
Re: 56 Firefly draw 8 - electrical

From Tiffany Allen <tiffanyallen@kw.com>

Date Tue 9/2/2025 8:03 AM

To DAN WALLACE <dann2277@hotmail.com>

Cc Koby Cass <kcass@bankwithbos.com>; Schyler Hollis <shollis@bankwithbos.com>; My Man ❤️ My Man• My Man ❤️ <sylvesterturner1987@gmail.com>

I approve this. Dan, I'll have to get with Schyler to provide the difference that isn't covered in the loan. I have training this morning, I'll reach out after lunch.

📞 217.412.7912

✉️ tiffanyallen@kw.com



On Mon, Sep 1, 2025 at 3:08 PM DAN WALLACE <dann2277@hotmail.com> wrote:

Please see attached

Dan Wallace

877-362-6552

CEO - Envirofoam of America L.L.C

CEO - Sangamon County Dumpster Rentals LLC

Managing Broker/Owner- Legacy Real Estate Professionals L.L.C

Turner Draw

From Koby Cass <kcass@bankwithbos.com>
Date Wed 9/3/2025 1:38 PM
To DAN WALLACE <dann2277@hotmail.com>
Cc Schyler Hollis <shollis@bankwithbos.com>

Turner draw is up at the drive

Koby Cass

Commercial Lending Assistant Officer
BOS – Wabash
Direct (217)241-6177
Main (217)529-5555 ext. 1451
Toll Free 877.698.3278
Fax (217)529-5080

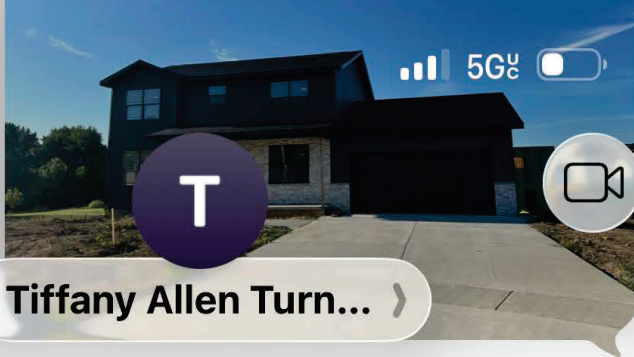
kcass@bankwithbos.com
www.bankwithbos.com | www.twitter.com/bankwithBOS | www.facebook.com/bankwithBOS

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4:22



790



Tiffany Allen Turn... >

Nice!

Tue, Sep 2 at 10:37 AM

Be just a few at Dr

No problem!

Just wanted to touch base on a few things!

We got this last draw situated. I'll drop off a check at lunch.

Is it possible that the remaining invoices be paid out at closing?

Just be aware
All the spray foam guys over there have covid
And the framer

All the guys are still working, but they're really sick

Oh no that's horrible! I'm not
us!

Invoice

CAPITOL READY-MIX, INC.
P.O. BOX 6246
SPRINGFIELD, IL 62708
(217) 492-8555

Invoice Number: 0293500-IN

Invoice Date: 8/2/2025

Salesperson: 0100

Tax Schedule: ILSPF 8%

LEGACY CONSTRUCTION AND GUTTER AND STEEL
201 S. WALNUT
UNIT 300
Rochester, IL 62563

Customer Number: 0000247

Customer P.O.: 56Firefly

Ship VIA:

Terms: NET 30

Contact:

Item Code	Description	UM	Quantity	Price	Amount
0704	4000# WITH AIR 0%		4.000	169.000	676.00
1016	SATURDAY DELIVERY	YD	4.000	10.000	40.00
	512346/56FIREFLYHIGHLANDESTC H				

Net Invoice:	716.00
Freight:	0.00
Sales Tax:	69.81
Invoice Total:	785.81

Order Verification Report



8/11/2025 9:16:19 AM

ENGLERT INC.
1200 Amboy Avenue
Perth Amboy NJ 08861
UNITED STATES

Order: 1S00208887
Date Order: 8/11/2025
Cust PO: Q851304-081125
Salesperson: LANCE NINOMIYA

Route To:	ENC5955	Ship To:	1
	Legacy Construction Gutters and Steel LLC 201 S Walnut St Ste 304 Rochester IL 62563-7501 UNITED STATES		Legacy Construction Gutters and Steel LLC 136 JUDD GENERAL DELIVERY GLENARM IL 62536-9999 UNITED STATES

