

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 01/01/25 to 03/31/25**

		Detail	Subtotal	Grand Total
Line 1	Beginning Balance (As of 1/1/2025)	\$217,081.07	\$217,081.07	\$217,081.07
	Increases in Fund Balance			
Line 2	Business Income [1]	\$199,645.50	\$199,645.50	\$199,645.50
Line 3	Cash and Securities OP [1]	\$	\$	\$
Line 4	Interest/Dividend Income MM [1]	\$15.53	\$15.53	\$15.53
Line 5	Business Asset Liquidation	\$405,132.24	\$405,132.24	\$405,132.24
Line 6	Personal Asset Liquidation	\$53,096.00	\$53,096.00	\$53,096.00
Line 7	Third-Party Litigation Income	\$	\$	\$0.00
Line 8	Miscellaneous-Other	\$44.38	\$44.38	\$44.38
	Total Funds Available (Lines 1-8)			\$875,014.72
	Decrease in Fund Balance			
Line 9	Disbursement to Investors	\$	\$	\$0.00
Line 10	Disbursement for Business Operations [2]	\$123,911.14	\$123,911.14	\$123,911.14
Line 10a	Disbursement to Receiver or other Professional	\$172,804.69	\$172,804.69	\$172,804.69
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			\$296,715.83
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)			\$296,715.83
Line 13	Ending Balance (As of March 31, 2025)			\$578,298.89
Line 14	Ending Balance of Fund-Net Assets:			
Line 14a	Cash & Cash Equivalents			\$578,298.89
Line 14b	Investments			
Line 14c	Other Assets or Uncleared Funds			
	Total Ending Balance of Fund-Net Assets			\$578,298.89

[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
2525 Ponce de Leon Blvd., Suite 1000
Miami, Florida 33134
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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
1/2/2025	2467	Physicians Care Clinic, LLC	\$2,751.99	Rental Income
1/2/2025	260	Gordon and Alexandra Stula	\$601.00	Rental Income
1/2/2025	1161	Ingram Pediatrics, PA	\$4,966.56	Rental Income
1/2/2025	3561	Dr. Anthony Alvarez (Ocean Breeze Chiropractic Plantation)	\$3,215.00	Rental Income
1/3/2025	315039012	3661 W Oakland Park Blvd, Ft, Lauderdale WESTWAY TOWING	\$5,803.02	Rental Income
1/7/2025	1495	Allstate Insurance Group (Alberto Volinsky)	\$1,165.50	Rental Income
1/7/2025	9720	Maurice Floreal MD	\$2,900.00	Rental Income
1/9/2025	3004	Positive Solutions Phycological Serv.	\$1,481.93	Rental Income
1/9/2025	20709	Dorothy Straw MD	\$3,153.99	Rental Income
1/9/2025	2848	Palms Rehab and Wellness LLC	\$1,797.49	Rental Income
1/9/2025	13258	Maria Murray DDS	\$2,373.98	Rental Income
1/13/2025	5288	Mohammed Baig, MD	\$4,834.79	Rental Income
1/15/2025	3695	Dr. Anthony Alvarez (Ocean Breeze Chiropractic Plantation)	\$3,215.43	Rental Income
1/15/2025	1721	Medical III Pharmacy (Deecar Inc)	\$5,738.00	Rental Income
1/27/2025	2515	Physicians Care Clinic, LLC	\$2,751.99	Rental Income
1/29/2025	3005	Positive Solutions Phycological Serv.	\$1,481.93	Rental Income
1/29/2025	2866	Palms Rehab and Wellness LLC	\$1,797.49	Rental Income
1/30/2025	9686	Sunrise Chiropractic and Rehab Center Ste 5	\$6,200.00	Rental Income
2/3/2025	XXXXXX5639	Check Five, LLC (Medical Office)	\$5,762.58	Rental Income
2/4/2025	0085{60010	Ronald George	\$3,088.89	Rental Income
2/5/2025	355043275	3661 W Oakland Park Blvd, Ft, Lauderdale WESTWAY TOWING	\$5,803.02	Rental Income
2/5/2025	13265	Maria Murray DDS	\$2,373.95	Rental Income
2/6/2025	9731	Maurice Floreal MD	\$2,900.00	Rental Income
2/6/2025	20731	Dorothy Straw MD	\$3,153.99	Rental Income
2/6/2025	1172	Ingram Pediatrics, PA	\$4,966.56	Rental Income
2/7/2025	365041821	Gordon and Alexandra Stula	\$10,000.00	Rental Income
2/7/2025	365042280	Fon Media LLC	\$3,250.00	Rental Income
2/10/2025	1723	Medical III Pharmacy (Deecar Inc)	\$2,869.00	Rental Income
2/10/2025	5303	Mohammed Baig, MD	\$4,834.79	Rental Income

