

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 MOTION TO CONVERT UNPAID CIVIL CONTEMPT REMEDY
AGAINST K. TEK AND KIMBERLY DURING TO A
FINAL MONETARY JUDGMENT**

Miranda L. Soto, solely in her capacity as Receiver (the “Receiver”) for the Receivership Entities¹, and pursuant to the Order Granting Plaintiff Securities and Exchange Commission’s Motion for Appointing Receiver, dated June 15, 2021 (Doc. 10), hereby moves this Court to convert the June 20, 2024 Order on Receiver’s Motion to Hold K. Tek Systems, Inc. and/or

¹ The Receiver Entities include 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”).

Kimberly During and/or Ron During in Contempt and for Sanctions (Doc. 141) (the “Contempt Order”) to a final judgment, and states:

Factual Background

On January 19, 2024, the Receiver learned that the PII Receivership website, <https://www.propertyireceivership.com/>, was no longer accessible to investors, the general public, or the Receiver and her counsel. The Receiver’s counsel immediately contacted the website hosting provider, K. Tek Systems Inc. (“K. Tek”), to determine the reason for the outage and inaccessibility of the website. Three days later, Kimberly During reported to the Receiver’s counsel that she and her husband, Ron During, were going through a contentious divorce and she accused her husband of taking control of and sabotaging several websites hosted by K. Tek, including the Receivership website.

Due to a total lack of responsiveness from K. Tek and Kimberly During in the following days, the Receiver was forced to hire a web consultant to assist in recovering the website. The web consultant, Emilio Yopez, worked tirelessly to rebuild the Receivership website from scratch despite a total lack of assistance from K. Tek and Kimberly During.

On February 5, 2024, the Receiver filed a Motion to Hold K. Tek Systems, Inc. and/or Kimberly During and/or Ron During in Contempt and for Sanctions (D.E. 126) (the “Contempt Motion”). At a status conference before this Court regarding the website outage on February 15, 2024, which K. Tek, Kimberly and Ron During attended, the Court found both K. Tek and Kimberly During to be in civil contempt and ordered them to pay all fees and costs related to the restoration of the Receivership website.² On June 20, 2024, following the completion of the

² Ron During was not found to be in contempt.

website rebuild and totaling of all fees and costs incurred in relation to the outage, including the contempt motion, this Court entered an order finding K. Tek and Mrs. During to be in civil contempt and ordered them to pay \$20,641.50 to the Receivership (Doc. 141).³

To date, despite the Receiver's counsel's attempts at collection, K. Tek and Mrs. During have failed to comply with the Contempt Order and have remitted no payment. As evidenced by the filing of this motion, the Receivership continues to expend valuable resources as a result of K. Tek and Mrs. During's deliberate and willful violation of the Contempt Order.

Discussion of Relief Requested

The Receiver now moves this Court to convert the Contempt Order, which orders K. Tek and Mrs. During to make payment to the Receivership in the amount of **\$20,641.50** to a money judgment. Entry of final judgment will enable the Receiver to record the final judgment as liens on the contemnors and obtain writs of execution to enforce and collect on the sums owed pursuant to the Contempt Order. A contempt order by itself creates no liens or enables execution on the contemnors assets.

The Eleventh Circuit has held that a district court, pursuant to its "considerable discretion" "may grant a compensatory contempt remedy in the form of a money judgment." *FTC v. Leshin*, 719 F.3d 1227, 1235 (11th Cir. 2013). This is so because "the district court [has] "wide discretion in fashioning an equitable remedy for [] civil contempt.'" *Id.* at 1231 (quoting *McGregor v. Chierico*, 206 F. 3d 1378, 1388 (11th Cir. 2000)). "[S]anctions in civil contempt proceedings may be employed for either or both of two purposes: to coerce the defendant into compliance with the court's order, and to compensate the complainant for losses sustained." *Id.* (quoting *Local 28 of*

³ A true and correct copy of the Contempt Order is attached hereto as **Exhibit A**.

Sheet Metal Workers' Int'l Ass'n v. EEOC, 478 U.S. 421, 443 (1986)). Critically, “when the public interest is involved . . . , [the district court’s] equitable powers assume an even broader and more flexible character.” *Id.* (quoting *AT&T Broadband v. Tech Commc’ns, Inc.*, 381 F.3d 1309, 1316 (11th Cir. 2004)).

