

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 04/01/25 to 06/30/25**

		Detail	Subtotal	Grand Total
Line 1	Beginning Balance (As of 04/01/2025)	\$572,821.39	\$572,821.39	\$572,821.39
	Increases in Fund Balance			
Line 2	Business Income [1]	\$257,252.70	\$257,252.70	\$257,252.70
Line 3	Cash and Securities OP [1]	\$	\$	\$
Line 4	Interest/Dividend Income MM [1]	\$14.85	\$14.85	\$14.85
Line 5	Business Asset Liquidation	-	-	-
Line 6	Personal Asset Liquidation	\$0.00	\$0.00	\$0.00
Line 7	Third-Party Litigation Income	\$	\$	\$0.00
Line 8	Miscellaneous-Other	\$3,705.00	\$3,705.00	\$3,705.00
	Total Funds Available (Lines 1-8)			\$833,793.94
	Decrease in Fund Balance			
Line 9	Disbursement to Investors	\$	\$	\$0.00
Line 10	Disbursement for Business Operations [2]	\$124,927.54	\$124,927.54	\$124,927.54
Line 10a	Disbursement to Receiver or other Professional	\$106,934.84	\$106,934.84	\$106,934.84
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			\$231,862.38
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)			\$231,862.38
Line 13	Ending Balance (As of June 30, 2025)			\$601,931.56
Line 14	Ending Balance of Fund-Net Assets:			
Line 14a	Cash & Cash Equivalents			\$601,931.56
Line 14b	Investments			
Line 14c	Other Assets or Uncleared Funds			
	Total Ending Balance of Fund-Net Assets			\$601,931.56

[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
04/01/2025	0000087157	Check Five, LLC (Medical Office)	\$11,603.20	Rental Income
04/02/2025	1055106	Bank of America	\$18,172.52	Rental Income
04/02/2025	105415	Bank of America	\$18,172.52	Rental Income
04/02/2025	3703	Dr. Anthony Alvarez (Ocean Breeze Chiropractic Plantation)	\$3,215.45	Rental Income
04/03/2025	415052107	3661 W Oakland Park Blvd, Ft, Lauderdale WESTWAY TOWING	\$5,803.02	Rental Income
04/08/2025	420051690	Gordon and Alexandra Stula	\$10,000.00	Rental Income
04/09/2025	1505	Allstate Insurance Group (Alberto Volinsky)	\$1,165.50	Rental Income
04/09/2025		Maria Murray DDS	\$2,373.98	Rental Income
04/15/2025	1726	Medical III Pharmacy (Deecar Inc)	\$2,344.00	Rental Income
04/15/2025	5333	Mohammed Baig, MD	\$4,834.79	Rental Income
04/21/2025	3008	Positive Solutions Psychological Serv.	\$1,481.93	Rental Income
04/21/2025	3706	Dr. Anthony Alvarez (Ocean Breeze Chiropractic Plantation)	\$3,215.45	Rental Income
04/30/2025	9753	Maurice Floreal MD	\$2,900.00	Rental Income
04/30/2025	0094461539	Ronald George	\$3,088.89	Rental Income
04/30/2025	20781	Dorothy Straw MD	\$3,153.99	Rental Income
04/30/2025	1195	Ingram Pediatrics, PA	\$4,123.54	Rental Income
05/01/2025		Check Five, LLC (Medical Office)	\$5,840.62	Rental Income

