

**IN THE UNITED STATES DISTRICT COURT
FOR THE SOUTHERN DISTRICT OF FLORIDA
CASE NO. 20-CV-81205-RAR**

SECURITIES AND EXCHANGE
COMMISSION,

Plaintiff,

v.

COMPLETE BUSINESS SOLUTIONS
GROUP, INC. d/b/a PAR FUNDING, *et al.*,

Defendants.

**RECEIVER RYAN K. STUMPHAUZER'S
QUARTERLY STATUS REPORT DATED AUGUST 1, 2022**

Ryan K. Stumphauzer, Esq., Court-Appointed Receiver (“Receiver”) of the Receivership Entities,¹ pursuant to the requirements of the Amended Order Appointing Receiver [ECF No. 141],

¹ The “Receivership Entities” are Complete Business Solutions Group, Inc. d/b/a Par Funding (“Par Funding”); Full Spectrum Processing, Inc.; ABetterFinancialPlan.com LLC d/b/a A Better Financial Plan; ABFP Management Company, LLC f/k/a Pillar Life Settlement Management Company, LLC; ABFP Income Fund, LLC; ABFP Income Fund 2, L.P.; United Fidelis Group Corp.; Fidelis Financial Planning LLC; Retirement Evolution Group, LLC; RE Income Fund LLC; RE Income Fund 2 LLC; ABFP Income Fund 3, LLC; ABFP Income Fund 4, LLC; ABFP Income Fund 6, LLC; ABFP Income Fund Parallel LLC; ABFP Income Fund 2 Parallel; ABFP Income Fund 3 Parallel; ABFP Income Fund 4 Parallel; ABFP Income Fund 6 Parallel; ABFP Multi-Strategy Investment Fund LP; ABFP Multi-Strategy Investment Fund 2 LP; MK Corporate Debt Investment Company LLC; Capital Source 2000, Inc.; Fast Advance Funding LLC; Beta Abigail, LLC; New Field Ventures, LLC; Heritage Business Consulting, Inc.; Eagle Six Consultants, Inc.; 20 N. 3rd St. Ltd.; 118 Olive PA LLC; 135-137 N. 3rd St. LLC; 205 B Arch St Management LLC; 242 S. 21st St. LLC; 300 Market St. LLC; 627-629 E. Girard LLC; 715 Sansom St. LLC; 803 S. 4th St. LLC; 861 N. 3rd St. LLC; 915-917 S. 11th LLC; 1250 N. 25th St. LLC; 1427 Melon St. LLC; 1530 Christian St. LLC; 1635 East Passyunk LLC; 1932 Spruce St. LLC; 4633 Walnut St. LLC; 1223 N. 25th St. LLC; Liberty Eighth Avenue LLC; The LME 2017 Family Trust; Blue Valley Holdings, LLC; LWP North LLC; 500 Fairmount Avenue, LLC; Recruiting and Marketing Resources, Inc.; Contract Financing Solutions, Inc.; Stone Harbor Processing LLC; LM Property Management LLC; and ALB Management, Inc., and the Receivership also includes the properties located at 568 Ferndale Lane, Haverford PA 19041; 105 Rebecca Court, Paupack,

hereby files this Quarterly Status Report dated August 1, 2022. By way of summary, the Receivership Estate consists of, among other things, approximately \$60 million of real property, \$3 million in other tangible assets the Receiver has brought into the Receivership Estate (including boats, cars, artwork, and luxury watches), and \$105,873,218 in cash (as of June 30, 2022). As of July 31, 2022, the current cash balance was \$110,188,975.

I. Overall Administration of Receivership Estate

A. Quarterly Report of Receivership Estate

Pursuant to the requirements of the Amended Order Appointing Receiver [ECF No. 141], attached as Exhibit 1 is a full report and accounting reflecting (to the best of the Receiver's knowledge as of the period covered by the report) the existence, value, and location of all Receivership Property, and of the extent of liabilities, both those claimed to exist by others and those the Receiver believes to be legal obligations of the Receivership Estates (the "Quarterly Report"). The Quarterly Report contains the following information: (1) summary of the operations of the Receiver; (2) the amount of cash on hand, the amount and nature of accrued administrative expenses, and the amount of unencumbered funds in the estate; (3) a schedule of all the Receiver's receipts and disbursements (attached as Exhibit A to the Quarterly Status Report), with one column for the quarterly period covered and a second column for the entire duration of the receivership; (4) a description of all known Receivership Property, including approximate or actual valuations, anticipated or proposed dispositions, and reasons for retaining assets where no disposition is intended; (5) a description of liquidated and unliquidated claims held by the Receivership Estate, including the need for forensic and/or investigatory resources; approximate valuations of claims;

PA 18451; 107 Quayside Dr., Jupiter FL 33477; 2413 Roma Drive, Philadelphia, PA 19145; 159 26th Street, Avalon, NJ 08202; and 164 84th Street, Stone Harbor, NJ 08247.

and anticipated or proposed methods of enforcing such claims (including likelihood of success in: (i) reducing the claims to judgment; and, (ii) collecting such judgments); (6) a list of all known creditors with their addresses and the amounts of their claims; (7) the status of Creditor Claims Proceedings, after such proceedings have been commenced; and (8) the Receiver's recommendations for a continuation or discontinuation of the receivership and the reasons for the recommendations, as required pursuant to Paragraphs 53 and 54 of the Amended Order Appointing Receiver dated August 13, 2020 [ECF No. 141].

II. Update on Other Assets Included within the Receivership Estate

A. Accounts Receivable and Collection Activities

At the time of his appointment, the Receiver obtained control over \$28,779,570 in cash held by the various original Receivership Entities. As a result of various Orders expanding the Receivership, the Receiver obtained an additional \$14,756,649 in cash held by the additional Receivership Entities. The Receiver has also acquired an additional \$86,672,538 in cash through collections, settlements, and other recoveries. After accounting for expenses, the total cash balance was \$105,873,218 as of June 30, 2022. As of July 31, 2022, the current cash balance was \$110,188,975.

B. Accounts Receivable – Merchant Cash Advance Accounts

The Receiver, his professionals, and the staff he rehired at Par Funding have been continuing to collect on the accounts receivable for the merchant cash advance (“MCA”) accounts that were pending with the company as of the time the Receiver took over the operations of Par Funding. Historically, the Receiver has reported the entire accounts receivable balances that were on Par Funding's books for these MCA accounts, while explaining that these balances did not reflect appropriate reductions for collectability or bad debt. After the current reporting period

(May 1, 2022 through June 30, 2022), the Receiver, through his outside consultants, counsel, and internal collection staff and accountants, analyzed the collectability of the balances for all MCA companies. The Receiver determined that \$18.7 million should be written off due to closed bankruptcies; circumstances where the merchant is out of business; and circumstances where there is neither viable guarantors nor viable collateral. In analyzing the MCA balances, the Receiver also determined that a reserve in the amount of \$100.6 million was required for accounts with ongoing bankruptcies and other circumstances where full payment is doubtful. *See* DSI's Report, attached as Exhibit 1. The Receiver will continue to analyze this portfolio to determine realistic write-offs and allowances for additional amounts that are not likely to be collected.