The contempt sanction sought here is a compensatory one. The Contempt Order specifically requires K. Tek and Kimberly During to make the Receivership whole for the costs and fees it incurred in bringing the Receivership website back online—costs and fees it incurred because Kimberly During and K. Tek failed—and refused—to properly perform the web hosting services for which K. Tek had been retained by the Receivership. “[F]or a compensatory civil contempt sanction, in order to purge themselves of contempt, defendants must pay the damages caused by their violations of the decree.” *Id.* at 1234 (citing *Clark v. Boynton*, 362 F.2d 992, 998 (5th Cir. 1966) (internal quotation marks omitted). Accordingly, inability to pay is no defense. *Id.* The Receiver requests the pre-judgment interest and an award of attorneys’ fees and costs for having filed this motion with the Court.

Further, given that the nature of this proceeding is a Receivership, it cannot be questioned that it is in the public interest for this Court to exercise its broad discretion to convert the Contempt Order to a final judgment in favor of the Receivership. While incarceration to compel purging of the contempt is also within the Court’s authority, in a Receivership, the primary consideration should be to make the creditors of the receivership whole. This is why the Receiver is seeking a final judgment that enables her to pursue judicial collection efforts.

Conclusion

This Court has considerable discretion in contempt proceedings empowering it to convert the Contempt Order to a final judgment in favor of the Receivership. Because K. Tek and

Kimberly During remain in violation of the Contempt Order, which is a sanction intended to compensate the Receivership (and thereby the Receivership Entities' claimant investors) for the costs and fees it incurred as a result of the Receivership website outage and K. Tek and Kimberly During's inability and unwillingness to assist in bringing the website back online, this Court should find that it has ample cause to do so.

WHEREFORE, Miranda L. Soto, solely in her capacity as Receiver of the Receivership Entities, respectfully requests the entry of an order converting the June 20, 2024 Order on Receiver's Motion to Hold K. Tek Systems, Inc. and/or Kimberly During and/or Ron During in Contempt and for Sanctions to a final judgment in the amount of **\$20,641.50**, plus prejudgment interest from the date of the entry of the Contempt Order through the date of entry of judgment, post-judgment interest, an award of attorneys' fees against K. Tek and Kimberly During for the fees incurred in bringing this motion and related proceedings, and for such other and further relief as this Court deems just.

Respectfully submitted,

BUCHANAN INGERSOLL & ROONEY PC

/s/ Lauren V. Humphries _____

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Miami, FL 33131-1822
T: 305-347-4080
F: 305-347-4089
Attorneys for Receiver Miranda L. Soto

CERTIFICATE OF SERVICE

I hereby certify that on January 20, 2026, 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

/s/ Lauren V. Humphries

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

SEC vs. Property Income Investors, LLC, et al
Case No. 21-61176-CIV-SINGHAL

Exhibit “A”

**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 ON RECEIVER’S MOTION TO HOLD K. TEK SYSTEMS, INC. AND/OR
KIMBERLY DURING AND/OR RON DURING IN
CONTEMPT AND FOR SANCTIONS**

THIS CAUSE came before the Court on Miranda L. Soto’s, as Receiver (the “Receiver”), Motion to Hold K. Tek Systems, Inc. (“K. Tek”) and/or Kimberly During and/or Ron During in Contempt and for Sanctions (the “Motion”). (DE [126]). The Court having considered the Motion, been apprised of the status of the Receivership website by the Receiver, heard argument of counsel, and reviewed the file and the responses to the Motion, and finding that cause exists to grant the Motion, it is hereby

ORDERED and ADJUDGED as follows:

1. The Court finds K. Tek and Kimberly During to be in civil contempt for interfering with the Receivership.
2. Specifically, K. Tek and Ms. During failed to properly safeguard the Receivership website and failed to provide technical assistance that K. Tek was contractually obligated to provide to the Receiver and her counsel in the wake of a still-unexplained outage of the Receivership website that lasted from approximately January 18, 2024 through February 14, 2024.
3. As a direct result of the website outage and K. Tek and Kim During's failures, claimants were deprived of the ability to obtain updates and information regarding the status of the Receivership without contacting the Receiver or her counsel directly.
4. The Receiver and her counsel expended significant resources to field emails and calls from concerned claimants seeking an explanation for the outage at additional and unexpected cost to the Receivership.
5. As a direct result of the website outage for nearly 1 month and K. Tek and Kim During's failures, the Receiver was forced to retain a new web consultant to perform a complete rebuild of the website at additional cost to the Receivership. At the hearing, Ms. During acknowledged this.
6. This Court finds that the Receivership claimants should not be made to bear the costs associated with rebuilding the Receivership website, which include both fees incurred as a result of time spent by the Receiver and her counsel in addressing and resolving the website outage and fees incurred for services performed by the Receiver's new web consultant, Emilio Yopez owner of

Lighthouse Internet Media, and that such costs should be borne by K. Tek and Ms. During, jointly and severally.

