

EXHIBIT A

Andres Rivero, as Receiver
RIVERO MESTRE, LLP
2525 Ponce de Leon Blvd., Ste. 1000
Miami, FL 33134

STANDARDIZED FUND ACCOUNTING REPORT
CIVIL- WELLS RECEIVERSHIP FUND FOR SEC v. WELLS REAL ESTATE
INVESTMENT, LLC ET AL
Reporting Period 10/01/24 to 12/31/24

		Detail	Subtotal	Grand Total
Line 1	Beginning Balance (As of 10/1/2024)	\$99,507.43	\$99,507.43	\$99,507.43
	Increases in Fund Balance			
Line 2	Business Income [1]	\$262,754.46	\$262,754.46	\$262,754.46
Line 3	Cash and Securities OP [1]	\$	\$	\$
Line 4	Interest/Dividend Income MM [1]	\$14.84	\$14.84	\$14.84
Line 5	Business Asset Liquidation	\$	\$	\$0.00
Line 6	Personal Asset Liquidation	\$21,000.00	\$21,000.00	\$21,000.00
Line 7	Third-Party Litigation Income	\$	\$	\$0.00
Line 8	Miscellaneous-Other	\$62,127.50	\$62,127.50	\$62,127.50
	Total Funds Available (Lines 1-8)			\$445,404.23
	Decrease in Fund Balance			
Line 9	Disbursement to Investors	\$	\$	\$0.00
Line 10	Disbursement for Business Operations [2]	\$88,175.34	\$88,175.34	\$88,175.34
Line 10a	Disbursement to Receiver or other Professional	\$140,147.82	\$140,147.82	\$140,147.82
Line 10b	Business Asset Expenses	\$	\$	\$0.00
Line 10c	Personal Asset Expenses	\$	\$	\$0.00
Line 10d	Investment Expenses	\$	\$	\$0.00
Line 10e	Third-Party Litigation	\$	\$	\$0.00
Line 10f	Tax Administrator Fees and Bonds	\$	\$	\$0.00
Line 10g	Federal and State Tax Payments	\$	\$	\$0.00
	Total Disbursements for Receivership Operations			\$228,323.16
Line 11	Disbursement for Distribution Expenses Paid by the Fund	\$	\$	\$0.00
Line 11a	Distribution Plan Development Expenses	\$	\$	\$0.00
Line 11b	Distribution Plan Implementation Expenses	\$	\$	\$0.00
Line 12	Disbursement to Court/Order	\$	\$	\$0.00
Line 12a	Investment Expenses/Court Registry Investment System (CRIS)Fees	\$	\$	\$0.00
Line 12b	Federal Tax Payments	\$	\$	\$0.00
	Total Disbursements to Court/Other			\$0.00
	Total Funds Disbursed (Lines 9-11)			\$228,323.16
Line 13	Ending Balance (As of December 31, 2024)			\$217,081.07

Line 14	Ending Balance of Fund-Net Assets:			
Line 14a	Cash & Cash Equivalents			\$217,081.07
Line 14b	Investments			
Line 14c	Other Assets or Uncleared Funds			
	Total Ending Balance of Fund-Net Assets			\$217,081.07

[1] Funds were received into Wells Real Estate Receivership Checking Account and money market account. See Receipts attached here as Exhibit 1.

[2] Funds were disbursed to administer the Receivership and its assets. See expenses attached here as Exhibit 2.

Respectfully submitted,

RIVERO MESTRE LLP

Receiver for the Receivership Defendants

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By: /s/ Andres Rivero

ANDRES RIVERO

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EXHIBIT 1 RECEIPTS**SEC v. Wells Real Estate Investment, LLC, et al. Receipts of Wells Real Estate Investment LLC Receivership Accounts****CHECKING ACCOUNT**

