



CLERK, U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF TEXAS

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THE DATE OF ENTRY IS ON
THE COURT'S DOCKET

The following constitutes the ruling of the court and has the force and effect therein described.

Signed February 17, 2026

United States Bankruptcy Judge

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS
FORT WORTH DIVISION**

In re:	§	Chapter 11
	§	
TAWR PROPERTY OWNER, LTD., <i>et al.</i> ,	§	Case No. 26-90162-elm11
	§	
Debtors. ¹	§	Jointly Administered

**INTERIM ORDER GRANTING
DEBTORS' EMERGENCY MOTION FOR ENTRY OF
INTERIM AND FINAL ORDERS (I) AUTHORIZING THE DEBTORS
TO USE CASH COLLATERAL; (II) GRANTING ADEQUATE PROTECTION;
(III) SCHEDULING A FINAL HEARING; AND (IV) GRANTING RELATED RELIEF**

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, if any, are: C-5 Holdings, LLC (9822); C-5 Investors Mezz, LLC (9625); Baxter Contracting, LLC (2298); TAWR Property Owner, Ltd. (0544); TASH Property Owner, LLC (4107); TAWR Partnership, Ltd. (4172); Tacara Weiss Ranch Investors GP, LLC (4493); TAWR Preferred Partnership, LP (6900); Tacara at Weiss Ranch GP, LLC (4253); Tacara at Steubing Heights Holdings, LLC (1354); TASH Partnership, Ltd. (2168); Tacara at Steubing Heights GP, LLC (8403); Baxter Southwest Corporate Realty Services, Inc. (0163); Casey Calaveras LLC (1947); Casey Pearce LLC (8715); Casey UB GP, LLC (3841); Casey UB Partnership, Ltd. (7931); Casey UB Property Owner, Ltd. (9499); Casey Ventures, Inc. (0166); DCI Developers LLC (2552); "One Hailey Casey Limited" (8511); River Mill NB, LLC (6976); Stone Oak Retail GP, LLC (6923); Stone Oak Retail Partners, Ltd. (0495); Westpointe Retail Center, L.L.C. (8822); Tacara at Dove Creek GP, LLC (6070); TADC Partnership, Ltd. (5488); TADC Property Owner, Ltd. (1036); TAGS Partnership GP, LLC (4980); TAGS Partnership, Ltd. (5458); TAGS Property Owner, Ltd. (4551). The location of the Debtors' service address is 200 E. Basse, Suite 300, San Antonio, Texas 78209.

Came on for consideration the *Debtors' Emergency Motion for Entry of Interim and Final Orders (I) Authorizing the Debtors to Use Cash Collateral; (II) Granting Adequate Protection; (III) Scheduling a Final Hearing; and (IV) Granting Related Relief* [Docket No. 17] (the "Motion") filed by the above-captioned debtors and debtors-in-possession (collectively, the "Debtors"). Through the Motion, the Debtors seek the entry of this interim order (this "Order") immediately authorizing their use of property which may constitute "Cash Collateral" (as that term is defined in 11 U.S.C. § 363(a)), effective as of, in each case, the "Petition Date": (a) February 2, 2026, with respect to the C-5 Debtors², (b) February 3, 2026 with respect to the Weiss Ranch Debtors³ and the Steubing Heights Debtors⁴, and (c) February 6, 2026 with respect to (i) the Gruene Debtors⁵, (ii) the Dove Creek Debtors⁶, (iii) the Casey UB Debtors⁷, (iv) the Stone Oak Retail Debtors⁸, (v) River Mill NB, LLC ("River Mill NB"), (vi) Casey Calaveras LLC ("Casey Calveras"), Casey Pearce LLC ("Casey Pearce"), (vii) Westpointe Retail Center, LLC ("Westpoint Retail"), (viii) Baxter Contracting, LLC ("Baxter Contracting"), (ix) Baxter Southwest Corporate Realty Services, Inc. ("Baxter Southwest"), (x) Casey Ventures, Inc. ("Casey Ventures"), (xi) DCI Developers LLC ("DCI Developers"), and (xii) "One Hailey Casey Limited" ("One Hailey Casey"). Through the Motion,

² The "C-5 Debtors" are C-5 Holdings, LLC and C-5 Investors Mezz, LLC.

³ The "Weiss Ranch Debtors" are (i) TAWR Property Owner, Ltd., (ii) TAWR Preferred Partnership, LP, (iii) TAWR Partnership, Ltd., (iv) Tacara Weiss Ranch Investors GP, LLC, and (v) Tacara at Weiss Ranch GP, LLC.

⁴ The "Steubing Heights Debtors" are (i) TASH Property Owner, LLC, (ii) TASH Partnership, Ltd., (iii) Tacara at Steubing Heights Holdings, LLC, and (iv) Tacara at Steubing Heights GP, LLC.

⁵ The "Gruene Debtors" are (i) TAGS Property Owner, Ltd., (ii) TAGS Partnership, Ltd., and (iii) TAGS Partnership GP, LLC.

⁶ The "Dove Creek Debtors" are (i) TADC Property Owner, Ltd., (ii) TADC Partnership, Ltd., and (iii) Tacara at Dove Creek GP, LLC.

⁷ The "Casey UB Debtors" are (i) Casey UB Property Owner, Ltd., (ii) Casey UB Partnership, Ltd., and (iii) Casey UB GP, LLC.

⁸ The "Stone Oak Retail Debtors" are (i) Stone Oak Retail Partners, Ltd. and (ii) Stone Oak Retail GP, LLC.

the Debtors also propose certain forms of adequate protection to entities that may have an interest in such property, including the Lenders (as defined below).

After considering the evidence presented or proffered at the hearing on the Motion, and the statements and representations of the parties made on the record at the hearing on the Motion, and after due deliberation and consideration, the Court finds that the Motion and this Order is needed to avoid immediate and irreparable harm, in the best interests of the Debtors, the creditors, and the estates, and that good and sufficient cause exists for granting the relief set forth herein. Therefore, the Motion is **GRANTED** on an interim basis, as provided below. The Court further finds that:

1. **Petition Date.** On the Petition Date, the Debtors filed voluntary petitions for relief under Chapter 11 of Title 11 of the United States Code, 11 U.S.C. §§ 101 *et seq.* (the “Bankruptcy Code”), commencing the above-styled bankruptcy cases (the “Bankruptcy Cases”). The Debtors continue to operate their businesses and manage their property as debtors-in-possession pursuant to sections 1107 and 1108 of the Bankruptcy Code.

2. **Jurisdiction and Venue.** This Court has jurisdiction over these Bankruptcy Cases and the Motion pursuant to 28 U.S.C. §§ 157(b) and 1334. Venue is proper in this district pursuant to 28 U.S.C. §§ 1408 and 1409. Consideration of the Motion constitutes a core proceeding as described by 28 U.S.C. § 157(b)(2).

3. **Committee Formation.** To date, no trustee, examiner, or statutory committee (“Committee”) has been appointed in these Bankruptcy Cases.

4. **Prepetition Lenders.** The prepetition lenders (individually, a “Lender”, and collectively, the “Lenders”) to certain of the Debtors include the Lenders identified on **Exhibit B** attached hereto.

5. **Prepetition Loan Documents.** As of the Petition Date, the Debtors were indebted to Lenders under certain prepetition loans between certain Lenders and certain Debtors, and guaranteed by other non-debtors (the “Prepetition Loans”). The Debtors’ obligations under the Prepetition Loans (the “Prepetition Loan Obligations”) are evidenced by the loan documents (as may or have been amended, supplemented, or modified from time to time, and together with all promissory notes, security agreements, deeds of trust, and all other documents creating, governing, evidencing, and/or securing the Prepetition Loan Obligations, collectively the “Prepetition Loan Documents”, including, but not limited to, those described on **Exhibit B** attached hereto.

