

FILED
10/15/2025 11:38 AM
Mariyana T. Spyropoulos
CIRCUIT CLERK
COOK COUNTY, IL
2023L004422
Calendar, Y
34897913

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, LAW DIVISION

BEVERLY BANK & TRUST COMPANY, N.A.,)
)
Plaintiff,)

v.)

LAKE LATHROP PARTNERS LLC, an Illinois limited liability company; FRANK MARTIN PARIS, JR. A/K/A MARTY PARIS A/K/A F. MARTIN PARIS, JR.; MARTIN NV II, INC., a Nevada corporation; MAEVE, LLC – SERIES A, a Delaware series limited liability company; MAEVE, LLC – SERIES JJ, a Delaware series limited liability company; MAEVE, LLC – SERIES DD, a Delaware series limited liability company; SEDGWICK DESIGN CORP., an Illinois corporation; SEDGWICK PROPERTIES DEVELOPMENT CORPORATION, an Illinois corporation; MARK MCKINNEY ARCHITECTURES LLC f/d/b/a 2MA, LLC, an Illinois limited liability company; ALPHA CONSTRUCTION SERVICES, LLC, a Delaware limited liability company; WIGBOLDY EXCAVATING, INC., an Illinois corporation; PREMIUM CONCRETE, INC., an Illinois corporation; SCHINDLER ELEVATOR CORPORATION, a Delaware corporation; MILHOUSE ENGINEERING AND CONSTRUCTION, INC., an Illinois corporation; ERIKSSON ENGINEERING ASSOCIATES, LTD., an Illinois corporation; DAVID J. SWARTZ PE LTD., an Illinois corporation; D & P CONSTRUCTION CO., INC., an Illinois corporation; UNKNOWN OWNERS and NON-RECORD CLAIMANTS)

Defendants.)

) Case No. 2023-L0-0422
) Consolidated with 23-CH-5065;
) 24-CH-0427; and 24-CH-0708
) Calendar 52
) Honorable
) Judge Anthony C. Kyriakopoulos
)
)
) Property Address:
) 7601-7613 W. Lake Street
) River Forest, Illinois 60305

EIGHTH RECEIVER REPORT

Walter A. Rebenson, with Ascend Real Estate Group LLC, as the duly appointed Receiver (the “Receiver”) with respect to the property and premises commonly known as 7601-7613 W. Lake Street, River Forest, Illinois 60305 (the “Property”) pursuant to an order entered in this Court on September 9, 2023 and appointment effective on September 12, 2023, hereby submits this **Eighth Receiver Report (the “Eighth Report”)** for the period July 1, 2025 to September 30, 2025. The next scheduled court date with the Receiver’s Report on the agenda is **October 31, 2025, at 10:30 AM** in courtroom 1502 at the Daley Center.

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RECEIVER ACTION ITEMS/COURT APPROVAL REQUESTED

There are two items the Receiver is seeking Court approval for, as follows:

1. The Receiver asks the Court to approve the expenses incurred during this reporting period by the Receiver and funded by the Plaintiff and attached as **EXHIBIT A**. The total costs incurred for this period are **\$18,568.57, including** unpaid receiver fees noted below.
2. The Receiver asks the Court to approve the Receiver fees and professional fees for the period July 1, 2025, through September 30, 2025, as detailed in Receiver Bill No. 8 in the total amount of **\$4,508.22**. The Receiver requests that the Court approve payment of this invoice from funding by the Plaintiff. See **EXHIBIT B for Receiver Bill No. 8**.

ACCESS AND TURNOVER

No additional issues during this reporting period. Full history of investigations and the list of items that remain outstanding can be found in the Second Receiver Report.

PROPERTY AND SITE INSPECTIONS

The property continues to be monitored by video surveillance on a 24/7 basis (Titan Monitoring). Periodic maintenance time is required to ensure fencing integrity and keep the site in presentable condition. The Receiver continues to be in communication with village officials regarding the life safety status of the site. The property is inspected bi-weekly (or more often if required) by Receiver staff. The property remains as secure as possible. Hoy Landscaping has provided sidewalk snow removal for this past winter season. JMS Commercial Cleaning has provided seasonal weed treatment and site clean-up as needed. Recent photos are attached in **EXHIBIT C**.