2/12/2025	1498	Allstate Insurance Group (Alberto Volinsky)	\$1,165.50	Rental Income
2/12/2025	3701	Dr. Anthony Alvarez (Ocean Breeze Chiropractic Plantation)	\$3,215.43	Rental Income
2/19/2025	3006	Positive Solutions Phycological Serv.	\$1,481.93	Rental Income
2/24/2025	203	Sunrise Chiropractic and Rehab Center Ste 5	\$4,871.00	Rental Income
3/3/2025	XXXXXX6370	Check Five, LLC (Medical Office)	\$5,840.62	Rental Income
3/5/2025	375046915	3661 W Oakland Park Blvd, Ft, Lauderdale WESTWAY TOWING	\$5,803.02	Rental Income
3/5/2025	NA	Bank of America	\$18,172.52	Rental Income
3/5/2025	0089438830	Ronald George	\$3,088.89	Rental Income
3/5/2025	NA	Sunrise Chiropractic and Rehab Center Ste 5	\$6,200.00	Rental Income
3/5/2025	NA	Ingram Pediatrics, PA	\$4,966.56	Rental Income
3/6/2025	NA	Maria Murray DDS	\$2,373.98	Rental Income
3/10/2025	9744	Maurice Floreal MD	\$2,900.00	Rental Income
3/10/2025	1501	Allstate Insurance Group (Alberto Volinsky)	\$1,165.50	Rental Income
3/10/2025	1724	Medical III Pharmacy (Deecar Inc)	\$2,869.00	Rental Income
3/10/2025	2886	Palms Rehab and Wellness LLC	\$1,797.49	Rental Income
3/10/2025	2887	Palms Rehab and Wellness LLC	\$1,797.49	Rental Income
3/10/2025	5315	Mohammed Baig, MD	\$4,834.79	Rental Income
3/11/2025	2044	Physicians Care Clinic, LLC	\$2,751.99	Rental Income
3/11/2025	2054	Physicians Care Clinic, LLC	\$2,751.99	Rental Income
3/19/2025	390049964	Gordon Paul Stula	\$10,000.00	Rental Income
3/26/2025	3007	Positive Solutions Psychological Serv.	\$1,481.93	Rental Income
3/26/2025	853	Sunrise Chiropractic and Rehab Center Ste 5	\$4,883.00	Rental Income
		TOTAL:	\$199,645.50	

MONEY MARKET ACCOUNT

DATE	CHECK #	PAYEE	AMOUNT	EXPLANATION
01/31/2025	Interest	City National Bank	\$5.51	Interest earned
02/01/2025	Interest	City National Bank	\$4.77	Interest earned
3/31/2025	Interest	City National Bank	\$5.25	Interest earned
		TOTAL:	\$15.53	