C. Collection Efforts Through Outside Collection Company and Litigation

Altus Receivables Management, Inc. ("Altus") is a national collection company that the Receiver has engaged on a contingency fee recovery basis. Altus is seeking to collect judgments previously entered against select non-performing, non-bankruptcy merchants, guarantors, and counterparties that had outstanding balances and/or were otherwise in default at the time of the establishment of the receivership (collectively "merchants"). Thus, these recovery efforts are being pursued in the ordinary course of the administration and operation of the receivership.

The judgments against these merchants are being exemplified under Pennsylvania law and will be domesticated for legal action in the merchant's home state and where assets may be found. The judgments referred to Altus range from low five (5)-figure balance accounts to accounts in excess of one million dollars (\$1,000,000), based upon the Receivership Entities' records. Referrals began on January 9, 2022, and 169 exemplified judgments have since been referred to Altus with active collection efforts are underway. The Receiver has also initiated 38 actions against merchants in the Philadelphia Court of Common Pleas either through civil action

complaints or confessions of judgment. The cases filed in Philadelphia typically have resulted in either legal challenges to the underlying agreements; offers of settlement; or default or confessed judgments. Thus far, merchant challenges to the underlying agreements have been unsuccessful. The Receivership Estate is receiving offers of settlement through the Receiver's litigation in the Philadelphia Court of Common Pleas and Altus collection activities. The Receiver is considering and, where appropriate, approving offers when he deems the proposal to be in the best interests of the Receivership Estate. Finally, as additional judgments become available from the Philadelphia litigation, they will be assigned to Altus for further collection efforts if not resolved by the Receiver directly with the merchant.

D. Collection Activity and Settlements with ESC and HBC Counterparties

To date, the Receiver has resolved, either through full payoffs of the amount owed or settlements, the account balances of several counterparties to agreements with Eagle Six Consultants, Inc. ("ESC") and Heritage Business Consulting, Inc. ("HBC"). In addition, the Court has entered motions to lift the litigation injunction to allow the Receiver to pursue claims against several counterparties (and their guarantors) to agreements with ESC and HBC. [ECF No. 642; ECF No. 747; ECF No. 879]. The Receiver is in active litigation and/or settlement discussions with several of these counterparties for which the litigation injunction has been lifted.

E. Life Settlements

Two of the Receivership Entities—ABFP Multi-Strategy Investment Fund LP ("MSIF") and ABFP Multi-Strategy Investment Fund II LP ("MSIF II")—own portfolios of life settlement policies. Since the time of his appointment, the Receiver and his consultants at DSI have been managing these portfolios. These duties have included, among other things, the payment of

premiums, corresponding with the insurers and servicers of these policies, and communicating with a potential third party regarding a valuation and potential purchase of these policies.

On April 26, 2022, the Receiver learned that two policies owned by MSIF matured with total death benefits payable in the amount of \$1,000,000.00. The Receiver received and deposited those proceeds on July 27, 2022. The Receiver has not received notification that any other policies owned by MSIF have matured since he took over control of this company.

With respect to MSIF II, the Receiver was previously notified of the maturity of, and received the proceeds for, eight (8) of these policies, which amounted to gross death benefits totaling \$5,482,143. Over this reporting period, the Receiver did not learn of the maturity of any additional policies, and the Receiver did not receive any additional death benefits.

III. Receiver-Controlled Real Estate

A. The McElhone Properties

The Receiver controls 25 properties, either directly or indirectly owned by Lisa McElhone (collectively, the “Receiver-Controlled Properties”). Three (3) are single-family residential properties previously occupied by Joseph LaForte and McElhone (the “Single-Family Homes”): 107 Quayside Drive, Jupiter Florida (the “Florida Home”); 105 Rebecca Court, Paupack, Pennsylvania (the “Poconos Home”); and 568 Ferndale Lane, Haverford Pennsylvania (the “Haverford Home”). Pursuant to an agreement with the Receiver, McElhone and LaForte may live in the Haverford Home, but may not occupy or otherwise use the Florida Home or Poconos Home. McElhone and LaForte pay the Receiver rent for the Haverford Home and are responsible for paying all carrying costs (taxes, insurance, and maintenance) for all 3 Single-Family Homes.

Two other properties historically have been used for business operations, 20-22 North 3rd Street (4 units) and 205 B Arch Street. The Receiver has consolidated all CBSG business

operations within the 20-22 North 3rd Street office suite and directed OCF to market 205 B Arch Street for rent. The remaining 20 Receiver-Controlled Properties are either commercial, residential, or mixed-use rental properties in Philadelphia. Prior to the Receivership, these properties were managed by OCF Realty LLC (“OCF”) at McElhone’s direction. The Receiver has retained OCF to continue its management services for these properties (the “OCF-Managed Properties”). The 20 OCF-Managed Properties comprise 121 rental units (110 residential units and 11 commercial units). The Receiver, through OCF, continues to collect rent, pay the necessary expenses, and market units for rent as they become available.

B. Title Clearance Efforts

Certain title defects encumber several Receiver-Controlled Properties dating back to McElhone’s original acquisition. As reported in the Receiver’s prior Status Reports, these title defects, which primarily relate to a failure to terminate prior owner-created liens, were effectively “insured over” through the title insurance policies provided to McElhone at closing. The Receiver is continuing to attempt to resolve these liens.

C. Abbonizio Properties

Pursuant to the Receiver’s settlement with Perry Abbonizio and PCA 159 26th St. Avalon LLC, the Receiver acquired two single family properties located in Cape May County, New Jersey: 159 26th Street, Avalon, NJ (the “Avalon Property”) and 164 84th Street, Stone Harbor, NJ (the “Stone Harbor Property”). On July 12, 2022, in accordance with the “Sales Procedures” established in a Stipulation the Receiver entered into with the Securities and Exchange Commission and Defendant Perry Abbonizio [ECF No. 1301] (the “Stipulation”), which the Court has approved, the Receiver listed each property for sale at a price of \$4,250,000. On July 27, 2022, the Receiver executed an agreement to sell the Stone Harbor Property for \$4,150,000 in an all-

cash transaction, a sales price that exceeds the appraised value of the property. On Saturday, July 30, 2022, the Receiver filed a motion, pursuant to the procedures established in the Stipulation, to authorize the sale of the Stone Harbor Property. Assuming the motion is granted, the sale of the Stone Harbor Property is scheduled to close on August 31, 2022. The Receiver continues to market the Avalon Property for sale.