On September 18, 2024, the Village of River Forest issued to certain parties a 15-Day Notice to Demolish or Repair. The demolition motion has been denied by the court.

RECEIVER ACTIONS

During this reporting period, the following actions have been initiated or completed:

1. Updated Property Budget from September 12, 2023, through December 31, 2025. This projection reflects actual expenses through September 30, 2025. See **EXHIBIT D**.
2. Repair and improve construction/security fence. Due to deteriorating condition of the screening fabric, replacement of the fabric panels was deemed appropriate. JMS Commercial was engaged during this reporting period to replace fabric screening, apply weed control treatment and maintain cleanliness.
3. Video Camera Security System. In July, the security coverage was impacted by intermittent outages. The vendor's support team concluded that the main router was failing. After replacement, service was restored. The vendor agreed to a 3 week credit adjustment (\$1,050.60) to account for service outages. The contract reflects on-going expense of \$1,545 per month .
4. Security Fence Rental Renewal. The contract is extended on a quarterly basis.

5. Insurance. Lender has included property in Forced Placement insurance pool to replace Owner's/Defendant's Builder's Risk policy that expired. The Receiver had noticed the Owner/Defendant before their Builders Risk policy and liabilities policies had expired.
6. Real Estate Taxes. All real estate taxes due to date have been paid via funding from the Lender /Plaintiff. 2nd Installment 2024 taxes will be due in November. A funding request will be presented to the lender to fund real estate taxes when the 2nd instalment bill is received.

RECEIVER BANK ACCOUNT AND FINANCIAL REPORTS

The Receiver has established a segregated bank account at Chase and advanced \$100 for account opening. At the request of the Receiver, as of 9/30/25 the Plaintiff/Lender had funded \$247,333.30. Accounting fees and Receiver Fees (\$4,744.47 in total) are accounts payable. The Receiver has paid all other bills due during this reporting period with \$3,692.02 remaining in the account as of 9/30/25. Since the appointment of the Receiver (through 9/30/25), total paid expenses are \$248,385.75. See EXHIBIT A.

LIST OF EXHIBITS

**EXHIBIT A - Property Financial Statement for Current Reporting Period
Property Financial Statement Since Receiver Appointment**

EXHIBIT B - Receiver Bill No. 8

EXHIBIT C - Recent Property Photos

EXHIBIT D - Updated Property Budget thru 12/31/25

EXHIBIT A

PROPERTY EXPENSES FOR

CURRENT REPORTING

PERIOD

(07/01/25 TO 09/30/25)

11:25 AM
10/08/25
Accrual Basis

Lake & Lathrop LLC
Profit & Loss
July through September 2025

	<u>Jul - Sep 25</u>
Ordinary Income/Expense	
Expense	
60100 · Accounting	
60101 · WJK CPA Consulting Inc.	577.50
Total 60100 · Accounting	577.50
60450 · Bonds	
60451 · Bonds - Hartford	100.00
Total 60450 · Bonds	100.00
66700 · Receivership Fees	9,788.05
67200 · Repairs and Maintenance	
67200-C · JMS Commercial Cleaning	4,550.00
67200-E · Driven	1,513.62
67200-H · Titan Monitoring	2,039.40
Total 67200 · Repairs and Maintenance	8,103.02
Total Expense	18,568.57
Net Ordinary Income	-18,568.57
Net Income	-18,568.57