GRAND TOTAL RECEIPTS AND INTEREST: \$199,661.03

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
1/15/2025	EP	City National Bank	\$17.00	Bank fees & service charges
2/18/2025	EP	City National Bank	\$17.00	Bank fees & service charges
3/17/2025	EP	City National Bank	\$17.00	Bank fees & service charges
1/6/2025	EP	City of Plantation	\$2.40	Water & sewer
1/6/2025	EP	City of Plantation	\$272.88	Water & sewer
1/6/2025	EP	City of Plantation	\$2.40	Water & sewer
1/6/2025	EP	City of Plantation	\$217.34	Water & sewer
1/7/2025	EP	Waste Management	\$1,766.39	Disposal & waste fees
1/7/2025	EP	Waste Management	\$1,766.39	Disposal & waste fees
1/8/2025	1045	Lane Elevator	\$320.00	Repairs & maintenance
1/9/2025	1048	Your Green Pros	\$1,000.00	Repairs & maintenance
1/9/2025	1046	Your Green Pros	\$350.00	Repairs & maintenance
1/9/2025	1047	Your Green Pros	\$950.00	Repairs & maintenance
1/10/2025	1051	Your Green Pros	\$2,800.00	Repairs & maintenance
1/13/2025	EP	IMS Corporation	\$775.00	Repairs & maintenance
1/13/2025	EP	IMS Corporation	\$980.12	Repairs & maintenance
1/14/2025	1053	4 Star Plumbing	\$135.00	Repairs & maintenance
1/15/2025	EP	City National Bank	\$59.75	Bank fees & service charges
1/21/2025	EP	Intuit Quickbooks	\$200.00	Office expenses: Software & apps
1/22/2025	EP	Florida Power & Light	\$3,659.05	Electricity
1/22/2025	EP	Florida Power & Light	\$5,799.65	Electricity
1/23/2025	EP	Boca Locks	\$3,280.62	Repairs & maintenance
1/24/2025	EP	Florida Power & Light	\$181.75	Electricity

1/28/2025	EP	IMS Corporation	\$980.12	Repairs & maintenance
1/28/2025	EP	IMS Corporation	\$642.00	Repairs & maintenance
1/29/2025	EP	Florida Power & Light	\$5,467.48	Electricity
1/29/2025	EP	Florida Power & Light	\$3,859.77	Electricity
1/29/2025	EP	Florida Power & Light	\$95.21	Electricity
1/29/2025	EP	Florida Power & Light	\$121.90	Electricity
1/31/2025	1054	Cintas Fire Protection	\$1,983.25	Repairs & maintenance
1/31/2025	1055	Cintas Fire Protection	\$1,010.50	Repairs & maintenance
1/31/2025	EP	Intuit Quickbooks	\$99.00	Office expenses: Software & apps
2/3/2025	1057	Your Green Pros	\$350.00	Repairs & maintenance
2/3/2025	1058	Your Green Pros	\$1,000.00	Repairs & maintenance
2/3/2025	1059	Your Green Pros	\$950.00	Repairs & maintenance
2/4/2025	1060	Bissell Web Design	\$51.10	Advertising & marketing: Website
2/4/2025	EP	City of Plantation	\$300.00	Water & sewer
2/4/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
2/4/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
2/4/2025	EP	City of Plantation	\$189.45	Water & sewer
2/5/2025	EP	City National Bank	\$(0.03)	Bank fees & service charges
2/5/2025	1062	Lane Elevator	\$750.00	Repairs & maintenance
2/5/2025	1061	Hugo Montero	\$55.55	Repairs & maintenance
2/6/2025	EP	Broward County Water & Waste Services	\$2,109.85	Water & sewer
2/7/2025	1052	Atlantic Fire Equipment	\$936.25	Repairs & maintenance
2/7/2025	EP	Broward County Water & Waste Services	\$244.92	Water & sewer
2/11/2025	1063	Cooling Power Corp	\$3,575.00	Repairs & maintenance