6. **Prepetition Loan Liens.** Subject to the Challenge Period detailed in Paragraph 12 below, the Prepetition Loans are secured by various instruments, assignments, and certificates, including the Prepetition Loan Documents and the UCC-1 financing statements, including, but not limited to, those described on **Exhibit C**, which were (a) filed of record in appropriate jurisdictions, and (b) granted Lenders senior liens and security interests in certain of the Debtors’ assets (the “Prepetition Loan Liens”) as further described by or defined by the Prepetition Loan Documents (collectively, as may or have been amended, supplemented, or modified from time to time, and together with all documents creating, governing, evidencing and/or securing the Prepetition Loan Obligations, collectively the “Prepetition Loan Collateral”).

7. **Cause Shown.** Good cause has been shown for the entry of this Order. The Debtors require the use of Cash Collateral to operate their businesses and to avoid immediate and irreparable harm to their estates. Without the use of Cash Collateral, the Debtors will not be able to meet their cash requirement for working capital needs, payroll, or to fund the administration of these Bankruptcy Cases. The adequate protection provided herein and other benefits and privileges contained herein are consistent with and authorized by the Bankruptcy Code and are

expected to provide partial adequate protection for the Lenders' interests in the Prepetition Loan Collateral under this Order. The terms and conditions set forth in this Order are fair, just, and reasonable under the circumstances and reflect the Debtors' exercise of their prudent business judgment consistent with their fiduciary duties.

8. **Notice.** The Court finds that the notice to the United States Trustee, Lenders, and the Debtors' creditors was sufficient under the circumstances. Entry of this Order is justified and appropriate under the circumstances, is in the best interest of the estates, and necessary to avoid immediate and irreparable harm.

IT IS THEREFORE ORDERED AND ADJUDGED as follows:

9. **Motion Granted.** The Motion is hereby granted on an interim basis on the terms set forth in this Order. Any objections to the entry of this Order that have not been previously resolved or withdrawn, including any reservations of rights therein, are hereby overruled on their merits.

10. **Use of Cash Collateral.** Unless otherwise ordered by the Court, the Debtors are hereby authorized to use Cash Collateral as set forth in each of the budgets (each, a "Budget" and, collectively, "Budgets") attached hereto as **Exhibit A**, to the extent set forth herein. The Debtors' aggregate expenditures under the Budgets will be tested weekly on a stand-alone and cumulative basis (*i.e.*, the sum of all actual amounts expended for the current week in each Budget cannot exceed 110% of the sum of all budgeted disbursements for such cumulative period). On or prior to 11:59 p.m. prevailing Central time on each Friday before the Maturity Date, the Debtors shall prepare and deliver to Lenders, and their counsel, a written reconciliation (by line item and on a cumulative basis) of the actual collections and disbursements for the immediately preceding week with the budgeted collections and disbursements set forth in each Budget. The Budgets may be

amended or extended from time to time by written agreement between applicable Lenders (including any applicable second lien lender) and the Debtors without further order of this Court, and such amended budget shall become the Budget under this Order. The Debtors shall file with this Court notice of any such agreed amended budget. The Debtors shall solely make expenditures only for the purposes and up to the amounts set forth in the Budgets, unless applicable Lenders consent in writing or the Court approves such additional expense(s) after notice and a hearing. The Debtors shall not, without prior written approval from applicable Lenders (including any applicable second lien lender), make any expenditures that exceed 110% of each weekly stand-alone or cumulative budget. Any legal and professional fees set forth in the attached Budgets remain subject to interim and final allowance by this Court and remain subject to all applicable provisions of the Bankruptcy Code and the Bankruptcy Local Rules, including, but not limited to, sections 327 and 330 of the Bankruptcy Code. The Debtors shall not make any payments to Insiders (as defined by Section 101(31) of the Bankruptcy Code) or Affiliates (as defined by section 101(2) of the Bankruptcy Code), unless expressly identified on the Budgets as such.

11. **Partial Adequate Protection.** As partial adequate protection, Lenders are hereby granted: (a) automatic perfected replacement liens (the “Replacement Liens”) solely on each Lender’s respective Prepetition Loan Collateral pursuant to their respective Prepetition Loan Documents, including all such property generated or obtained after the Petition Date (the “Replacement Collateral”). The Replacement Liens on the Replacement Collateral (i) are granted solely to the extent that the Debtors’ use of Cash Collateral results in a diminution in value of the Prepetition Loan Collateral; (ii) will be evidenced by the existing Prepetition Loan Documents and this Order; and (iii) will have the same validity and priority as the applicable Lender’s existing liens and security interests under the Prepetition Loan Documents as of the Petition Date. The

Replacement Liens granted herein shall not attach to any avoidance actions pursuant to sections 544, 545, 547, 548, and 553(b) of the Bankruptcy Code or the proceeds and funds received from the same. The Replacement Liens shall constitute legal, valid, binding, fully perfected, and non-avoidable obligations of the Debtors, enforceable against the Debtors' estates and their respective successors and assigns, including, without limitation, any successor trustee or other estate representative in these Bankruptcy Cases or any subsequent or superseding proceedings under Chapter 7 or Chapter 11 of the Bankruptcy Code (a "Subsequent Proceeding"), in accordance with the terms of this Order, notwithstanding the occurrence of a Termination Event (as hereinafter defined) or the Maturity Date (as hereinafter defined).

Notwithstanding anything herein to the contrary, the Replacement Liens are subject and subordinate only to any valid, non-avoidable, properly-perfected liens on any of the Prepetition Loan Collateral that are senior in priority to the Prepetition Loan Liens as of the Petition Date or as perfected subsequent to the Petition Date as permitted by section 546(b) of the Bankruptcy Code.

12. **Challenge Periods.** All parties-in-interest to these Bankruptcy Cases, including (a) the Debtors, any trustee, examiner, or other estate representative appointed in these Chapter 11 Cases, including any Committee, and (b) any trustee, examiner, or other estate representative appointed in a Subsequent Proceeding, including a Committee, shall have until June 1, 2026 to commence an adversary proceeding against the Lenders to:

- a. challenge the amount, validity, extent, priority, perfection, enforceability, and non-avoidability of the Prepetition Loan Obligations, the Prepetition Loan Documents, and/or Prepetition Loan Liens;
- b. seek to avoid or challenge (whether pursuant to Chapter 5 of the Bankruptcy Code or otherwise) any transfer made by or on behalf of the Debtors to or for the benefit of a Lender prior to the Petition Date; or

- c. seek damages or equitable relief against a Lender arising from or related to its prepetition business and lending relationships with the Debtors (collectively, a “Challenge”).

13. **No Challenge After Expiration of Challenge Period.** All parties-in-interest, including (a) the Debtors, (b) any trustee, examiner, or other estate representative appointed in these Bankruptcy Cases, including any Committee, and (c) any trustee, examiner, or other estate representative appointed in a Subsequent Proceeding, that fail to act in accordance with the time periods set forth in the immediately preceding paragraph shall be, and hereby are, forever barred from commencing a Challenge or challenging in any manner the Prepetition Loan Obligations, the Prepetition Loan Documents, and the Prepetition Loan Liens, and shall be bound by the waivers, and all other terms set forth in this Order.

14. **Insurance.** The Debtors shall maintain adequate insurance coverage on the Prepetition Loan Collateral, including, but not limited to, as may be required under the Prepetition Loan Documents, or any loan document, note, agreement, letter agreement, security agreement, guarantee, or other documents executed by the Debtors in favor of any Lender.

15. **Taxes.** The Debtors shall remain current on all post-petition tax payment and reporting obligations.

