

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

**Case No.: 24-80980-CV-MIDDLEBROOKS**

SECURITIES AND EXCHANGE COMMISSION,

Plaintiff,

vs.

WELLS REAL ESTATE INVESTMENT, LLC,  
JANALIE C. JOSEPH  
A/K/A JANALIE C. BINGHAM, and  
JEAN JOSEPH,

Defendants.

CAMBRIDGE REAL ESTATE MANAGEMENT, LLC,  
60 YACHT CLUB, LLC, 112 SOUTH OLIVE, LLC,  
791 PARKSIDE HOME, LLC, 910 PARKSIDE, LLC,  
930 PARKSIDE, LLC,  
976 PALM BEACH SQUARE, LLC,  
1070 BOCA RATON SQUARE, LLC,  
2082 PARADISE PALM, LLC,  
2295 CORPORATE BLVD LLC, 4050 NW, LLC,  
4100 HOSPITAL OFFICE, LLC, 4800 FEDERAL, LLC,  
7352 VALENCIA, LLC, 7483 VALENCIA, LLC,  
BOCA DEERFIELD PROPERTIES, LLC,  
DAYBREAK HOME, LLC,  
GLOBE OFFICES, LLC, GLOBE PROPERTY OFFICES, LLC,  
LW SQUARE OFFICE, LLC,  
MARTINIQUEÂ INVESTMENTS LLC  
a/k/a MARTINIQUE'S INVESTMENTS LLC,  
OAKLAND LAND PROPERTY, LLC, and  
SOUTH OLIVE OFFICE, LLC,

Relief Defendants.

\_\_\_\_\_ /

**RECEIVER'S FIFTH INTERIM STATUS REPORT**

Andres Rivero, as receiver (the “Receiver”) for the Receivership Entities,<sup>1</sup> files his Fifth Interim Status Report setting forth his activities and efforts to fulfill his duties pursuant to the Order under which he was appointed for the period from July 1, 2025, through September 30, 2025 (the “Reporting Period”).

---

<sup>1</sup> “Receivership Entities” refers to: Wells Real Estate Investment, LLC; Cambridge Real Estate Management, LLC, 60 Yacht Club, LLC, 112 South Olive, LLC, 791 Parkside Home, LLC, 910 Parkside, LLC, 930 Parkside, LLC, 976 Palm Beach Square, LLC, 1070 Boca Raton Square, LLC, 2082 Paradise Palm, LLC, 2295 Corporate Blvd. LLC, 4050 NW LLC, 4100 Hospital Office, LLC, 4800 Federal, LLC, 7352 Valencia, LLC, 7483 Valencia, LLC, Boca Deerfield Properties, LLC, Daybreak Home, LLC, Globe Offices, LLC, Globe Property Offices, LLC, LW Square Office, LLC, Martinique Investments, LLC a/k/a Martinique’s Investments LLC, Oakland Land Property, LLC, and South Olive Office, LLC,

**Table of Contents**

**I. BACKGROUND ..... 1**

**II. ACTIONS TAKEN BY THE RECEIVER DURING THE REPORTING PERIOD..... 1**

**A. Employment of Professionals..... 1**

**B. Preserving Receivership Real Properties..... 3**

**i. Management of Properties..... 3**

**ii. The Commercial Properties..... 3**

**iii. The Residential Properties..... 8**

**III. FINANCIAL AFFAIRS..... 12**

**A. Financial Accounts..... 12**

**IV. LITIGATION..... 13**

**A. Ongoing Legal Proceedings Involving the Receivership Defendants ..... 13**

**B. The Estate’s Claims against Third Parties ..... 14**

**V. ADMINISTRATION OF RECEIVERSHIP ESTATE..... 19**

**A. Cash on Hand and Administrative Expenses ..... 19**

**B. Claims ..... 20**

**C. Communications ..... 20**

**D. Recommendations..... 21**

## **I. BACKGROUND**

The Receiver filed his First Interim Report [ECF No. 74] on October 30, 2024. The First Interim Report provides background information on the events that led to the appointment of the Receiver and a detailed description of the Receivership Defendants.<sup>2</sup> For brevity, the Receiver will not repeat all the information contained in the First Interim Report but refers all interested parties to the First Interim Report for additional background information.

On August 14, 2024, the Court entered an Order granting the SEC's Emergency *Ex Parte* Motion and Memorandum of Law for Asset Freeze and Other Relief [ECF No. 12] ("Asset Freeze Order") and an Order granting the SEC's Emergency *Ex Parte* Motion and Memorandum of Law for Appointment of Receiver [ECF No. 11] ("Receivership Order"). Among other things, the Receivership Order appointed Andres Rivero as Receiver over the Receivership Defendants and the Asset Freeze Order placed a temporary injunction against all bank and brokerage accounts owned by the Receivership Defendants. Additionally, on September 17, 2024, the Court entered an Order Granting Preliminary Injunction [ECF No. 65] ("Preliminary Injunction"), expanding the temporary injunction previously entered in the Asset Freeze Order.

## **II. ACTIONS TAKEN BY THE RECEIVER DURING THE REPORTING PERIOD**

### **A. Employment of Professionals**

The Receiver continues to work with his counsel Rivero Mestre, his forensic accountants EisnerAmper, his real estate counsel Day Pitney, his residential real estate broker the Keyes Company, and his commercial real estate brokerage firms Fausto Commercial Realty ("Fausto") and Florida Commercial Realty ("Florida Commercial").

---

<sup>2</sup> All terms will have the same meaning as defined in the First Interim Report.

During the Reporting Period, the Receiver has continued to use the services of these professionals. The professionals have been instrumental to the Receiver's success in this case thus far, helping him with marshalling and securing the various Receivership Defendants' assets, identifying and recovering additional assets for the benefit of the Estate, assisting with tax related matters, and assisting the Receiver with reviewing and negotiating potential sale terms for several of the Receivership properties, which are discussed in more detail below.

In addition to Rivero Mestre, EisnerAmper, Day Pitney, Fausto, and Florida Commercial, during the Reporting Period, the Receiver engaged the services of Damian Valori Culmo ("DVC"), and Braden Perry and Kennyhertz Perry, LLC ("Perry"). *See* ECF Nos. 123 and 132.