Shipping Method	Terms	Project Name
Less than Truck load	CASH ON DELIVERY	

Line/Release:	Item	Due Date	Item Description	Qty	UM	Unit Price	Net Amount
1	00357E	08/19/2025	GCOIL,15X.032,ALM,BLACK PLY	800.000	LB	2.77160	2,217.28
2	00136A	08/19/2025	END CAP,-L-,6",ALM,BLACK PLY	60.000	EA	1.30000	78.00
3	00137A	08/19/2025	END CAP,-R-,6",ALM,BLACK PLY	60.000	EA	1.30000	78.00
4	00145E	08/12/2025	MITRE,6",BOX,O/S,ALM,BLACK PLY	40.000	EA	12.82400	512.96
5	00144E	08/12/2025	MITRE,6",BOX,I/S,ALM,BLACK PLY	20.000	EA	12.82400	256.48
6	08316E	08/19/2025	ELBOW,3X4,A,ALM,BLACK PLY	160.000	EA	1.57500	252.00
7	08317E	08/19/2025	ELBOW,3X4,B,ALM,BLACK PLY	96.000	EA	1.57500	151.20
8	00980A	08/19/2025	SCREW,7X1/2",BLACK	1.000	BX	15.06120	15.06
9	00201O	08/19/2025	PIPEBAND,3X4,ALM,BLACK PLY	125.000	EA	1.08160	135.20
10	08315E	08/19/2025	LDR,3X4X10',(.019),ALM,BLACK PLY	500.000	FT	1.37280	686.40

ENGLERT INC., 1200 Amboy Avenue, Perth Amboy, NJ, 08861, UNITED STATES
P: (800) 364-5378

<https://www.englertinc.com>

Order Verification Report



8/11/2025 9:16:19 AM

- 1. Requests that materials be of a specified country of origin, including USA, may be honored when request made is made in writing on Purchase Order. Englert will provide mill certification specifying country of origin upon request after material is shipped.
- 2. If additional certification is required, all forms and corresponding contractual requirements must accompany the Purchase Order as well.
- 3. Englert is not liable for customer's failure to comply with items 1 and 2 above prior to order placement.
- 4. Material shipped to and/or erected outside the continental U.S. carries no warranty.

Sales Amount:	4,382.580
Sales Tax:	317.73
Freight:	0.00
Total:	4,700.31

This confirmation is for order verification only. Quantities may vary at time of shipment. Does not include freight.

No warranty on prepainted galvalume installed within 1/2 mile of salt or brackish water

Stock / Non Stock Material Allowance
20% for orders between 1000 to 7,500
10% for orders between 7,501 to 20,000 sq ft
5% for orders between 20,0001 to 100,000 sq ft
2.5% for orders over 100,001 sq ft

Fifty percent(50%) deposit required on all COD accounts.

Approved By

Date

Estimated Lead Times:

56 Firefly portion of order \$2,900.00

INVOICE

Legacy Construction Gutter's and Steel, LLC
201 S Walnut St Ste 304
Rochester, IL 62563-7501

Office@DanWallace.info
+1 (217) 498-1132
www.DanWallace.info



56 firefly chatham Tiffany Turner

Bill to
Tiffany Turner
56 firefly
Chatham, Illinois

Ship to
Tiffany Turner
56 firefly
Chatham, Illinois

Invoice details

Invoice no.: 1087
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	56 Firefly Income	Ameran utilities	1	\$47.20	\$47.20
2.	56 Firefly Income	Menards re-imbursments	1	\$101.34	\$101.34

Total \$148.54

Ways to pay



We do take credit cards, there is a 3.0% credit card fee to do so.

View and pay



AmerenIllinois.com
Customer Service 1.800.755.5000

Statement Issued 08/14/2025
Amount Due \$47.20
Due Date Sep 4, 2025
Last Payment \$0.00
Payment not received.

Account Number 0588075077
Customer Name LEGACY REAL ESTATE
PROFESSIONALS LLC
Service Address 56 FIREFLY CT
CHATHAM, IL 62629

Current Charge Summary for Statement 08/14/2025

Total Gas Charge \$22.83
Prior Balance \$24.37
Total Amount Due \$47.20

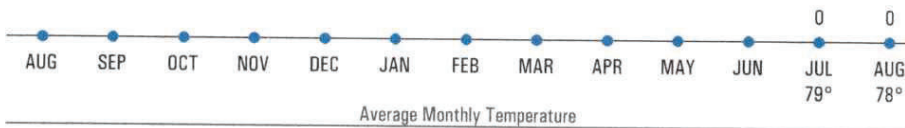


Important Account Messages

This bill includes a previous balance. If this amount has been paid, please accept our thanks and pay only the current charge.