05/05/2025	445050339	3661 W Oakland Park Blvd, Ft, Lauderdale WESTWAY TOWING	\$5,803.02	Rental Income
05/06/2025	Chk 1061504	Bank of America	\$18,172.52	Rental Income
05/06/2025	Chk 9764	Maurice Floreal MD	\$2,900.00	Rental Income
05/06/2025	Chk 1143	Ingram Pediatrics, PA	\$4,966.52	Rental Income
05/06/2025	Chk 897	Sunrise Chiropractic and Rehab Center Ste 5	\$6,200.00	Rental Income
05/06/2025	Chk 5347	Mohammed Baig, MD	\$4,834.79	Rental Income
05/06/2025	Chk 1130		\$3,705.00	Other Misc.
05/07/2025		Maria Murray DDS	\$2,373.98	Rental Income
05/12/2025	1060292	Bank of America	\$18,172.52	Rental Income
05/12/2025	2217	Physicians Care Clinic, LLC	\$2,751.99	Rental Income
05/12/2025	2216	Physicians Care Clinic, LLC	\$2,751.99	Rental Income
05/12/2025	99918800	Ronald George	\$3,088.89	Rental Income
05/12/2025	20804	Dorothy Straw MD	\$3,153.99	Rental Income
05/15/2025	3009	Positive Solutions Psychological Serv.	\$1,481.93	Rental Income
05/15/2025	1730	Dr. Anthony Alvarez (Ocean Breeze Chiropractic Plantation)	\$2,419.00	Rental Income
05/15/2025	2926	Palms Rehab and Wellness LLC	\$1,797.49	Rental Income
05/19/2025	3709	Dr. Anthony Alvarez (Ocean Breeze Chiropractic Plantation)	\$3,215.45	Rental Income
05/20/2025	450046849	Gordon and Alexandra Stula	\$10,000.00	Rental Income
06/02/2025	1066405	Bank of America	\$18,172.52	Rental Income
06/02/2025		Check Five, LLC (Medical Office)	\$5,840.62	Rental Income
06/03/2025	5246730	Ronald George	\$3,088.89	Rental Income

06/04/2025	460043388	3661 W Oakland Park Blvd, Ft, Lauderdale WESTWAY TOWING	\$5,803.02	Rental Income
06/05/2025		Maria Murray DDS	\$2,373.98	Rental Income
06/05/2025	1203	Ingram Pediatrics, PA	\$4,966.52	Rental Income
06/05/2025	3010	Positive Solutions Psychological Serv.	\$1,481.93	Rental Income
06/10/2025	1732	Medical III Pharmacy (Deecar Inc)	\$2,416.80	Rental Income
06/12/2025	1514	Allstate Insurance Group (Alberto Volinsky)	\$1,165.50	Rental Income
06/12/2025	20831	Dorothy Straw MD	\$3,153.99	Rental Income
06/13/2025		Gordon Paul Stula	\$10,000.00	Rental Income
06/17/2025	3716	Dr. Anthony Alvarez (Ocean Breeze Chiropractic Plantation)	\$3,215.45	Rental Income

MONEY MARKET ACCOUNT

Date	Check #	Payee	Amount	Explanation
04/30/2025	Deposit	City National Bank	\$5.05	Interest earned
05/30/2025	Deposit	City National Bank	\$4.83	Interest earned
06/30/2025	Deposit	City National Bank	\$4.97	Interest earned

GRAND TOTAL RECEIPTS AND INTEREST: \$260,972.55

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
04/15/2025	EP	City National Bank	\$17.00	Bank fees & service charges
05/15/2025	EP	City National Bank	\$17.00	Bank fees & service charges
06/16/2025	EP	City National Bank	\$17.00	Bank fees & service charges
04/01/2025	1086	Miami Portable Cooling	\$300.00	Repairs & maintenance
04/01/2025	1093	Your Green Pros	\$350.00	Repairs & maintenance
04/01/2025	1094	Your Green Pros	\$950.00	Repairs & maintenance
04/01/2025	1095	Your Green Pros	\$1,000.00	Repairs & maintenance
04/01/2025	EP	Boca Locks	\$1,557.92	Repairs & maintenance
04/02/2025	1090	Your Green Pros	\$450.00	Repairs & maintenance
04/02/2025	1091	Your Green Pros	\$150.00	Repairs & maintenance
04/08/2025	EP	Florida Power & Light	\$122.12	Electricity
04/08/2025	EP	Florida Power & Light	\$5,510.20	Electricity
04/08/2025	EP	Florida Power & Light	\$3,721.87	Electricity
04/09/2025	1104	Lane Elevator	\$320.00	Repairs & maintenance
04/10/2025	EP	Broward County Water & Waste Services	\$120.67	Water & sewer
04/10/2025	EP	Broward County Water & Waste Services	\$2,020.41	Water & sewer
04/10/2025	EP	Plumbing Around the Clock	\$450.00	Repairs & maintenance
04/10/2025	EP	Plumbing Around the Clock	\$4,700.00	Repairs & maintenance
04/14/2025	1089	East Coast Air	\$300.00	Repairs & maintenance
04/14/2025	1101	Laurie Davies	\$100.00	Repairs & maintenance
04/14/2025	EP	City of Boca Raton	\$866.49	Water & sewer
04/14/2025	EP	City of Boca Raton	\$693.30	Water & sewer
04/15/2025	1106	Cooling Power Corp	\$8,250.00	Repairs & maintenance