The Receiver discovered, through ongoing investigations, that various third parties assisted, aided and abetted, and facilitated the fraudulent scheme orchestrated by Wells, through Defendants Bingham and Joseph. The Receiver also identified transfers to certain third parties that are potentially voidable under applicable law and may give rise to various claims. As a result of these ongoing investigations, the Receiver engaged DVC to represent the Receiver in prosecuting claims that may exist in ancillary actions against certain third parties based on their involvement in, and/or facilitation of, the alleged fraud perpetrated by Wells to recover voidable transfers from such third parties. *See* ECF No. 123.

Additionally, the Receiver's investigation uncovered suspicious trading activity on an online trading platform, Interactive Brokers, from several accounts held by multiple Receivership Entities. The activity occurred while the Receivership Entities were being operated by Bingham and Joseph and as alleged in the SEC's complaint, the funds traded across these Interactive Brokers accounts are solicited investor funds. Given the complex issues involving potential violations of securities regulations, brokerage industry practices, and the potential

liability of Interactive Brokers LLC (“Interactive Brokers”) for its role in facilitating or failing to prevent the wrongful trading conduct that likely occurred on its platform, the Receiver engaged Perry to assist him with evaluating and assessing potential claims against Interactive Brokers. Specifically, Perry will assist the Receiver with reviewing trading records, account documentation, and applicable regulatory requirements.

**B. Preserving Receivership Real Properties**

***i. Management of Properties***

As stated in the Receiver’s prior Status Reports, the primary assets in the Receivership Estate are real properties located across south Florida. The Receiver, with the assistance of his professionals, has continued to oversee the management of the Receivership properties during the Reporting Period. The properties within the Receivership Estate are categorized as: (1) the commercial properties (the 4800 Federal Property, the 4050 NW Property, and the Oakland Land Property) and; (2) the residential properties (the 930 Parkside Property, the 60 Yacht Club Property, the 976 Palm Beach Property, the 910 Parkside Property, and the 1070 Boca Property). Tasks related to the management of the properties include maintenance of landscaping, scheduled cleaning of premises, and timely paying of utility bills.

***ii. The Commercial Properties***

The Receiver assumed control of commercial properties owned by Receivership Defendants 4100 Hospital, LW Square, 4800 Federal, 4050 NW, and Oakland Land Property. Initially, those commercial properties owned by 4100 Hospital, LW Square, and Oakland Land Property were occupied with tenants. During the Reporting Period, the Oakland Land tenant vacated the premises. The 4100 Hospital and LW Square properties were, upon Court approval, abandoned. *See* ECF No. 121 (the “Abandonment Order”).

Accordingly, the remaining commercial properties as of the end of the Reporting Period are the 4800 Federal, 4050 NW, and Oakland Land properties, all of which are vacant. The Receiver has spent a substantial amount of time managing the commercial properties, primarily the 4100 Hospital and LW Square properties. The Receiver has continued to make timely payments for all electric, water, and waste management bills associated with the commercial properties.

Due to the indebtedness of the Receivership Estate, primarily to mortgage lenders, condominium associations, and expenses related to rectifying issues due to prior neglect and mismanagement of the commercial properties, these rent incomes do not result in sufficient cash flow for the Receivership Estate.

The Receiver has been actively developing a plan for the disposition of the commercial properties to maximize profitability for the Receivership. All foreclosure actions against the properties discussed in prior reports remain stayed during this Reporting Period. The maintenance related work the Receiver has done to maintain the commercial properties during the Reporting Period is detailed further below.

***a. The 4100 Hospital and LW Square Properties***

At the beginning of the Reporting Period, the Receiver continued to oversee the maintenance and general upkeep of the 4100 Hospital and LW Square properties. This included coordinating regular landscaping services to prevent the reissuance of city code violations, ensuring janitorial services maintained clean common areas, paying electric, utility, and waste management bills (including fees owed to Broward County), and addressing issues raised by tenants as they arose.

As reported in prior status reports, the Receiver has had to manage various repairs and maintenance issues at both properties. Such efforts included service of the HVAC Chiller system in the 4100 Hospital Property, repairs to the primary cooling air conditioning unit in the LW Square Office property, and plumbing issues experienced by both properties during the Reporting Period.

On July 21, 2025, the Receiver filed a motion to abandon the 4100 Hospital Drive and LW Square Properties. The decision to seek abandonment followed months of extensive efforts by the Receiver to preserve the properties. Unfortunately, it was impossible for the Receivership Estate to realize value from the properties. The properties were physically distressed, and financially underwater. The 4100 Hospital Drive and LW Square Properties were severely mismanaged, encumbered by multi-million-dollar mortgage loans, and in default at the time the Receiver took control of them. The properties generated some rental income, but that income was insufficient to support basic operations or even come close to satisfying the outstanding debt.

Despite efforts to negotiate with the lenders and list the properties for sale, neither a settlement nor a viable offer to purchase was obtained. Given the properties' lack of value, ongoing operation deficits, and significant secured debts, the Receiver determined that abandonment was in the best interest of the Receivership Estate. On July 22, 2025, the Court entered an order authorizing abandonment of the 4100 Hospital Drive and LW Square Properties. *See* ECF No. 121. Following the Court's order, the Receiver notified tenants and the lender of the abandonment and informed all vendors that the Receiver was no longer responsible for the property. The lender has since assumed responsibility for the properties.

**b. *The 4800 Federal Property***

During the Reporting Period, Florida Commercial showed the property to several interested buyers. In the prior reporting period, Florida Commercial received and submitted to the Receiver an offer to purchase the property. However, the offer was too low and would not have covered the amounts owed to the lender and the homeowners association, and the Receiver therefore had to decline the offer.

During this Reporting Period, the Receiver has communicated with the lender in an effort to negotiate a settlement regarding the disposition of the property. The discussions have included the possibility of executing a Receiver's Deed in lieu of foreclosure in exchange for a fixed payment amount. In addition, the Receiver has negotiated with the building association, which has agreed to accept a reduced amount in satisfaction of its outstanding balance.