Date	Check #	Payee	Amount	Explanation
10/02/2024	9686	Maurice Floreal MD	\$2,900.00	Rental Income
10/02/2024	1098	Ingram Pediatrics, PA	\$4,966.56	Rental Income
10/02/2024	210	Jacqueline Povea	\$992.00	Rental Income
10/03/2024	1485	Allstate Insurance Group (Alberto Volinsky)	\$1,165.50	Rental Income
10/03/2024	Wire Transfer 25003366 1	Westway Towing, Inc.	\$5,803.02	Rental Income
10/07/2024	66195885	Ronald George	\$3,088.89	Rental Income
10/07/2024	3717	Plantation Chiropractic Services, Inc	\$3,250.00	Rental Income
10/07/2024	3479606	Coldwell Banker	\$6,974.50	7352 Valencia, LLC real property sale proceeds
10/08/2024		Ring sold to ProGems, Inc.	\$21,000.00	Other/ Asset Disposition
10/11/2024	3721	Plantation Chiropractic Services, Inc	\$2,025.00	Rental Income
10/11/2024	13234	Maria Murray DDS	\$2,373.98	Rental Income
10/11/2024	3541	Dr. Anthony Alvarez	\$3,215.43	Rental Income
10/15/2024	3001	Positive Solutions Physcological Serv.	\$1,481.93	Rental Income
10/15/2024	5237	Mohammed Baig, MD	\$4,834.79	Rental Income
10/15/2024	2397	Physicians Care Clinic, LLC	\$2,751.99	Rental Income
10/16/2024	3721	Plantation Chiropractic Services, Inc	-2,025.00	Rental Income
10/16/2024	EP	City National Bank	\$9,317.52	Transfer from Money Market Account
10/17/2024	1017843	Bank of America	\$36,345.03	Rental Income
10/22/2024	20630	Physicians Care Clinic, LLC	\$2,978.99	Rental Income
10/22/2024	185	Peter Apostol	\$3,250.00	Rental Income
10/23/2024	Wire Transfer 26504327 0	Schraiberg Page PA	\$62,127.50	
10/31/2024	710	Sunrise Chiropractic and Rehab Center Ste 5	\$6,200.00	Rental Income
10/31/2024	2837	Palms Rehab and Wellness	\$1,797.49	Rental Income

10/31/2024	2838	Palms Rehab and Wellness	\$1,797.49	Rental Income
11/04/2024	1040228254	Bank of America	\$11,565.67	Rental Income
11/05/2024	1115	Ingram Pediatrics, PA	\$4,966.56	Rental Income
11/05/2024	0071204189	Ronald George	\$3,088.89	Rental Income
11/05/2024	Wire Transfer 280041474	Westway Towing, Inc.	\$5,803.02	Rental Income
11/05/2024	1487	Allstate Insurance Group (Alberto Volinsky)	\$1,165.50	Rental Income
11/06/2024	0000083902	Check Five, LLC (Medical Office)	\$5,762.58	Rental Income
11/07/2024	270	Gordon & Alexandra Stula	\$20,000.00	Rental Income
11/12/2024	13253	Maria Murray DDS	\$2,373.98	Rental Income
11/13/2024	5249	Mohammed Baig, MD	\$4,834.79	Rental Income
11/13/2024	9696	Maurice Floreal MD	\$2,900.00	Rental Income
11/19/2024	2425	Physicians Care Clinic, LLC	\$2,751.99	Rental Income
11/25/2024	20659	Dorothy Straw MD	\$3,153.99	Rental Income
11/25/2024	186	Peter Apostol	\$3,250.00	Rental Income
11/25/2024	2842	Palms Rehab and Wellness	\$1,797.49	Rental Income
12/02/2024	1719	Medical III Pharmacy (Decar Inc)	\$5,738.00	Rental Income
12/04/2024	Wire Transfer 300037738	Westway Towing, Inc.	\$5,803.02	Rental Income
12/09/2024	5266	Mohammed Baig, MD	\$4,834.79	Rental Income
12/09/2024	1127	Ingram Pediatrics, PA	\$4,966.56	Rental Income
12/09/2024	0075796643	Ronald George	\$3,088.89	Rental Income
12/09/2024	13253	Maria Murray DDS	\$2,373.98	Rental Income
12/10/2024	20681	Dorothy Straw MD	\$3,153.99	Rental Income
12/11/2024	0000084758	Check Five, LLC (Medical Office)	\$11,525.16	Rental Income
12/12/2024	9705	Maurice Floreal MD	\$2,900.00	Rental Income
12/12/2024	1490	Allstate Insurance Group (Alberto Volinsky)	\$1,165.50	Rental Income
12/13/2024	739	Sunrise Chiropractic and Rehab Center Ste 5	\$6,200.00	Rental Income
12/13/2024	1028369	Bank of America	\$18,172.52	Rental Income
12/23/2024	187	Peter Apostol	\$3,250.00	Rental Income

12/26/2024	Wire Transfer 32003267 7	Gordon & Alexandra Stula	\$20,000.00	Rental Income
		TOTAL	\$345,881.96	

MONEY MARKET ACCOUNT

DATE	CHECK #	PAYEE	AMOUNT	EXPLANATION
10/31/2024	Interest	City National Bank	\$3.55	Interest earned
11/29/2024	Interest	City National Bank	\$5.58	Interest earned
12/31/2024	Interest	City National Bank	\$5.71	Interest earned
		TOTAL:	\$14.84	

