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**TIRZ NO. 5 REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, DECEMBER 9, 2025
4:30 PM
AGENDA**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the “Speaker Cards” and present to the Staff Liaison prior to the beginning of the meeting. Speakers are limited to three (3) minutes. No action can be taken. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish copies/handouts regarding their item of interest must provide nine (9) copies and present them to the Staff Liaison for distribution.

III. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the TIRZ No. 5 Board.

A. Minutes Approval:

1) TIRZ No. 5- Regular Meeting- September 9, 2025, 4:45 p.m.

IV. ACTION ITEM:

A. Consider and act upon a Resolution approving certain Tax Increment Reinvestment Zone Number Five project expenditures in the amount of \$32,348,969.97; providing a severability clause; and providing an effective date. (Kearney)

V. ADJOURNMENT:

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

“I, the undersigned authority, do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____ : _____ and remained so posted continuously for at least three (3) business days prior to the scheduled time of said meeting.”

Staff Liaison



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**TIRZ #5 REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 9, 2025
4:45 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Chairman Tubbs called the meeting to order at 4:47 PM.

Members Present:

Members Absent:

Chairman Ryan Tubbs

None

Board Member Eddie Cawlfeld

Board Member Brandon Grumbles

Board Member Philip Ferguson

Board Member Andy Hopkins

Board Member Wendie Wigginton

Board Member Mindy Koehne

II. OPEN FORUM:

Mayor Tubbs called on those who signed up to speak:

1) Don D'Amico spoke about development.

III. CONSENT AGENDA:

Upon a motion by Board Member Hopkins and a second by Board Member Wigginton, the Board voted seven (7) for and none (0) opposed to approve the Consent Agenda. The motion carried 7-0.

A. Minutes Approval:

1) TIRZ #5 Board Meeting - September 10, 2024, 4:50 p.m.

B. Consider and act upon a Resolution of the Tax Increment Reinvestment Zone Number Five of the City of Celina, Texas Board of Directors approving project expenditures; providing a severability clause; and providing an effective date. (Stovall)

Resolution No. 2025-01R

IV. ADJOURNMENT:

Chairman Tubbs adjourned the meeting at 4:52 PM.

Approved on the 9th day of November 2025.

Chair

Staff Liaison



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Strategic Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Bradley Kearney, Strategic Services Director
CC: Karla Stovall, Assistant City Manager, Robert Ranc, City Manager
Date: December 9, 2025

Agenda Item:

Consider and act upon a Resolution approving certain Tax Increment Reinvestment Zone Number Five project expenditures in the amount of \$32,348,969.97; providing a severability clause; and providing an effective date. (Kearney)

Background Information:

The City received a reimbursement request for Tax Increment Reinvestment Zone (TIRZ) Five from the Developer (Old Celina, LTD). This is the first reimbursement request the City has received for TIRZ 5. Staff has completed an extensive review of all invoices and documentation in coordination with the Developer. Staff recommends the approval of the following TIRZ 5 Project Costs submitted by the Developer.

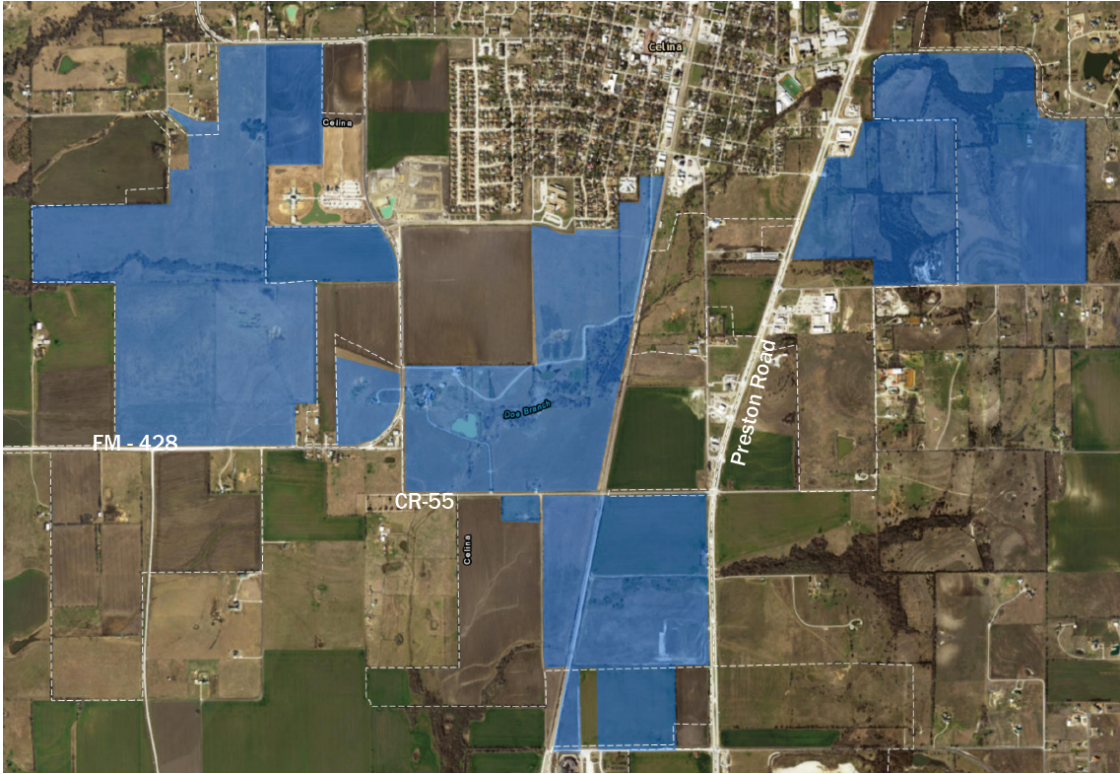
Project and Finance Plan Category	Amount
Water Facilities and Improvements	\$ 6,402,313.14
Sanitary Sewer Facilities and Improvements	\$ 3,257,480.60
Storm Water Facilities and Improvements	\$ 3,938,833.30
Street and Intersection Improvements	\$17,964,514.93
Celina Pkwy - Land & Construction	-
Open Space, Park and Recreation Facilities and Improvements	-
Economic Development Grants	-
Administrative Costs	-
Pre-Development Costs	\$ 785,828.00
Total Recommended Project Costs	\$ 32,348,969.97