**c. *The 4050 NW Property***

The 4050 NW property is a standalone two-story commercial building located in Plantation, Florida. The 4050 NW property is being listed by Fausto for \$1,950,000.00. There has been no significant change in the status of the 4050 NW property since the previously filed status reports. During the Reporting Period, the Receiver has begun negotiating a plan of disposition for the 4050 NW property with its mortgage lender.

**d. *The Oakland Land Property***

At the beginning of the Reporting Period, the Oakland Land properties were occupied by a tenant tow truck company. As discussed in this section, in around mid-August, the tenants vacated the properties. The properties are therefore vacant.

As reported in the last reporting period, the lender on the Oakland Land Property agreed to accept \$1,561,001.67 to settle its claims against the property at the time that a sale and closing

of the property is finalized. Towards the end of the last reporting period, Fausto received an offer to purchase the property at \$2,650,000.00 which the Receiver accepted during this Reporting Period. On September 10, 2025, the Receiver filed his motion to authorize the sale of the property and approve the settlement with the lender (the “Oakland Land Sale Motion”). *See* ECF No. 147. The Court granted the motion on September 19, 2025. *See* ECF No. 149.

As detailed in the Oakland Land Sale Motion, the terms of the sale included provisions favorable to the Receivership Estate. The buyer purchased the properties as-is, where-is and with all faults, and the Receiver was able to use sale proceeds to pay off the mortgage lender on the properties, clearing a debt of the estate. The closing of the sale on the properties is expected to occur in October.<sup>3</sup>

In addition to working on finalizing the sale of the Oakland Land properties, the Receiver also handled issues on the properties related to ongoing code violations. The Receiver discovered the code violations put in place by the city of Lauderdale Lakes on the property in early August when he received a call from the then tenants informing him that notices were being posted on the properties. The then tenants further informed the Receiver that because of the code violations—some of which included land use violations—the tenants evacuated the premises.

The Receiver expeditiously attempted to get in contact with the city of Lauderdale Lakes to obtain copies of the notices and discuss the nature of the violations. After several attempts at contacting the city, the Receiver finally obtained copies of the notices and discovered that the violations had been put in place as early as May 2025 but were being sent to the former registered agents for Oakland Land Property, LLC, located in Nevada. Accordingly, up until the tenants called the Receiver in August, the Receiver was without notice of the violations.

---

<sup>3</sup> The closing on the sale of the Oakland Land properties was finalized on October 14, 2025.

At the time the Receiver became aware of the violations, there was a code violation hearing scheduled for September 10, 2025. Receiver's counsel, Rivero Mestre, attended the hearing and advised the city that the properties were subject to an as is/where is sale where the buyer has agreed to make any corrections to the properties upon transfer of title. Rivero Mestre obtained a thirty-day extension to correct the violations.

During the Reporting Period, the Receiver continued to collect rent from the tenant on the property, which generated approximately \$5,803.00 monthly income for the Receivership Estate, until the tenant vacated the property.

***iii. The Residential Properties***

The Receiver also assumed control over residential properties located throughout Boca Raton, West Palm Beach, and Broward County, Florida. Like the commercial properties, some residential properties had tenants while others were vacant. Currently, all residential properties are vacant. The pending foreclosure actions initiated by mortgage lenders and Homeowners Associations ("HOAs") discussed in prior status reports remain stayed. The Receiver and his counsel continue to engage in discussions with the lenders and HOA creditors for the residential properties. Additionally, as previously reported, the Receiver's real estate broker, Keyes, has listed all the residential properties on the market and continues to host showings to potential buyers.

***a. The 930 Parkside Property***

The 930 Parkside property is a residential home located in Boca Raton, Florida. The 930 Parkside property is currently vacant and does not generate income for the Receivership Estate. During the Reporting Period, the Receiver continued to pay the monthly electric and water utility

bills as they became due. The Receiver also continues to maintain the lawn and pool for the property.

As reported in the last status report, the Receiver obtained an offer from a potential buyer to purchase the 930 Parkside Property for \$1.83 million. That buyer reduced the offer price to \$1,700,000.00 following a pre-purchase inspection of the property. The Receiver then obtained a second offer on the property for \$1,775,000.00, which the Receiver accepted. After accepting the \$1.75 million offer, the Receiver engaged in negotiations to settle with the mortgage lender and the homeowner's association. The lender agreed to settle its claim for \$1,650,000.00, and the Receiver circulated a proposed settlement agreement to the lender for its consideration. Additionally, the Receiver was also working on a settlement with the HOA. Unfortunately, during this process, the buyer retracted his offer and pulled out of the purchase.

Accordingly, the Receiver advised Keyes to continue to list and show the property in hopes of procuring new offers.

**b. *The 60 Yacht Club Property***

At the time the last report was filed, the Receiver was in the process of negotiating a potential settlement of the mortgage lender's claim against the property. *See* ECF No. 136 at n. 3. During this Reporting Period, the mortgage lender agreed to the Receiver's settlement terms and the parties entered into a settlement agreement. Additionally, during the Reporting Period, the Receiver successfully negotiated a settlement with the property's condominium association in which the association agreed to settle its \$15,630.90 claim for a payment of \$10,000.00 at the sale and closing of the property.

On August 15, 2025, the Receiver filed his motion to authorize the sale of the property and approve the settlement with the lender and condominium association (the "60 Yacht Club

Sale Motion”). *See* ECF No. 138. The Court granted the motion on August 18, 2025. *See* ECF No. 139. As detailed in the 60 Yacht Club Sale Motion, the sale terms were favorable to the Receivership Estate. The final purchase price was \$440,750.00 and waived the 2% commission owed to the buyer’s broker. *See id.* ¶ 18. Additionally, the sale was an all-cash transaction, and transferred title to the property on an as is/where is basis with no representations or warranties made by the Receiver. *See id.* ¶¶ 22-23. The sale closed on September 12, 2025.

**c. *The 976 Palm Beach Property***

As reported in the prior status report, the Receiver intended to seek the Court’s approval of a settlement agreement and authority to execute and finalize the conveyance of title to the 976 Palm property to the lender. During this Reporting Period, the Receiver filed a motion seeking approval of the settlement agreement with the lender and authorization to execute a deed in lieu of foreclosure [ECF No. 122]. The Court granted the motion, and the Receiver thereafter executed the deed, conveying title of the property to the lender. In exchange for the deed, the Receiver received a total sum of \$8,500.00.