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11:25 AM

10/08/25

Accrual Basis

Lake & Lathrop LLC
Profit & Loss Detail
July through September 2025

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
Ordinary Income/Expense									
Expense									
60100 · Accounting									
60101 · WJK CPA Consulting Inc.									
Bill	07/31/2025	AREG...	WJK	July 2025 Acc...		20000 · Accoun...	157.50		157.50
Bill	08/31/2025	AREG...	WJK	Aug 2025 Acc...		20000 · Accoun...	183.75		341.25
Bill	09/30/2025	AREG...	WJK	Sept 2025 Acc...		20000 · Accoun...	236.25		577.50
Total 60101 · WJK CPA Consulting Inc.							577.50	0.00	577.50
Total 60100 · Accounting							577.50	0.00	577.50
60450 · Bonds									
60451 · Bonds - Hartford									
Bill	08/14/2025	2024-...	The Hartford	Account # 172...		20000 · Accoun...	100.00		100.00
Total 60451 · Bonds - Hartford							100.00	0.00	100.00
Total 60450 · Bonds							100.00	0.00	100.00
66700 · Receivership Fees									
Bill	07/31/2025	Receiv...	AREG	Receiver Bill ...		20000 · Accoun...	5,279.83		5,279.83
Bill	09/30/2025	Receiv...	AREG	Receiver Bill ...		20000 · Accoun...	4,508.22		9,788.05
Total 66700 · Receivership Fees							9,788.05	0.00	9,788.05
67200 · Repairs and Maintenance									
67200-C · JMS Commercial Cleaning									
Bill	09/04/2025	A2509...	JMS Facilities	Inv # A250511...		20000 · Accoun...	650.00		650.00
Bill	09/04/2025	A2508...	JMS Facilities	Inv # A250810...		20000 · Accoun...	3,900.00		4,550.00
Total 67200-C · JMS Commercial Cleaning							4,550.00	0.00	4,550.00
67200-E · Driven									
Bill	07/14/2025	25-0653	Driven	Invoice numbe...		20000 · Accoun...	1,513.62		1,513.62
Total 67200-E · Driven							1,513.62	0.00	1,513.62
67200-H · Titan Monitoring									
Bill	07/31/2025	11802	Titan Monitoring	Invoice # 1180...		20000 · Accoun...	1,545.00		1,545.00
Bill	09/30/2025	12480	Titan Monitoring	Invoice # 1248...		20000 · Accoun...	494.40		2,039.40
Total 67200-H · Titan Monitoring							2,039.40	0.00	2,039.40
Total 67200 · Repairs and Maintenance							8,103.02	0.00	8,103.02
Total Expense							18,568.57	0.00	18,568.57
Net Ordinary Income							18,568.57	0.00	-18,568.57
Net Income							18,568.57	0.00	-18,568.57

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9:59 AM
10/13/25
Accrual Basis

Lake & Lathrop LLC
Balance Sheet
9/1/2023 thru 9/30/2025

	<u>Sep 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 · Chase Bank - Lake & Lathrop	3,692.02
Total Checking/Savings	3,692.02
Total Current Assets	3,692.02
TOTAL ASSETS	<u>3,692.02</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	4,744.47
Total Accounts Payable	4,744.47
Other Current Liabilities	
25000 · Lender / Plaintiff Funding	247,233.30
25001 · Receiver Advances	100.00
Total Other Current Liabilities	247,333.30
Total Current Liabilities	252,077.77
Total Liabilities	252,077.77
Equity	
32000 · Retained Earnings	-188,310.58
Net Income	-60,075.17
Total Equity	-248,385.75
TOTAL LIABILITIES & EQUITY	<u>3,692.02</u>

EXHIBIT A

**PROPERTY FINANCIAL STATEMENTS
SINCE RECEIVER APPOINTMENT
SEPTEMBER 01, 2023 – SEPTEMBER 30, 2025**

10:00 AM
10/13/25
Accrual Basis

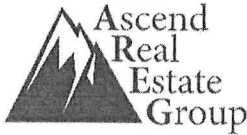
Lake & Lathrop LLC
Profit & Loss
September 2023 through September 2025

	<u>Sep '23 - Sep 25</u>
Ordinary Income/Expense	
Expense	
60100 · Accounting	
60101 · WJK CPA Consulting Inc.	4,100.00
Total 60100 · Accounting	4,100.00
60450 · Bonds	
60451 · Bonds - Hartford	200.00
Total 60450 · Bonds	200.00
66700 · Receivership Fees	72,381.50
67200 · Repairs and Maintenance	
67200-A · Village of River Forest	8,950.00
67200-B · Ascend Real Estate Group	794.84
67200-C · JMS Commercial Cleaning	23,190.00
67200-D · Robert R Andreas & Sons, Inc.	15,795.00
67200-E · Driven	10,766.10
67200-F · Eriksson Engineering	590.00
67200-G · Hoy Landscaping, Inc	2,050.00
67200-H · Titan Monitoring	35,015.40
67200-I · Pioneer Engineering Service	2,143.75
67200-J · SATC Law	535.00
Total 67200 · Repairs and Maintenance	99,830.09
67300 · Real Estate Tax Expense	71,874.16
Total Expense	248,385.75
Net Ordinary Income	-248,385.75
Net Income	-248,385.75

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EXHIBIT B

RECEIVER BILL NO. 8



September 30, 2025

In the matter of:

BEVERLY BANK & TRUST COMPANY, N.A.,

Plaintiff,

v.