7. Accordingly, K. Tek and Ms. During may purge themselves of contempt by paying to the Receivership the **\$20,651.50** in total fees and costs incurred by the Receivership in bringing the website back online, which are itemized as follows:


- a. **\$2,850.00** in fees for work performed by the Receiver's web consultant, Lighthouse Internet Media, as set forth in the invoices attached hereto as **Exhibit A**.
- b. **\$5,988.50** in fees for work performed by the Receiver as set forth in the spreadsheet attached hereto as **Exhibit B**.
- c. **\$11,803.00** in fees for work performed by the Receiver's counsel as set forth in **Exhibit B**.

8. If K. Tek and Ms. During fail to pay the sum of **\$20,641.50** to the Receiver's counsel's trust account within thirty (30) days of the date of this Order, K. Tek and Ms. During will be subject to further sanctions to be determined by this Court, and which may include criminal contempt.

9. Finally, the Court does not find Ron During to be in contempt.

DONE and ORDERED in chambers, in Fort Lauderdale, Florida this 20th day of

June 2024.



RAAG SINGHAL
UNITED STATES DISTRICT JUDGE

EXHIBIT “A”



Lighthouse Internet Media
16246 44th Ter
Miami, FL 33185
3059872506

INVOICE

BILL TO

Miranda Soto
Buchanan Ingersoll & Rooney
PC

INVOICE # 102313
DATE 03/03/2024
DUE DATE 03/03/2024
TERMS Due on receipt

DESCRIPTION	AMOUNT
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Website Website Development / Retrieval - Paid	2,700.00
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Here is a comprehensive list of tasks we performed

Research on the old website:

Review the content and structure of the old website to understand its layout and functionality. Identify any crucial information, documents, or files stored on the old website that need to be preserved or transferred.

Rescue files:

Locate and retrieve all necessary files, documents, images, and other media from the old website.
Backup:

Create a comprehensive backup of all retrieved files and documents to ensure data integrity and security.

Set up a new host:

Select a reliable web hosting service provider for the new website.
Purchase a hosting plan that meets the requirements of the Property II Receivership project.

Configure domain settings to point to the new hosting provider.
Investigate with the old web host:

Contact the old web hosting provider to inquire about any additional files or data that may not have been retrieved initially.

Resolve any outstanding issues or concerns related to the transition process.
Contact various web hosting companies:

Reach out to different web hosting companies such as Network Solutions, HostGator, and Amazon

Make Payable:
LHIM
16246 SW 44 Terrace
Miami, Florida 33185

DESCRIPTION AMOUNT

Web Services to compare hosting plans, features, and pricing.

Gather information about server specifications, security measures, and technical support options offered by each hosting provider.

Build website pages:

Develop a plan for the layout and structure of the new website based on the research conducted on the old website.

Design and create the necessary web pages, including home page, about us, services, contact, and any other relevant sections.

Ensure that the website design is user-friendly, visually appealing, and aligned with the branding and messaging of the Property II Receivership.

Upload court documents:

Organize and categorize all court documents and legal information obtained for the Property II Receivership.

Upload the documents to the appropriate sections or pages of the new website, ensuring easy access and navigation for visitors.

Implement appropriate security measures to protect sensitive legal documents and ensure compliance with confidentiality requirements.

Test and review:

Conduct thorough testing of the new website to identify and address any bugs, errors, or compatibility issues.

Solicit feedback from stakeholders and legal professionals involved in the Property II Receivership to ensure that the website meets their needs and expectations.

Make any necessary revisions or enhancements based on feedback and testing results.

Launch:

Once the new website is fully developed, tested, and approved, schedule a launch date for the public release.

Coordinate with the hosting provider to finalize the deployment of the website and ensure a smooth transition from the old website to the new one.