TIRZ 5 Overview

TIRZ 5 was established on March 8, 2016 as a property tax TIRZ with the City as the only

participating taxing entity with a participation rate of 50%. The Project and Financing Plan (PFP) was amended on November 23, 2023 (below). The boundaries of TIRZ 5 are depicted in blue below.

Project Costs		
Water Facilities and Improvements	\$ 37,076,015	15.00%
Sanitary Sewer Facilities and Improvements	\$ 29,660,812	12.00%
Storm Water Facilities and Improvements	\$ 29,660,812	12.00%
Street and Intersection Improvements	\$ 93,083,546	37.66%
Celina Parkway - Land & Construction	\$ 5,000,000	2.02%
Open Space, Park and Recreation Facilities and Improvements	\$ 24,717,344	10.00%
Economic Development Grants	\$ 24,717,344	10.00%
Administrative Costs	\$ 2,471,734	1.00%
Pre-Development Costs: TIRZ planning, creation & professional costs incurred to date	\$ 785,828	0.32%
TOTAL	\$ 247,173,435	100.00%



Reimbursement Agreement

The City and Developer entered into a Reimbursement Agreement on April 11, 2017 that was subsequently amended four times. The Reimbursement Agreement identifies the types of expenses that the Developer may incur that the TIRZ will reimburse, as well as the process to do so.

Project - West Sunset Blvd., The Ranch Rd., and Cattle King Dr.

The Reimbursement Agreement obligated the Developer to build West Sunset Road, which included a roundabout and roadways to connect FM 428 to the Dallas North Tollway. The Developer constructed the required two of the four lanes of Sunset Road, the roundabout, two of the four lanes of The Ranch Road, and the two lanes of Cattle King Drive in excess of the requirements of the Agreement (see map below). The project included water, sewer, and storm water drainage improvements with the roadway. The City issued a Certificate of Completion for all components on December 18, 2023, meeting the deadline in the Agreement.



Evaluation of Expenses Submitted for Reimbursement

The City received more than 700 transactions totaling more than \$35 million and dating from 2012 through 2024 from the Developer for reimbursement. City staff and contractors reviewed and evaluated each invoice for compliance with the PFP, Reimbursement Agreement, and accounting standards. Invoices and proof of payment (or lien releases) have been verified for each expense recommended for reimbursement.

Design (engineering) and construction costs related to the constructed roads are recommended for approval by City staff. This is inclusive of roadway, roundabout, water, sewer, storm water drainage, landscaping, and street lighting. To comply with the PFP, these expenses are divided between water, sewer, storm water, and streets/intersections.

The Developer also submitted a variety of expenses labeled as "Pre-Development" (approximately \$2.4 million). Pre-Development is a category within the PFP and Reimbursement Agreement for expenses incurred by the Developer prior to development occurring within the TIRZ. All Pre-Development expenses were reviewed. In consultation with the City Attorney, staff determined that expenses incurred prior to the approval of the Reimbursement Agreement (April 11, 2017) were ineligible for reimbursement (\$922,585.93). Staff identified Pre-Development expenses that complied with the PFP, Reimbursement Agreement, and state law, totaling \$785,828 (the total authorized by the PFP). There were an additional \$557,888.43 Pre-Development expenses that are in excess of the total PFP budget that may or may not be eligible for reimbursement that are not included in staff's recommendation.

Staff also identified \$13,697.58 in eligible expenses missing proof of payment and \$46,085.30 in ineligible expenses that have not been included in staff's recommendation. In working through several rounds of reviews, the Developer identified \$293,132.08 of expenses as related to the MMD (not related to the TIRZ) and \$293,119.39 of expenses that were not applicable to the TIRZ.

Developer Interest

The Reimbursement Agreement also authorizes the Developer to be reimbursed for interest for construction and design expenses until those expenses are paid by the TIRZ. The proposed project expenditures do not include Developer Interest as staff is working to calculate interest and develop the process for its authorization.

Proposed Project Expenditures for Reimbursement

In total, staff recommends that \$32,348,969.97 in Project Expenses be approved by the TIRZ #5 Board of Directors.

Legal Review:

Legal has reviewed this item.

Supporting Documents:

1. Staff Presentation
2. Resolution
3. Resolution Exhibit A - Verified Authorized Project Costs

Financial Consideration:

This item verifies \$32,348,969.97 in Authorized Project Costs to be reimbursed to the Developer as funds become available in TIRZ 5. The current fund balance of the TIRZ #5 Fund is insufficient to reimburse the Developer at this time.

Staff Recommendation:

Staff recommends approval.