IV. Information Regarding Anticipated Claims and Distribution Process

The Receiver continues to receive numerous inquiries from investors and other creditors of the Receivership Entities regarding the timing of a claims and distribution process in this matter, as well as an estimate of the potential amounts that will be distributed to each investor/creditor. With respect to timing, the Receiver continues to assemble information regarding all known investors in and creditors of the Receivership Entities, and anticipates that the claims and distribution process will begin as soon as possible following the Court's resolution of the SEC's motion seeking an order of disgorgement and penalties against the Defendants.

There still remain a number of questions and uncertainties surrounding the accounts receivable of the Receivership Entities and other claims the Receiver is pursuing or otherwise evaluating. Additionally, the amount of the orders of disgorgement and/or penalties to be entered against the Defendants have not yet been determined, much less an understanding of how much will be collected and available for distribution from those amounts. The Court will also need to consider the Receiver's recommendations and establish a procedure for determining the manner in which various claims will be evaluated and administered. As a result, it is still too early for the Receiver to provide any estimates of the amounts that may be available—either on an individual level or in total—for distribution to investors and other creditors.

Additionally, given that certain claims or collection efforts from various sources of potential recovery are not likely to be resolved in the near future, the Receiver also anticipates the possibility of recommending a phased distribution process. Under this phased process, the Receiver would request permission to make an initial distribution from amounts already collected, after the disgorgement and penalty amounts have been determined. Then, as the Receiver continues to recover additional funds on behalf of the Receivership Estate and otherwise liquidates assets the Receiver has collected, the Receiver would anticipate making a supplemental distribution (or supplemental distributions, depending on the timing of these future recoveries). The Receiver and his professional staff will continue to evaluate these issues and provide updates as they are available. Information regarding the proposed claims and distribution plan will be posted on the Receivership website after the Receiver has filed it with the Court.

V. Expansion of Receivership Estate

In total, the Receiver has filed and obtained Orders from the Court granting 10 motions to expand the Receivership Estate.

In addition, as the Receiver has previously reported, the Court's Order Granting Motion to Expand Receivership Estate dated December 16, 2020 [ECF No. 436], through which several entities and properties were included in the Receivership Estate as additional Receivership Entities, is currently on appeal to the United States Court of Appeals for the Eleventh Circuit. That appeal is fully briefed and oral argument was conducted before the Eleventh Circuit in Miami on June 7, 2022. No opinion has been issued yet on this appeal.

VI. Update on Pending Motions and Other Matters

As of the filing of this report, there are three pending motions that pertain specifically to the Receiver and the administration of the Receivership Estate:

1. Receiver's Expedited Motion to Expand the Receivership to include 19 Country Drive, Morristown, NJ 07960 [ECF No. 1180], filed on March 9, 2022. Through this Motion, the Receiver seeks to expand the scope of the Receivership Estate over certain property located at 19 Country Drive, Morristown, NJ 07960 that Daniel Scaramellino purchased with comingled investor funds he received from one of the Receivership Entities, Eagle Six Consultants, Inc. The Receiver filed this Motion upon learning that Scaramellino was attempting to sell the property in a transaction he failed to disclose to the Receiver at a time the Receiver was in discussions with Scaramellino in an attempt to resolve the more than \$8.7 million debt he owes to the Receivership Estate. Pursuant to an agreement between the affected parties, the sale of the property was permitted to close and the net proceeds from that sale were substituted in place of the property as the subject of the Motion, which the Receiver is holding in trust pending the resolution of the Motion. After several unopposed extensions of time to facilitate settlement discussions between the Receiver and Scaramellino that were ultimately unsuccessful, the Motion is now fully briefed and scheduled for a hearing before the Court on August 3, 2022, at 10:30 a.m. [ECF No. 1321].

2. Receiver's Motion for an Order to Show Cause Why Defendants Joseph LaForte and Lisa McElhone Should Not Be Held in Contempt, and to Lift Litigation Injunction Against Specified Third Parties [ECF No. 1328], filed on July 29, 2022. In this Motion, the Receiver requests the Court to issue an order to show cause why Defendants Joseph LaForte and Lisa McElhone should not be held in civil contempt based on alleged violations of the Court's Orders appointing the Receiver in this case. The Court's Orders authorized the Receiver to exercise exclusive possession or control over Receivership Property and to marshal and preserve Receivership Assets and Recoverable Assets. The Orders also prohibited the Defendants from interfering with the Receiver's efforts to take control, possession, or management of any

Receivership Property. The Motion asserts that despite the Orders, Defendants Joseph LaForte and Lisa McElhone, with the assistance of various third parties, diverted funds due and owing to the Receivership Estate, and interfered with the Receiver's efforts to recover Receivership Property and to marshal and preserve Receivership Assets and Recoverable Assets. Specifically, the Motion alleges that Defendants Joseph LaForte and Lisa McElhone violated the Orders by: (1) diverting merchant collections from CBSG and its affiliate, Contract Financing Solutions, Inc. ("CFS") to other entities LaForte and McElhone controlled; (2) laundering the diverted funds through shell and nominee corporations; and (3) using the laundered funds for their personal use and benefit, including the payment of their legal and expert witness fees in this case. The Receiver also requests the Court to lift the litigation injunction provided for in the Amended Order Appointing Receiver dated August 13, 2020 [ECF No. 141] to allow the Receiver to pursue claims against various individuals and entities that assisted LaForte and McElhone in executing the diversion scheme, or that received proceeds from the diversion scheme. On July 30, 2022, the Court entered an Order [ECF No. 1332] on the Motion: (a) requiring LaForte and McElhone to file a written response to the Motion on or before August 26, 2022; (b) requiring the Receiver to file any reply on or before September 7, 2022; (c) scheduling an evidentiary hearing on the Motion on September 12, 2022, at 11:00 A.M., and (d) lifting the litigation injunction, as requested in the Motion.

3. Receiver's Motion for Order Authorizing Receiver's Sale of Real Property Located at 164 84th Street, Stone Harbor, NJ 08247 [ECF No. 1331], filed on July 30, 2022. As described above in Section III(C), the Receiver filed a motion, pursuant to the procedures established in a Stipulation approved by the Court, to authorize the sale of the residential property located at 164 84th Street, Stone Harbor, NJ 08247. If neither the Securities and Exchange Commission nor Defendant Perry Abbonizio file an objection to the proposed sale within 10 days from the date the

Receiver filed the Motion (*i.e.*, by August 9, 2022), then the Court may enter an Order approving the sale. The Receiver does not anticipate that the Commission or Mr. Abbonizio will be filing an objection.

VII. Website / Communications with Interested Parties

The Receiver continues to receive many e-mails, telephone calls, and other inquiries from investors, merchants, administrators of agent funds, and other interested parties. The Receiver and his professionals have returned phone calls and emails from thousands of investors, merchants, and others. Since the Receiver established the receivership website on August 16, 2020, which is available at parfundingreceivership.com, there have been more than 118,522 visitors and 539,024 pageviews to the website. The Receiver will continue to update this website with key court filings, news and updates, reports from the Receiver, answers to frequently asked questions, important dates and deadlines (including Zoom or telephone dial-in information for status conferences and other significant hearings before the Court), and other pertinent information. Additionally, the Receiver will utilize this website to provide notice to investors and other claimants regarding the claims and distribution process in this matter, once that information is available.