Defendants

LAKE LATHROP PARTNERS LLC, an Illinois limited liability company; FRANK MARTIN PARIS, JR. A/K/A MARTY PARIS A/K/A F. MARTIN PARIS, JR.; MARTIN NV II, INC., a Nevada corporation; MAEVE, LLC – SERIES A, a Delaware series limited liability company; MAEVE, LLC – SERIES JJ, a Delaware series limited liability company; MAEVE, LLC – SERIES DD, a Delaware series limited liability company; SEDGWICK DESIGN CORP., an Illinois corporation; SEDGWICK PROPERTIES DEVELOPMENT CORPORATION, an Illinois corporation; MARK MCKINNEY ARCHITECTURES LLC f/d/b/a 2MA, LLC, an Illinois limited liability company; ALPHA CONSTRUCTION SERVICES, LLC, a Delaware limited liability company; WIGBOLDY EXCAVATING, INC., an Illinois corporation; PREMIUM CONCRETE, INC., an Illinois corporation; SCHINDLER ELEVATOR CORPORATION, a Delaware corporation; MILHOUSE ENGINEERING AND CONSTRUCTION, INC., an Illinois corporation; ERIKSSON ENGINEERING ASSOCIATES, LTD., an Illinois corporation; DAVID J. SWARTZ PE LTD., an Illinois corporation; D & P CONSTRUCTION CO., INC., an Illinois corporation; UNKNOWN OWNERS and NON-RECORD CLAIMANTS

**RECEIVER’S BILL NO. 8
PERIOD 07/01/25 THROUGH 09/30/25**

Category	Rate	Hours	Total Cost
Receiver Work	\$ 325	3	\$ 975.00
Project Management	\$ 125	0	\$ -
Property Management	\$ 125	23.25	\$ 2,906.25
Accounting	\$ 125	0	\$ -
Administrative	\$ 75	1	\$ 75.00
Travel	\$ 75	7	\$ 525.00
Reimbursables			\$ 26.97
TOTAL RECEIVER INVOICE NO. 8		34.25	\$ 4,508.22

Please make checks payable to **Ascend Real Estate Group** and remit payment to
Ascend Real Estate Group
954 W Washington Blvd., Ste. 720
Chicago, IL 60607

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Lake Lathrop
Case 2023 L 4422
Receiver's Time Sheet (07/01/25 - 09/30/25)

	Date	Staff Member	Position	Bill Rate	Billable Hours	Billable Cost	Description of Work
AREG					0.00	\$0.00	
	7/18/25	Walt Rebenson	Receiver Work	\$325	1.00	\$325.00	Review court orders
	8/31/25	Walt Rebenson	Receiver Work	\$325	1.00	\$325.00	Review receiver certificate back up
	9/30/25	Walt Rebenson	Receiver Work	\$325	1.00	\$325.00	Review Receiver Report No. 8
					Sub-Total RECEIVER	3.00	\$975.00