Your late payment charge has been waived.

Gas Usage History in Therms



Average Daily Gas Use (Therms)

TIME PERIOD	AVG. DAILY USE
CURRENT MONTH	0.00 Therms
LAST MONTH	0.00 Therms

SAVE WITH A FREE HOME ENERGY ASSESSMENT

You may be able to reduce your energy usage and increase your home's comfort. See if you qualify at AmerenIllinoisSavings.com/SaveMoney.



00261 2412855 002184 004367 0005/0006
INTERNAL USE ONLY

See page 2 for account messages and tips from Ameren Illinois.

Keep this portion for your records.

Page 1 of 4

Please detach stub and return this portion with your payment.



See reverse side if your address has changed and for details on other ways to pay your bill.

Account Number 0588075077
Amount Due \$47.20
Due Date 09/04/2025
Amount Enclosed _____

LEGACY REAL ESTATE
PROFESSIONALS LLC
201 S WALNUT ST
ROCHESTER, IL 62563-7501

AMEREN ILLINOIS
P.O. BOX 88034
CHICAGO, IL 60680-1034

0040000 0005880750707 00047200 00022830 00047200



AmerenIllinois.com
Customer Service 1.800.755.5000

Statement Issued 08/14/2025
Amount Due \$47.20
Due Date Sep 4, 2025

Account Number 0588075077
Customer Name LEGACY REAL ESTATE
PROFESSIONALS LLC
Service Address 56 FIREFLY CT
CHATHAM, IL 62629

Gas Service Residential Billing Detail - Rate Zone II

07/14/2025 - 08/12/2025 (29 days)

Gas Meter Read for 07/14/2025 - 08/12/2025 (29 days)

READ TYPE	METER NUMBER	CURRENT METER READ	PREVIOUS METER READ	READ DIFFERENCE	MULTIPLIER	USAGE
Total Therm	22511115	0.0000 Actual	0.0000 Actual	0.0000	1.0000	0.0000

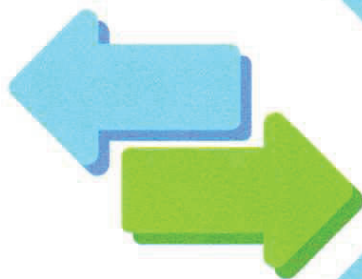
Usage Summary

Total Therms 0.0000

	CHARGE DESCRIPTION	USAGE	UNIT	RATE	CHARGE
Gas Delivery	Customer Charge				\$21.33
Ameren Illinois	Qualifying Infrastructure Plant Surchg	\$20.62	@	0.070000%	\$0.01
GDS-1 Residential Gas	Invested Capital Tax Adjustment	\$20.62	@	0.060000%	\$0.01
Delivery Service					
	Gas Delivery				\$21.35

State and Local Taxes and Other Mandated Charges	Low Income Credit Adjustment	\$1.46
	Illinois State Commerce Commission Tax	\$0.02
	Total Taxes and Other Charges	\$1.48

Total Gas Charges \$22.83



**START, STOP,
OR TRANSFER**

your service effortlessly.
Log in anytime to manage your account at
AmerenIllinois.com/Move.



00261 2412855 002185 004369 0006/0006





SPRINGFIELD SOUTH
2250 CHUCKWAGON DR
SPRINGFIELD, IL 62711



Not valid for rebate submissions

Allowable returns for items on this receipt
will be in the form an in store credit
voucher if the return is done after
11/18/25

ORDER	77735	
DELIVERY		
3 1@\$0.00		\$0.00
ORDER	77735	
DELIVERY		
3 1@\$2.34		\$2.34
ORDER	77735	
DELIVERY		
3 1@\$0.00		\$0.00
ORDER	77735	
DELIVERY		
3 1@\$99.00		\$99.00
Subtotal		\$101.34
Taxes and Fees		\$0.00
Total		\$101.34
Payment Method(s) Used:		
American Express -		\$101.34
2007		