04/15/2025	EP	City National Bank	\$ 76.92	Bank fees & service charges
04/16/2025	EP	Plumbing Around the Clock	\$550.00	Repairs & maintenance
04/18/2025	EP	Friendly AC	\$398.48	Repairs & maintenance
04/21/2025	1105	Access Experts	\$379.00	Repairs & maintenance
04/21/2025	EP	Intuit Quickbooks	\$200.00	Software & apps
04/24/2025	EP	City of Plantation	\$300.00	Water & sewer
04/24/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
04/24/2025	EP	City of Plantation	\$163.11	Water & sewer
04/24/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
04/25/2025	1108	Cooling Power Corp	\$3,575.00	Repairs & maintenance
04/25/2025	1109	Zagros Electric	\$500.00	Repairs & maintenance
04/25/2025	EP	Florida Power & Light	\$4,154.31	Electricity
04/25/2025	EP	Florida Power & Light	\$462.20	Electricity
04/25/2025	EP	Florida Power & Light	\$5,608.18	Electricity
04/28/2025	EP	IMS Corporation	\$1,152.12	Repairs & maintenance
04/28/2025	EP	IMS Corporation	\$642.00	Repairs & maintenance
04/29/2025	1110	Your Green Pros	\$1,000.00	Repairs & maintenance
04/29/2025	1111	Your Green Pros	\$950.00	Repairs & maintenance
04/29/2025	1112	Your Green Pros	\$350.00	Repairs & maintenance
04/29/2025	1113	Your Green Pros	\$300.00	Repairs & maintenance
04/29/2025	1114	Your Green Pros	\$250.00	Repairs & maintenance
04/29/2025	EP	City of Boca Raton	\$780.44	Water & sewer
04/29/2025	EP	Plumbing Around the Clock	\$1,200.00	Repairs & maintenance
04/30/2025	EP	Quality Air Conditioning Co Inc	\$310.00	Repairs & maintenance
04/30/2025	EP	Quality Air Conditioning Co Inc	\$290.00	Repairs & maintenance
05/01/2025	EP	Intuit Quickbooks	\$99.00	Software & apps

05/06/2025	1115	Emergency Communications Plus	\$1,350.00	Repairs & maintenance
05/06/2025	1116	Lane Elevator	\$725.00	Repairs & maintenance
05/08/2025	EP	Florida Power & Light	\$254.24	Electricity
05/08/2025	EP	Florida Power & Light	\$103.62	Electricity
05/09/2025	EP	Plumbing Around the Clock	\$450.00	Repairs & maintenance
05/14/2025	EP	Broward County Water & Waste Services	\$7,983.70	Water & sewer
05/14/2025	EP	Broward County Water & Waste Services	\$124.27	Water & sewer
05/14/2025	1118	Cooling Power Corp	\$8,250.00	Repairs & maintenance
05/15/2025	EP	City National Bank	\$ 64.36	Bank fees & service charges
05/15/2025	1117	Airstron LLC	\$5,631.52	Repairs & maintenance
05/19/2025	EP	Intuit Quickbooks	\$200.00	Software & apps
05/21/2025	EP	Florida Power & Light	\$122.50	Electricity
05/22/2025	1121	Broward County Commissioner	\$125.00	Business licenses
05/22/2025	1122	Broward County Commissioner	\$125.00	Business licenses
05/27/2025	1120	Cooling Power Corp	\$3,575.00	Repairs & maintenance
05/28/2025	EP	IMS Corporation	\$642.00	Repairs & maintenance
05/28/2025	EP	IMS Corporation	\$1,151.32	Repairs & maintenance
05/30/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
05/30/2025	EP	Boca Locks	\$181.90	Repairs & maintenance
05/30/2025	EP	City of Plantation	\$234.68	Water & sewer
05/30/2025	EP	City of Plantation	2.40	Bank fees & service charges
05/30/2025	EP	City of Plantation	300.00	Water & sewer
05/30/2025	EP	City of Plantation	151.37	Water & sewer
05/30/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
06/02/2025	EP	Intuit Quickbooks	\$99.00	Software & apps
06/02/2025	EP	Waste Management	\$3,524.80	Water & sewer