**d. *The 910 Parkside Property***

During the Reporting Period, the tenants that previously occupied the 910 Parkside property vacated in accordance with the terms of the early termination agreement discussed in the last report. The Receiver has since assumed responsibility for electricity and water bills as well as maintenance of the property including landscaping and pool servicing.

The 910 Parkside property remains on the market, and Keyes continues to conduct showings in an effort to secure a buyer. During the Reporting Period, the Receiver received two offers, both of which were too low to accept. The Receiver submitted counteroffers in response. One prospective buyer declined to increase the offer, while the other initially provided a verbal

commitment to raise the purchase price but later withdrew from the negotiations to pursue another property.

Additionally, during the Reporting Period, the Receiver began discussions with the mortgage lender regarding a potential settlement of the outstanding loan for the property. These discussions remain in the preliminary stages, and no terms have been finalized.

***e. The 1070 Boca Property***

The 1070 Boca property is a beachfront residential apartment located in Riviera Beach, Florida. The 1070 Boca Property is vacant and does not generate any rental income. Like the other Receivership properties, the lender has filed a foreclosure action against 1070 Boca property, which the Receiver has stayed. The Receiver continues to pay the utility bills for the property as the bills become due.

Keyes continues to list the 1070 Boca property and hosted several showings of the property during the Reporting Period. Due to continuing issues related to construction that has caused obstruction of the views from the property and high condominium assessments, no offers were submitted during the Reporting Period. Given that the property has been on the market for several months, the Receiver is exploring alternative means for disposition of the property. The Receiver has been in communication with the mortgage lender, and negotiations concerning a potential resolution of the loan remain ongoing. No terms have been discussed or finalized at this time.

### **III. FINANCIAL AFFAIRS<sup>4</sup>**

Defendants purportedly raised at least \$56 million dollars in investor funds. *See* the Complaint at ¶1. Defendants, personally and through a web of sales agents, told investors that these funds were going to be used to invest in income generating real estate development projects. However, of the \$56 million dollars, approximately \$11 million dollars were traced to the actual purchase of real estate. *See id.* at ¶3. According to the Complaint, and based on the Receiver's investigations, the remaining funds were likely diverted by Bingham and Joseph to engage in speculative trading and to purchase luxury items. *See id.* at ¶72.

#### **A. Financial Accounts**

The Receivership Entities' financial accounts – including several bank and brokerage accounts—were frozen in accordance with the Receivership Order. The Receiver took control of the Receivership Defendants' existing financial accounts and opened a depository account for the Receivership during the First Reporting Period. All financial accounts have been closed and liquidated. There has been no change in the status of the Receivership Defendants' financial accounts since the First Reporting period.

#### **B. The Receivership Defendants' Business Operations**

As described in the prior Status Reports, the business operations of the Receivership include maintaining the Receivership Entities' properties that were purchased in furtherance of Bingham and Joseph's fraudulent real estate investment scheme. The purchases of these

---

<sup>4</sup> The Receiver has opened a Wells Receivership depository account with City National Bank. All funds deposited into the Receivership Estate, primarily through rental incomes and profits from the sale of Receivership Property, are being deposited into the Wells Receivership depository account. Accordingly, the financial accounts described in Section III(A) *infra* are not being utilized and there has not been a change in the status of these accounts from the First Reporting period.

properties were financed through subprime mortgages from hard money lenders that are all in default, leaving the Receivership Estate owing over \$20 million in mortgages.

Prior to the Receivership, these properties were managed through the Receivership Defendant entities. The properties failed to generate significant income to keep up with mortgage payments and monthly bills. Since taking control of the properties, the Receiver has worked on maintaining the properties by ensuring that utility bills are timely paid, and the properties' landscaping, and other maintenance needs are met. Additionally, as to certain properties, the Receiver has taken extra measures to ensure that county/ city codes are complied with.

The Receiver also continues to work towards improving the overall indebtedness of the Receivership Estate. Primarily, this is being done through sale or disposition of the Receivership Estate's properties. Proceeds from the sales are being used to pay off lenders as well as any home or condominium association that may have a claim against the property.

The Receiver will continue to maintain the Receivership Entities' properties and business operations while the Receiver determines the best way to dispose of the Receivership properties.

#### **IV. LITIGATION**

##### **A. Ongoing Legal Proceedings Involving the Receivership Defendants**

As described in the prior Status Reports, the Receiver has cancelled pending foreclosure sales of Receivership Properties and has successfully stayed all pending foreclosure and civil actions against the Receivership Entities. Moreover, no new foreclosure actions were filed during the Reporting Period. All foreclosure actions remained stayed during this Reporting Period. Additionally, the 976 Palm Beach Square eviction proceedings reported in the Fourth Status Report has been dismissed.

## **B. The Estate's Claims against Third Parties**

During this Reporting Period, the Receiver and his professionals initiated litigation against several third parties who the Receiver determined were entities or individuals who were either involved in or benefited from Wells' investment scheme. The Receiver moved for leave to bring claims against certain third parties based on their involvement with, and/or facilitation of the alleged fraud perpetrated by, Wells Real Estate Investment, LLC ("Wells"), at the direction of Janalie C. Bingham and Jean Joseph, and/or in ancillary actions to recover voidable transfers against third parties. *See* ECF No. 123 and ECF No. 130. The Court granted the Receiver's motions to file such claims. *See* ECF No. 127 and ECF No. 131.

In addition to filing third party actions, the Receiver has continued efforts to obtain communications and documentation that may reveal more insight as to individuals or entities who received funds or were complicit in executing Bingham's scheme. As part of these efforts, the Receiver served third parties such as Interactive Brokers with subpoenas during the Reporting Period.