BALANCE DUE

\$2,700.00

Make Payable:
LHIM
16246 SW 44 Terrace
Miami, Florida 33185



Lighthouse Internet Media
16246 44th Ter
Miami, FL 33185
3059872506

INVOICE

BILL TO

Buchanan Ingersoll & Rooney

INVOICE # 102325
DATE 03/12/2024
DUE DATE 03/12/2024
TERMS Due on receipt

DESCRIPTION	AMOUNT
Web Services Back Up, Security and Updates - Paid	150.00
BALANCE DUE	
\$150.00	

Make Payable:
LHIM
16246 SW 44 Terrace
Miami, Florida 33185

EXHIBIT “B”

Work Date	Timekeeper	Timekeeper Name	Work Hours	Work Rate	Work Amount	Matter Number	Matter Name	Narrative
1/19/2024	08856	Lauren Humphries	0.30	\$ 255.00	\$ 76.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Communication with website provider regarding server issue.
1/19/2024	08856	Lauren Humphries	0.40	\$ 255.00	\$ 102.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Addressed website server issue and communication with investors on same
1/19/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from L. Humphries, R. Rodriguez, and C. Kohlsaat re: website and third party claims.
1/20/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from L. Humphries re: website.
1/21/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from L. Humphries re: website.
1/22/2024	08856	Lauren Humphries	0.20	\$ 255.00	\$ 51.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Email correspondence regarding website.
1/22/2024	08856	Lauren Humphries	0.40	\$ 255.00	\$ 102.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Communication regarding website server issue.
1/22/2024	10302	Miranda Soto	0.40	\$ 295.00	\$ 118.00	0104027-000001	SEC RECEIVERSHIP	Emails to and from L. Humphries, R. Rodriguez, and C. Kohlsaat re: website issues, third party claims, tolling agreement addendum, caveat, and Motion to Approve First Interim Distribution.
1/22/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from investor R.B. re: website.
1/23/2024	08856	Lauren Humphries	0.40	\$ 255.00	\$ 102.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Reviewed and gathered website information regarding vendor change.
1/23/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Brief conference call with R. Rodriguez to discuss website issues.
1/23/2024	10302	Miranda Soto	0.20	\$ 295.00	\$ 59.00	0104027-000001	SEC RECEIVERSHIP	Email to E. Yepes to discuss website issues.
1/23/2024	10302	Miranda Soto	0.20	\$ 295.00	\$ 59.00	0104027-000001	SEC RECEIVERSHIP	Conference call with L. Humphries to discuss website issues.
1/23/2024	10302	Miranda Soto	0.40	\$ 295.00	\$ 118.00	0104027-000001	SEC RECEIVERSHIP	Emails to and from L. Humphries, R. Rodriguez, C. Kohlsaat, and E. Murphy re: Motion for First Interim Distribution, website issues, and tolling agreements.
1/24/2024	08856	Lauren Humphries	0.40	\$ 255.00	\$ 102.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Drafted edits to Notice to Court on issue with Receivership Website.
1/24/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from E. Yepes in preparation for conference call to discuss website issues.
1/24/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Communications to and from E. Yepes re: meeting to discuss transferral of the website.
1/24/2024	10302	Miranda Soto	0.30	\$ 295.00	\$ 88.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from C. Kohlsaat, R. Rodriguez, and L. Humphries re: website issues, tolling agreements, and distribution checks.
1/24/2024	10552	Christian Kohlsaat	0.50	\$ 255.00	\$ 127.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Attention to Receivership website outage and related issues.
1/24/2024	10552	Christian Kohlsaat	0.10	\$ 255.00	\$ 25.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Communication with investor K.T. regarding website status and upcoming distribution.
1/24/2024	10552	Christian Kohlsaat	0.70	\$ 255.00	\$ 178.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Research and draft notice to court regarding website outage.
1/25/2024	08856	Lauren Humphries	0.20	\$ 255.00	\$ 51.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Emails with K.Tek regarding website.
1/25/2024	08856	Lauren Humphries	0.30	\$ 255.00	\$ 76.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Emails regarding website hosting.
1/25/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Review emails to and from investor T.S. re: website issues.
1/25/2024	10302	Miranda Soto	0.30	\$ 295.00	\$ 88.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from R. Rodriguez, L. Humphries, E. Murphy and C. Kohlsaat re: Motion to Approve Interim Distribution, website, and Notice to the Court.
1/25/2024	10552	Christian Kohlsaat	0.20	\$ 255.00	\$ 51.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Revision notice to court regarding status of Receivership website in light of retention of web consultant.
1/25/2024	10552	Christian Kohlsaat	0.10	\$ 255.00	\$ 25.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Communication with J. Harper regarding status of receivership website.
1/25/2024	10552	Christian Kohlsaat	0.30	\$ 255.00	\$ 76.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Solution discussion with E. Yepes regarding recovery of receivership website in light of hosting issues beyond Receiver's control.