16. **No Lien Upon Avoidance Actions.** The Replacement Liens do not extend to the Debtors’ transfer or lien avoidance rights and claims under sections 544, 545, 547, or 548 of the Bankruptcy Code or the proceeds and funds received from the same.

17. **Perfection of Liens.** The Replacement Liens are, and shall be, valid, perfected, enforceable and effective as of the Petition Date without the need for any further action by the Debtors, Lenders, or the necessity of execution or filing of any instruments or agreements.

18. **Termination of Use of Cash Collateral.** The Debtors' right to use Cash Collateral shall expire, and the Debtors shall immediately cease using the Cash Collateral upon the occurrence of a Termination Event (as defined below) that is not otherwise waived in writing by Lenders, or the occurrence of the Maturity Date (as defined below).

19. **Termination Events.** The Debtors shall immediately cease using Cash Collateral upon the occurrence of any of these events (each a "Termination Event"), unless waived in writing by the applicable Lender:

- a. the Debtors violate any term of this Order, including if expenses exceed 110% on an aggregate basis for any respective Budget and/or failure to satisfy any reporting requirements herein; *provided, however*, that such violation cannot be resolved after two (2) business days' notice to the Debtors for opportunity to seek a Hearing before this Court; or
- b. the entry of an order:
 - i) converting these Bankruptcy Cases to a case under Chapter 7 of the Bankruptcy Code;
 - ii) dismissing these Bankruptcy Cases; or
 - iii) the granting of relief from the automatic stay of section 362(a) of the Bankruptcy Code to any party that claims an interest in any of the Prepetition Loan Collateral or in any of the Replacement Collateral other than the respective Lender.

After Lender becomes aware of an unwaived Termination Event, Lender shall file a notice of such Termination Event with this Court.

20. **Term.** Unless extended by written agreement of the Debtors and the Lenders, the term of this Order and the authorization of the use of Cash Collateral shall cease on the earliest to occur of the following (the "Maturity Date"): (a) March 13, 2026 (the "Termination Date"); (b) the occurrence of a Termination Event under this Order; (c) the sale of all or substantially all assets of the Debtors; and (d) confirmation of a Chapter 11 plan in these Bankruptcy Cases.

21. **Reservation of Rights.** Neither the Debtors nor Lenders shall be limited or prohibited by this Order or otherwise in seeking additional adequate protection for the use of Cash Collateral as provided herein. Further, except as expressly stated herein, nothing in this Order is intended to or shall modify any terms or rights of the Prepetition Loan Documents. Furthermore, subject to entry of the final order granting the Motion (the “Final Order”), Lenders shall have the right, but not the obligation, to credit bid in any sale of such Lender’s respective Prepetition Loan Collateral, up to the full amount of such Lender’s secured claim.

22. **Notice.** Within three (3) business days after entry of this Order, Debtors’ counsel shall serve a copy of this Order on the following parties: (a) the Debtors; (b) the Lenders; (c) the Office of the United States Trustee; (d) all creditors known to the Debtors who have or may assert liens against the Debtors’ assets; and (e) all parties-in-interest who have filed a notice of appearance.

23. **Lender’s Cash Collateral.** Each Lender’s Cash Collateral comprises all accounts and all income, proceeds, products, rents, or profits of such Lender’s respective Prepetition Loan Collateral and/or Replacement Collateral that are now in the possession, custody, or control of the Debtors, or in which the Debtors will obtain an interest during the pendency of these Bankruptcy Cases.

24. **No Payments on Prepetition Debts.** The Debtors are prohibited from paying any indebtedness or transferring property to vendors, contractors, customers, or other persons whose debt may have been incurred prior to the Petition Date, except upon separate order of this Court.

25. **Additional Reporting Requirements.** Further, unless otherwise specified below, monthly commencing on February 20, 2026 and on the tenth (10th) day of each month thereafter,

or if such information is to be provided weekly commencing on February 20, 2026 and on every Friday thereafter, the Debtors shall provide Lenders, by email, with the following items:

- a. a printout of the bank activity from each of the Debtors' DIP Accounts (as defined below) commencing on the Petition Date;
- b. sufficient information to identify the amount and payee of each payroll disbursement from the DIP Accounts (as defined below) since the Petition Date;
- c. to the extent not already provided to Lenders, a budget for the following four-week period detailing all of the Debtors' expected revenue, expenses, and disbursements;
- d. monthly and weekly reconciliation of the Budgets to actual revenue, expenses, and disbursements; and
- e. to the extent applicable to a specific Lender's Prepetition Loan Collateral, a copy of all future Greystar monthly owner reports within two (2) business days of receipt by the Debtors; *provided that*, to the extent necessary to keep information confidential, the Debtors may require execution of a non-disclosure agreement and/or entry of a protective order by this Court prior to delivery of any report.

26. **Cash Management.** The Debtors shall maintain accounts with East West Bank (collectively, the "DIP Accounts"). The Debtors shall immediately segregate, remit, and deposit all Cash Collateral in the Debtors' possession, custody, or control, or which the Debtors may receive in the future, into the DIP Accounts. All Cash Collateral collected by the Debtors shall be promptly transferred by the Debtors to the DIP Accounts. The Debtors shall be prohibited from withdrawing or using funds from the DIP Accounts except as provided for in the Budgets, this Order, or pursuant to further order of this Court.

27. **Modification of the Automatic Stay.** The automatic stay is hereby modified to the extent necessary to permit the Lenders:

- a. to take all actions necessary to implement this Order; and
- b. to file, in their sole discretion, this Order or any of the foregoing documents to give notice of such liens and security interests.

28. **Findings and Conclusions.** To the extent any findings of fact may constitute conclusions of law, and *vice versa*, they are hereby deemed as such.

29. **Immediate Effect.** This Order shall take effect immediately on execution hereof, notwithstanding the possible application of Bankruptcy Rules 4001(a)(3), 6004(h), 7062, or 9014.

30. **No Alteration of Order by Plan.** Subject to entry of the Final Order, the terms of this Order shall not be altered, modified, extended, impaired, or affected by any plan of reorganization of the Debtors.

31. **This Order Controls.** To the extent any provision of this Order conflicts or is inconsistent with any provision of the Motion, the provisions of this Order shall control.

32. **Retention of Jurisdiction.** The Court shall retain jurisdiction to hear and determine all matters arising from the implementation of this Order.

33. **Final Hearing.** The Final Hearing on the Motion is scheduled to take place in person and virtually via WebEx on March 12, 2026, at 9:30 a.m. (CT) before the Honorable Edward L. Morris, U.S. Courthouse, 501 W. 10th Street, Room 204, Fort Worth, Texas, 76102 and/or WebEx Link: <https://us-courts.webex.com/meet/morris> - Meeting Number 2309-445-3213. For WebEx Telephonic Only Participation/Attendance: Dial-In: 1.650.479.3207, Meeting ID: 2309-445-3213. Any party-in-interest objecting to the entry of a final order granting the Motion on a final basis must submit any such objection in writing and file same with this Court and serve such objection on the Debtors, Debtors' counsel, and Lenders' counsel so as to be actually received by such parties no later than March 6, 2026 at 4:00 p.m. (CT).

END OF ORDER

EXHIBIT A

Budgets

TAWR Property Owner, Ltd., et al.