Moreover, the Receiver's counsel, Rivero Mestre, has sent demand letters to third parties including sales agents who were involved in soliciting investors, and net winning investors who received a surplus on their investments in an effort to recover additional funds for the benefit of the Receivership Estate. The demand letters are being sent to third parties who received approximately less than \$100,000.00 in transfers of fraudulently procured funds. As such, the Receiver determined it would not be economically feasible to pursue these recoveries through litigation given the lower recoverable amounts and the limited funds available to the estate.

### ***i. The Receiver's Third Party Claims***

The Receiver has initiated ancillary lawsuits against third parties on behalf of Wells

and the Receivership Entities pending in the Southern District of Florida.

**a. *Andres Rivero as Receiver for Wells Real Estate Investment, LLC et al. v. Banamerica Financial Group Inc., et al*, case no. 25-cv-81001-DMM (S.D. Fla.)**

On August 13, 2025, the Receiver filed a complaint against third parties Banamerica Financial Group Inc., Confia Financial Corporation, Financial Rescue & Associates LLC, Gianotti Family Office LLC, L&E Financial Services LLC, Wealth Influencers Network LLC, Angela Ruff, David Bradford, and Francisco Herrera (collectively “the Third Party Defendants”). *See* case no. 25-cv-81001-DMM at ECF No. 1. The Receiver is bringing fraudulent transfer claims pursuant to the Florida Uniform Fraudulent Transfer Act (“FUFTA”), and unjust enrichment claims against the Third Party Defendants. The Receiver is seeking recovery of voidable transfers the Third Party Defendants received from Wells (or other Receivership Entities) primarily as compensation for their work as sales agents. The individual transfer summaries for each defendant are attached as exhibits to the Complaint. *See id.* at Exs. A-I.

Since filing the complaint, the following Third Party Defendants have either been served or have agreed to waive service: Confia Financial Corporation; Financial Rescue & Associates, LLC; Gianotti Family Office LLC; Wealth Influencers Network LLC; and Francisco Herrera. Third Party Defendants Banamerica Financial Group, Inc., L&E Financial Services LLC, Angela Ruff, and David Bradford have not been served despite the Receiver’s multiple attempts to serve these parties at several different potential addresses. The Receiver is continuing to explore alternative methods to get these parties served.

In the meantime, the Receiver has been in communication with counsel for the parties that have been served. Those parties have expressed an interest in coming to a settlement. The Receiver plans to continue to engage in such negotiations in hopes of coming to a resolution without having to engage in further litigation.

**b. *Andres Rivero as Receiver for Wells Real Estate Investment, LLC et al. v. Empire Insurance Services, Inc., case no. 25-cv-81002 (S.D. Fla.)***

On August 13, 2025, the Receiver filed a complaint against third party Empire Insurance Services, Inc. (“Empire”), for recovery of fraudulent transfers pursuant to FUFTA, and unjust enrichment claims. *See* case no. 25-cv-81002 at ECF No. 1. The Receiver is seeking recovery of voidable transfers that Empire received from Wells (or other Receivership Entities) primarily in fees to pay for insurance premiums on insurance policies it issued for several of the Receivership Entity owned properties. As alleged in the complaint, these policies were in some instances non-existent, and the premiums were inflated, resulting in harm to the Receivership Entities. *See id.* at ECF No. 1 ¶ 48. Empire received a total of \$101,064.42 in fraudulent voidable transfers. A copy of the transfer summary is attached as Exhibit A to the complaint. *See id.* at Ex. A.

Since initiating the lawsuit, Empire has been served. The Receiver and Empire had a joint conference in accordance with applicable federal rules of procedure on September 16, 2025. On September 22, 2025, the parties filed a joint report setting forth the proposed schedule the parties agreed to during their conference. *See id.* at ECF No. 25. Additionally, on September 26, 2025, Empire filed its answers and affirmative defenses, to which the Receiver will be working on responding. *See id.* at ECF No. 26.

**c. *Andres Rivero, as Receiver for Wells Real Estate Investment, LLC et al. v. Reynald Germinal, case no. 25-cv-81003 (S.D. Fla.)***

On August 13, 2025, the Receiver filed a complaint against third party Reynald Germinal for the recovery of fraudulent transfers pursuant to FUFTA, and unjust enrichment claims. *See* case no. 25-cv-81003 at ECF No. 1. The Receiver is seeking recovery of voidable transfers that Germinal received from Wells (or other Receivership Entities) for purported “services rendered.” As alleged in the complaint, the true nature of the services Germinal provided Receivership

Entities was to assist in speculative trading of fraudulently procured investor funds. *See id.* at ¶ 48. Germinal received a total of \$280,450.00 in fraudulent voidable transfer. *See id.* at ¶ 45.

Since initiating the lawsuit, Germinal has been served. On September 30, 2025, Germinal filed a motion to dismiss the Receiver's complaint. *See id.* at ECF No. 12. As of the date that this Report is being filed, the motion to dismiss has been fully briefed and is pending before the Court.

**d. *Andres Rivero, as Receiver for Wells Real Estate Investment, LLC et al. v. Safe Life Solutions LLC, case no. 25-cv-81062 (S.D. Fla.)***

On August 26, 2025, the Receiver filed a complaint against third party Safe Life Solutions LLC ("Safe Life") for the recovery of fraudulent transfers pursuant to FUFTA, and unjust enrichment claims. *See case no. 25-cv-81062 at ECF No. 1.* The Receiver is seeking recovery of voidable transfers that Safe Life received from Wells (or other Receivership Entities) as compensation for its work as a sales agent. In total, Safe Life received \$547,731.47 in voidable transfers. *See id.* at ¶ 44. A copy of the transfer summary is attached as Exhibit A to the complaint. *See id.* at Ex. A. Since filing the complaint, the Receiver has been working on serving Safe Life. The Receiver has attempted service on Safe Life at multiple addresses to no avail. The Receiver will continue attempting to serve Safe Life.

**a. *Andres Rivero as Receiver of Wells Real Estate Investment, LLC et al. v. Provident Trust Group LLC, et al., case no. 25-cv-81005 (S.D. Fla.)***

On August 13, 2025, the Receiver filed a complaint against third parties Provident Trust Group LLC, Wealth Space LLC, Sagacious Business Services, Corp., Genesis Asset Management Strategies Group LLC, Kartom Consulting Partners LLC, BBIG Financial Solutions LLC, and Lan Nguyen for the recovery of fraudulent transfers pursuant to FUFTA, and unjust enrichment claims. *See case no. 25-cv-81005 at ECF No. 1.* In the lawsuit, the Receiver is

seeking recovery of voidable transfers the defendants received from Wells (or other Receivership Entities) primarily as compensation for their work as sales agents.