	Date	Staff Member	Position	Bill Rate	Billable Hours	Billable Cost	Description of Work
						0	
	7/1/2025	Cal Denison	Property Management	\$125	1.00	\$125.00	Online call with Titan re service issues
	7/3/25	Cal Denison	Property Management	\$125	0.25	\$31.25	Call with vendor re outages
	7/7/25	Cal Denison	Property Management	\$125	0.25	\$31.25	Pay bills and file court correspondence
	7/10/25	Cal Denison	Property Management	\$125	1.00	\$125.00	Review correspondence. Negotiate 3 week credit from Titan for intermittent outages
	7/11/25	Cal Denison	Property Management	\$125	0.50	\$62.50	Review correspondence Re Receivers Certificate
	7/11/25	Cal Denison	Travel	\$75	1.00	\$75.00	Travel to site
	7/11/25	Cal Denison	Property Management	\$125	0.50	\$62.50	Bi-Weekly Site Inspection
	7/14/25	Cal Denison	Property Management	\$125	0.25	\$31.25	Arrange fence rental extension and pay invoice
	7/18/25	Cal Denison	Travel	\$75	1.00	\$75.00	Travel to court
	7/18/25	Cal Denison	Property Management	\$125	2.00	\$250.00	appear at court hearing on behalf of receiver. Review and record court orders. Review correspondence
	7/25/25	Cal Denison	Property Management	\$125	0.50	\$62.50	Bi-Weekly Site Inspection
	7/25/25	Cal Denison	Travel	\$75	1.00	\$75.00	Travel to site
	8/1/25	Cal Denison	Property Management	\$125	0.50	\$62.50	Correspond with lender re reporting

Lake Lathrop
Case 2023 L 4422
Receiver's Time Sheet (07/01/25 - 09/30/25)

Date	Staff Member	Position	Bill Rate	Billable Hours	Billable Cost	Description of Work
8/4/25	Cal Denison	Property Management	\$125	0.50	\$62.50	Finalize and send Q2 budget to variance report to lender
8/6/25	Cal Denison	Property Management	\$125	0.25	\$31.25	Pay bills
8/7/25	Cal Denison	Property Management	\$125	1.50	\$187.50	Correspond with lender and prepare new funding request. Correspond with village and vendor re replacement of fence screening
8/8/25	Cal Denison	Project Management	\$125	0.50	\$62.50	Review fabric screening replacement options and quote with vendor
8/11/25	Cal Denison	Property Management	\$125	0.50	\$62.50	Meet vendor on site
8/11/25	Cal Denison	Travel	\$75	1.00	\$75.00	travel to site
8/12/25	Cal Denison	Property Management	\$125	0.25	\$31.25	Correspond with village building inspector re weed control
8/13/25	Cal Denison	Property Management	\$125	0.50	\$62.50	Review and approve fence screening replacement quote. Sent pics to village re weed treatment and mowing
8/15/25	Cal Denison	Project Management	\$125	0.25	\$31.25	Pay bills
8/25/25	Cal Denison	Property Management	\$125	0.50	\$62.50	Bi-Weekly Site Inspection
8/25/25	Cal Denison	Travel	\$75	1.00	\$75.00	travel to site
8/27/25	Cal Denison	Property Management	\$125	0.25	\$31.25	pay bills
8/28/25	Cal Denison	Project Management	\$125	0.25	\$31.25	Sent email and site photos to Village Zoning officer
9/3/25	Cal Denison	Project Management	\$125	0.75	\$93.75	Follow up with lender re funding request, pay vendor for site clean up and screening replacement. Correspond with village.
9/4/25	Cal Denison	Project Management	\$125	0.75	\$93.75	Bi-Weekly Site Inspection. Download and save pics.
9/4/25	Cal Denison	Travel	\$75	1.00	\$75.00	travel to and from site
9/8/25	Cal Denison	Project Management	\$125	0.25	\$31.25	Correspond with Titan re credit memo

Here's your receipt for your ride, Cal

We hope you enjoyed your ride this morning.

Total **\$26.97**

Trip fare \$23.44

Subtotal **\$23.44**

Booking Fee \$0.78

Chicago Accessibility Surcharge \$0.10

Chicago Congestion Surcharge \$1.50

Chicago Ground Transportation Surcharge \$1.13

Chicago TNP Administrative Surcharge \$0.02

Payments

 **PayPal - cal.denison@gmail.com** **\$26.97**
7/18/25 11:41 AM


[Visit the trip page](#) for more information, including invoices (where available)

You rode with Tello

Transportation Network Company: Uber Technologies, Inc.

UberX 1.35 miles | 7 min

 **11:33 AM** | 118 N Clark St, Chicago, IL 60602, US

 **11:41 AM** | 954 W Washington Blvd, Chicago, IL 60607-2217, US

Fare does not include fees that may be charged by your bank. Please contact your bank directly for inquiries.