Cash Collateral Budget Forecast

(shown in USD)

Week Number -->	1	2	3	4	
Actual / Forecast -->	Forecast	Forecast	Forecast	Forecast	Total
Week Start Date -->	2/16/2026	2/23/2026	3/2/2026	3/9/2026	2/16/2026
Week Ending Date -->	2/20/2026	2/27/2026	3/6/2026	3/13/2026	3/13/2026
Total Receipts	-	57,872	54,950	23,500	136,322
Operating Disbursements					
Construction & Development Costs	-	-	-	-	-
Insurance	(6,771)	(4,081)	(5,851)	(395)	(17,098)
Internet & Software	-	(7,180)	(4,150)	(415)	(11,745)
Office Rent	-	-	(8,180)	-	(8,180)
Payroll & Benefits	(109,264)	(109,264)	-	(109,264)	(327,792)
Taxes	-	-	-	-	-
Utilities	(280)	(6,450)	(7,070)	-	(13,800)
Other Miscellaneous Expenses	(189)	-	(1,894)	-	(2,084)
Total Operating Disbursements	(116,505)	(126,975)	(27,146)	(110,074)	(380,700)
Net Cash Flow from Operations	(116,505)	(69,103)	27,804	(86,574)	(244,378)
Non-Operating Disbursements					
Ordinary Course Professionals	-	-	-	(20,000)	(20,000)
Other Non-Operating Disbursements	-	-	-	-	-
Total Non-Operating Disbursements	-	-	-	(20,000)	(20,000)
Net Cash Flow Before Restructuring	(116,505)	(69,103)	27,804	(106,574)	(264,378)
Restructuring Costs					
Ch. 11 Professional Fees	-	-	-	-	-
US Trustee Fees	-	-	-	-	-
Utility Deposits	(14,963)	-	-	-	(14,963)
Adequate Protection	-	-	-	-	-
Total Restructuring Costs	(14,963)	-	-	-	(14,963)
Net Cash Flow	(131,467)	(69,103)	27,804	(106,574)	(279,341)
Liquidity Summary					
Beginning Cash Balance	1,835,072	1,703,604	1,634,501	1,662,305	1,835,072
Net Cash Flow	(131,467)	(69,103)	27,804	(106,574)	(279,341)
Ending Cash Balance	1,703,604	1,634,501	1,662,305	1,555,731	1,555,731

Footnotes:

[1] The Debtors are in the process of adding D&O coverage, which may require an additional premium payment not reflected in this Budget.

TAWR Property Owner, Ltd., et al.
 Cash Flow Details - Professional Fees
 (shown in USD)

Week Number -->	1	2	3	4	
Actual / Forecast -->	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	
Week Start Date -->	2/16/2026	2/23/2026	3/2/2026	3/9/2026	<i>Forecast</i>
Week Ending Date -->	2/20/2026	2/27/2026	3/6/2026	3/13/2026	4-week Total
Estimated Accrual of Professional Fees					
Munsch Hardt Kopf & Harr, P.C.	62,500	62,500	62,500	62,500	250,000
Stout Risius Ross, LLC	50,000	50,000	50,000	50,000	200,000
Total Estimated Accrual of Professional Fees	112,500	112,500	112,500	112,500	450,000

Professional Fees Reconciliation

Beginning Balance	225,000	337,500	450,000	562,500
Accrual of Professional Fees	112,500	112,500	112,500	112,500
Disbursements	-	-	-	-
Ending Balance	337,500	450,000	562,500	675,000

TAWR Property Owner, Ltd., et al.

Cash Collateral Forecast: C-5 Holdings, LLC
(shown in USD)

Project: Land (28.15 acres)

Lender: Randolph Brooks Federal Credit Union

Week Number -->	1	2	3	4	
Actual / Forecast -->	Forecast	Forecast	Forecast	Forecast	Total
Week Start Date -->	2/16/2026	2/23/2026	3/2/2026	3/9/2026	2/16/2026
Week Ending Date -->	2/20/2026	2/27/2026	3/6/2026	3/13/2026	3/13/2026
Total Receipts	-	-	-	-	-
Operating Disbursements					
Construction & Development Costs	-	-	-	-	-
Insurance	-	-	-	-	-
Internet & Software	-	-	-	-	-
Office Rent	-	-	-	-	-
Payroll & Benefits	-	-	-	-	-
Taxes	-	-	-	-	-
Utilities	-	-	(280)	-	(280)
Other Miscellaneous Expenses	-	-	(1,894)	-	(1,894)
Total Operating Disbursements	-	-	(2,174)	-	(2,174)
Net Cash Flow from Operations	-	-	(2,174)	-	(2,174)
Non-Operating Disbursements					
Ordinary Course Professionals	-	-	-	(5,000)	(5,000)
Other Non-Operating Disbursements	-	-	-	-	-
Total Non-Operating Disbursements	-	-	-	(5,000)	(5,000)
Net Cash Flow Before Restructuring	-	-	(2,174)	(5,000)	(7,174)
Restructuring Costs					
Ch. 11 Professional Fees	-	-	-	-	-
US Trustee Fees	-	-	-	-	-
Utility Deposits	(376)	-	-	-	(376)
Adequate Protection	-	-	-	-	-
Total Restructuring Costs	(376)	-	-	-	(376)
Net Cash Flow	(376)	-	(2,174)	(5,000)	(7,551)
Liquidity Summary					
Beginning Cash Balance	10,326	9,950	9,950	7,775	10,326
Net Cash Flow	(376)	-	(2,174)	(5,000)	(7,551)
Ending Cash Balance	9,950	9,950	7,775	2,775	2,775

TAWR Property Owner, Ltd., et al.

Cash Collateral Forecast: Baxter Contracting
(shown in USD)

Purpose: General contracting construction company

Lender: Jefferson Bank

Week Number -->	1	2	3	4	
Actual / Forecast -->	Forecast	Forecast	Forecast	Forecast	Total
Week Start Date -->	2/16/2026	2/23/2026	3/2/2026	3/9/2026	2/16/2026
Week Ending Date -->	2/20/2026	2/27/2026	3/6/2026	3/13/2026	3/13/2026
Total Receipts	-	-	-	-	-
Operating Disbursements					
Construction & Development Costs	-	-	-	-	-
Insurance	-	(1,340)	-	-	(1,340)
Internet & Software	-	(5,980)	-	-	(5,980)
Office Rent	-	-	(8,180)	-	(8,180)
Payroll & Benefits	(37,062)	(37,062)	-	(37,062)	(111,187)
Taxes	-	-	-	-	-
Utilities	-	-	-	-	-
Other Miscellaneous Expenses	-	-	-	-	-
Total Operating Disbursements	(37,062)	(44,383)	(8,180)	(37,062)	(126,688)
Net Cash Flow from Operations	(37,062)	(44,383)	(8,180)	(37,062)	(126,688)
Non-Operating Disbursements					
Ordinary Course Professionals	-	-	-	-	-
Other Non-Operating Disbursements	-	-	-	-	-
Total Non-Operating Disbursements	-	-	-	-	-
Net Cash Flow Before Restructuring	(37,062)	(44,383)	(8,180)	(37,062)	(126,688)
Restructuring Costs					
Ch. 11 Professional Fees	-	-	-	-	-
US Trustee Fees	-	-	-	-	-
Utility Deposits	-	-	-	-	-
Adequate Protection	-	-	-	-	-
Total Restructuring Costs	-	-	-	-	-
Net Cash Flow	(37,062)	(44,383)	(8,180)	(37,062)	(126,688)
Liquidity Summary					
Beginning Cash Balance	137,794	100,731	56,349	48,168	137,794
Net Cash Flow	(37,062)	(44,383)	(8,180)	(37,062)	(126,688)
Ending Cash Balance	100,731	56,349	48,168	11,106	11,106

TAWR Property Owner, Ltd., et al.