GRAND TOTAL RECEIPTS AND INTEREST: \$345,896.80

EXHIBIT 2 EXPENSES**SEC v. Wells Real Estate Investment, LLC, et al. Receipts of Wells Real Estate Investment LLC Receivership Accounts**

Date	Check #	Payor	Amount	Description
10/01/2024	10009	IMS Corporation	\$662.00	Repairs & maintenance
10/01/2024	10007	Cooling Power Corp.	\$3,575	Repairs & maintenance
10/02/2024	EP	Blue Logic Solutions IT	\$329.50	Repairs & Maintenance
10/02/2024	EP	Florida Power & Light	\$91.11	Electricity
10/02/2024	10008	IMS Corporation	\$1,676.25	Repairs & Maintenance
10/03/2024	10003	Florida Department of State	\$543.75	Business Licenses
10/03/2024	EP	Blue Logic Solutions IT	\$27.72	Repairs & Maintenance
10/03/2024	10002	Florida Department of State	\$538.75	Business licenses
10/03/2024	10005	Wyoming Secretary of State	\$60.00	Business License
10/04/2024	EP	City of Plantation	\$300.00	Water & sewer
10/04/2024	EP	City of Plantation	\$300.00	Water & sewer
10/04/2024	EP	City of Plantation	\$2.40	Bank fees & service charges
10/04/2024	EP	City of Plantation	\$2.40	Bank fees & service charges
10/07/2024	EP	City of Plantation	\$210.70	Disposal & waste fees
10/07/2024	EP	City of Plantation	\$2.40	Bank fees & service charges
10/07/2024	EP	Pro Elevator, Inc.	\$450	Repairs & Maintenance
10/07/2024	10006	Discount Registered Agents, Inc.	\$195.00	Business license
10/09/2024	10011	City of Plantation	\$6,285.83	Water & sewer
10/15/2024	10013	IMS Corporation	\$742.00	Repairs & maintenance
10/15/2024	10014	IMS Corporation	\$1,390.79	Repairs & maintenance
10/16/2024	EP	City National Bank	\$164.50	Monthly Banking Service Fees
10/17/2024	EP	Broward County Water & Waste Services	\$949.32	Water & sewer
10/17/2024	EP	Broward County Water & Waste Services	\$362.81	Water & sewer
10/17/2024		City National Bank - REFUND	-\$60.00	Refund Service Charge
10/18/2024	10015	Florida Department of State	\$155.00	Business licenses
10/21/2024	EP	Intuit Quickbooks	\$200.00	Software & apps
10/22/2024	10016	4 Star Plumbing	\$1,618.00	Repairs & maintenance
10/22/2024	10017	Broward County Commissioner	\$175.00	Business licenses
10/23/2024	EP	Florida Power & Light	\$1,790.00	Electricity
10/24/2024	10019	Cooling Power Corp.	\$3,575.00	Repairs & maintenance
10/25/2024	10012	Taylor Diaz (Rivero Mestre Attorney)	\$30.00	Reimbursement for Travel costs