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EXHIBIT C

RECENT PROPERTY PHOTOS

09/30/25

Property Photos as of 9/30/25

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EXHIBIT D

UPDATED PROPERTY BUDGET

(09/12/23 thru 09/30/25)

LAKE / LATHROP

LATHROP
2025 Q1-Q3 ACTUAL
Q4 -BUDGET

LAKE LATHROP PARTNERS LLC - CASE NO 2023 L 004422

ACTUAL Q1 TO Q3 --- BUDGETED Q4 --- 2025

	ACTUAL 9/23 THRU 12/31/24	ACTUAL - Q1 2025		
		JANUARY	FEBRUARY	MARCH
PROPERTY EXPENSES				
Security Camera Installation (Per Titan Security Agreement)	\$ 1,896.00	\$ -	\$ -	\$ -
Fence Rental (Per Diverse Fence proposal)	\$ 6,225.24	\$ 1,513.62	\$ -	\$ -
Legal- SATC - RANDALL & KENIG	\$ 635.00	\$ -	\$ -	\$ -
SUBTOTAL	\$ 46,106.08	\$ 1,513.62	\$ -	\$ -
ONGOING EXPENSES				
Insurance - Hanover Insurance - Builders Risk (Policy dropped)	\$ -	\$ -	\$ -	\$ -
Security Cameras/Monitoring (Titan Agreement)	\$ 20,265.00	\$ 1,545.00	\$ 3,090.00	\$ 1,545.00
Snow Removal/Winter Months	\$ 1,110.00	\$ 200.00	\$ 385.00	\$ 40.00
Weed Control/Fence Maintenance	\$ 5,840.00	\$ -	\$ -	\$ 230.00
SUBTOTAL	\$ 27,215.00	\$ 1,745.00	\$ 3,475.00	\$ 1,815.00
REAL ESTATE TAXES				
Real Estate Taxes - 2021 - Paid	\$ 10,941.38	\$ -	\$ -	\$ -
Real Estate Taxes - 2022 - Paid	\$ 27,007.12	\$ -	\$ -	\$ -
Real Estate Taxes - 2023 - 1st Installment - Paid	\$ 13,966.22	\$ -	\$ -	\$ -
Real Estate Taxes - 2023 - 2nd Installment	\$ 7,942.28	\$ -	\$ -	\$ -
Real Estate Taxes - 2024 - 1st Installment	\$ -	\$ -	\$ -	\$ -
Real Estate Taxes - 2024 - 2nd Installment	\$ -	\$ -	\$ 12,017.16	\$ -
SUBTOTAL	\$ 59,857.00	\$ -	\$ 12,017.16	\$ -
SUBTOTAL PROPERTY LEVEL EXPENSES	\$ 135,911.83	\$ 3,258.62	\$ 15,492.16	\$ 1,815.00
RECEIVER EXPENSES/HOURS				
Receiver - Estimated	\$ 6,696.25	\$ -	\$ -	\$ -
AREG Staff Hours / Fees - Estimated	\$ 39,816.25	\$ 5,694.15	\$ -	\$ -
Reimbursements/Kulanda Accounting	\$ 1,973.75	\$ 551.25	\$ 183.75	\$ 131.25
Receiver Start Up Fee	\$ 2,000.00	\$ -	\$ -	\$ -
SUBTOTAL	\$ 50,486.25	\$ 6,245.40	\$ 183.75	\$ 131.25
TOTAL PROJECTED BUDGET	\$ 186,398.08	\$ 9,504.02	\$ 15,675.91	\$ 1,946.25
CUMULATIVE EXPENSES	\$ 186,398.08	\$ 195,902.10	\$ 211,578.01	\$ 213,524.26