Cash Collateral Forecast: Baxter Southwest
(shown in USD)

Purpose: Management of commercial real estate holdings

Lender: Sonora Bank

Week Number -->	1	2	3	4	
Actual / Forecast -->	Forecast	Forecast	Forecast	Forecast	Total
Week Start Date -->	2/16/2026	2/23/2026	3/2/2026	3/9/2026	2/16/2026
Week Ending Date -->	2/20/2026	2/27/2026	3/6/2026	3/13/2026	3/13/2026
Total Receipts	-	-	-	-	-
Operating Disbursements					
Construction & Development Costs	-	-	-	-	-
Insurance	(920)	-	-	(395)	(1,315)
Internet & Software	-	(1,200)	(4,040)	(415)	(5,655)
Office Rent	-	-	-	-	-
Payroll & Benefits	-	-	-	-	-
Taxes	-	-	-	-	-
Utilities	-	-	(590)	-	(590)
Other Miscellaneous Expenses	-	-	-	-	-
Total Operating Disbursements	(920)	(1,200)	(4,630)	(810)	(7,560)
Net Cash Flow from Operations	(920)	(1,200)	(4,630)	(810)	(7,560)
Non-Operating Disbursements					
Ordinary Course Professionals	-	-	-	(5,000)	(5,000)
Other Non-Operating Disbursements	-	-	-	-	-
Total Non-Operating Disbursements	-	-	-	(5,000)	(5,000)
Net Cash Flow Before Restructuring	(920)	(1,200)	(4,630)	(5,810)	(12,560)
Restructuring Costs					
Ch. 11 Professional Fees	-	-	-	-	-
US Trustee Fees	-	-	-	-	-
Utility Deposits	(1,182)	-	-	-	(1,182)
Adequate Protection	-	-	-	-	-
Total Restructuring Costs	(1,182)	-	-	-	(1,182)
Net Cash Flow	(2,102)	(1,200)	(4,630)	(5,810)	(13,742)
Liquidity Summary					
Beginning Cash Balance	16,723	14,621	13,421	8,791	16,723
Net Cash Flow	(2,102)	(1,200)	(4,630)	(5,810)	(13,742)
Ending Cash Balance	14,621	13,421	8,791	2,981	2,981

TAWR Property Owner, Ltd., et al.

Cash Collateral Forecast: Stone Oak Retail Partners
(shown in USD)

Project: Retail Center (19,541 sq. ft.)

Lender: Jefferson Bank

Week Number -->	1	2	3	4	
Actual / Forecast -->	Forecast	Forecast	Forecast	Forecast	Total
Week Start Date -->	2/16/2026	2/23/2026	3/2/2026	3/9/2026	2/16/2026
Week Ending Date -->	2/20/2026	2/27/2026	3/6/2026	3/13/2026	3/13/2026
Total Receipts	-	-	52,450	23,500	75,950
Operating Disbursements					
Construction & Development Costs	-	-	-	-	-
Insurance	-	(2,741)	-	-	(2,741)
Internet & Software	-	-	(110)	-	(110)
Office Rent	-	-	-	-	-
Payroll & Benefits	(12,034)	(12,034)	-	(12,034)	(36,101)
Taxes	-	-	-	-	-
Utilities	-	-	(6,200)	-	(6,200)
Other Miscellaneous Expenses	-	-	-	-	-
Total Operating Disbursements	(12,034)	(14,774)	(6,310)	(12,034)	(45,151)
Net Cash Flow from Operations	(12,034)	(14,774)	46,140	11,466	30,799
Non-Operating Disbursements					
Ordinary Course Professionals	-	-	-	-	-
Other Non-Operating Disbursements	-	-	-	-	-
Total Non-Operating Disbursements	-	-	-	-	-
Net Cash Flow Before Restructuring	(12,034)	(14,774)	46,140	11,466	30,799
Restructuring Costs					
Ch. 11 Professional Fees	-	-	-	-	-
US Trustee Fees	-	-	-	-	-
Utility Deposits	(6,683)	-	-	-	(6,683)
Adequate Protection	-	-	-	-	-
Total Restructuring Costs	(6,683)	-	-	-	(6,683)
Net Cash Flow	(18,717)	(14,774)	46,140	11,466	24,116
Liquidity Summary					
Beginning Cash Balance	103,771	85,055	70,280	116,420	103,771
Net Cash Flow	(18,717)	(14,774)	46,140	11,466	24,116
Ending Cash Balance	85,055	70,280	116,420	127,887	127,887

TAWR Property Owner, Ltd., et al.

Cash Collateral Forecast: Casey UB Property Owner
(shown in USD)

Project: Goodwill (27,000 sq. ft.); Vacant space (~60,000 sq. ft.)

Lender: FirstBank Southwest

Week Number -->	1	2	3	4	
Actual / Forecast -->	Forecast	Forecast	Forecast	Forecast	Total
Week Start Date -->	2/16/2026	2/23/2026	3/2/2026	3/9/2026	2/16/2026
Week Ending Date -->	2/20/2026	2/27/2026	3/6/2026	3/13/2026	3/13/2026
Total Receipts	-	57,872	-	-	57,872
Operating Disbursements					
Construction & Development Costs	-	-	-	-	-
Insurance	(5,851)	-	(5,851)	-	(11,703)
Internet & Software	-	-	-	-	-
Office Rent	-	-	-	-	-
Payroll & Benefits	(12,034)	(12,034)	-	(12,034)	(36,101)
Taxes	-	-	-	-	-
Utilities	(280)	(6,450)	-	-	(6,730)
Other Miscellaneous Expenses	(189)	-	-	-	(189)
Total Operating Disbursements	(18,354)	(18,484)	(5,851)	(12,034)	(54,723)
Net Cash Flow from Operations	(18,354)	39,388	(5,851)	(12,034)	3,149
Non-Operating Disbursements					
Ordinary Course Professionals	-	-	-	-	-
Other Non-Operating Disbursements	-	-	-	-	-
Total Non-Operating Disbursements	-	-	-	-	-
Net Cash Flow Before Restructuring	(18,354)	39,388	(5,851)	(12,034)	3,149
Restructuring Costs					
Ch. 11 Professional Fees	-	-	-	-	-
US Trustee Fees	-	-	-	-	-
Utility Deposits	(6,721)	-	-	-	(6,721)
Adequate Protection	-	-	-	-	-
Total Restructuring Costs	(6,721)	-	-	-	(6,721)
Net Cash Flow	(25,075)	39,388	(5,851)	(12,034)	(3,572)
Liquidity Summary					
Beginning Cash Balance	81,594	56,519	95,907	90,056	81,594
Net Cash Flow	(25,075)	39,388	(5,851)	(12,034)	(3,572)
Ending Cash Balance	56,519	95,907	90,056	78,022	78,022

TAWR Property Owner, Ltd., et al.

Cash Collateral Forecast: River Mill UB
(shown in USD)

Project: Master-planned redevelopment in New Braunfels

Lender: BCL-CRE 3 LLC

Week Number -->	1	2	3	4	
Actual / Forecast -->	Forecast	Forecast	Forecast	Forecast	Total
Week Start Date -->	2/16/2026	2/23/2026	3/2/2026	3/9/2026	2/16/2026
Week Ending Date -->	2/20/2026	2/27/2026	3/6/2026	3/13/2026	3/13/2026
Total Receipts	-	-	2,500	-	2,500
Operating Disbursements					
Construction & Development Costs	-	-	-	-	-
Insurance	-	-	-	-	-
Internet & Software	-	-	-	-	-
Office Rent	-	-	-	-	-
Payroll & Benefits	-	-	-	-	-
Taxes	-	-	-	-	-
Utilities	-	-	-	-	-
Other Miscellaneous Expenses	-	-	-	-	-
Total Operating Disbursements	-	-	-	-	-
Net Cash Flow from Operations	-	-	2,500	-	2,500
Non-Operating Disbursements					
Ordinary Course Professionals	-	-	-	(5,000)	(5,000)
Other Non-Operating Disbursements	-	-	-	-	-
Total Non-Operating Disbursements	-	-	-	(5,000)	(5,000)
Net Cash Flow Before Restructuring	-	-	2,500	(5,000)	(2,500)
Restructuring Costs					
Ch. 11 Professional Fees	-	-	-	-	-
US Trustee Fees	-	-	-	-	-
Utility Deposits	-	-	-	-	-
Adequate Protection	-	-	-	-	-
Total Restructuring Costs	-	-	-	-	-
Net Cash Flow	-	-	2,500	(5,000)	(2,500)
Liquidity Summary					
Beginning Cash Balance	7,547	7,547	7,547	10,047	7,547
Net Cash Flow	-	-	2,500	(5,000)	(2,500)
Ending Cash Balance	7,547	7,547	10,047	5,047	5,047

TAWR Property Owner, Ltd., et al.