TAX INCREMENT REINVESTMENT ZONE #5 REIMBURSEMENT REQUEST

TIRZ 5 Board Meeting
December 9, 2025



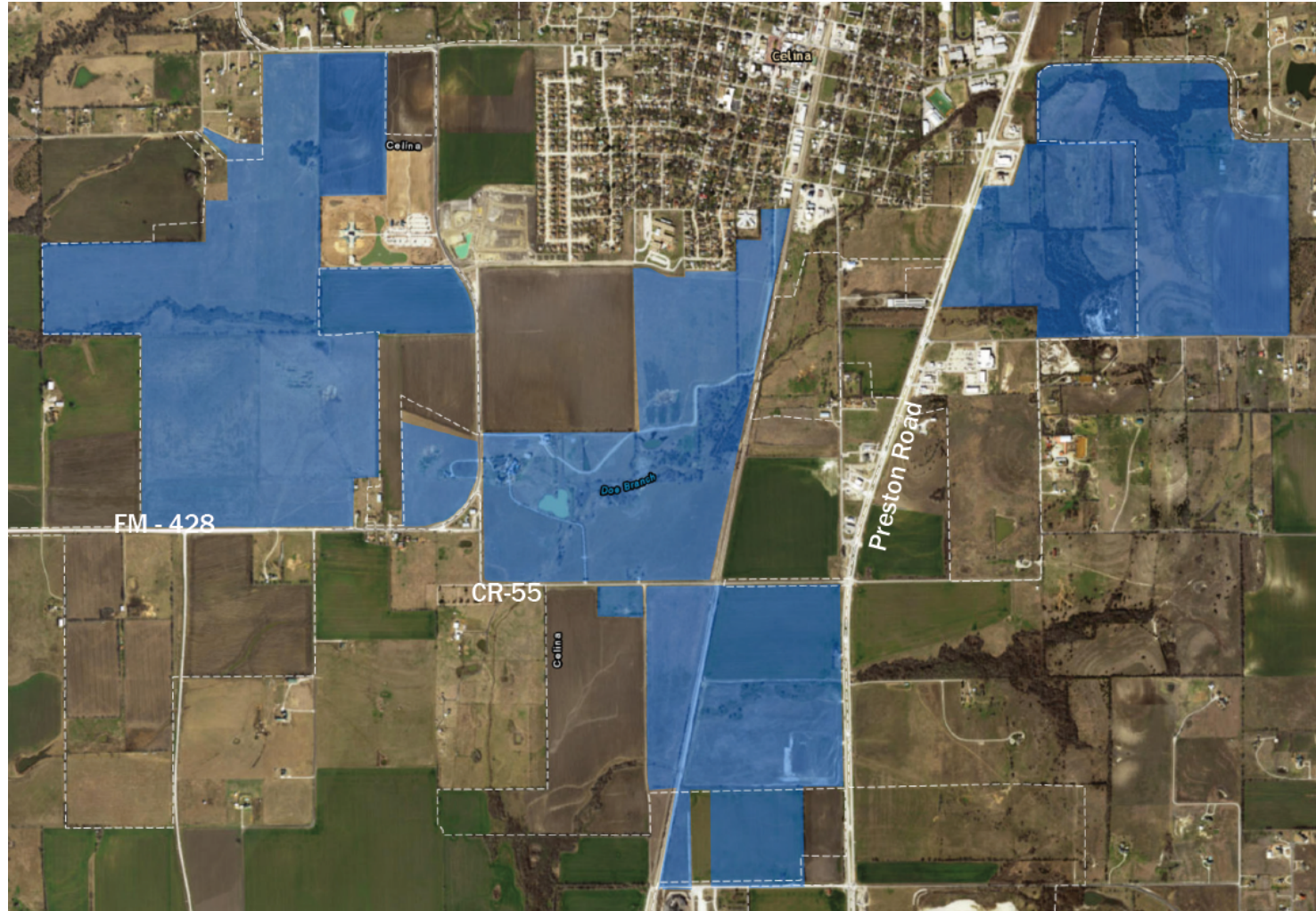
REQUEST

- Developer submitted first reimbursement request
 - \$35+ million
 - 700+ transactions
 - 2012-2024
 - Pre-Development costs and design and construction costs for Sunset Rd., The Ranch Rd., and Cattle King Dr.

BACKGROUND

- TIRZ #5
 - Created in 2016
 - Property tax TIRZ with City participation at 50%
 - PFP approved in 2016 and amended in 2023
 - Reimbursement Agreement with Old Celina, LTD approved in 2017 and amended four times through 2023

BOUNDARIES



PROJECT AND FINANCING PLAN

Project Costs		
Water Facilities and Improvements	\$ 37,076,015	15.00%
Sanitary Sewer Facilities and Improvements	\$ 29,660,812	12.00%
Storm Water Facilities and Improvements	\$ 29,660,812	12.00%
Street and Intersection Improvements	\$ 93,083,546	37.66%
Celina Parkway - Land & Construction	\$ 5,000,000	2.02%
Open Space, Park and Recreation Facilities and Improvements	\$ 24,717,344	10.00%
Economic Development Grants	\$ 24,717,344	10.00%
Administrative Costs	\$ 2,471,734	1.00%
Pre-Development Costs: TIRZ planning, creation & professional costs incurred to date	\$ 785,828	0.32%
TOTAL	\$ 247,173,435	100.00%

REIMBURSEMENT AGREEMENT

- Required to design and build Sunset Rd., The Ranch Rd., and Cattle King Dr.
 - Originally Celina Pkwy, but changed through amendments due to changes to master thoroughfare plan
 - Designed all 4 lanes
 - Constructed 2 of 4 lanes
 - Constructed more than required by Agreement
 - Project included water, sewer, and storm water
- City issued Certificate of Completion on December 18, 2023 prior deadline in Agreement



REIMBURSEMENT REQUEST REVIEW

- Reviewed every invoice and proof of payment/lien release
 - Confirmed eligibility based on state law, PFP, and Reimbursement Agreement
 - Accounting best practices
- Removed
 - MMD-related invoices – identified by City and Developer
 - Ineligible and not applicable invoices – identified by City and Developer
 - Invoices for work performed prior to Reimbursement Agreement (April 2017)
 - Invoices missing proof of payment or lien release

