESTORS 3050, LLC,
LARRY B. BRODMAN and ANTHONY
NICOLosi (f/k/a ANTHONY PELUSO),

Defendants.

**ORDER GRANTING RECEIVER'S UNOPPOSED SEVENTH INTERIM
OMNIBUS APPLICATION FOR ALLOWANCE AND PAYMENT
OF PROFESSIONALS' FEES AND REIMBURSEMENT OF EXPENSES
FOR JANUARY 1, 2023 – MARCH 31, 2022**

THIS CAUSE came before the Court on Miranda L. Soto, as Receiver's (the "**Receiver**") Unopposed Seventh Interim Omnibus Application for Allowance and Payment of Professionals' Fees and Reimbursement of Expenses for January 1, 2023 through March 31, 2023 (Doc. 106) (the "**Application**"). With the Court having considered the Application, reviewed the file, and finding that cause exists to grant the Application, it is hereby **ORDERED** as follows:

1. The Application is **GRANTED**.
2. The Court awards the following sums and directs that payment be made from

Receivership assets:

Miranda L. Soto, as Receiver	\$ 14,739.73
Buchanan Ingersoll & Rooney PC	\$37,879.95
Kaufman & Company PA	\$ 27,251.25
K-Tek	\$ 70.00

DONE and ORDERED this ____ day of _____, 2023 in the Southern District of Florida.

UNITED STATES DISTRICT COURT JUDGE

4886-6128-2080, v 1