Cash Collateral Forecast: TADC

(shown in USD)

Project: 321-unit Class A multi-family apartment complex

Lender: American National Insurance Company

Week Number -->	1	2	3	4	
Actual / Forecast -->	Forecast	Forecast	Forecast	Forecast	Total
Week Start Date -->	2/16/2026	2/23/2026	3/2/2026	3/9/2026	2/16/2026
Week Ending Date -->	2/20/2026	2/27/2026	3/6/2026	3/13/2026	3/13/2026
Total Receipts	-	-	-	-	-
Operating Disbursements					
Construction & Development Costs	-	-	-	-	-
Insurance	-	-	-	-	-
Internet & Software	-	-	-	-	-
Office Rent	-	-	-	-	-
Payroll & Benefits	(12,034)	(12,034)	-	(12,034)	(36,101)
Taxes	-	-	-	-	-
Utilities	-	-	-	-	-
Other Miscellaneous Expenses	-	-	-	-	-
Total Operating Disbursements	(12,034)	(12,034)	-	(12,034)	(36,101)
Net Cash Flow from Operations	(12,034)	(12,034)	-	(12,034)	(36,101)
Non-Operating Disbursements					
Ordinary Course Professionals	-	-	-	-	-
Other Non-Operating Disbursements	-	-	-	-	-
Total Non-Operating Disbursements	-	-	-	-	-
Net Cash Flow Before Restructuring	(12,034)	(12,034)	-	(12,034)	(36,101)
Restructuring Costs					
Ch. 11 Professional Fees	-	-	-	-	-
US Trustee Fees	-	-	-	-	-
Utility Deposits	-	-	-	-	-
Adequate Protection	-	-	-	-	-
Total Restructuring Costs	-	-	-	-	-
Net Cash Flow	(12,034)	(12,034)	-	(12,034)	(36,101)
Liquidity Summary					
Beginning Cash Balance	546,357	534,324	522,290	522,290	546,357
Net Cash Flow	(12,034)	(12,034)	-	(12,034)	(36,101)
Ending Cash Balance	534,324	522,290	522,290	510,256	510,256

TAWR Property Owner, Ltd., et al.

Cash Collateral Forecast: TAGS

(shown in USD)

Project: 300-unit Class A multi-family apartment complex

Lender: American National Insurance Company

Week Number -->	1	2	3	4	
Actual / Forecast -->	Forecast	Forecast	Forecast	Forecast	Total
Week Start Date -->	2/16/2026	2/23/2026	3/2/2026	3/9/2026	2/16/2026
Week Ending Date -->	2/20/2026	2/27/2026	3/6/2026	3/13/2026	3/13/2026
Total Receipts	-	-	-	-	-
Operating Disbursements					
Construction & Development Costs	-	-	-	-	-
Insurance	-	-	-	-	-
Internet & Software	-	-	-	-	-
Office Rent	-	-	-	-	-
Payroll & Benefits	(12,034)	(12,034)	-	(12,034)	(36,101)
Taxes	-	-	-	-	-
Utilities	-	-	-	-	-
Other Miscellaneous Expenses	-	-	-	-	-
Total Operating Disbursements	(12,034)	(12,034)	-	(12,034)	(36,101)
Net Cash Flow from Operations	(12,034)	(12,034)	-	(12,034)	(36,101)
Non-Operating Disbursements					
Ordinary Course Professionals	-	-	-	-	-
Other Non-Operating Disbursements	-	-	-	-	-
Total Non-Operating Disbursements	-	-	-	-	-
Net Cash Flow Before Restructuring	(12,034)	(12,034)	-	(12,034)	(36,101)
Restructuring Costs					
Ch. 11 Professional Fees	-	-	-	-	-
US Trustee Fees	-	-	-	-	-
Utility Deposits	-	-	-	-	-
Adequate Protection	-	-	-	-	-
Total Restructuring Costs	-	-	-	-	-
Net Cash Flow	(12,034)	(12,034)	-	(12,034)	(36,101)
Liquidity Summary					
Beginning Cash Balance	105,154	93,120	81,087	81,087	105,154
Net Cash Flow	(12,034)	(12,034)	-	(12,034)	(36,101)
Ending Cash Balance	93,120	81,087	81,087	69,053	69,053

TAWR Property Owner, Ltd., et al.

Cash Collateral Forecast: TAWR

(shown in USD)

Project: 301-unit Class A multi-family apartment complex

Lender: Fifth Third Bank, N.A.

Week Number -->	1	2	3	4	
Actual / Forecast -->	Forecast	Forecast	Forecast	Forecast	Total
Week Start Date -->	2/16/2026	2/23/2026	3/2/2026	3/9/2026	2/16/2026
Week Ending Date -->	2/20/2026	2/27/2026	3/6/2026	3/13/2026	3/13/2026
Total Receipts	-	-	-	-	-
Operating Disbursements					
Construction & Development Costs	-	-	-	-	-
Insurance	-	-	-	-	-
Internet & Software	-	-	-	-	-
Office Rent	-	-	-	-	-
Payroll & Benefits	(12,034)	(12,034)	-	(12,034)	(36,101)
Taxes	-	-	-	-	-
Utilities	-	-	-	-	-
Other Miscellaneous Expenses	-	-	-	-	-
Total Operating Disbursements	(12,034)	(12,034)	-	(12,034)	(36,101)
Net Cash Flow from Operations	(12,034)	(12,034)	-	(12,034)	(36,101)
Non-Operating Disbursements					
Ordinary Course Professionals	-	-	-	-	-
Other Non-Operating Disbursements	-	-	-	-	-
Total Non-Operating Disbursements	-	-	-	-	-
Net Cash Flow Before Restructuring	(12,034)	(12,034)	-	(12,034)	(36,101)
Restructuring Costs					
Ch. 11 Professional Fees	-	-	-	-	-
US Trustee Fees	-	-	-	-	-
Utility Deposits	-	-	-	-	-
Adequate Protection	-	-	-	-	-
Total Restructuring Costs	-	-	-	-	-
Net Cash Flow	(12,034)	(12,034)	-	(12,034)	(36,101)
Liquidity Summary					
Beginning Cash Balance	265,211	253,177	241,144	241,144	265,211
Net Cash Flow	(12,034)	(12,034)	-	(12,034)	(36,101)
Ending Cash Balance	253,177	241,144	241,144	229,110	229,110

TAWR Property Owner, Ltd., et al.

Cash Collateral Forecast: TASH

(shown in USD)

Project: 293-unit Class A multi-family apartment complex

Lender: Fifth Third Bank, N.A.