During the Reporting Period, Genesis Asset Management Strategies Group LLC (“Genesis”) and Provident Trust Group LLC filed waivers of service. *See id.* at ECF Nos. 11, 13. BBIG Financial Solutions LLC and Wealth Space LLC have been served. *See id.* at ECF Nos. 19, 20. Sagacious Business Services, Corp, Kartom Consulting Partners LLC, and Lan Nguyren have not yet been served. The Receiver will continue to attempt service on Sagacious, Kartom Consulting, and Lan Nguyen.

During the Reporting Period, the Receiver also engaged in settlement negotiations with Genesis. If the parties reach a settlement agreement, the Receiver will file a motion to approve the settlement agreement.

**b. The FINRA Arbitration Against Interactive Brokers**

On August 13, 2025, the Receiver submitted a claim to the Financial Industry Regulatory Authority (“FINRA”) to initiate arbitration proceedings against Interactive Brokers. The Receiver seeks to recover in excess of \$11.9 million in trading losses and fraudulent transfers from Receivership Entities to Interactive Brokers for Interactive Brokers’ failure to evaluate, monitor, supervise, and take corrective action despite numerous red flags in the structure and trading activity of the Receivership Entities’ accounts. The Receiver has reason to believe that Interactive Brokers’ negligence and otherwise improper conduct constitute violations of FINRA and other regulatory rules, industry standards, and common law fiduciary duties.

Interactive Brokers’ response to the arbitration is due on October 29, 2025.

## V. ADMINISTRATION OF RECEIVERSHIP ESTATE

The Receiver continues to utilize the services of Rivero Mestre to assist with the administration of the Receivership Estate; EisnerAmper to provide accounting, tax, and forensic services; Day Pitney to serve as real estate counsel; the Keyes Company to assist the Receiver with marketing and selling the Residential properties; Fausto Commercial to assist with the marketing and selling the 4050 NW Federal and Oakland Land properties; and Florida Commercial with listing and selling the 4800 Federal property.<sup>5</sup>

In addition, during the Reporting Period, the Receiver engaged DVC to assist the Receiver with bringing fraudulent transfer and unjust enrichment claims against several third parties who assisted, aided and abetted, or otherwise enabled Bingham and Joseph's fraudulent scheme and who in turn received compensation or payment from any Receivership Entities. The Receiver also engaged Perry as a non-testifying expert provide consultation to the Receiver and assist in the review and interpretation of trading records, account documentation, and regulatory requirements, and advise on the viability and scope of potential claims.<sup>6</sup>

### A. Cash on Hand and Administrative Expenses

The Receiver presently holds a total of \$478,589.43<sup>7</sup> in cash on hand in two fiduciary accounts at City National Bank in Miami, Florida, as follows:

Receivership Account: \$ 476,211.11

---

<sup>5</sup> The qualifications of these professionals are detailed in the First, Second, and Third Status Reports [ECF Nos. 74, 86, 96, 99, and 103].

<sup>6</sup> DVC's qualifications are detailed in the Receiver's Motion to Employ Damian Valori Culmo on Contingency Fee Arrangement and for Leave to Prosecute Contingent Litigation Claims [ECF No. 123] and Perry's qualifications are detailed in the Receiver's Application to Employ Braden Perry and Kennyhertz Perry, LLC [ECF No. 132].

<sup>7</sup> The cash on hand reflects the total amount the Receiver holds as of the date this report is being filed.

Money Market Account: \$ 2,378.32

During the Reporting Period, the Receiver has made disbursements totaling \$214,715.65 from the Receivership Account for necessary expenses to preserve and administer the Receivership Estate. Such expenses include electric, water, trash, and sewer bill payments, and other expenses related to the operation of the real properties. Attached here as **Exhibit A** is a detailed statement of the Receivership Estate's Receipts and Disbursements during this Reporting Period.

### **B. Claims**

The Receiver foresees developing a claims process to address and verify the various claims of creditors including mortgage lenders and HOA's with purported claims against the Receivership Estate. Individual investors may also have claims for monetary damages because of the total or partial loss of their investments as well as other damages incurred because of a loss of their investments.

The Receiver has been seeking quotes from several companies to assist with the claims process. During this Reporting Period, the Receiver met with and evaluated potential vendors that provide claims administration services and software solutions designed to streamline document management, reporting, and communications. The Receiver continues to evaluate proposals to determine the most efficient and cost-effective option for the Receivership Estate. The Receiver will be submitted to the Court for approval when this process is finalized.

### **C. Communications**

The Receiver continues to communicate with creditors, investors, and interested parties. The Receiver continues to respond to inquiries from creditors, investors, and other interested parties usually through e-mail and telephone calls. The Receiver continues to maintain an email

address for general inquiries: wellsreceiver@riveromestre.com, and a website: <https://wellsrealestateinvestmentreceivership.com/>, to provide up to date information for investors and other interested parties.

The Receiver has used the website to post copies of court filings, correspondence with investors, and other pertinent information. The Receiver has also prepared and posted updates on his website, including letters to investors. The Receiver will continue to utilize the website, e-mail, and telephone, as the primary method of communicating with investors, creditors and other interested parties throughout the course of the Receivership

During the reporting period, the Receiver also sent demand letters to individuals who realized a net gain from their investments with Wells and the related real estate investment scheme described in the SEC's complaint or received commissions as sales agents for Wells. The Receiver is currently in the process of reviewing and negotiating settlement offers with individuals who received a demand letter.

The Receiver has also continued to be in communication with known creditors, primarily mortgage lenders, HOAs, and Condominium Associations. The Receiver's communications with creditors and lenders are primarily through phone or e-mail. These communications generally concern negotiating potential settlements of creditor and lender claims against the Receivership Estate.