10/25/2024	EP	Florida Power & Light	\$4,374.68	Electricity
10/25/2024	10021	Boca Locks	\$750.00	Repairs & maintenance
10/28/2024	EP	Florida Power & Light	\$6,446.15	Electricity
10/28/2024	EP	Florida Power & Light	\$41.07	Electricity
10/29/2024	10020	Bissell Web Design	\$369.65	Website
10/30/2024	10018	Broward County Commissioner	\$175.00	Business licenses
10/30/2024	10023	Lane Elevator	\$600.00	Repairs & maintenance
11/01/2024	EP	Intuit Quickbooks	\$49.50	Software & apps
11/01/2024	EP	Waste Management	\$1,129.46	Disposal & waste fees
11/01/2024	EP	Waste Management	\$2,590.17	Disposal & waste fees
11/05/2024	EP	Boca Locks	\$340.26	Repairs & maintenance
11/05/2024	EP	City of Plantation	\$2.40	Bank fees & service charges
11/05/2024	EP	City of Plantation	\$2.40	Bank fees & service charges
11/05/2024	EP	City of Plantation	\$228.87	Water & sewer
11/05/2024	EP	City of Plantation	\$37.76	Water & sewer
11/06/2024	EP	Harland Clarke	\$228.55	Office supplies
11/06/2024	10023	Lane Elevator	\$320.00	Repairs & maintenance
11/07/2024	EP	Florida Power & Light	\$377.60	Electricity
11/08/2024	EP	XLECTRICAL LLC	\$560.00	Repairs & maintenance
11/16/2024	10024	Your Green Pros	\$950.00	Repairs & maintenance
11/13/2024	10025	Your Green Pros	\$1,000.00	Repairs & maintenance
11/13/2024	EP	IMS Corporation	\$691.85	Repairs & maintenance
11/13/2024	10028	Angelica Mecias (Rivero Mestre attorney)	\$123.07	Reimbursement travel expenses
11/13/2024	EP	IMS Corporation	\$980.12	Repairs & maintenance
11/14/2024	10027	Hugo Montero (Rivero Mestre Attorney)	\$650.00	Reimbursement for Locksmith Services
11/14/2024	10026	Airstron LLC	\$3,594.00	Repairs & maintenance
11/15/2024	EP	City National Bank	\$72.95	Bank fees & service charges
11/18/2024	EP	Broward County Water & Waste Services	\$1,104.23	Water & Sewer
11/18/2024	EP	Broward County Water & Waste Services	\$120.67	Water & Sewer
11/19/2024	EP	Intuit Quickbooks	\$200.00	Software & apps
11/19/2024	10030	GMO Services Solutions	\$550.00	Repairs & maintenance
11/20/2024	10029	Atlantic Fire Equipment	\$1,096.75	Small tools and equipment
11/22/2024	EP	City of Plantation	\$232.54	Water & sewer
11/22/2024	EP	City of Plantation	\$2.40	Water & sewer
12/02/2024	EP	Intuit Quickbooks	\$49.50	Software & apps
12/03/2024	1032	Rivero Mestre	\$123,992.82	Legal fees
12/04/2024	EP	Florida Power & Light	\$46.07	Electricity

12/04/2024	EP	Florida Power & Light	\$6,156.01	Electricity
12/04/2024	1030	Cooling Power Corp.	\$3,575.00	Repairs & maintenance
12/05/2024	EP	City of Plantation	\$300.00	Water & sewer
12/05/2024	EP	City of Plantation	\$196.28	Water & sewer
12/05/2024	EP	City of Plantation	\$2.40	Water & sewer
12/05/2024	EP	City of Plantation	\$300.00	Water & sewer
12/05/2024	EP	City of Plantation	\$2.40	Water & sewer
12/05/2024	EP	City of Plantation	\$2.40	Water & sewer
12/09/2024	1033	Lane Elevator	\$320	Repairs & maintenance
12/09/2024	EP	Florida Power & Light	\$4,101.21	Electricity
12/09/2024	EP	Florida Power & Light	\$187.38	Electricity
12/10/2025	1037	EisnerAmper Advisory Group, LLC	\$16,155.00	Consulting fees
12/10/2024	1036	Your Green Pros	\$950.00	Repairs & maintenance
12/10/2024	1034	Your Green Pros	\$1,000.00	Repairs & maintenance
12/10/2024	1039	4 Star Plumbing	\$1,398.00	Repairs & maintenance
12/10/2024	1038	4 Star Plumbing	\$474.85	Repairs & maintenance
12/10/2024	1035	Your Green Pros	\$425.00	Repairs & maintenance
12/11/2024	EP	Boca Locks	\$746.00	Repairs & maintenance
12/13/2024	1031	Taylor Diaz (Rivero Mestre Attorney)	\$99.70	Reimbursement for Tesla Vehicle Registration
12/16/2024	EP	City National Bank	\$17.00	Monthly Banking Service Fees
12/16/2024	EP	City National Bank	\$30.21	Monthly Banking Service Fees
12/18/2024	1040	Atlantic Fire Equipment	\$1,240.13	Small tools and equipment
12/18/2024	EP	Broward County Water & Waste Services	\$979.23	Water & Sewer
12/18/2024	EP	Broward County Water & Waste Services	\$122.46	Water & Sewer
12/18/2024	EP	Florida Power & Light	\$961.05	Electricity
12/19/2024	EP	Intuit Quickbooks	\$200.00	Software & apps
12/19/2024	1042	Cintas Fire Protection	\$1,983.25	Repairs & maintenance
12/27/2024	1043	Lane Elevator	\$179.86	Repairs & maintenance
12/27/2024	EP	IMS Corporation	\$350.00	Repairs & maintenance
12/27/2024	1044	Cooling Power Corp.	\$3,575.00	Repairs & maintenance
12/31/2024	EP	IMS Corporation	\$1,176.12	Repairs & maintenance
12/31/2024	EP	IMS Corporation	\$642.00	Repairs & maintenance
12/31/2024	EP	Intuit Quickbooks	\$49.50	Software & apps
		TOTAL	\$228,323.16	