45953 07 5911 08/20/25 02:52 PM 3293

56 Family

INVOICE

Bill To

Sylvester Turner
56 Firefly Ct.
Chatham , Il 62629
(217) 685-8446

Marcus O'Neal

528 Williams St.
Springfield, Illinois 62704
Phone: (217) 413-9995
Email: oneal.marcus@yahoo.com

Payment terms	Due upon receipt
Invoice #	137
Date	08/27/2025

Description	Rate	Quantity
second draw	\$7,500.00	1

Subtotal	\$7,500.00
<hr/>	
Total	\$7,500.00

Rupert Parrish

PO Box 114

Chandlerville, IL 62627

Invoice

1-309-338-6173

TO

Legacy Real Estate

DATE _____

8/29/2025

JOB NO.

JOB NAME

JOB LOCATION

S6 Firefly Chatham
IL.

TERMS

	DESCRIPTION	PRICE	AMOUNT
>	Stone Columns		
	Black, stone, & caps		
	\$740.00		
	Rupert Permits		
>			

Thank You

Build Cost Estimation & Draw Form 8

Home Address: 56 Firefly Chatham

The build cost Form below is an estimation of the build cost for your home. The estimates on the build cost are estimated from the most recent builds we have done. The prices below are good faith estimates only. Actual cost may vary depending on the market cost of materials at the time of your build. Any dates give to you for an estimated completion dates are just estimations. Currently our market is grossly understaffed on subcontractors and therefore builds are taking longer than normal to complete.

	Material/ Service	Contractor Name and address	Contract Amount	Amount Previously paid	Current Payment	Balance due on completion	
1	1 Lot cost		\$ 68,900.00		\$ -	\$ -	
2	2 closing cost		\$ 800.00		\$ -	\$ -	
3	3					\$ -	
2	4 City Building permits		\$ 2,500.00	\$ 2,500.00	\$ -		
5	5 Water and Sewer Connect fees		\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	
6	6 sewer permit		\$ 800.00	\$ 800.00	\$ -	\$ -	
7	7 Electrical trenching and connect		\$ -			\$ -	
8	8 Gas line connect		\$ 500.00	\$ 500.00	\$ -	\$ -	
9	9					\$ -	
3	10 Insurance		\$ 1,623.00	\$ 1,623.00		\$ -	
11	11					\$ -	
4	12 plans		\$ 2,500.00	\$ 2,500.00	\$ -		
13	13 copies of plans		\$ 45.00	\$ 45.00	\$ -	\$ -	
14	14					\$ -	
5	15 Dumpster- Trash	3 dumpsters drywall	\$ 4,500.00	\$ 3,880.00	\$ -	\$ 620.00	
16	16					\$ -	
6	17 Foundation - Concrete - Fill					\$ -	
18	18 foundation	Overage due to garage rtain walls	\$ 28,186.35	\$ 39,579.00	\$ -	\$ (11,392.65)	
19	19 rough grade		\$ 900.00	\$ 900.00		\$ -	
20	20 flatwork concrete materials		\$ 6,277.78	\$ 12,068.13	\$ 785.81	\$ (5,790.35)	capitol concrete
21	21 Flatwork concrete Labor	Line 38	\$ 5,552.00	\$ 9,552.00	\$ -	\$ (4,000.00)	
22	22 fill rock - trucking fees	front porch and driveway fill	\$ 8,000.00	\$ 9,847.95	\$ -	\$ (1,847.95)	
23	23 fill rock materials	moved up to trucking fees	\$ -		\$ -	\$ -	
24	24					\$ -	
7	25 Trusses	moved from 13.74 - note 2	\$ 13,981.64	\$ 15,853.99	\$ -	\$ (1,872.35)	
26	26 Crane time	Line 38	\$ 765.00	\$ 765.00		\$ -	
27	27					\$ -	
8	28 I-Joist	moved to 7.25 single invoice			\$ -	\$ -	
29	29					\$ -	
9	30 Garage doors					\$ -	
31	31 9 x 7 garage door allowance		\$ -			\$ -	
32	32 16 x 7 garage door allowance		\$ 1,900.00	\$ 2,876.21		\$ (976.21)	
33	33 Garage door opener allowance		\$ 275.00			\$ 275.00	
34	34 Garge door install Labor	Line 38 (600.00 Quoted)	\$ -			\$ -	
35	35					\$ -	
36	36					\$ -	