#### **D. Recommendations**

The Receiver continues to secure and maintain the assets of the Receivership Entities, analyze the misuse of investor funds, and respond to inquiries from the investors, creditors and other interested parties. The Receiver anticipates taking the following actions: (i) continuing to operate and maintain the Receivership properties until the best course of disposition for each

property is determined so that harmed investors obtain the highest possible recovery; (ii) providing investors with updates through the Receivership website; (iii) negotiating and settling creditor claims against the Receivership Estate; (iv) responding to inquiries from investors, creditors, and interested parties; and (v) pursuing recoveries on behalf of the victim investors.

Dated: October 30, 2025

Respectfully submitted,

**RIVERO MESTRE LLP**

*Receiver for the Receivership Defendants*

2525 Ponce de Leon Blvd.

Suite 1000

Miami, Florida 33134

Telephone: (305) 445-2500

Facsimile: (305) 445-2505

E-mail: arivero@riveromestre.com

/s/ Andres Rivero

Andres Rivero

Fla. Bar. No. 613819

**CERTIFICATE OF SERVICE**

I certify that on October 30, 2025, I electronically filed this document with the Clerk of the Court using CM/ECF. I also certify that this document is being electronically served today on all counsel of record through CM/ECF.

By: /s/ Andres Rivero

Andres Rivero

# 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 07/01/2025-09/30/2025**

		Detail	Subtotal	Grand Total
Line 1	Beginning Balance (As of 07/01/2025)	\$601,931.56	\$601,931.56	\$601,931.56
	<b>Increases in Fund Balance</b>			
Line 2	Business Income [1]	\$86,427.34	\$86,427.34	\$86,427.34
Line 3	Cash and Securities OP [1]			\$0.00
Line 4	Interest/Dividend Income MM [1]	\$13.87	\$13.87	\$13.87
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	\$8,500.00	\$8,500.00	\$8,500.00
	<b>Total Funds Available (Lines 1-8)</b>			<b>\$696,872.77</b>
	<b>Decrease in Fund Balance</b>			
Line 9	Disbursement to Investors			\$0.00
Line 10	Disbursement for Business Operations [2]	\$66,563.81	\$66,563.81	\$66,563.81
Line 10a	Disbursement to Receiver or other Professional	\$148,151.84	\$148,151.84	\$148,151.84
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
	<b>Total Disbursements for Receivership Operations</b>			<b>\$214,715.65</b>
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
	<b>Total Disbursements to Court/Other</b>			\$0.00
	<b>Total Funds Disbursed (Lines 9-11)</b>			<b>\$214,715.65</b>
Line 13	<b>Ending Balance (As of September 30, 2025)</b>			<b>\$482,157.12</b>
Line 14	<b>Ending Balance of Fund-Net Assets:</b>			
Line 14a	Cash & Cash Equivalents			<b>\$482,157.12</b>
Line 14b	Investments			
Line 14c	Other Assets or Uncleared Funds			
	<b>Total Ending Balance of Fund-Net Assets</b>			<b>\$482,157.12</b>

[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

Telephone: (305) 445-2500

Facsimile: (305) 445-2505

By: /s/ Andres Rivero

ANDRES RIVERO

Fla. Bar No. 613819

arivero@riveromestre.com

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

<b>Date</b>	<b>Check #</b>	<b>Payee</b>	<b>Amount</b>	<b>Explanation</b>
07/01/2025	89132	Check Five, LLC (Medical Office)	\$5,840.62	Rental Income
07/03/2025	495054701	3661 W Oakland Park Blvd, Ft, Lauderdale WESTWAY TOWING	\$5,803.02	Rental Income
07/03/2025		Maria Murray DDS	\$2,373.98	Rental Income
07/07/2025	2947	Palms Rehab and Wellness LLC	\$1,797.49	Rental Income
07/07/2025	3057	Palms Rehab and Wellness LLC	\$1,797.49	Rental Income
07/07/2025	5375	Mohammed Baig, MD	\$4,834.79	Rental Income
07/07/2025	0011188731	Ronald George	\$3,088.89	Rental Income
07/07/2025	9789	Maurice Floreal MD	\$2,900.00	Rental Income
07/07/2025	1072611	Bank of America	\$18,172.52	Rental Income
07/08/2025	500042857	Boca Square One, LLC	\$19,182.37	Sale Proceeds
07/14/2025	1146	Physicians Care Clinic, LLC	\$2,751.99	Rental Income
07/14/2025	1145	Physicians Care Clinic, LLC	\$2,751.99	Rental Income
07/14/2025	1739	Medical III Pharmacy (Deecar Inc)	\$2,869.00	Rental Income
07/28/2025	3720	Dr. Anthony Alvarez (Ocean Breeze Chiropractic Plantation)	\$3,215.45	Rental Income
08/04/2025	530042904	Highest Expectations, Inc	\$8,500.00	Other Misc
08/27/2025		Positive Solutions Psychological Serv.	\$1,481.93	Rental Income
08/27/2025		Dorothy Straw MD	\$3,153.99	Rental Income
09/12/2025	560048141	60 Yacht Club LLC	4,411.82	Sale Proceeds

**MONEY MARKET ACCOUNT**

<b>Date</b>	<b>Check #</b>	<b>Payee</b>	<b>Amount</b>	<b>Explanation</b>
07/31/2025	Deposit	City National Bank	\$4.94	Interest earned
08/29/2025	Deposit	City National Bank	\$4.41	Interest earned
09/30/2025	Deposit	City National Bank	\$4.52	Interest earned

**GRAND TOTAL RECEIPTS AND INTEREST:        \$94,941.21**

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

<b>Date</b>	<b>Check #</b>	<b>Payor</b>	<b>Amount</b>	<b>Description</b>
07/15/2025	EP	City National Bank	\$17.00	Bank fees & service charges
08/15/2025	EP	City National Bank	\$17.00	Bank fees & service charges
09/15/2025	EP	City National Bank	\$17.00	Bank fees & service charges
07/01/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
07/01/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
07/01/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
07/01/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
07/01/2025	EP	Intuit Quickbooks	\$99.00	Software & apps
07/01/2025	EP	City of Plantation	\$113.39	Water & sewer
07/01/2025	EP	City of Plantation	\$117.34	Water & sewer
07/01/2025	EP	City of Plantation	\$200.00	Water & sewer
07/01/2025	EP	City of Plantation	\$200.00	Water & sewer
07/08/2025	EP	Uv Air Solutions LLC	\$700.00	Repairs & maintenance
07/08/2025	EP	Aquatic Isles Pool Services	\$120.00	Repairs & maintenance
07/08/2025	EP	Aquatic Isles Pool Services	\$220.00	Repairs & maintenance
07/08/2025	EP	Florida Power & Light	\$1,152.00	Electricity
07/08/2025	EP	Florida Power & Light	\$4,454.81	Electricity