REIMBURSEMENT REQUEST REVIEW

- Pre-Development Costs
 - Submitted more than \$2 million
 - Worked with Developer to refine invoices
 - PFP line item for Pre-Development is \$785,828
 - Staff identified \$785,828 in eligible invoices to recommend
 - \$557,888.43 in excess Pre-Development costs that may or may not be eligible for reimbursement that have been excluded
- Design and Construction Costs
 - \$31,563,141.97 in eligible construction and design costs
 - Categorized into PFP categories

TOTAL RECOMMENDATION

PFP Category	Amount
Water Facilities and Improvements	\$ 6,402,313.14
Sanitary Sewer Facilities and Improvements	\$ 3,257,480.60
Storm Water Facilities and Improvements	\$ 3,938,833.30
Street and Intersection Improvements	\$ 17,964,514.93
Celina Pkwy – Land & Construction	-
Open Space, Park and Recreation Facilities and Improvements	-
Economic Development Grants	-
Administrative Costs	-
Pre-Development Costs	\$ 785,828.00
Total Verified Authorized Project Costs	\$ 32,348,969.97

DEVELOPER INTEREST

- Reimbursement Agreement provides Developer Interest for construction and design costs
 - Will be calculated through the date of actual reimbursement
 - Not included in this submission – need to work through calculation and approval process
- Staff will bring back at a later date

FUTURE PFP AMENDMENT

- Staff plans to return with a PFP amendment request in the future
 - Move the Celina Pkwy line item to Street and Intersection improvements
 - It was removed from the Reimbursement Agreement through amendments
 - Its intent was largely satisfied by current project
 - It is cleanest to move it to Streets category through an amendment

QUESTIONS?

RESOLUTION 2025-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE OF THE CITY OF CELINA, TEXAS APPROVING CERTAIN TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE PROJECT EXPENDITURES IN THE AMOUNT OF \$32,348,969.97; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (hereinafter referred to as the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (hereinafter referred to as the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, on March 8, 2016, pursuant to and as required by the Act, the governing body of the City (hereinafter referred to as the “City Council”) approved and adopted by Ordinance No. 2016-16 a Creation Ordinance of Tax Increment Reinvestment Zone Number Five of the City of Celina, Texas (hereinafter referred to as “TIRZ Five”; and

WHEREAS, on December 13, 2016, pursuant to and as required by the Act, City Council approved and adopted by Ordinance No. 2016-82, a Final Reinvestment Zone Financing Plan and a Final Project Plan (hereinafter referred to as the “PFP”) for TIRZ Five; and

WHEREAS, on April 11, 2023, City Council approved and adopted by Ordinance No. 2023-122 an Amended PFP; and

WHEREAS, on April 11, 2017, City Council approved the Old Celina Reimbursement Agreement (hereinafter referred to as the “Agreement”) for TIRZ Five with Old Celina, LTD (hereinafter referred to as the “Developer”); and

WHEREAS, City Council approved four amendments to the Agreement with the final amendment approved on May 16, 2023; and

WHEREAS, in compliance with the terms of the Agreement, the Developer completed the master design of four lanes and the construction of two lanes of Sunset Boulevard West, receiving a Certificate of Completion from the City on December 18, 2023 for all the street, intersection, water, sewer, and storm water components; and

WHEREAS, the Developer submitted a reimbursement request to the City for Sunset Boulevard West project costs and Pre-Development Costs; and

WHEREAS, City staff reviewed all invoices and proof of payments or lien releases for the reimbursement request to ensure compliance with State law, the PFP, the Agreement, and accounting standards; and

WHEREAS, the Board of Directors of TIRZ Five (hereinafter referred to as the “Board”) is authorized to verify that the Developer paid or incurred the eligible project costs and approve said project costs; and

WHEREAS, all expenditures in Exhibit A are authorized project expenditures under the Act for the purpose of facilitating and encouraging development within TIRZ Five.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The Board hereby verifies and approves the authorized project costs in Exhibit A allocated into the PFP categories below.

PFP Category	Amount
Water Facilities and Improvements	\$ 6,402,313.14
Sanitary Sewer Facilities and Improvements	\$ 3,257,480.60
Storm Water Facilities and Improvements	\$ 3,938,833.30
Street and Intersection Improvements	\$ 17,964,514.93
Celina Pkwy – Land & Construction	-
Open Space, Park and Recreation Facilities and Improvements	-
Economic Development Grants	-
Administrative Costs	-
Pre-Development Costs	\$ 785,828.00
Total Verified Authorized Project Costs	\$ 32,348,969.97

SECTION 3. The Board recommends that City Council verify and approve the project costs.

SECTION 4. Available TIRZ Five revenues will be used to reimburse verified and approved costs in the following order in compliance with the Agreement.

1. Pre-TIRZ administrative costs incurred by the City;
2. Administrative costs incurred by the City;
3. Pre-development costs incurred by the Developer;
4. Administrative costs incurred by the Developer;
5. Verified authorized project costs by the Developer plus Developer Interest.

SECTION 5. Developer interest for verified authorized project construction costs and verified authorized project design costs shall be calculated by the City in accordance with the Reimbursement Agreement after approval of these costs by both the Board and City Council.

SECTION 6. If any section, article paragraph, sentence, clause, phrase or word in this Resolution, or the application thereto to any persons or circumstances, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution; and the Board of Directors hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 7. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE OF THE CITY OF CELINA, TEXAS, THIS THE 9TH DAY OF DECEMBER 2025.