Week Number -->	1	2	3	4	
Actual / Forecast -->	Forecast	Forecast	Forecast	Forecast	Total
Week Start Date -->	2/16/2026	2/23/2026	3/2/2026	3/9/2026	2/16/2026
Week Ending Date -->	2/20/2026	2/27/2026	3/6/2026	3/13/2026	3/13/2026
Total Receipts	-	-	-	-	-
Operating Disbursements					
Construction & Development Costs	-	-	-	-	-
Insurance	-	-	-	-	-
Internet & Software	-	-	-	-	-
Office Rent	-	-	-	-	-
Payroll & Benefits	(12,034)	(12,034)	-	(12,034)	(36,101)
Taxes	-	-	-	-	-
Utilities	-	-	-	-	-
Other Miscellaneous Expenses	-	-	-	-	-
Total Operating Disbursements	(12,034)	(12,034)	-	(12,034)	(36,101)
Net Cash Flow from Operations	(12,034)	(12,034)	-	(12,034)	(36,101)
Non-Operating Disbursements					
Ordinary Course Professionals	-	-	-	-	-
Other Non-Operating Disbursements	-	-	-	-	-
Total Non-Operating Disbursements	-	-	-	-	-
Net Cash Flow Before Restructuring	(12,034)	(12,034)	-	(12,034)	(36,101)
Restructuring Costs					
Ch. 11 Professional Fees	-	-	-	-	-
US Trustee Fees	-	-	-	-	-
Utility Deposits	-	-	-	-	-
Adequate Protection	-	-	-	-	-
Total Restructuring Costs	-	-	-	-	-
Net Cash Flow	(12,034)	(12,034)	-	(12,034)	(36,101)
Liquidity Summary					
Beginning Cash Balance	539,839	527,805	515,771	515,771	539,839
Net Cash Flow	(12,034)	(12,034)	-	(12,034)	(36,101)
Ending Cash Balance	527,805	515,771	515,771	503,738	503,738

TAWR Property Owner, Ltd., et al.
 Cash Collateral Forecast: Casey Pearce
 (shown in USD)

Project: Land (9.80 acres)
 Lender: BHA Financial LP

Week Number -->	1	2	3	4	
Actual / Forecast -->	Forecast	Forecast	Forecast	Forecast	Total
Week Start Date -->	2/16/2026	2/23/2026	3/2/2026	3/9/2026	2/16/2026
Week Ending Date -->	2/20/2026	2/27/2026	3/6/2026	3/13/2026	3/13/2026
Total Receipts	-	-	-	-	-
Operating Disbursements					
Construction & Development Costs	-	-	-	-	-
Insurance	-	-	-	-	-
Internet & Software	-	-	-	-	-
Office Rent	-	-	-	-	-
Payroll & Benefits	-	-	-	-	-
Taxes	-	-	-	-	-
Utilities	-	-	-	-	-
Other Miscellaneous Expenses	-	-	-	-	-
Total Operating Disbursements	-	-	-	-	-
Net Cash Flow from Operations	-	-	-	-	-
Non-Operating Disbursements					
Ordinary Course Professionals	-	-	-	-	-
Other Non-Operating Disbursements	-	-	-	-	-
Total Non-Operating Disbursements	-	-	-	-	-
Net Cash Flow Before Restructuring	-	-	-	-	-
Restructuring Costs					
Ch. 11 Professional Fees	-	-	-	-	-
US Trustee Fees	-	-	-	-	-
Utility Deposits	-	-	-	-	-
Adequate Protection	-	-	-	-	-
Total Restructuring Costs	-	-	-	-	-
Net Cash Flow	-	-	-	-	-
Liquidity Summary					
Beginning Cash Balance	4,510	4,510	4,510	4,510	4,510
Net Cash Flow	-	-	-	-	-
Ending Cash Balance	4,510	4,510	4,510	4,510	4,510

TAWR Property Owner, Ltd., et al.

Cash Collateral Forecast: Casey Calaveras
(shown in USD)

Project: Land (61.6 acres)
Lender: BHA Financial LP

Week Number -->	1	2	3	4	
Actual / Forecast -->	Forecast	Forecast	Forecast	Forecast	Total
Week Start Date -->	2/16/2026	2/23/2026	3/2/2026	3/9/2026	2/16/2026
Week Ending Date -->	2/20/2026	2/27/2026	3/6/2026	3/13/2026	3/13/2026
Total Receipts	-	-	-	-	-
Operating Disbursements					
Construction & Development Costs	-	-	-	-	-
Insurance	-	-	-	-	-
Internet & Software	-	-	-	-	-
Office Rent	-	-	-	-	-
Payroll & Benefits	-	-	-	-	-
Taxes	-	-	-	-	-
Utilities	-	-	-	-	-
Other Miscellaneous Expenses	-	-	-	-	-
Total Operating Disbursements	-	-	-	-	-
Net Cash Flow from Operations	-	-	-	-	-
Non-Operating Disbursements					
Ordinary Course Professionals	-	-	-	-	-
Other Non-Operating Disbursements	-	-	-	-	-
Total Non-Operating Disbursements	-	-	-	-	-
Net Cash Flow Before Restructuring	-	-	-	-	-
Restructuring Costs					
Ch. 11 Professional Fees	-	-	-	-	-
US Trustee Fees	-	-	-	-	-
Utility Deposits	-	-	-	-	-
Adequate Protection	-	-	-	-	-
Total Restructuring Costs	-	-	-	-	-
Net Cash Flow	-	-	-	-	-
Liquidity Summary					
Beginning Cash Balance	-	-	-	-	-
Net Cash Flow	-	-	-	-	-
Ending Cash Balance	-	-	-	-	-

Baxter Southwest Corporate Realty Services, Inc., et al.

Cash Collateral Forecast: Casey Ventures

Asset: Note Receivable secured by interest in 4.72 acres

(shown in USD)

Borrower: RV Park Holdings LLC

Week Number -->	1	2	3	4	
Actual / Forecast -->	Forecast	Forecast	Forecast	Forecast	Total
Week Start Date -->	2/16/2026	2/23/2026	3/2/2026	3/9/2026	2/16/2026
Week Ending Date -->	2/20/2026	2/27/2026	3/6/2026	3/13/2026	3/13/2026
Total Receipts	-	-	-	-	-
Operating Disbursements					
Construction & Development Costs	-	-	-	-	-
Insurance	-	-	-	-	-
Internet & Software	-	-	-	-	-
Office Rent	-	-	-	-	-
Payroll & Benefits	-	-	-	-	-
Taxes	-	-	-	-	-
Utilities	-	-	-	-	-
Other Miscellaneous Expenses	-	-	-	-	-
Total Operating Disbursements	-	-	-	-	-
Net Cash Flow from Operations	-	-	-	-	-
Non-Operating Disbursements					
Ordinary Course Professionals	-	-	-	(5,000)	(5,000)
Other Non-Operating Disbursements	-	-	-	-	-
Total Non-Operating Disbursements	-	-	-	(5,000)	(5,000)
Net Cash Flow Before Restructuring	-	-	-	(5,000)	(5,000)
Restructuring Costs					
Ch. 11 Professional Fees	-	-	-	-	-
US Trustee Fees	-	-	-	-	-
Utility Deposits	-	-	-	-	-
Adequate Protection	-	-	-	-	-
Total Restructuring Costs	-	-	-	-	-
Net Cash Flow	-	-	-	(5,000)	(5,000)
Liquidity Summary					
Beginning Cash Balance	15,436	15,436	15,436	15,436	15,436
Net Cash Flow	-	-	-	(5,000)	(5,000)
Ending Cash Balance	15,436	15,436	15,436	10,436	10,436

Baxter Southwest Corporate Realty Services, Inc., et al.