07/08/2025	EP	Florida Power & Light	\$6,434.78	Electricity
07/08/2025	1134	Cooling Power Corp	\$3,575.00	Repairs & maintenance
07/09/2025	EP	Aquatic Isles Pool Services	\$130.00	Repairs & maintenance
07/10/2025	EP	Uv Air Solutions LLC	\$150.00	Repairs & maintenance
07/10/2025	EP	Uv Air Solutions LLC	\$1,250.00	Repairs & maintenance
07/11/2025	EP	IMS Corporation	\$699.57	Repairs & maintenance
07/11/2025	EP	IMS Corporation	\$1,009.08	Repairs & maintenance
07/15/2025	EP	City National Bank	\$86.56	Bank fees & service charges
07/15/2025	EP	Florida Power & Light	\$121.90	Electricity
07/15/2025	EP	IMS Corporation	\$411.95	Repairs & maintenance
07/21/2025	EP	Intuit Quickbooks	\$275.00	Software & apps
07/23/2025	EP	Uv Air Solutions LLC	\$150.00	Repairs & maintenance
07/23/2025	EP	Uv Air Solutions LLC	\$1,000.00	Repairs & maintenance
07/25/2025	1137	Paradise Plumbing & Air Cond	\$560.38	Repairs & maintenance
07/28/2025	EP	Florida Power & Light	\$1,024.21	Electricity
07/28/2025	EP	IMS Corporation	642.00	Repairs & maintenance
07/28/2025	EP	IMS Corporation	\$373.00	Repairs & maintenance
07/28/2025	EP	IMS Corporation	\$1,410.33	Repairs & maintenance
07/28/2025	EP	Florida Power & Light	\$60.38	Electricity
07/29/2025	EP	Florida Power & Light	\$4,837.60	Electricity
07/29/2025	EP	Florida Power & Light	\$54.31	Electricity
07/29/2025	EP	Florida Power & Light	\$6,539.40	Electricity
07/29/2025	EP	Florida Power & Light	\$127.12	Electricity

07/29/2025	1138	Sol Designs	\$750.00	Repairs & maintenance
07/29/2025	EP	City of Plantation	\$299.14	Water & sewer
07/29/2025	EP	City of Plantation	\$117.34	Water & sewer
07/29/2025	EP	City of Plantation	\$200.00	Water & sewer
07/29/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
07/29/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
07/29/2025	EP	City of Plantation	\$2.40	Bank fees & service charges
07/31/2025	EP	Intuit Quickbooks	\$99.00	Software & apps
08/01/2025	1144	Quality Air Conditioning Co Inc	\$290.00	Repairs & maintenance
08/01/2025	1144	Quality Air Conditioning Co Inc	\$495.00	Repairs & maintenance
08/01/2025	1144	Quality Air Conditioning Co Inc	\$495.00	Repairs & maintenance
08/01/2025	1144	Quality Air Conditioning Co Inc	\$125.00	Repairs & maintenance
08/01/2025	1136	Plumbing Around the Clock	\$1,200.00	Repairs & maintenance
08/04/2025	EP	Aquatic Isles Pool Services	\$130.00	Repairs & maintenance
08/07/2025	EP	Florida Power & Light	\$30.23	Electricity
08/07/2025	EP	Florida Power & Light	\$315.81	Electricity
08/07/2025	EP	Florida Power & Light	\$39.29	Electricity
08/07/2025	EP	Florida Power & Light	\$50.15	Electricity
08/11/2025	1147	Lane Elevator	\$320.00	Repairs & maintenance
08/15/2025	EP	City National Bank	\$130.81	Bank fees & service charges
08/18/2025	1149	Cooling Power Corp	\$16,500.00	Repairs & maintenance

08/19/2025	1143	Your Green Pros	\$350.00	Repairs & maintenance
08/19/2025	1141	Your Green Pros	\$1,000.00	Repairs & maintenance
08/19/2025	1139	Your Green Pros	\$250.00	Repairs & maintenance
08/19/2025	1140	Your Green Pros	\$200.00	Repairs & maintenance
08/19/2025	1142	Your Green Pros	\$950.00	Repairs & maintenance
08/19/2025	EP	Intuit Quickbooks	\$275.00	Software & apps
08/22/2025	EP	City of Boca Raton	\$380.81	Water & sewer
08/25/2025	EP	Florida Power & Light	\$84.95	Electricity
08/27/2025	EP	Florida Power & Light	\$433.95	Electricity
08/27/2025	EP	Florida Power & Light	\$521.86	Electricity
09/02/2025	EP	Intuit Quickbooks	\$99.00	Software & apps
09/04/2025	EP	Aquatic Isles Pool Services	\$130.00	Repairs & maintenance
09/08/2025	1150	Rivero Mestre LLP	\$120,190.84	Legal fees
09/08/2025	EP	Day Pitney	\$16,765.00	Legal fees
09/08/2025	EP	Eisner Advisory Group LLC	\$11,196.00	Legal fees
09/09/2025	EP	Aquatic Isles Pool Services	\$220.00	Repairs & maintenance
09/15/2025	EP	City National Bank	\$94.06	Bank fees & service charges
09/15/2025	EP	Aquatic Isles Pool Services	\$695.50	Repairs & maintenance
09/19/2025	EP	Intuit Quickbooks	\$275.00	Software & apps
09/23/2025	1151	Your Green Pros	\$350.00	Repairs & maintenance
09/23/2025	1152	Your Green Pros	\$300.00	Repairs & maintenance