Ryan Tubbs, Board Chair

ATTEST:

Ashley Owens, City Secretary

Exhibit A

Verified Authorized Project Costs

Period	Vendor	Authorized Invoice	
		Amount	Category
7/1/2017	Locke Lord	332.00	Pre-Dev
9/1/2017	Locke Lord	8,407.90	Pre-Dev
10/1/2017	Locke Lord	3,106.00	Pre-Dev
11/1/2017	Locke Lord	2,975.94	Pre-Dev
12/1/2017	Locke Lord (split)	656.00	Pre-Dev
1/1/2018	City of Celina	5,446.50	Pre-Dev
1/1/2018	City of Celina	26,845.00	Pre-Dev
1/1/2018	City of Celina	12,687.50	Pre-Dev
1/1/2018	City of Celina	10,585.26	Pre-Dev
4/1/2018	Stantec Consulting	30,046.76	Pre-Dev
4/1/2018	Locke Lord	11,860.69	Pre-Dev
6/1/2018	Stantec Consulting	35,633.96	Pre-Dev
7/1/2018	Stantec Consulting	4,256.22	Pre-Dev
8/1/2018	Stantec Consulting	6,665.75	Pre-Dev
8/1/2018	Locke Lord (split)	2,776.07	Pre-Dev
9/1/2018	Stantec Consulting	26,173.15	Pre-Dev
9/1/2018	Locke Lord	1,145.71	Pre-Dev
10/1/2018	City of Celina	830.00	Pre-Dev
10/1/2018	Stantec Consulting	22,070.50	Pre-Dev
11/1/2018	Stantec Consulting	17,817.00	Pre-Dev
11/1/2018	Stantec Consulting	8,676.00	Pre-Dev
11/1/2018	Locke Lord	16,603.15	Pre-Dev
1/1/2019	Stantec Consulting	11,627.35	Pre-Dev
3/1/2019	Peiser & Mankin Surveying	1,000.00	Pre-Dev
5/1/2019	Locke Lord	604.20	Pre-Dev
6/1/2019	Stantec Consulting	12,117.04	Pre-Dev
6/1/2019	Stantec Consulting	49,967.92	Pre-Dev
6/1/2019	Stantec Consulting	28,499.00	Pre-Dev
6/1/2019	Stantec Consulting	7,686.00	Pre-Dev
6/1/2019	KFM	11,447.37	Design
6/1/2019	Stantec Consulting	474.00	Pre-Dev
8/1/2019	Locke Lord (split)	843.00	Pre-Dev
8/1/2019	KFM	7,300.00	Design
8/1/2019	Locke Lord	3,610.00	Pre-Dev
9/1/2019	Locke Lord	23,769.00	Pre-Dev
9/1/2019	City of Celina	400.00	Pre-Dev
10/1/2019	Winstead PC	73.50	Pre-Dev
10/1/2019	KFM	10,233.56	Design

10/1/2019	KFM	6,800.00	Design
11/1/2019	Stantec Consulting	71.21	Pre-Dev
12/1/2019	KFM	2,200.00	Design
12/1/2019	KFM	8,000.00	Design
12/1/2019	Locke Lord	1,128.60	Pre-Dev
12/1/2019	City of Celina	155,000.00	Pre-Dev
12/1/2019	City of Celina	150.00	Pre-Dev
12/1/2019	KFM	2,000.00	Design
12/1/2019	KFM	2,000.00	Design
12/1/2019	Locke Lord	4,757.60	Pre-Dev
10/1/2020	Peiser & Mankin Surveying	2,500.00	Pre-Dev
11/1/2020	KFM	3,750.00	Design
12/1/2020	KFM	3,852.50	Design
1/1/2021	KFM	1,125.00	Design
1/1/2021	KFM	3,977.96	Design
3/1/2021	KFM	3,852.50	Design
3/1/2021	KFM	11,557.50	Design
7/1/2021	KFM	29,115.00	Design
7/1/2021	Peiser & Mankin Surveying	825.00	Pre-Dev
8/1/2021	Peiser & Mankin Surveying	2,250.00	Pre-Dev
12/1/2021	KFM	50,825.00	Design
12/1/2021	City of Celina	53,270.00	Pre-Dev
1/1/2022	KFM	103.98	Design
1/1/2022	KFM	58,325.00	Design
1/1/2022	City of Celina	1,750.00	Pre-Dev
2/1/2022	KFM	18,000.00	Design
2/1/2022	KFM	20,519.15	Design
3/1/2022	Locke Lord	356.40	Pre-Dev
3/1/2022	Daake Law	2,400.00	Pre-Dev
3/1/2022	KFM	1,170.00	Design
3/1/2022	KFM	12,375.00	Design
3/1/2022	KFM	10,000.00	Design
4/1/2022	KFM	10,000.00	Design
4/1/2022	KFM	10,575.00	Design
4/1/2022	KFM	70,250.00	Design
4/1/2022	Locke Lord	12,736.35	Pre-Dev
4/1/2022	KFM	6,787.27	Design
5/1/2022	Buddy Martin Erosion	9,387.98	Construction
5/1/2022	KFM	2,500.00	Design
5/1/2022	KFM	2,505.00	Design
5/1/2022	KFM	7,917.11	Design
5/1/2022	KFM	15,000.00	Design
5/1/2022	Locke Lord (split)	2,167.00	Pre-Dev
5/1/2022	Buddy Martin Erosion	2,192.06	Construction