1/26/2024	08856	Lauren Humphries	0.40	\$ 255.00	\$ 102.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Continued to address website issue.
1/26/2024	08856	Lauren Humphries	0.20	\$ 255.00	\$ 51.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Drafted edits to formal Notice to investors on website issue.
1/26/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Review emails to and from investor B.G. re: distribution checks and website issues.
1/26/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from E. Yepes re: restoration of the PII website.
1/26/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Brief conference call with E. Yepes re: restoration of the PII website.
1/27/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from E. Yepes and team re: HostGator credentials.
1/29/2024	10302	Miranda Soto	0.30	\$ 295.00	\$ 88.50	0104027-000001	SEC RECEIVERSHIP	Conference calls with C. Kohlsaat re: HostGator issues and website restoration.
1/29/2024	10302	Miranda Soto	0.20	\$ 295.00	\$ 59.00	0104027-000001	SEC RECEIVERSHIP	Communications to and from E. Yepes re: restoration of receivership website.
1/29/2024	10302	Miranda Soto	1.00	\$ 295.00	\$ 295.00	0104027-000001	SEC RECEIVERSHIP	Emails to and from K.Tek re: status of website and judicial intervention.
1/29/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from L. Humphries and C. Kohlsaat re: C. Kohlsaat re: Gatorhost issues and website restoration.
1/29/2024	10552	Christian Kohlsaat	1.60	\$ 255.00	\$ 408.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Attention to website outage, including communications with K. Tek and HostGator in order to get website back online.
1/29/2024	10552	Christian Kohlsaat	0.50	\$ 255.00	\$ 127.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Attention to website outage issue.
1/29/2024	10552	Christian Kohlsaat	0.30	\$ 255.00	\$ 76.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Communications to K.Tek regarding website outage.
1/30/2024	08856	Lauren Humphries	0.40	\$ 255.00	\$ 102.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	(Write off) Website credentials discussion with prior Buchanan counsel.
1/30/2024	08856	Lauren Humphries	0.20	\$ 255.00	\$ 51.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Preparation of email correspondence regarding website.
1/30/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from C. Kohlsaat, R. Rodriguez, and L. Humphries re: GatorHost issue.
1/31/2024	08856	Lauren Humphries	0.20	\$ 255.00	\$ 51.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Review emails with Kim During.
1/31/2024	08856	Lauren Humphries	0.30	\$ 255.00	\$ 76.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Conference with Receiver regarding website concerns, First Interim Distribution, Interim Report, and Claimant communication.
1/31/2024	08856	Lauren Humphries	0.40	\$ 255.00	\$ 102.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Phone conference regarding website concerns.
1/31/2024	08923	Raquel Rodriguez	0.30	\$ 295.00	\$ 88.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Emails with Receiver and team re criminal prosecution options for interference with receivership.
1/31/2024	10302	Miranda Soto	0.20	\$ 295.00	\$ 59.00	0104027-000001	SEC RECEIVERSHIP	Emails to and from L. Humphries, C. Kohlsaat and R. Rodriguez re: Eleventh Interim Distribution, website, and investor C.L.
1/31/2024	10302	Miranda Soto	0.30	\$ 295.00	\$ 88.50	0104027-000001	SEC RECEIVERSHIP	Review numerous emails to and from Ktek, C. Kohlsaat, and E. Yepes re: status of website restoration.
1/31/2024	10552	Christian Kohlsaat	0.20	\$ 255.00	\$ 51.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Communications with E. Yepes regarding website outage and related issues.
2/1/2024	10302	Miranda Soto	0.30	\$ 295.00	\$ 88.50	0104027-000001	SEC RECEIVERSHIP	Brief conference call with C. Kohlsaat to discuss strategy for PII receivership website.
2/1/2024	10302	Miranda Soto	0.20	\$ 295.00	\$ 59.00	0104027-000001	SEC RECEIVERSHIP	Emails to and from E. Yepes re: recreating the website.
2/1/2024	10302	Miranda Soto	0.20	\$ 295.00	\$ 59.00	0104027-000001	SEC RECEIVERSHIP	Emails to and from C. Kohlsaat, L. Humphries, and R. Rodriguez re: recreating the receivership website and investor R. B.
2/1/2024	10302	Miranda Soto	0.20	\$ 295.00	\$ 59.00	0104027-000001	SEC RECEIVERSHIP	Emails to and from investor R.B. re: website issues and Eleventh Interim Report.
2/1/2024	10552	Christian Kohlsaat	0.50	\$ 255.00	\$ 127.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Conferences with M. Soto and E. Yepes regarding website outage and resolution.
2/1/2024	10552	Christian Kohlsaat	0.20	\$ 255.00	\$ 51.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Attention to potential resolution of website outage issue.
2/1/2024	10552	Christian Kohlsaat	0.30	\$ 255.00	\$ 76.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Communication with E. Yepes regarding website outage and resolution of same.
2/2/2024	08856	Lauren Humphries	0.40	\$ 565.00	\$ 226.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Preparation of edits to Motion for Contempt against K.Tek Systems and Ron During.