VIII. Conclusion

WHEREFORE, Ryan K. Stumphauzer, as Court-Appointed Receiver, by and through his undersigned counsel, respectfully files this Quarterly Status Report dated August 1, 2022.

Dated: August 1, 2022

Respectfully Submitted,

**STUMPHAUZER FOSLID SLOMAN
ROSS & KOLAYA, PLLC**
Two South Biscayne Blvd., Suite 1600
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By: /s/ Timothy A. Kolaya
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Co-Counsel for Receiver

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on August 1, 2022, I electronically filed the foregoing document with the clerk of the Court using CM/ECF. I also certify that the foregoing document is being served this day on counsel of record via transmission of Notices of Electronic Filing generated by CM/ECF.

/s/ Timothy A. Kolaya
TIMOTHY A. KOLAYA

Exhibit “1”



VIA EMAIL (rstumphauzer@sfslaw.com)

August 1, 2022

Mr. Ryan Stumphauzer
Receiver
c/o Stumphauzer, Foslid, Sloman, Ross & Kolaya PLLC
2 South Biscayne Boulevard
Suite 1600
Miami, Florida 33131

Dear Ryan:

In accordance with the Amended Order Appointing Receiver (D.E. #141) (“Amended Order”), following is our quarterly report relating to the operations and analyses undertaken by Development Specialists Inc. (“DSI”) for the period of April 1, 2022 through June 30, 2022 (“Reporting Period”). Except as may be noted, all activity and financial data is for the Reporting Period.

A. A summary of operations of the Receiver

Currently, the Receivership is comprised of 55 legal entities as well as numerous assets owned by these legal entities or purchased by the defendants in their own name for personal use. During the Reporting Period, no new assets or entities were added to the Receivership.

In addition to working with you and your counsel, during the Reporting Period, my staff and I continued to work with the corporate staff with various operations matters as they arose.

General Operations

- Staffing

We continue to discuss general operations matters with both the accounting and collections staffs as needed.

MIAMI/FT. LAUDERDALE

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- Tax Matters

During the Reporting Period, we worked on tax matters with the tax preparers. Along with you, are working on the determination of amending prior tax returns.

Portfolio Collections

Analysis of merchant cash advance (“MCA”) accounts

As previously reported, at the outset of the Receivership, we were provided a listing of the MCA accounts for CBSG (“CBSG Portfolio”). This listing included thousands of accounts with a gross balance of over \$400MM, without reduction for collectability or bad debt. These accounts were marked as performing, non-performing, under-performing or default. The following table reflects the portfolio status at July 28, 2020, included in our prior reports, and June 30, 2022 based on these categorization of the balances from reports prepared by operations staff.

<i>\$MM’s</i>	CBSG Portfolio Amount as of:	
	7/28/2020	06/30/2022
Active ¹	\$117.7	\$16.6
Exception Portfolio	203.9	188.6
Litigation ²	4.6	54.5
Non-Performing ³	34.7	17.2
Bankruptcy ⁴	54.7	55.7
Total Portfolio	\$415.6	\$332.6

¹ Active portfolio includes all merchants having made a payment from May 1, 2022 through June 30, 2022 and those paying pursuant to a settlement agreement. Merchants have entered into short-term settlement agreements thereby reducing the balance owed. As of the end of the Reporting Period, there are 254 settlement agreements for all MCA companies with 199 merchants completely paid and the remainder with outstanding payments according to the agreement.

² As of 6/30/2022, there were numerous accounts on hold due to various legal reasons, including collateral issues, pending litigation, legal demands and pending and filed confessions of judgement. In certain of these cases, the Receiver has filed a motion to lift the litigation hold in order to proceed with formal litigation. The balance also includes accounts sent to Altus Receivable Management.

³ Non-performing merchants include merchants which have not made a payment in the 60 days prior to the end of the Reporting Period. This includes accounts which management defaulted prior to the Receivership.

⁴ Includes Exception Portfolio merchants that filed bankruptcy. These merchants are excluded from the Exception Portfolio balance. Furthermore, the balance takes into account only if the merchant filed for bankruptcy. In certain cases, the guarantor filed bankruptcy but not the merchant. In these cases, for the table, the amount owed by the merchants has not been reclassified to bankruptcy. The balance also includes amounts not yet written off although the merchant may have been discharged.

Mr. Ryan K. Stumphauzer
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The reduction in the CBG Portfolio balance of approximately \$83MM represents merchants that have completely paid their advance through full payment of the remaining balance, settlement at a reduced amount or write-off of the remaining balance if the balance was determined to be unrecoverable⁵. Balances determined to be unrecoverable include bankruptcy of the merchant and guarantor, verifiable closure of the merchant's business or for other business reasons.

For all MCA Receivership Entities, the accounts receivable balance at June 30, 2022 was approximately \$345.0MM. After the Reporting Period, we analyzed the collectability of the MCA advances for additional write-offs and reserves for uncollectible accounts balances. We determined that balances needed to be written off due to closed bankruptcies and deemed uncollectible because the merchant ceased doing business or because of a lack of viable guarantors or collateral. This resulted in a write-off of approximately \$18.7MM. We further determined that a reserve was needed for the accounts with open bankruptcies and for other matters where full payment is doubtful. This resulted in a reserve balance of approximately \$100.6MM. The net result of these adjustments reduced the accounts receivable balances of the MCA companies from approximately \$345.0MM to approximately \$226.4MM. Further reductions may be needed as more information is gathered. This analysis excludes accounts receivables held by Eagle Six Consultants and Heritage Business Consulting.

Forensic Accounting and Litigation Support

During the Reporting Period, DSI assisted you and your counsel in preparing analyses and reports relative to the defendants' settlements and negotiations relating to disgorgement. We continued our analysis of the Receivership Entities' cash sources and uses as well as the data needed for claims analysis.

In addition, during the Reporting Period, DSI responded to questions from counsel as to the Exception Portfolio, participated in numerous calls with counsel and borrowers and provided analyses to assist in filing litigation against or enter into settlement agreements with the borrowers.

B. The amount of cash on hand, the amount and nature of accrued administrative expenses, and the amount of unencumbered funds in the estate.

Exhibit A shows the activity of the Receivership through for the Reporting Period and the cumulative period. Total cash and cash equivalents as of June 30, 2022 is \$107,557,093. All of the cash is unencumbered.

⁵ The reduction includes approximately \$10 million of accounts in bankruptcy which have been written off due to receiving either the final distribution or no distribution from the merchant/debtor and the bankruptcy has been closed.