5/1/2022	Mario Sinocola	290,871.45	Construction
5/1/2022	Nelson Partners	15,000.00	Pre-Dev
5/1/2022	Locke Lord	8,721.90	Pre-Dev
5/1/2022	Lennart	9,073.40	Construction
6/1/2022	EWI	3,631.00	Construction
6/1/2022	KFM	750.00	Design
6/1/2022	KFM	2,313.00	Design
6/1/2022	KFM	23,689.14	Design
6/1/2022	Mario Sinocola	133,039.02	Construction
6/1/2022	City of Celina	250.00	Construction
6/1/2022	City of Celina	3,000.00	Construction
6/1/2022	Lennart	4,100.10	Construction
6/1/2022	TBG Partners	7,950.00	Pre-Dev
7/1/2022	EWI	9,500.00	Construction
7/1/2022	EWI	4,862.00	Construction
7/1/2022	KFM	600.00	Design
7/1/2022	KFM	4,400.00	Design
7/1/2022	KFM	24,643.69	Design
7/1/2022	Michael W Massey	5,000.00	Pre-Dev
7/1/2022	Mario Sinocola	1,540,529.05	Construction
7/1/2022	Lennart	80,525.00	Construction
7/1/2022	Lennart	46,361.73	Construction
8/1/2022	Michael W Massey	5,000.00	Pre-Dev
8/1/2022	StormCon	250.00	Construction
8/1/2022	EWI	8,948.00	Construction
8/1/2022	KFM	600.00	Design
8/1/2022	KFM	43,680.00	Design
8/1/2022	KFM	52,092.90	Design
8/1/2022	Michael W Massey	2,500.00	Pre-Dev
8/1/2022	Michael W Massey	2,500.00	Pre-Dev
8/1/2022	Nelson Partners	17,000.00	Pre-Dev
8/1/2022	Mario Sinocola	234,662.74	Construction
8/1/2022	City of Celina	2,370.75	Construction
8/1/2022	Daake Law	2,587.50	Pre-Dev
8/1/2022	Lennart	7,315.82	Construction
9/1/2022	EWI	6,119.00	Construction
9/1/2022	Winstead PC	2,018.74	Pre-Dev
9/1/2022	KFM	43,592.62	Design
9/1/2022	StormCon	375.00	Construction
9/1/2022	KFM	600.00	Design
9/1/2022	Mario Sinocola	516,203.10	Construction
9/1/2022	DDLA Design	12,103.75	Pre-Dev
9/1/2022	Lennart	15,680.91	Construction
9/1/2022	Callison RTKL	5,987.88	Pre-Dev

10/1/2022	DDLA Design	7,500.00	Pre-Dev
10/1/2022	EWI	5,510.25	Construction
10/1/2022	KFM	600.00	Design
10/1/2022	KFM	3,720.69	Design
10/1/2022	StormCon	300.00	Construction
10/1/2022	Strecker Farms	28,127.50	Construction
10/1/2022	Mario Sinocola	432,585.00	Construction
10/1/2022	Lennart	18,135.24	Construction
10/1/2022	Techline	166,112.50	Construction
11/1/2022	KFM	5,660.00	Design
11/1/2022	KFM	10,660.00	Design
11/1/2022	KFM	18,320.00	Design
11/1/2022	KFM	12,520.00	Design
11/1/2022	KFM	20,780.00	Design
11/1/2022	KFM	17,570.00	Design
11/1/2022	KFM	56,262.50	Design
11/1/2022	KFM	12,260.00	Design
11/1/2022	KFM	35,287.50	Design
11/1/2022	KFM	13,110.00	Design
11/1/2022	KFM	12,910.00	Design
11/1/2022	KFM	6,660.00	Design
11/1/2022	KFM	11,500.00	Design
11/1/2022	KFM	6,905.00	Design
11/1/2022	KFM	1,542.00	Design
11/1/2022	EWI	4,951.00	Design
11/1/2022	KFM	600.00	Design
11/1/2022	KFM	8,450.00	Design
11/1/2022	StormCon	300.00	Construction
11/1/2022	Mario Sinocola	2,054,507.03	Construction
11/1/2022	Lennart	61,792.74	Construction
12/1/2022	EWI	2,042.00	Construction
12/1/2022	KFM	600.00	Design
12/1/2022	KFM	5,752.74	Design
12/1/2022	KFM	5,752.74	Design
12/1/2022	Mario Sinocola	879,461.30	Construction
12/1/2022	TBG Partners (split)	4,139.66	Pre-Dev
12/1/2022	Winstead PC	1,817.50	Pre-Dev
12/1/2022	Lennart	26,445.10	Construction
12/1/2022	Ignacio Fraire	9,030.00	Construction
1/1/2023	KFM	12,201.55	Design
1/1/2023	KFM	43,612.50	Design
1/1/2023	KFM	42,050.00	Design
1/1/2023	KFM	43,011.61	Design
1/1/2023	KFM	34,675.00	Design

1/1/2023	KFM	39,775.00	Design
1/1/2023	KFM	23,430.00	Design
1/1/2023	KFM	31,737.50	Design
1/1/2023	KFM	14,560.00	Design
1/1/2023	KFM	36,712.50	Design
1/1/2023	KFM	27,187.50	Design
1/1/2023	KFM	46,962.50	Design
1/1/2023	KFM	31,950.00	Design
1/1/2023	KFM	21,469.23	Design
1/1/2023	KFM	4,047.73	Design
1/1/2023	StormCon	375.00	Construction
1/1/2023	LandPoint	800.00	Construction
1/1/2023	EWI	2,778.00	Construction
1/1/2023	KFM	600.00	Design
1/1/2023	KFM	5,724.24	Design
1/1/2023	StormCon	300.00	Construction
1/1/2023	3S Contracting	205,982.35	Construction
1/1/2023	Mario Sinacola	1,204,863.26	Construction
1/1/2023	Simmons Marketing	1,243.34	Pre-Dev
1/1/2023	Lennart	6,203.47	Construction
1/1/2023	Lennart	37,531.40	Construction
2/1/2023	KFM	16,200.00	Design
2/1/2023	EWI	2,139.00	Construction
2/1/2023	Mario Sinacola	1,811,080.97	Construction
2/1/2023	Lennart	54,396.60	Construction
2/1/2023	KFM	6,200.00	Design
3/1/2023	StormCon	300.00	Construction
3/1/2023	EWI	4,725.50	Construction
3/1/2023	LandPoint	7,638.44	Construction
3/1/2023	LandPoint	16,336.00	Construction
3/1/2023	Mario Sinacola	685,238.90	Construction
3/1/2023	StormCon	225.00	Construction
3/1/2023	Lennart	21,713.12	Construction
3/1/2023	EWI	9,306.50	Construction
3/1/2023	KFM	450.00	Design
3/1/2023	KFM	6,200.21	Design
4/1/2023	KFM	65,573.31	Design
4/1/2023	KFM	10,000.00	Design
4/1/2023	KFM	10,000.00	Design
4/1/2023	KFM	10,000.00	Design
4/1/2023	KFM	8,155.45	Design
4/1/2023	Nelsen Partners	10,000.00	Pre-Dev
4/1/2023	EWI	11,414.50	Construction
4/1/2023	StormCon	375.00	Construction