06/02/2025	EP	Uv Air Solutions LLC	\$425.00	Repairs & maintenance
06/03/2025	EP	Aquatic Isles Pool Services	\$120.00	Repairs & maintenance
06/03/2025	EP	Aquatic Isles Pool Services	\$220.00	Repairs & maintenance
06/03/2025	1130	Rivero Mestre LLP	\$85,520.52	Legal fees
06/05/2025	EP	City of Boca Raton	\$780.43	Water & sewer
06/05/2025	EP	Florida Power & Light	\$5,644.91	Electricity
06/05/2025	EP	Florida Power & Light	\$4,726.26	Electricity
06/05/2025	EP	City of Boca Raton	\$964.54	Water & sewer
06/09/2025	EP	Boca Locks	\$1,153.46	Repairs & maintenance
06/09/2025	EP	Florida Power & Light	\$119.01	Electricity
06/09/2025	EP	Aquatic Isles Pool Services	\$220.00	Repairs & maintenance
06/09/2025	EP	Florida Power & Light	\$ 47.85	Electricity
06/09/2025	EP	Florida Power & Light	\$392.91	Electricity
06/09/2025	EP	Uv Air Solutions LLC	\$700.00	Repairs & maintenance
06/09/2025	EP	Aquatic Isles Pool Services	\$120.00	Repairs & maintenance
06/10/2025	1128	Lane Elevator	\$320.00	Repairs & maintenance
06/10/2025	EP	Uv Air Solutions LLC	\$850.00	Repairs & maintenance
06/10/2025	1129	Day Pitney LLP	\$7,771.77	Legal fees
06/11/2025	1132	Eisner Advisory Group LLC	\$4,309.50	Consulting Fees
06/12/2025	1127		\$2,500.00	Repairs & maintenance
06/12/2025	1125		\$10,000.00	Repairs & maintenance
06/13/2025	N/A	RTRN CR 1125 Counterfeit Business Check returned	\$(10,000.00)	Repairs & maintenance
06/13/2025	N/A	RTRN CR 1127 Altered Check returned	\$(2,500.00)	Repairs & maintenance
06/16/2025	EP	City National Bank	\$19.93	Bank fees & service charges
06/16/2025	EP	Florida Power & Light	\$941.00	Electricity
06/16/2025	EP	Florida Power & Light	\$202.52	Electricity
06/17/2025	1119	FTI Consulting	\$9,333.05	Consulting Fees
06/18/2025	1133	Cooling Power Corp	\$3,575.00	Repairs & maintenance

06/23/2025	EP	Your Green Pros	\$300.00	Repairs & maintenance
06/23/2025	EP	Your Green Pros	\$250.00	Repairs & maintenance
06/23/2025	EP	Your Green Pros	\$1,000.00	Repairs & maintenance
06/23/2025	EP	Your Green Pros	\$950.00	Repairs & maintenance
06/23/2025	EP	Your Green Pros	\$350.00	Repairs & maintenance
06/23/2025	EP	Your Green Pros	\$30.00	Bank fees & service charges
06/23/2025	EP	Intuit Quickbooks	\$200.00	Software & apps
06/26/2025	EP	Your Green Pros	\$300.00	Repairs & maintenance
06/26/2025	EP	Your Green Pros	\$250.00	Repairs & maintenance
06/26/2025	EP	Your Green Pros	\$1,000.00	Repairs & maintenance
06/26/2025	EP	Your Green Pros	\$950.00	Repairs & maintenance
06/26/2025	EP	Your Green Pros	\$350.00	Repairs & maintenance
06/26/2025	EP	Your Green Pros	\$30.00	Bank fees & service charges
06/26/2025	EP	Your Green Pros	\$2,617.00	Repairs & maintenance
06/26/2025	EP	Uv Air Solutions LLC	\$1,250.00	Repairs & maintenance
06/30/2025	EP	Broward County Water & Waste Services	\$2,501.70	Water & sewer
		TOTAL:	\$231,862.38	