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The accrued administrative fees for the quarter ended June 30, 2022 are:

- Receiver/co-counsel – Stumphauzer, Foslid, Sloman, Ross & Kolaya PLLC \$212,265.98
- Co-counsel – Pietragallo Gordon Alfano Bosick & Raspanti, LLP \$645,375.27
- Financial Advisor/Operations Consultant – Development Specialists, Inc. \$203,904.36
- Digital Evidence/Computer Forensics Prof. – Lawgical Insights, LLC \$2,675.02
- Investigation Firm – HD Investigative Group, LLC \$5,287.50

All other administrative expenses, such as payroll and office expenses, are paid in the ordinary course of business. Certain employee wages, specifically paid time off, for employees who have returned to work may be owed to employees but have not been quantified.

C. A schedule of all the Receiver’s receipts and disbursements.

Exhibit A details the receipts and disbursements for the Reporting Period.

D. A description of known Receivership Property, including approximate or actual valuations, anticipated or proposed dispositions, and reasons for retaining assets where no disposition is intended.

Receivership Property includes:

Asset:	Estimated value	
	6/30/2022	7/31/2022
Cash in bank	\$105,873,218	\$110,188,975
Cash held by ACH processors	\$250,000	\$250,000
Portfolio balance ⁶	\$345,400,000	\$226,400,000
Other accounts receivable ⁷	\$37,000,000	\$37,000,000

⁶ Includes all MCA Receivership Entities – Complete Business Solution Group, Inc.; Fast Advance Funding, LLC; Contract Financing Solutions, Inc; and, Capital Source 2000, Inc. The balance as of June 30, 2022 excludes the adjustments as described herein while the balance as of July 31, 2022 is after taking into account these adjustments.

⁷ This balance of “other accounts receivable” includes, among other things, amounts owed by third parties to ESC and HBC, *without regard to collectability*. The records of ESC and HBC also reflect that these entities are owed additional amounts that are recorded as loans they made to other Receivership Entities, including the entities that own the “real estate” referenced below. This is also true with respect to the entities that own the properties located in Haverford, Pennsylvania and Paupack, Pennsylvania, which are included within the Receivership Estate. For purposes of consistency and to avoid double counting those amounts within these balances, the additional loan balances owed from the other Receivership Entities and in connection with the Haverford and Paupack properties are neither included in these accounts receivable balance, nor are they factored into the value of the real estate listed below. The change from prior quarter is due to adjustments for intercompany receivables for the entities added to the Receivership.

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Asset:	Estimated value	
	6/30/2022	7/31/2022
Investment in third parties ⁸	\$3,341,000	\$3,341,000
Life settlement policies (gross death benefits) ⁹	\$25,830,000	\$24,830,000
Real estate (see Exhibit C)	\$60,831,900	\$60,831,900
Other Assets (see Exhibit D)	\$3,496,100	\$3,496,100
Furniture and fixtures	\$100,000	\$100,000

E. A description of liquidated and unliquidated claims held by the Receivership Estate, including the need for forensic and/or investigatory resources; approximate valuations of claims; and anticipated or proposed methods of enforcing such claims.

Working with counsel, this process is ongoing and we have yet to determine the claims and the estimated value of the claims. As noted above, we continue to work on the forensic review of the books and records and will provide more information.

F. A list of all known creditors with their addresses and the amounts of their claims.

We provided a list of the known creditors of CBSG in our report to you dated August 31, 2020 and filed as Exhibit 1 to D.E. #214, Receiver Ryan K. Stumphauzer’s Notice Of Filing Sworn Statement Pursuant To Paragraph 9 Of The Amended Receivership Order. At this time, we have no additional information to report. However, we continue to review records and are developing a list of creditors related to the non-CBSG entities including investors, trade and vendor payables.

⁸ We identified certain balances that are not accounts receivable but rather investments in other, third-party, non-public entities recorded by ESC and HBC. The balance is the gross balance without adjustment for changes in value of the underlying investment assets.

⁹ Approximate death benefit of life settlement insurance policies owned by Receivership Entities under the A Better Financial Plan after adjustment for death benefits received and included in the cash balance. As of 6/30/2022, two policies matured but the death benefit had not been received. The value of the life insurance policies necessarily depends on the availability of critical documentation including but not limited to the insurance policy, actuarial detail and the purchase and sale agreement for the policy. Based on the incomplete documentation that has been made available to us to date and, in turn, provided to Maple Life Analytics, LLC (“Maple”), Maple concluded the market value of the policies in the portfolio (as of the February 2021 valuation) is less than \$10.0MM. Since February 2021, policies have matured with death benefits received totaling approximately \$5.45 million. Removing these policies from the prior valuation, the market valuation of the remaining policies is estimated at \$8.0MM as of the end of the Reporting Period. In the event the Receivership receives additional documentation, we will provide such documentation to Maple and will provide additional updates in future reports if any such additional information affects the Maple valuation of these policies.

Mr. Ryan K. Stumphauzer
August 1, 2022
Page 6

G. The status of Creditor Claims Proceedings, after such proceedings have commenced.

The Creditor Claims Proceedings have not yet commenced.

H. The Receiver's recommendations for a continuation or discontinuation of the receivership and the reasons for the recommendations.

It is my recommendation that the Receivership continues. The Receivership is benefitted by continuing to collect outstanding merchant and loan balances. The professional staffing changes that occurred will reduce fees going forward. Current professionals are knowledgeable of the Receivership Entities' books and records all of which is vital to working with you and counsel on various causes of actions and to maximize and monetize the assets of the receivership.

Sincerely,



Bradley D. Sharp
President & CEO

Copy to: Mr. Gaetan J. Alfano (GJA@Pietragallo.com)
Mr. Tom J. Frey (e-mail TFrey@DSIConsulting.com)
Mr. Timothy A. Kolaya (e-mail TKolaya@sflaw.com)
Mr. George E. Shoup, III (e-mail GShoup@DSIConsulting.com)
Mr. Yale S. Bogen (e-mail YBogen@DSIConsulting.com)

EXHIBIT A

Ryan K Stumphauzer, Receiver

Report prepared by:
Financial Advisor and Operational Consultant to the Receiver
Development Specialists, Inc.