LAKE / LATHROP

LATHROP
2025 Q1-Q3 ACTUAL
Q4 -BUDGET

LAKE LATHROP PARTNERS LLC - CASE NO 2023 L 004422

ACTUAL Q1 TO Q3 --- BUDGETED Q4 --- 2025

		ACTUAL - Q2 2025		
		APRIL	MAY	JUNE
PROPERTY EXPENSES				
Security Camera Installation (Per Titan Security Agreement)	\$	-	\$ -	\$ -
Fence Rental (Per Diverse Fence proposal)	\$	1,513.62	\$ -	\$ -
Legal- SATC - RANDALL & KENIG	\$	-	\$ -	\$ -
SUBTOTAL	\$	1,513.62	\$ -	\$ -
ONGOING EXPENSES				
Insurance - Hanover Insurance - Builders Risk (Policy dropped)	\$	1,545.00	\$ 1,545.00	\$ -
Security Cameras/Monitoring (Titan Agreement)	\$	315.00	\$ -	\$ -
Snow Removal/Winter Months	\$	-	\$ 760.00	\$ -
Weed Control/Fence Maintenance	\$	-	\$ -	\$ -
SUBTOTAL	\$	1,860.00	\$ 2,305.00	\$ -
REAL ESTATE TAXES				
Real Estate Taxes - 2021 - Paid	\$	-	\$ -	\$ -
Real Estate Taxes - 2022 - Paid	\$	-	\$ -	\$ -
Real Estate Taxes - 2023 - 1st Installment - Paid	\$	-	\$ -	\$ -
Real Estate Taxes - 2023 - 2nd Installment	\$	-	\$ -	\$ -
Real Estate Taxes - 2024 - 1st Installment	\$	-	\$ -	\$ -
Real Estate Taxes - 2024 - 2nd Installment	\$	-	\$ -	\$ -
SUBTOTAL	\$	-	\$ -	\$ -
SUBTOTAL PROPERTY LEVEL EXPENSES		\$	3,373.62	\$ 2,305.00
RECEIVER EXPENSES/HOURS				
Receiver - Estimated	\$	-	\$ -	\$ -
AREG Staff Hours / Fees - Estimated	\$	-	\$ 10,141.80	\$ -
Reimbursements/Kulanda Accounting	\$	341.25	\$ 131.25	\$ -
Receiver Start Up Fee	\$	-	\$ -	\$ -
SUBTOTAL	\$	341.25	\$ 10,273.05	\$ -
TOTAL PROJECTED BUDGET	\$	3,714.87	\$ 12,578.05	\$ -
CUMULATIVE EXPENSES	\$	217,239.13	\$ 229,817.18	\$ 229,817.18

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LAKE / LATHROP

LATHROP
2025 Q1-Q3 ACTUAL
Q4 -BUDGET

LAKE LATHROP PARTNERS LLC - CASE NO 2023 L 004422

ACTUAL Q1 TO Q3 --- BUDGETED Q4 --- 2025

		ACTUAL - Q3 2025		
		JULY	AUGUST	SEPTEMBER
PROPERTY EXPENSES				
Security Camera Installation (Per Titan Security Agreement)		\$ -	\$ -	\$ -
Fence Rental (Per Diverse Fence proposal)		\$ 1,513.62	\$ -	\$ -
Legal- SATC - RANDALL & KENIG		\$ -	\$ -	\$ -
	SUBTOTAL	\$ 1,513.62	\$ -	\$ -
ONGOING EXPENSES				
Insurance - Hanover Insurance - Builders Risk (Policy dropped)			\$ 100.00	
Security Cameras/Monitoring (Titan Agreement)		\$ 1,545.00	\$ -	\$ 494.40
Snow Removal/Winter Months		\$ -	\$ -	\$ -
Weed Control/Fence Maintenance		\$ -	\$ -	\$ 4,550.00
	SUBTOTAL	\$ 1,545.00	\$ 100.00	\$ 5,044.40
REAL ESTATE TAXES				
Real Estate Taxes - 2021 - Paid		\$ -	\$ -	\$ -
Real Estate Taxes - 2022 - Paid		\$ -	\$ -	\$ -
Real Estate Taxes - 2023 - 1st Installment - Paid		\$ -	\$ -	\$ -
Real Estate Taxes - 2023 - 2nd Installment		\$ -	\$ -	\$ -
Real Estate Taxes - 2024 - 1st Installment		\$ -	\$ -	\$ -
Real Estate Taxes - 2024 - 2nd Installment		\$ -	\$ -	\$ -
	SUBTOTAL	\$ -	\$ -	\$ -
	SUBTOTAL PROPERTY LEVEL EXPENSES	\$ 3,058.62	\$ 100.00	\$ 5,044.40
RECEIVER EXPENSES/HOURS				
Receiver - Estimated		\$ -	\$ -	\$ -
AREG Staff Hours / Fees - Estimated		\$ 5,279.83	\$ -	\$ 4,508.22
Reimbursements/Kulanda Accounting		\$ 157.50	\$ 183.75	\$ 236.25
Receiver Start Up Fee		\$ -	\$ -	\$ -
	SUBTOTAL	\$ 5,437.33	\$ 183.75	\$ 4,744.47
TOTAL PROJECTED BUDGET		\$ 8,495.95	\$ 283.75	\$ 9,788.87
CUMULATIVE EXPENSES		\$ 238,313.13	\$ 238,596.88	\$ 248,385.75