2/2/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Review emails to and from E. Yepes re: recreating website.
2/2/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Review email to SEC re: distribution motion and website issues.
2/2/2024	10302	Miranda Soto	0.20	\$ 295.00	\$ 59.00	0104027-000001	SEC RECEIVERSHIP	Email to R. During re: credentials for website.
2/2/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from Ktek re: file transfer to recreate website.
2/2/2024	10302	Miranda Soto	0.20	\$ 295.00	\$ 59.00	0104027-000001	SEC RECEIVERSHIP	Emails to and from C. Kohlsaat, L. Humphries, and R. Rodriguez re: recreating the receivership website, investor R. B., and follow up with SEC.
2/2/2024	10552	Christian Kohlsaat	1.50	\$ 255.00	\$ 382.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Draft motion to hold K.Tek and Ron During in contempt.
2/3/2024	10302	Miranda Soto	0.50	\$ 295.00	\$ 147.50	0104027-000001	SEC RECEIVERSHIP	Review and revise Contempt Motion.
2/3/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from C. Kohlsaat, R. Rodriguez, and L. Humphries re: Motion for Contempt and Sanctions.
2/3/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Email to E. Yepes re: recreating website.
2/4/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from E. Yepes re: update on the status of recreating the website.
2/5/2024	08856	Lauren Humphries	0.10	\$ 565.00	\$ 56.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Review of email from Ron During.
2/5/2024	08856	Lauren Humphries	0.30	\$ 565.00	\$ 169.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Review of correspondence regarding website issue.
2/5/2024	10302	Miranda Soto	0.20	\$ 295.00	\$ 59.00	0104027-000001	SEC RECEIVERSHIP	Various emails to and from R. Rodriguez, C. Kohlsaat, and L. Humphries re: website issues and Contempt Motion.
2/5/2024	10302	Miranda Soto	0.30	\$ 295.00	\$ 88.50	0104027-000001	SEC RECEIVERSHIP	Review and revise Contempt Motion.
2/5/2024	10302	Miranda Soto	0.30	\$ 295.00	\$ 88.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from R. During re: website.
2/5/2024	10302	Miranda Soto	0.30	\$ 295.00	\$ 88.50	0104027-000001	SEC RECEIVERSHIP	Communications to and from E. Yepes re: recreating website and transferring the domain.
2/5/2024	10552	Christian Kohlsaat	1.00	\$ 255.00	\$ 255.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Review motion for contempt and prepare exhibit.
2/6/2024	08856	Lauren Humphries	0.10	\$ 565.00	\$ 56.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Drafted email to Don Austin of Faithful Process Service regarding the Durings.
2/6/2024	08856	Lauren Humphries	0.30	\$ 565.00	\$ 169.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Conference with Receiver regarding contempt order and next steps with website issue.
2/6/2024	08856	Lauren Humphries	0.10	\$ 565.00	\$ 56.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Phone conference with Faithful Process Servers regarding Kimberly and Ron During service.
2/6/2024	08856	Lauren Humphries	0.10	\$ 565.00	\$ 56.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Review of email from Kim During.
2/6/2024	08856	Lauren Humphries	0.20	\$ 565.00	\$ 113.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Email correspondence regarding website issue.
2/6/2024	08856	Lauren Humphries	0.40	\$ 565.00	\$ 226.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Draft edits to filings regarding contempt issue with K.Tek.
2/6/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Review Contempt Order.
2/6/2024	10302	Miranda Soto	0.40	\$ 295.00	\$ 118.00	0104027-000001	SEC RECEIVERSHIP	Conference call with C. Kohlsaat to discuss Contempt Order and assistance needed to rebuild website.
2/6/2024	10302	Miranda Soto	0.20	\$ 295.00	\$ 59.00	0104027-000001	SEC RECEIVERSHIP	Emails to and from E. Yepes re: recreating website.
2/6/2024	10302	Miranda Soto	0.50	\$ 295.00	\$ 147.50	0104027-000001	SEC RECEIVERSHIP	Email to R. During, K. During, K. Tek and E. Yepes re: Contempt and Sanctions Motion, restoring website, and Contempt Order.
2/6/2024	10302	Miranda Soto	0.60	\$ 295.00	\$ 177.00	0104027-000001	SEC RECEIVERSHIP	Emails to and from L. Humphries, R. Rodriguez, and C. Kohlsaat re: checks, emergency hearing, and service of process pursuant to Contempt Order.
2/6/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Review email from investor J.H. re: status of distribution and website.
2/6/2024	10552	Christian Kohlsaat	0.30	\$ 255.00	\$ 76.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Attention to order granting motion to show cause and website outage issues.
2/6/2024	10552	Christian Kohlsaat	0.40	\$ 255.00	\$ 102.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Strategy discussion with M. Soto regarding order granting motion for contempt and hearing on same.
2/6/2024	10552	Christian Kohlsaat	0.40	\$ 255.00	\$ 102.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Draft request for hearing on motion for contempt.
2/6/2024	10552	Christian Kohlsaat	0.30	\$ 255.00	\$ 76.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Telephone call with Judge Singhal's chambers regarding motion to hold K.Tek and the Durings in contempt.
2/7/2024	08856	Lauren Humphries	0.10	\$ 565.00	\$ 56.50	0104027-0000		