INTERIM REPORT IN PREPARATION OF STATUS CONFERENCE
**STANDARDIZED FUND
ACCOUNTING REPORT**

CIVIL - RECEIVERSHIP FUND

Consolidated Par Funding Receivership Entities ¹

Civil Court Docket No. 20-cv-81205-RAR

Reporting Period 4/1/2022 to 6/30/2022

^[1] The “Receivership Entities” are Complete Business Solutions Group, Inc. d/b/a Par Funding (“Par Funding”); Full Spectrum Processing, Inc. (“Full Spectrum”); ABetterFinancialPlan.com LLC d/b/a A Better Financial Plan; ABFP Management Company, LLC f/k/a Pillar Life Settlement Management Company, LLC; ABFP Income Fund, LLC; ABFP Income Fund 2, L.P.; United Fidelis Group Corp.; Fidelis Financial Planning LLC; Retirement Evolution Group, LLC; RE Income Fund LLC; RE Income Fund 2 LLC; ABFP Income Fund 3, LLC; ABFP Income Fund 4, LLC; ABFP Income Fund 6, LLC; ABFP Income Fund Parallel LLC; ABFP Income Fund 2 Parallel; ABFP Income Fund 3 Parallel; ABFP Income Fund 4 Parallel; ABFP Income Fund 6 Parallel; ABFP Multi-Strategy Investment Fund LP; ABFP Multi-Strategy Investment Fund 2 LP; MK Corporate Debt Investment Company LLC; Capital Source 2000, Inc.; Fast Advance Funding LLC; Beta Abigail, LLC; New Field Ventures, LLC; Heritage Business Consulting, Inc.; Eagle Six Consultants, Inc.; 20 N. 3rd St. Ltd.; 118 Olive PA LLC; 135-137 N. 3rd St. LLC; 205 B Arch St Management LLC; 242 S. 21st St. LLC; 300 Market St. LLC; 627-629 E. Girard LLC; 715 Sansom St. LLC; 803 S. 4th St. LLC; 861 N. 3rd St. LLC; 915-917 S. 11th LLC; 1250 N. 25th St. LLC; 1427 Melon St. LLC; 1530 Christian St. LLC; 1635 East Passyunk LLC; 1932 Spruce St. LLC; 4633 Walnut St. LLC; 1223 N. 25th St. LLC; Liberty Eighth Avenue LLC; The LME 2017 Family Trust; Blue Valley Holdings, LLC; LWP North LLC; 500 Fairmount Avenue, LLC; Recruiting and Marketing Resources, Inc.; Contract Financing Solutions, Inc.; Stone Harbor Processing LLC; LM Property Management LLC; and ALB Management, LLC; and the Receivership also includes the properties located at 568 Ferndale Lane, Haverford PA 19041; 105 Rebecca Court, Paupack, PA 18451; 107 Quayside Dr., Jupiter FL 33477; 2413 Roma Drive, Philadelphia, PA 19145; 159 26th Street, Avalon, NJ 08202; 164 84th Street, Stone Harbor, NJ 08247.

STANDARDIZED FUND ACCOUNTING REPORT for PAR FUNDING - Cash Basis
 Receivership; Civil Court Docket No. 20-cv-81205-RAR
 Reporting Period 4/1/2022 to 6/30/2022

Fund Accounting:		Current Period	Prior Period(s)	Case-to-date
		4/1/22 - 6/30/22	7/28/20 - 3/31/21	Total
Line 1	Beginning Balance:	\$103,527,145	\$28,779,570	\$28,779,570
	<i>Increases in Fund Balance:</i>			
Line 2	Business Receipts	6,527,851	74,899,201	81,427,052
	Business Receipts - Overpayments	(31,665)	(66,571)	(98,236)
Line 3	Cash and Securities			
	Pre-Receivership Cash Transfer	0	14,756,649	14,756,649
	Change in Value of Securities	(221,256)	678,919	457,663
Line 4	Interest/Dividend Income	23,705	143,806	167,511
Line 5	Business Asset Liquidation	0	0	0
Line 6	Personal Asset Liquidation	0	0	0
Line 7	Third-Party Litigation Income	394,686	3,216,663	3,611,349
Line 8	Miscellaneous¹	15,121	1,092,078	1,107,199
	Total Receipts²	6,708,441	94,720,744	101,429,185
	Total Funds Available (Lines 1 - 8):	\$110,235,586	\$123,500,314	\$130,208,755
	<i>Decreases in Fund Balance:</i>			
Line 9	Disbursements to Investors	0	0	0
Line 10	Disbursements for Receivership Operations:			
Line 10a	Disbursements to Receiver or Other Professionals ³	1,470,064	13,590,574	15,060,638
Line 10b	Business Asset Expenses			
	Payroll & Benefits	299,041	1,977,683	2,276,724
	IT Expense	42,541	729,269	771,809
	Utilities	8,056	41,111	49,167
	Insurance	33,749	53,586	87,335
	Other Operating Expense	94,642	359,245	453,887
	Other	8,335	101,219	109,554
	Total Business Asset Expenses²	486,364	3,262,111	3,748,476
Line 10c	Personal Asset Expenses	0	1,370	1,370
Line 10d	Investment Expenses			
	Premiums Due on Life Settlement Policies	583,232	2,419,074	3,002,306
	Property Expenses	138,833	655,315	794,147
Line 10e	Third-Party Litigation Expenses			
	1. Attorney Fees	0	44,726	44,726
	2. Litigation Expenses	0	0	0
	3. Forensic Accounting	0	0	0
	Total Third-Party Litigation Expenses	0	44,726	44,726
Line 10f	Tax Administrator Fees and Bonds	0	0	0
Line 10g	Federal and State Tax Payments	0	0	0
	Total Disbursements for Receivership Operations	\$2,678,493	\$19,973,169	\$22,651,662
Line 11	Disbursements for Distribution Expenses Paid by the Fund:	0	0	0
Line 12	Disbursements to Court/Other:	0	0	0
	Total Funds Disbursed (Line 9 - 12)	\$2,678,493	\$19,973,169	\$22,651,662
Line 13	Ending Balance:⁴	\$107,557,093	\$103,527,145	\$107,557,093

STANDARDIZED FUND ACCOUNTING REPORT for PAR FUNDING - Cash Basis
 Receivership; Civil Court Docket No. 20-cv-81205-RAR
 Reporting Period 4/1/2022 to 6/30/2022

	<u>Current Period</u>	<u>Prior Period(s)</u>	<u>Case-to-date</u>
Line 14 Ending Balance of Fund - Net Assets:			
Line 14a Cash & Cash Equivalents	\$107,557,093	\$103,527,145	\$107,557,093
Line 14b Investments			Unknown
Line 14c Other Assets or Uncleared Funds			
Total Ending Balance of Fund - Net Assets	\$107,557,093	\$103,527,145	\$107,557,093

OTHER SUPPLEMENTAL INFORMATION:

	<u>Current Period</u>	<u>Prior Period(s)</u>	<u>Case-to-date</u>
<i>Report of Items NOT To Be Paid by the Fund:</i>			
Line 15 Disbursements for Plan Administration Expenses Not Paid by the Fund:			
Line 16 Disbursements to Court/Other Not Paid by the Fund:			
Line 17 DC & State Tax Payments			
Line 18 No. of Claims:			
Line 18a # of Claims Received This Reporting Period			
Line 18b # of Claims Received Since Inception of Fund			
Line 19			
Line 19a # of Claimants/Investors Paid This Reporting Period			
Line 19b # of Claimants/Investors Paid Since Inception of Fund			

Note 1: Includes \$16,574.82 of expense reimbursements from Solar Vision and Solar Exchange for shared IT expenses.

Note 2: Excludes inter-receivership receipts/disbursements.

Note 3: Disbursements to Receiver or Other Professionals includes payments for certain IT related expenses and tax preparation.

Note 4: Difference between bank balance and book balance due to \$6,219 of O/S checks as of 6/30/22.