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LAKE / LATHROP

LATHROP
2025 Q1-Q3 ACTUAL
Q4 -BUDGET

LAKE LATHROP PARTNERS LLC - CASE NO 2023 L 004422

ACTUAL Q1 TO Q3 --- BUDGETED Q4 --- 2025

	BUDGET - Q4 2025			REVISED BUDGET - 2025
	OCTOBER	NOVEMBER	DECEMBER	
PROPERTY EXPENSES				
Security Camera Installation (Per Titan Security Agreement)	\$ -	\$ -	\$ -	\$ -
Fence Rental (Per Diverse Fence proposal)	\$ 1,515.00	\$ -	\$ -	\$ 6,055.86
Legal- SATC - RANDALL & KENIG	\$ -	\$ -	\$ -	\$ -
SUBTOTAL	\$ 1,515.00	\$ -	\$ -	\$ 6,055.86
ONGOING EXPENSES				
Insurance - Hanover Insurance - Builders Risk (Policy dropped)				\$ 100.00
Security Cameras/Monitoring (Titan Agreement)	\$ 3,090.00	\$ 1,545.00	\$ 1,545.00	\$ 17,489.40
Snow Removal/Winter Months	\$ -	\$ -	\$ -	\$ 940.00
Weed Control/Fence Maintenance	\$ -	\$ 250.00	\$ 250.00	\$ 6,040.00
SUBTOTAL	\$ 3,090.00	\$ 1,795.00	\$ 1,795.00	\$ 24,569.40
REAL ESTATE TAXES				
Real Estate Taxes - 2021 - Paid	\$ -	\$ -	\$ -	\$ -
Real Estate Taxes - 2022 - Paid	\$ -	\$ -	\$ -	\$ -
Real Estate Taxes - 2023 - 1st Installment - Paid	\$ -	\$ -	\$ -	\$ -
Real Estate Taxes - 2023 - 2nd Installment	\$ -	\$ -	\$ -	\$ -
Real Estate Taxes - 2024 - 1st Installment	\$ -	\$ -	\$ -	\$ -
Real Estate Taxes - 2024 - 2nd Installment	\$ -	\$ 10,000.00	\$ -	\$ 22,017.16
SUBTOTAL	\$ -	\$ 10,000.00	\$ -	\$ 22,017.16
SUBTOTAL PROPERTY LEVEL EXPENSES	\$ 4,605.00	\$ 11,795.00	\$ 1,795.00	\$ 52,642.42
RECEIVER EXPENSES/HOURS				
Receiver - Estimated	\$ -	\$ -	\$ -	\$ -
AREG Staff Hours / Fees - Estimated	\$ 4,508.22	\$ -	\$ 4,500.00	\$ 34,632.22
Reimbursements/Kulanda Accounting	\$ 150.00	\$ 150.00	\$ 150.00	\$ 2,366.25
Receiver Start Up Fee	\$ -	\$ -	\$ -	\$ -
SUBTOTAL	\$ 4,658.22	\$ 150.00	\$ 4,650.00	\$ 36,998.47
TOTAL PROJECTED BUDGET	\$ 9,263.22	\$ 11,945.00	\$ 6,445.00	\$ 89,640.89
CUMULATIVE EXPENSES	\$ 257,648.97	\$ 269,593.97	\$ 276,000.00	

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