2/11/2025	1065	Lane Elevator	\$320.00	Repairs & maintenance
2/12/2025	EP	City National Bank	\$0.43	Bank fees & service charges
2/18/2025	EP	City National Bank	\$42.13	Bank fees & service charges
2/19/2025	EP	Florida Power & Light	\$149.63	Electricity
2/19/2025	EP	Intuit Quickbooks	\$200.00	Office expenses:Software & apps
2/20/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
2/20/2025	EP	City of Plantation	\$300.00	Water & sewer
2/25/2025	EP	Boca Locks	\$799.00	Repairs & maintenance
2/26/2025	1069	Cooling Power Corp	\$3,575.00	Repairs & maintenance
2/27/2025	EP	IMS Corporation	\$642.00	Repairs & maintenance
2/27/2025	EP	IMS Corporation	\$1,133.12	Repairs & maintenance
3/3/2025	1070	Plumbing Around the Clock	\$650.00	Repairs & maintenance
3/3/2025	EP	Waste Management	\$3,568.86	Disposal & waste fees
3/3/2025	EP	Intuit Quickbooks	\$99.00	Office expenses:Software & apps
3/5/2025	1071	City of Plantation	\$511.63	Water & sewer
3/5/2025	1072	Lane Elevator	\$320.00	Repairs & maintenance
3/7/2025	EP	Florida Power & Light	\$5,108.39	Electricity
3/7/2025	EP	Florida Power & Light	\$3,411.31	Electricity
3/7/2025	EP	Florida Power & Light	\$127.12	Electricity
3/10/2025	1076	Airstron LLC	\$2,396.00	Repairs & maintenance
3/10/2025	1077	Airstron LLC	\$1,240.00	Repairs & maintenance
3/10/2025	1078	The Clerk of Court	\$13.50	Legal & Professional Fees:Legal fees
3/10/2025	EP	Florida Power & Light	\$103.62	Electricity
3/11/2025	1073	Your Green Pros	\$1,000.00	Repairs & maintenance
3/11/2025	1074	Your Green Pros	\$950.00	Repairs & maintenance

3/11/2025	1075	Your Green Pros	\$350.00	Repairs & maintenance
3/11/2025	EP	City of Boca Raton	\$2,000.00	Water & sewer
3/11/2025	EP	Florida Power & Light	\$1,064.00	Electricity
3/11/2025	EP	City of Boca Raton	\$1,000.00	Water & sewer
3/12/2025	EP	Broward County Water & Waste Services	\$990.04	Water & sewer
3/12/2025	EP	Plumbing Around the Clock	\$3,000.00	Repairs & maintenance
3/12/2025	EP	Broward County Water & Waste Services	\$122.46	Water & sewer
3/14/2025	1083	Cooling Power Corp	\$16,170.00	Repairs & maintenance
3/14/2025	EP	Aquatic Isles Pool Services	\$435.00	Repairs & maintenance
3/14/2025	EP	Aquatic Isles Pool Services	\$330.00	Repairs & maintenance
3/17/2025	1066	Florida Department of State	\$138.75	Business licences
3/17/2025	1067	Florida Department of State	\$138.75	Business licences
3/17/2025	EP	City National Bank	\$78.03	Bank fees & service charges
3/18/2025	EP	Plumbing Around the Clock	\$700.00	Repairs & maintenance
3/19/2025	EP	Intuit Quickbooks	\$200.00	Office expenses:Software & apps
3/21/2025	EP	Florida Power & Light	\$206.10	Electricity
3/25/2025	1088	Cooling Power Corp	\$3,575.00	Repairs & maintenance
3/25/2025	EP	Aquatic Isles Pool Services	\$1,015.00	Repairs & maintenance
3/26/2025	EP	City of Plantation	\$182.76	Water & sewer
3/26/2025	EP	City of Plantation	\$300.00	Water & sewer
3/26/2025	EP	City of Plantation	\$155.40	Water & sewer
3/26/2025	EP	City of Plantation	\$300.00	Water & sewer
3/26/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
3/26/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
3/26/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
3/26/2025	EP	Waste Management	\$2,112.40	Water & sewer

3/26/2025	EP	Broward Air Conditioning	\$2,862.25	Repairs & maintenance
3/26/2025	EP	IMS Corporation	\$1,089.45	Repairs & maintenance
3/26/2025	EP	City of Plantation	\$300.00	Water & sewer
3/26/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
3/26/2025	EP	IMS Corporation	\$695.00	Repairs & maintenance
3/26/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
3/27/2025	EP	Aquatic Isles Pool Services	\$770.00	Repairs & maintenance
3/28/2025	1092	Zagros Electric	\$500.00	Repairs & maintenance
3/31/2025	1096	Broward Air Conditioning	\$2,862.25	Repairs & maintenance
3/31/2025	1097	Broward Air Conditioning	\$1,687.50	Repairs & maintenance
3/31/2025	1098	Broward Air Conditioning	\$909.50	Repairs & maintenance
3/31/2025	1099	Broward Air Conditioning	\$1,551.50	Repairs & maintenance
3/31/2025	EP	Intuit Quickbooks	\$99.00	Office expenses: Software & apps
		TOTAL:	\$123,911.14	