Schedule 1.1

STANDARDIZED FUND ACCOUNTING REPORT for PAR FUNDING - Cash Basis
 Receivership; Civil Court Docket No. 20-cv-81205-RAR
 Reporting Period 4/1/2022 to 6/30/2022

Entity	Bank Name	Account Number	Ending Cash Balance as of 6/30/2022
Pre-receiver Accounts			
SEP Account	Axos Bank	x3264	\$223,539
ABFP Income Fund 2	TD Ameritrade	x1080	\$1,466,555
Receiver Accounts			
Complete Business Solutions Group, Inc.	City National Bank	x1839	\$11,670,326
Complete Business Solutions Group, Inc.	City National Bank	x5736	\$4,015,951
Complete Business Solutions Group, Inc.	City National Bank	x2430	\$53,465,064
Complete Business Solutions Group, Inc.	City National Bank	x5554	\$737
Complete Business Solutions Group, Inc.	City National Bank	x3071	\$13,246
Complete Business Solutions Group, Inc.	Actum	N/A	\$12,000
Complete Business Solutions Group, Inc.	FedChex	N/A	\$0
Complete Business Solutions Group, Inc.	Kotapay	N/A	\$20,000
Complete Business Solutions Group, Inc.	Priority Payment Systems	N/A	\$50,000
CBSG dba Par Funding Receivership (QSF)	City National Bank	x2399	\$7,607,984
Full Spectrum Processing Inc.	City National Bank	x5700	\$11,257
ABFP Income Fund 2 ⁵	City National Bank	x8328	\$0
abetterfinancialplan.com, LLC. ⁵	City National Bank	x2189	\$0
ABFP Multi-Strategy Investment Fund LP.	City National Bank	x3575	\$132,515
ABFP Management Company ⁵	City National Bank	x3737	\$0
ABFP Multi-Strategy Investment Fund 2 LP.	City National Bank	x3872	\$3,895,710
MK Corporate Debt Investment Company LLC. ⁵	City National Bank	x3944	\$0
Fidelis Financial Planning LLC.	City National Bank	x5835	\$12,937
The United Fidelis Group Corp.	City National Bank	x5682	\$170,705
Retirement Evolution Group LLC. ⁶	City National Bank	x5754	\$0
Fast Advance Funding LLC	City National Bank	x2069	\$1,485,586
Fast Advance Funding LLC	Actum	N/A	\$43,613
118 Olive PA LLC	City National Bank	x1195	\$43,804
205 B Arch St Management LLC	City National Bank	x1420	\$1,334
242 S 21st St LLC	City National Bank	x9339	\$49,769
300 Market St LLC	City National Bank	x1186	\$271,106
627-629 E Girard LLC	City National Bank	x9872	\$326,833
803 S 4th St LLC	City National Bank	x9816	\$19,705
1427 Melon St LLC	City National Bank	x3410	\$638,013
1530 Christian St. LLC	City National Bank	x3401	\$75,018
1635 East Passyunk LLC	City National Bank	x3293	\$72,591
1932 Spruce St LLC	City National Bank	x2834	\$57,325
4633 Walnut St. LLC	City National Bank	x2843	\$50,149
1223 N 25th St. LLC	City National Bank	x9861	\$63,820
1250 N 25th St LLC	City National Bank	x4130	\$52,770
135-137 N. 3rd St. LLC	City National Bank	x9753	\$528,869
715 Sansom St. LLC	City National Bank	x9863	\$132,075
861 N 3rd St. LLC	City National Bank	x9845	\$186,891
915-917 S. 11th LLC	City National Bank	x9818	\$131,849
20 N. 3rd St. Ltd	City National Bank	x1447	\$931

Schedule 1.1

STANDARDIZED FUND ACCOUNTING REPORT for PAR FUNDING - Cash Basis
 Receivership; Civil Court Docket No. 20-cv-81205-RAR
 Reporting Period 4/1/2022 to 6/30/2022

Entity	Bank Name	Account Number	Ending Cash Balance as of 6/30/2022
Capital Source 2000, Inc	City National Bank	x2528	\$2,204,136
Capital Source 2000, Inc	Actum	N/A	\$99,925
Capital Source 2000, Inc	Priority Payment Systems	N/A	\$0
Heritage Business Consulting, Inc.	City National Bank	x1745	\$870,195
Eagle Six Consulting, Inc.	City National Bank	x2519	\$13,813,352
LME 2017 Family Trust	City National Bank	x8827	\$116,017
LWP North LLC	City National Bank	x8115	\$270
Blue Valley Holdings, LLC	City National Bank	x5460	\$53,548
500 Fairmount Avenue, LLC	City National Bank	x8169	\$118,838
Contract Financing Solutions	City National Bank	x4540	\$3,284,279
ABFP Income Fund 3 Parallel ⁵	City National Bank	x4413	\$0
ABFP Income Fund Parallel ⁵	City National Bank	x4683	\$0
ABFP Income Fund 4 Parallel ⁵	City National Bank	x8211	\$0
ABFP Income Fund 6 Parallel ⁵	City National Bank	x4575	\$0
ABFP Income Fund 6 ⁵	City National Bank	x4629	\$0
Recruiting and Marketing Resources	City National Bank	x4279	\$2,177
ABFP Income Fund 3 ⁵	City National Bank	x4476	\$0
ABFP Income Fund 4 ⁵	City National Bank	x4548	\$0
			\$107,563,312

Note 5: In Q1 of 2022, ABFP-related accounts, except for ABFP Multi-Strategy Investment Fund LP and ABFP Multi-Strategy Investment Fund 2 LP, were closed pursuant to the settlement between the SEC and Dean Vagnozzi. All cash was transferred to the

Note 6: In Q1 of 2022, the Retirement Evolution Group, LLC account was closed pursuant to the settlement between the SEC and John Gissas. All cash was transferred to the CBSG dba Par Funding Receivable (QSF) bank account.