10	37	framming labor					\$ -	
	38	Main living area framing labor	Line 38	\$ 20,101.60	\$ 20,101.60	\$ -	\$ -	
	39	Basement area framing labor - finished area	Line 38				\$ -	
	40	Finish framing	Line 38				\$ -	
	41						\$ -	
11	42	Framing Materials					\$ -	
	43	LS Building materials	note 3 -	\$ 35,813.92	\$ 41,456.49		\$ (5,642.57)	
	44	LS Building materials reimbursments to legacy		\$ -			\$ -	
	45	Sheathing - zip system zip tape - regular osb		\$ -		\$ -	\$ -	
	46	pawnee lumber - Pay direct			\$ 5,839.34	\$ -	\$ (5,839.34)	
	47	pawnee lumber - re-embursement to legacy					\$ -	
	48	Menards - payment direct					\$ -	
	49	menards re-embursement to legacy			\$ 7,084.05	\$ 101.34	\$ (7,084.05)	legacy reimbursments
	50	Lowes - payment direct						
	51	Lowes re-embursement to legacy						
	52							
12	53	Windows and doors					\$ -	
	54	window package	per quote Menards	\$ 23,414.48	\$ 23,885.47	\$ -	\$ (470.99)	
	55	exterior doors - front	\$3,299.81 moved to line 12.54	\$ -		\$ -	\$ -	
	56	Slider to basement patio	\$3,363.00 moved to line 12.54	\$ -			\$ -	
	57	Garage man door - to exterior					\$ -	
	58	Garage man door - to interior - firedoor					\$ -	
	59	exterior door handles					\$ -	
	60	interior doors - handles, locks , glass door		\$ 5,940.00	\$ 9,061.28	\$ -	\$ (3,121.28)	
	61	double closet doors					\$ -	
	62	interior doors - Basement					\$ -	
	63	interior door handles - Main floor					\$ -	
	64	interior door handles - basement		\$ -			\$ -	
	65						\$ -	
13	66	Roofing					\$ -	
	67	Materials		\$ 7,875.62	\$ 7,875.62	\$ -	\$ -	
	68	Labor	Line 38 (4,865.95 estimated)	\$ 3,747.50	\$ 3,747.50	\$ -	\$ -	
	69						\$ -	
14	70	Sidding					\$ -	
	71	sidding-Material	moved to building materisl for payout \$11,240.70	\$ -			\$ -	
	72	sidding labor	Line 38 (4500 estimated)	\$ 3,900.00	\$ 7,730.00		\$ (3,830.00)	
	73	Soffit	moved to line 13.67	\$ -			\$ -	
	74	Facia	moved to line 7.25	\$ -			\$ -	
	75	Gutters materials and labor		\$ 2,900.00		\$ 2,900.00	\$ -	Englert
	76	Soffit labor	Line 38 (1800 estimated)				\$ -	
15	77	Brick and stone					\$ -	
	78	masonry Materials		\$ 4,814.42	\$ 4,991.77	\$ -	\$ (177.35)	
	79	Masonry labor	\$18 a sq foot	\$ 4,732.00	\$ 3,687.00	\$ 740.00	\$ 1,045.00	RUPERT PARISH
	80	Stone mailbox with address stone and limestone flat cap	not quotred	\$ -			\$ -	