2/14/2024	10302	Miranda Soto	0.20	\$ 295.00	\$ 59.00	0104027-000001	SEC RECEIVERSHIP	Review Notice of Appearance by R. Mockler and review of written statement.
2/14/2024	10302	Miranda Soto	0.30	\$ 295.00	\$ 88.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from E. Yezpe re: status of website and adjustments to website.
2/14/2024	10552	Christian Kohlsaat	0.70	\$ 255.00	\$ 178.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Draft notice of filing K. During notes in relation with order to show cause.
2/14/2024	10552	Christian Kohlsaat	0.20	\$ 255.00	\$ 51.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Analyze written notes provided by K. During in relation to show cause order.
2/14/2024	10552	Christian Kohlsaat	0.60	\$ 255.00	\$ 153.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Update receivership website.
2/14/2024	10552	Christian Kohlsaat	1.00	\$ 255.00	\$ 255.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Attention to website rebuilding effort and draft appropriate updates to same.
2/14/2024	10552	Christian Kohlsaat	0.20	\$ 255.00	\$ 51.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Analyze R. During's response to order to show cause.
2/14/2024	08856	Lauren Humphries	0.50	\$ 565.00	\$ 282.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Review and analysis of contempt filings.
2/14/2024	08856	Lauren Humphries	0.20	\$ 565.00	\$ 113.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Preparation of various correspondence regarding website issues.
2/14/2024	10302	Miranda Soto	0.50	\$ 295.00	\$ 147.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from R. Rodriguez, L. Humphries, and C. Kohlsaat re: preparation for case management conference, R. During response, and K. During non-response.
2/15/2024	08856	Lauren Humphries	0.70	\$ 565.00	\$ 395.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Review of documents in preparation of argument for Contempt hearing regarding lost Receivership assets due to website interference issue.
2/15/2024	08856	Lauren Humphries	1.00	\$ 565.00	\$ 565.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Attendance at contempt hearing before Judge Singhal.
2/15/2024	08856	Lauren Humphries	0.60	\$ 565.00	\$ 339.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Counsel phone conference to prepare argument for contempt hearing before Judge Singhal.
2/15/2024	08856	Lauren Humphries	0.80	\$ 565.00	\$ 452.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Review of documents and proposals related to K.Tek Systems in preparation for contempt hearing.
2/15/2024	08923	Raquel Rodriguez	2.10	\$ 295.00	\$ 619.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Teams meeting with M. Soto, L. Humphries and C. Kohlsaat in preparation for status conference (0.5); review filings in preparation for hearing (0.4); attend status conference (1.1); review and comment on proposed order (0.1).
2/15/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Review email to K. During in preparation for case management conference.
2/15/2024	10302	Miranda Soto	1.50	\$ 295.00	\$ 442.50	0104027-000001	SEC RECEIVERSHIP	Preparation for case management conference.
2/15/2024	10302	Miranda Soto	0.60	\$ 295.00	\$ 177.00	0104027-000001	SEC RECEIVERSHIP	Emails to and from L. Humphries, R. Rodriguez, and C. Kohlsaat in preparation for case management conference.
2/15/2024	10302	Miranda Soto	0.20	\$ 295.00	\$ 59.00	0104027-000001	SEC RECEIVERSHIP	Emails to and from A. Kahn and E. Yezpe re: additional updates to website.
2/15/2024	10302	Miranda Soto	0.50	\$ 295.00	\$ 147.50	0104027-000001	SEC RECEIVERSHIP	Conference call with the SEC following up from Case Management Conference.
2/15/2024	10302	Miranda Soto	1.00	\$ 295.00	\$ 295.00	0104027-000001	SEC RECEIVERSHIP	Attend Case Management Conference and Contempt hearing.
2/15/2024	10302	Miranda Soto	0.60	\$ 295.00	\$ 177.00	0104027-000001	SEC RECEIVERSHIP	Attend meeting with R. Rodriguez, L. Humphries, and C. Kohlsaat in preparation for case management conference.
2/15/2024	10552	Christian Kohlsaat	1.50	\$ 255.00	\$ 382.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Draft proposed order on motion for contempt and for sanctions.