Complete Business Solutions et al Receivership

Net Assets Schedule
Reporting Period 4/1/2022 to 6/30/2022

	2022		2021				2020	
	Q2	Q1	Q4	Q3	Q2	Q1	Q4	Q3
RECEIPTS AND ASSETS:								
Net MCA collections	\$5,864,888	\$4,796,064	\$5,326,537	\$6,474,926	\$8,178,840	\$7,722,809	\$19,054,124	\$7,439,943
Other accounts receivables	138,297	265,300	1,242,828	3,828,799	2,512,869	68,879	126,569	0
Rental income	493,000	500,000	505,000	422,000	485,000	400,000	0	0
Insurance proceeds	0	0	4,432,143	0	450,000	250,000	350,000	0
Litigation proceeds	394,686	2,486,098	0	0	0	238,843	491,722	0
Other cash receipts ¹	38,825	2,579,985	1,290,325	20,138	34,508	2,124,994	9,935,224	7,358
Other Assets:								
Beginning cash	\$101,850,882	\$94,219,460	\$84,687,504	\$77,433,972	\$69,395,800	\$63,997,180	\$34,936,278	\$27,776,006
Marketable securities	1,461,227	1,682,483	1,523,709	1,552,283	1,480,515	1,335,714	1,089,936	1,003,564
Net real estate	56,408,685	56,008,685	52,831,900	52,831,900	52,831,900	52,831,900	0	0
Vehicles and watercraft	1,181,600	1,181,600	1,181,600	1,181,600	949,000	949,000	0	0
Other personal assets	2,314,500	2,314,500	2,314,500	2,314,500	2,160,000	2,160,000	0	0
TOTAL RECEIPTS AND ASSETS:	\$170,146,591	\$166,034,175	\$155,336,046	\$146,060,118	\$138,478,432	\$132,079,318	\$65,983,853	\$36,226,872
EXPENSES AND DISBURSEMENTS:								
Operating expenses	\$486,364	\$568,350	\$444,717	\$590,477	\$513,489	\$534,649	\$472,173	\$138,256
Personal asset expenses	0	0	0	1,370	0	0	0	0
Premium due on life settlement policies	583,232	324,481	354,434	514,854	384,480	363,938	324,301	152,585
Real estate property expenses	138,833	287,765	18,993	37,827	263,946	46,784	0	0
Third party attorney fees and expenses	0	(100)	100	0	0	44,726	0	0
Professional fees	1,470,064	1,821,366	2,441,777	2,486,118	2,380,767	4,460,546	0	0
TOTAL EXPENSES AND DISBURSEMENTS	\$2,678,493	\$3,001,862	\$3,260,022	\$3,630,647	\$3,542,681	\$5,450,643	\$796,474	\$290,841
NET ASSET VALUE (NAV)	\$167,468,097	\$163,032,313	\$152,076,025	\$142,429,471	\$134,935,751	\$126,628,675	\$65,187,379	\$35,936,031
NAV change from prior quarter	\$4,435,784	\$10,956,288	\$9,646,553	\$7,493,721	\$8,307,076	\$61,441,296	\$29,251,348	N/A

Note 1: Balance includes receipts of legacy accounts from the expansions of the Receivership.

EXHIBIT B

Profit and Loss Statement – Real Estate Holdings Consolidated

	Jan – Jun 2022
Ordinary Income/Expense	
Rental Income	\$1,394,525
Rent Reimbursement	30,000
Interest Income	1,172
Total Income	\$1,425,697
Expenses	
Bank Fees	\$206
Insurance	147,905
Repairs and Maintenance	222,144
Rent – Association Fees	17,305
Licenses, Property and Other Taxes	197,255
Utilities	51,139
Management and Professional Fees	109,503
Non Receiver / Defendant	0
Total Expense	\$745,457
Net Income	\$680,240

EXHIBIT C

Real Estate Owned

Location	City, State	Property Type	Approximate Value ¹⁰
118 Olive Street	Philadelphia, PA	Multi-unit residential	\$740,000
205 Arch Street	Philadelphia, PA	Commercial	\$260,000
142 N. 2 nd Street	Philadelphia, PA	Commercial	\$170,000
242 S. 21 st Street	Philadelphia, PA	Multi-unit residential	\$1,025,000
300 Market Street	Philadelphia, PA	Mixed-use	\$4,400,000
627-629 E. Girard Street	Philadelphia, PA	Multi-unit residential	\$2,950,000
803 S. 4 th Street	Philadelphia, PA	Mixed-use	\$349,000
1427 Melon Street	Philadelphia, PA	Multi-unit residential	\$7,600,000
1530 Christian Street	Philadelphia, PA	Multi-unit residential	\$870,000
1635 E. Passyunk Street	Philadelphia, PA	Mixed-use	\$825,000
1932 Spruce Street	Philadelphia, PA	Multi-unit residential	\$2,125,000
4633 Walnut Street	Philadelphia, PA	Multi-unit residential	\$650,000
1223 N. 25 th Street	Philadelphia, PA	Multi-unit residential	\$1,100,000
1248 N. 25 th Street	Philadelphia, PA	Single-unit residential	\$190,000
1250 N. 25 th Street	Philadelphia, PA	Multi-unit residential	\$600,000
135-137 N. 3 rd Street	Philadelphia, PA	Mixed-use	\$6,575,000
715 Sansom Street	Philadelphia, PA	Mixed-use	\$2,885,000
861 N. 3 rd Street	Philadelphia, PA	Multi-unit residential	\$1,800,000
915-917 S. 11 th Street	Philadelphia, PA	Multi-unit residential	\$1,860,000
20 & 22 N. 3 rd Street	Philadelphia, PA	Commercial	\$2,965,000
500 Fairmount Ave.	Philadelphia, PA	Mixed-use	\$1,640,000
107 Quayside Dr. ¹¹	Jupiter, FL	Single-family house	\$5,800,000
2413 Roma Drive ¹²	Philadelphia, PA	Single-family house	\$407,900
568 Ferndale Lane ¹³	Haverford, PA	Single family house	\$2,445,000
105 Rebecca Court ¹⁴	Paupack, PA	Single family house	\$2,600,000
164 84 th Street ¹⁵	Stone Harbor, NJ	Single family home	\$4,200,000
159 26 th Street ¹⁶	Avalon, NJ	Single family home	\$4,200,000
		Total	\$61,231,900.00

¹⁰ Amount represents approximate purchase price. An appraisal of each property has not been done.

¹¹ Property owned by Lisa McElhone and for personal use by Lisa McElhone

¹² Ibid

¹³ Property owned by Receivership Entity LWP North, LLC, a single-member LLC owned by Lisa McElhone. Property for personal use by Lisa McElhone.

¹⁴ Property owned by Receivership Entity Blue Valley Holdings, LLC, a single-member LLC owned by Lisa McElhone. Property for personal use by Lisa McElhone

¹⁵ The property has been listed for sale at approximately \$4,200,000. General market conditions such as the sales of comparable properties, interest rates and the availability of willing buyers will dictate the final value. The Property is encumbered by a mortgage with Citizens Bank; the value of the home has not been reduced for the outstanding balance of the mortgage.

¹⁶ Ibid

EXHIBIT D

Other Assets

Asset	Approximate Value ¹⁷
Yacht	\$333,000
Manitou XT Pontoon boat	\$188,000
Yamaha Waverunner jet skis (2)	\$18,000
Artwork	\$2,160,000
Watches	
• Patek Phillipe (2)	\$154,500
Various Automobiles	
• 2020 Mercedes G-class	\$135,000
• 2016 Bentley	\$135,000
• 2016 Chevrolet Tahoe	\$40,000
• 2020 Range Rover	\$100,000
• 2019 Porsche 911 Turbo S Cabriolet ¹⁸	\$232,600
Total	\$3,496,100

¹⁷ Except for the automobiles, amount represents approximate purchase price. An appraisal of each asset has not been done.

¹⁸ Value is the purchase price pursuant to build order (D.E. #634). An appraisal of the asset has not been done.