4/1/2023	Nelsen Partners	8,562.50	Pre-Dev
4/1/2023	Mario Sinacola	1,620,895.69	Construction
4/1/2023	Lennart	48,980.56	Construction
4/1/2023	KFM	4,000.00	Design
5/1/2023	EWI	33,959.25	Construction
5/1/2023	Lennart	1,435.00	Construction
5/1/2023	StormCon	300.00	Construction
5/1/2023	Mario Sinacola	2,666,488.91	Construction
5/1/2023	Nelsen Partners	2,340.00	Pre-Dev
5/1/2023	Lennart	82,296.58	Construction
6/1/2023	Wild H Cattle Co	22,040.10	Construction
6/1/2023	Wild H Cattle Co	34,216.25	Construction
6/1/2023	Mission Site Services	261,607.72	Construction
6/1/2023	Buddy Martin Erosion	1,965.82	Construction
6/1/2023	Buddy Martin Erosion	920.13	Construction
6/1/2023	Buddy Martin Erosion	1,071.68	Construction
6/1/2023	EWI	13,201.50	Construction
6/1/2023	Nelsen Partners	975.00	Pre-Dev
6/1/2023	Strecker Farms	3,915.00	Construction
6/1/2023	Mario Sinacola	1,563,380.71	Construction
6/1/2023	Mario Sinacola	2,272,019.55	Construction
6/1/2023	DDLA Design	6,781.25	Pre-Dev
6/1/2023	Lennart	123,425.01	Construction
6/1/2023	Strecker Farms	6,306.00	Construction
7/1/2023	StormCon	375.00	Construction
7/1/2023	EWI	5,020.00	Construction
7/1/2023	Lennart	166,112.50	Construction
7/1/2023	LandPoint	12,063.26	Construction
7/1/2023	LandPoint	18,442.00	Construction
7/1/2023	Mario Sinacola	879,641.48	Construction
7/1/2023	Nelsen Partners	390.00	Pre-Dev
7/1/2023	Lennart	40,858.82	Construction
7/1/2023	Strecker Farms	7,355.00	Construction
7/1/2023	Grayson Collin Electric	280,306.50	Construction
8/1/2023	KFM	25,000.00	Design
8/1/2023	KFM	7,500.00	Design
8/1/2023	KFM	375.00	Design
8/1/2023	KFM	12,601.86	Design
8/1/2023	KFM	150.00	Design
8/1/2023	KFM	400.00	Design
8/1/2023	KFM	3,000.00	Design
8/1/2023	Lennart	1,570.31	Construction
8/1/2023	StormCon	300.00	Construction
8/1/2023	KFM	1,843.15	Design

8/1/2023	EWI	8,925.00	Construction
8/1/2023	InCon-trol Construction	23,923.00	Construction
8/1/2023	StormCon	300.00	Construction
8/1/2023	Strecker Farms	6,100.00	Construction
8/1/2023	Mario Sinacola	1,338,927.47	Construction
8/1/2023	InCon-trol Construction	60,016.70	Construction
8/1/2023	Lennart	525.00	Construction
8/1/2023	Lennart	42,316.93	Construction
9/1/2023	Mission Site Services	213,915.52	Construction
9/1/2023	Buddy Martin Erosion	280.00	Construction
9/1/2023	EWI	547.00	Construction
9/1/2023	StormCon	375.00	Construction
9/1/2023	Mario Sinacola	612,665.65	Construction
9/1/2023	Superscapes OpCo	285,341.85	Construction
9/1/2023	Lennart	32,868.75	Construction
9/1/2023	KFM	750.00	Design
9/1/2023	KFM	862.50	Design
10/1/2023	Mario Sinacola	333,036.50	Construction
10/1/2023	Superscapes OpCo	255,952.57	Construction
10/1/2023	Lennart	1,540.56	Construction
10/1/2023	Lennart	10,124.76	Construction
10/1/2023	Lennart	18,026.96	Construction
10/1/2023	KFM	300.00	Design
11/1/2023	Mission Site Services	38,700.00	Construction
11/1/2023	Brandon Industries	248.30	Construction
11/1/2023	Nelsen Partners	10,585.00	Pre-Dev
11/1/2023	Buddy Martin Erosion	9,883.23	Construction
11/1/2023	Buddy Martin Erosion	1,913.32	Construction
11/1/2023	EWI	1,099.50	Construction
11/1/2023	Buddy Martin Erosion	6,706.09	Construction
11/1/2023	InCon-trol Construction	201,477.37	Construction
11/1/2023	StormCon	300.00	Construction
11/1/2023	City of Celina	1,050.00	Construction
11/1/2023	Fannin Tree Farm Sales	165,102.90	Construction
11/1/2023	Nelsen Partners	5,950.00	Pre-Dev
11/1/2023	Mario Sinacola	291,337.10	Construction
11/1/2023	DDLA Design	3,543.75	Pre-Dev
11/1/2023	Superscapes OpCo	743,911.19	Construction
11/1/2023	Jordan Consulting Engineers	2,500.00	Design
11/1/2023	Lennart	44,216.06	Construction
11/1/2023	Lennart	3,896.74	Construction
11/1/2023	Grayson Collin Electric	10,689.69	Construction
11/1/2023	KFM	125,500.00	Design
12/1/2023	RD Underground Construction	2,700.00	Construction