2/15/2024	10552	Christian Kohlsaat	0.40	\$ 255.00	\$ 102.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Update website with current information regarding upcoming distribution.
2/15/2024	10552	Christian Kohlsaat	1.00	\$ 255.00	\$ 255.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Attend hearing on motion to compel and for sanctions.
2/15/2024	10552	Christian Kohlsaat	0.10	\$ 255.00	\$ 25.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Email to K. During regarding hearing on motion for contempt.
2/15/2024	10552	Christian Kohlsaat	0.30	\$ 255.00	\$ 76.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Isolate billing related to website outage and circulate totals.
2/15/2024	10552	Christian Kohlsaat	0.70	\$ 255.00	\$ 178.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Prepare for hearing on motion for contempt and for sanctions regarding website outage and gather critical documents related to same.
2/15/2024	10552	Christian Kohlsaat	0.60	\$ 255.00	\$ 153.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Strategy discussion with M. Soto, R. Rodriguez and L. Humphries regarding hearing on motion for contempt and for sanctions.
2/16/2024	07899	Eileen Murphy	0.20	\$ 205.00	\$ 41.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Follow-up regarding operational website and update to investor call in line regarding same and status of distribution.
2/16/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Review email from investor R.B. following up from contempt hearing.
2/16/2024	10302	Miranda Soto	0.20	\$ 295.00	\$ 59.00	0104027-000001	SEC RECEIVERSHIP	Emails to and from C. Kohlsaat, L. Humphries, and R. Rodriguez re: review of website for newly added information and service of process affidavits.
2/16/2024	10302	Miranda Soto	0.30	\$ 295.00	\$ 88.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from E. Yezpe and A. Kahn re: quarterly reports and additional security measures.
2/16/2024	10552	Christian Kohlsaat	0.80	\$ 255.00	\$ 204.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Attention to details of website rebuild, including updating receivership voicemail message.
2/19/2024	08856	Lauren Humphries	0.40	\$ 565.00	\$ 226.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Drafted edits to Kimberly During contempt order.
2/19/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from C. Kohlsaat, L. Humphries, and R. Rodriguez re: proposed contempt order.
2/19/2024	10552	Christian Kohlsaat	0.20	\$ 255.00	\$ 51.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Revise proposed order on motion for contempt.
2/19/2024	10552	Christian Kohlsaat	0.20	\$ 255.00	\$ 51.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Communication with investor J.J. regarding interim distribution, website and overall status of receivership.
2/20/2024	07899	Eileen Murphy	0.70	\$ 205.00	\$ 143.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Continue working on review, update and follow-up for proper investor/entity names for initial distribution check (review claims, investor file and communications during claims period for confirmation).
2/20/2024	08856	Lauren Humphries	0.30	\$ 565.00	\$ 169.50	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Preparation of further edits regarding contempt Order.
2/20/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from C. Kohlsaat, R. Rodriguez, and L. Humphries re: proposed contempt order and website.
2/20/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Review and revise proposed contempt order.
2/20/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from E. Yezpe re: additional security measures for website.
2/21/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from E. Yezpe re: updates to the website.
2/22/2024	10302	Miranda Soto	0.10	\$ 295.00	\$ 29.50	0104027-000001	SEC RECEIVERSHIP	Emails to and from E. Yezpe re: updates to the website.
2/29/2024	10552	Christian Kohlsaat	0.20	\$ 255.00	\$ 51.00	0104027-000002	SEC V PROPERTY INCOME INVESTORS LLC	Attention to email from E. Yezpe regarding receivership website administration and follow up regarding same.
			56.30	Total Hours:	\$ 17,791.50			
				Receiver Total	\$5,988.50			
				Counsel Total	\$11,803.00			