81							\$ -	
16	82	Electrical materials & Labor	meter base, can light, dig service	\$ 26,950	\$ 15,059.17	\$ 7,500.00	\$ 11,890.83	marcus
	83	Lighting allowance	2500 moved to appliances	\$ -			\$ -	
	84						\$ -	
	85						\$ -	
17	86	Plumbing materials & Labor					\$ -	
	87	Plumbing parts -tubs - showers etc	per quote	\$ 28,500.00	\$ 29,500.00		\$ (1,000.00)	
	88	Faucets					\$ -	
	89	combi unit on demand water heater (5,500)	not quoted- regular electric water heater	\$ -			\$ -	
18	90	HVAC unit 1		\$ 22,000.00	\$ 15,005.54	\$ -	\$ 6,994.46	
	91	HVAC unit 2					\$ -	
	92	Heated floor basement and garage		\$ -		\$ -	\$ -	
19	93	Insulation - foam in all ext walls of living area only		\$ 5,427.00	\$ 5,427.00	\$ -	\$ -	
	94	Insulation - Cellulose in attic area including garage R-49		\$ 7,103.25			\$ 7,103.25	
	95	Insulation - Fiberglass garage walls	see above - included in wall quote	\$ 438.21			\$ 438.21	
	96						\$ -	
20	97	Drywall					\$ -	
	98	drywall / material		\$ 6,614.37	\$ 6,614.37	\$ -	\$ -	
	99	drywall labor		\$ 17,857.00	\$ 17,830.00	\$ -	\$ 27.00	
	100	drywall stock fees		\$ 813.00	\$ 813.00	\$ -	\$ -	
21	101	Paint					\$ -	
	102	painting material - color city loft for whole house		\$ 6,313.81	\$ 5,800.99	\$ -	\$ 6,313.81	
	103	painting labor - 2 color changed 150 each	Line 38 (8,000.00 estimated)	\$ 300.00			\$ 300.00	
	104						\$ -	
22	105	Casing and trim					\$ -	
	106	casing and trim materials		\$ 4,738.40	\$ 4,738.40	\$ -	\$ -	
	107	finish trim labor - includes cabinets,doors etc	Line 38 (9,800.00 estimated)				\$ -	
	108						\$ -	
23	109	interior stairs					\$ -	
	110	framing stair materials		\$ 371.00	\$ 371.00	\$ -	\$ 371.00	
	111	stair railing - materials only		\$ 720.00			\$ 720.00	
	112	stair railing stain /paint - materials only		\$ 738.00			\$ 738.00	
	113	stair labor	Line 38				\$ -	
24	114	floor coverings					\$ -	
	115	First floor flooring allowance	per bid	\$ 19,963.00			\$ 19,963.00	
	116	2nd floor - flooring allowance		\$ -			\$ -	
	117	basement flooring allowance	per bid	\$ -			\$ -	
	118	master - shower tile	per bid	\$ 5,956.00			\$ 5,956.00	
	119	Tile kitchen backsplash	per bid	\$ -			\$ -	
	120						\$ -	
25	121	Shelving		\$ 1,300.00			\$ 1,300.00	
	122						\$ -	
26	123	Mirrors		\$ 600.00			\$ 600.00	
	124	Lighted mirrors					\$ -	

27	125	Shower door- master suite		\$	3,151.47			\$	3,151.47
	126	Shower door- common bath						\$	-
	127	Shower door- basement bath							
28	128	cabinets - kitchen bath		\$	12,160.94	\$	9,000.00	\$	-
	129	bath vanities		\$	5,239.06	\$	5,239.06	\$	-
	130	Laundry cabinets						\$	-
	131	Pulls						\$	-
	132							\$	-
29	133	counter tops		\$	10,300.00			\$	10,300.00
	134	laundry couter top		\$	-			\$	-
	135	Kitchen sink	see counter top	\$	-			\$	-
30	136	landscaping - sod		\$	1,500.00			\$	1,500.00
	137							\$	-
31	138	Misc Labor expense						\$	-
	139							\$	-
32	140	deck and railing	1498.78 - note 3 moved from materials	\$	3,998.78	\$	3,998.78	\$	-
	141	stamped slab rear of home	moved to faoundation overages 2300	\$	-			\$	-
	142							\$	-
33	143	appliances allowance	2500 added from lights	\$	5,000.00	\$	4,155.44	\$	-
	144							\$	-
34	145	utility expense		\$	-			\$	47.20
	146							\$	-
35	147	Fireplace - electric 60 inch		\$	1,400.00	\$	1,472.90	\$	(72.90)
	148							\$	-
36	149	interest expense - none included	Homeowners responsibility	\$	-			\$	-
	150							\$	-
37	151	equipment rental		\$	-			\$	-
	152							\$	-
38	153	GC and general labor		\$	104,855.47	\$	85,500.00	\$	-
	154	Framing, roofing, trim, stair railing assembly, fine finish trim work						\$	-
	155	Painting, drywall hanging, drywall finishing , siding						\$	-
	156	concrete labor,dirtwork, backfill, excavation, Insulation						\$	-
	157							\$	-
39	158	Misclenous						\$	-
	159	ring system cameras - regular door bell - no ring system		\$	35.00			\$	35.00
	160	fence - none quoted unless requested						\$	-
	161	real estate sales commision		\$	-			\$	-
	162	grocery door		\$	-	\$	245.38	\$	-
	163								
	164								
Totals				\$	568,589.07	\$	452,521.43	\$	12,074.35
								\$	67,986.93

Legacy re-inbursents