12/1/2023	RD Underground Construction	61,181.91	Construction
12/1/2023	City of Celina	350.00	Construction
12/1/2023	Buddy Martin Erosion	2,473.51	Construction
12/1/2023	Buddy Martin Erosion	113.66	Construction
12/1/2023	Strecker Farms	9,750.00	Construction
12/1/2023	StormCon	375.00	Construction
12/1/2023	Brandon Industries	64,129.00	Construction
12/1/2023	Fannin Tree Farm Sales	374,236.49	Construction
12/1/2023	Mario Sinacola	33,218.00	Construction
12/1/2023	Superscapes OpCo	1,107,732.79	Construction
12/1/2023	Lennart	10,124.77	Construction
12/1/2023	Lennart	18,651.15	Construction
12/1/2023	Lennart	49,735.50	Construction
12/1/2023	City of Celina	8,455.00	Construction
12/1/2023	City of Celina	602,839.41	Construction
12/1/2023	InCon-trol Construction	1,565.00	Construction
12/1/2023	KFM	16,807.50	Design
1/1/2024	Thomas Torre Electric	8,538.75	Construction
1/1/2024	Thomas Torre Electric	10,381.00	Construction
1/1/2024	Buddy Martin Erosion	2,679.19	Construction
1/1/2024	Buddy Martin Erosion	852.47	Construction
1/1/2024	Buddy Martin Erosion	307.50	Construction
1/1/2024	Buddy Martin Erosion	3,062.80	Construction
1/1/2024	Lennart	662.00	Construction
1/1/2024	StormCon	300.00	Construction
1/1/2024	EWI	587.50	Construction
1/1/2024	Mario Sinacola	362,899.60	Construction
1/1/2024	Superscapes OpCo	175,182.13	Construction
1/1/2024	Lennart	15,295.32	Construction
1/1/2024	Lennart	117.17	Construction
1/1/2024	Lennart	16,943.73	Construction
1/1/2024	KFM	450.00	Design
2/1/2024	StormCon	375.00	Construction
2/1/2024	Sinacola	220,324.30	Construction
2/1/2024	Lennart	1,176.73	Construction
2/1/2024	Lennart	90.23	Construction
2/1/2024	Lennart	6,629.90	Construction
2/1/2024	KFM	862.50	Design
3/1/2024	KFM	5,000.00	Design
3/1/2024	KFM	2,000.00	Design
3/1/2024	Buddy Martin Erosion	221.46	Construction
3/1/2024	Buddy Martin Erosion	3,247.50	Construction
3/1/2024	Wild H Cattle Co	5,498.80	Construction
3/1/2024	Ignacio Fraire	25,000.00	Construction

3/1/2024	Lennart	962.93	Construction
3/1/2024	Mario Sinacola	91,570.60	Construction
3/1/2024	Superscapes OpCo	80,015.60	Construction
3/1/2024	Ignacio Fraire	99,933.50	Construction
3/1/2024	Lennart	130.57	Construction
3/1/2024	Lennart	731.06	Construction
3/1/2024	Lennart	5,499.15	Construction
3/1/2024	Precision Fence	8,250.00	Construction
3/1/2024	Strecker Farms	7,323.09	Construction
4/1/2024	Buddy Martin Erosion	183.66	Construction
4/1/2024	StormCon	300.00	Construction
4/1/2024	KFM	10,000.00	Design
4/1/2024	Buddy Martin Erosion	151.55	Construction
4/1/2024	LandPoint	2,675.00	Construction
4/1/2024	EWI	1,007.00	Construction
4/1/2024	StormCon	300.00	Construction
4/1/2024	Mario Sinacola	26,495.00	Construction
4/1/2024	Superscapes OpCo	85,218.50	Construction
4/1/2024	Ignacio Fraire	42,566.50	Construction
4/1/2024	Lennart	13,159.52	Construction
4/1/2024	KFM	8,000.00	Design
4/1/2024	Superscapes OpCo	303,706.07	Construction
4/1/2024	Lennart	1,462.12	Construction
4/1/2024	Lennart	12,601.10	Construction
5/1/2024	RD Underground Construction	4,440.00	Construction
5/1/2024	KFM	1,650.00	Design
5/1/2024	Superscapes OpCo	16,357.50	Construction
5/1/2024	Superscapes OpCo	8,178.75	Construction
5/1/2024	Superscapes OpCo	16,357.50	Construction
5/1/2024	Fannin Tree Farm Sales	6,540.10	Construction
5/1/2024	StormCon	300.00	Construction
5/1/2024	Superscapes OpCo	16,357.50	Construction
5/1/2024	Lennart	7,313.14	Construction
5/1/2024	Lennart	121.84	Construction
5/1/2024	Lennart	3,525.75	Construction
5/1/2024	Mario Sinacola	112,825.00	Construction
6/1/2024	StormCon	375.00	Construction
6/1/2024	LandPoint	708.00	Construction
6/1/2024	Lennart	4,916.19	Construction
6/1/2024	Lennart	1,096.70	Construction
6/1/2024	Fannin Tree Farm Sales	19,290.15	Construction
6/1/2024	Fannin Tree Farm Sales	8,064.63	Construction
6/1/2024	Fannin Tree Farm Sales	6,540.10	Construction
6/1/2024	Fannin Tree Farm Sales	8,118.75	Construction

Total	32,348,969.97