Cash Collateral Forecast: DCI Developers

Asset: Note Receivable secured by interest in 12.65 acres

(shown in USD)

Borrower: RV Park Holdings LLC

Week Number -->	1	2	3	4	
Actual / Forecast -->	Forecast	Forecast	Forecast	Forecast	Total
Week Start Date -->	2/16/2026	2/23/2026	3/2/2026	3/9/2026	2/16/2026
Week Ending Date -->	2/20/2026	2/27/2026	3/6/2026	3/13/2026	3/13/2026
Total Receipts	-	-	-	-	-
Operating Disbursements					
Construction & Development Costs	-	-	-	-	-
Insurance	-	-	-	-	-
Internet & Software	-	-	-	-	-
Office Rent	-	-	-	-	-
Payroll & Benefits	-	-	-	-	-
Taxes	-	-	-	-	-
Utilities	-	-	-	-	-
Other Miscellaneous Expenses	-	-	-	-	-
Total Operating Disbursements	-	-	-	-	-
Net Cash Flow from Operations	-	-	-	-	-
Non-Operating Disbursements					
Ordinary Course Professionals	-	-	-	-	-
Other Non-Operating Disbursements	-	-	-	-	-
Total Non-Operating Disbursements	-	-	-	-	-
Net Cash Flow Before Restructuring	-	-	-	-	-
Restructuring Costs					
Ch. 11 Professional Fees	-	-	-	-	-
US Trustee Fees	-	-	-	-	-
Utility Deposits	-	-	-	-	-
Adequate Protection	-	-	-	-	-
Total Restructuring Costs	-	-	-	-	-
Net Cash Flow	-	-	-	-	-
Liquidity Summary					
Beginning Cash Balance	809	809	809	809	809
Net Cash Flow	-	-	-	-	-
Ending Cash Balance	809	809	809	809	809

EXHIBIT B

Prepetition Secured Lenders & Prepetition Loan Documents

Secured Lender	Debtor(s)	Loan(s)
Randolph-Brooks Federal Credit Union	C-5 Holdings, LLC C-5 Investors Mezz, LLC	<i>Construction Loan Agreement and Promissory Note</i> dated February 26, 2021, in the original principal amount of \$7,381,000.00
Fifth Third Bank, NA	TAWR Property Owner, Ltd. ("Tacara at Weiss Ranch")	<i>Construction Loan Agreement and Promissory Note</i> dated May 27, 2022, in the original principal amount of \$44,600,000.00
Fifth Third Bank, NA	TASH Property Owner, LLC ("Tacara at Steubing Heights")	<i>Construction Loan Agreement and Promissory Note</i> dated June 9, 2023, in the original principal amount of \$36,000,000.00
American National Insurance Company	TAGS Property Owner, Ltd. ("Tacara at Gruene")	<i>Construction Loan Agreement and Promissory Note</i> dated October 2021 and <i>Promissory Note</i> dated October 2021, in the original total principal amount not to exceed \$46,740,000.00
American National Insurance Company	TADC Property Owner, Ltd. ("Tacara at Dove Creek")	<i>Construction Loan Agreement and Promissory Note</i> dated September 15, 2021 and <i>Promissory Note</i> dated September 15, 2021, in the total original principal amount not to exceed \$46,900,000.00
BCL-CRE 3 LLC	River Mill NB, LLC ("River Mill Office/Retail/Residential")	<i>Loan Agreement</i> between River Mill NB, LLC, NB Sawmill TIC 10, LLC, NB Sawmill TIC 5, LLC, and BCL-CRE 3 LLC dated June 27, 2022, in the total original principal amount not to exceed \$16,700,000.00 Second Lien Deeds of Trust: Stone Oak Retail Partners, Ltd.; Baxter Southwest Corporate Realty Services, Inc.; Westpointe Retail Center, LLC; and One Hailey Casey Limited
FirstBank Southwest	Casey UB Property Owner, Ltd. ("Casey UB Shopping Center")	<i>Loan Agreement and Promissory Note</i> dated April 4, 2022, in the total principal amount of \$7,800,000.00
Jefferson Bank	Stone Oak Retail Partners, Ltd. ("Stone Oak Retail Center")	<i>Construction Loan Agreement and Promissory Note</i> dated May 20, 2021, in the original principal amount of \$7,500,000.00
BHA Financial, L.P.	Casey Calaveras LLC	<i>Construction Loan Agreement and Promissory Note</i> dated August 29, 2022, in the original principal amount of \$2,072,000.00
BHA Financial, L.P.	Casey Pearce LLC	<i>Commercial Loan Agreement and Promissory Note</i> dated August 25, 2022, in the original principal amount of \$1,940,000.00
Sonora Bank	Baxter Southwest Corporate Realty Services, Inc.	
Jefferson Bank	Baxter Contracting, LLC	<i>Commercial Loan Agreement</i> dated September 17, 2020 in the original principal amount of \$1,500,000.00
U.S. Small Business Administration (SBA)	Baxter Southwest Corporate Realty Services, Inc. One Hailey Casey Limited	<i>SBA Loan Agreement</i>

EXHIBIT C

UCC Filings

Debtor	State Filed	Secured Party	Filing Number	Filing Date
"One Haily Casey Limited"	TX	SBA	25-00258898	5/29/2025
"One Haily Casey Limited"	TX	SBA	20-0024504633	6/10/2020
Baxter Contracting, LLC	TX	Jefferson Bank	20-004949892	9/22/2020
Baxter Contracting, LLC	TX	Jefferson Bank	25-00496310	8/12/2025
Baxter Contracting, LLC	TX	Jefferson Bank	25-00497950	8/13/2025
Baxter Southwest Corporate Realty Services, Inc.	TX	SBA	20-0058593234	11/23/2020
Baxter Southwest Corporate Realty Services, Inc.	TX	SBA	25-57235735	10/9/2025
C-5 Holdings, LLC	TX	Prosperity Bank	16-0008090074	3/14/2016
C-5 Holdings, LLC	TX	Prosperity Bank	20-00481376	9/15/2020
C-5 Holdings, LLC	TX	Prosperity Bank	25-57093671	10/2/2025
C-5 Holdings, LLC	TX	Randolph-Brooks Federal Credit Union	21-008797640	3/3/2021
Casey Calaveras LLC	TX	BHA Financial, L.P.	22-0045221331	9/8/2022
Casey UB Property Owner, Ltd.	TX	FirstBank Southwest	22-0027492189	6/1/2022
Casey Ventures, Inc.	TX	BHA Financial, L.P.	25-0004069258	1/30/2025
DCI Developers LLC	TX	BHA Financial, L.P.	23-0029477276	7/5/2023
DCI Developers LLC	TX	BHA Financial, L.P.	23-0057135117	12/27/2023
DCI Developers LLC	TX	BHA Financial, L.P.	21-0046371347	10/19/2021
DCI Developers LLC	TX	BHA Financial, L.P.	24-0011870053	2/9/2024
DCI Developers LLC	TX	BHA Financial, L.P.	25-0001457791	1/10/2025
DCI Developers LLC	TX	FirstBank Southwest	25-0057623614	10/29/2025
River Mill NB, LLC	TX	BCL-CRE 3 LLC	22-0033433222	6/29/2022
Stone Oak Retail Partners, Ltd.	TX	Jefferson Bank	21-0020049038	5/14/2021
Stone Oak Retail Partners, Ltd.	TX	Randolph-Brooks Federal Credit Union	21-0008797761	3/3/2021
Stone Oak Retail Partners, Ltd.	TX	Randolph-Brooks Federal Credit Union	21-0008797882	3/3/2021
TADC Property Owner, Ltd.	TX	American National Insurance Company	21-045120914	10/13/2021
TAGS Property Owner, Ltd.	TX	American National Insurance Company	21-0046260304	10/13/2021
TASH Property Owner, LLC	DE	Fifth Third Bank, NA	2023-4210802	6/13/2023
TAWR Property Owner, Ltd.	TX	Fifth Third Bank, NA	22-0028353005	6/1/2022