The relief described hereinbelow is SO ORDERED.

Signed July 23, 2026.

Christopher G. Bradley

CHRISTOPHER G. BRADLEY
UNITED STATES BANKRUPTCY JUDGE

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF TEXAS
AUSTIN DIVISION

In re: 1205 SOUTHPORT LLC, Debtor.	Chapter 11 Case No. 26-11287

INTERIM ORDER GRANTING
DEBTOR'S MOTION FOR USE OF CASH COLLATERAL

This cause came before the Court to consider the *Debtor's Motion for Use of Cash Collateral* (the "Motion") filed by Debtor 1205 Southport LLC (the "Debtor"). The Court has considered the Motion, the record, other evidence, and argument of counsel. For the reasons stated on the record at the hearing, the Court finds that the following relief is warranted.

IT IS THEREFORE ORDERED as follows:

1. The Debtor is authorized to use the funds in its custody, possession, or control to pay its usual and necessary expenses as set forth in the attached exhibit pending the final hearing. The Debtor may exceed the amount of any line item by 10% and may not

exceed the total amount authorized by 10%. Notwithstanding, the foregoing, the Debtor is authorized to use cash collateral for any needed repairs up to an additional $500 during the interim period without seeking additional approval.

2. The Debtor shall maintain insurance upon its assets.

3. All parties with an interest in cash collateral are granted replacement liens to the extent of any diminution in the amount of their interests in cash collateral to the same extent, priority and validity as their pre-petition liens.

4. The Debtor shall file a proposed final order and budget under cover sheet by August 6, 2026.

5. Any objections to the proposed final cash collateral order shall be filed by August 3, 2026.

6. The Court shall conduct a final hearing on the Motion on August 10, 2026, at 10 a.m. CT via Zoom at www.zoomgov.com/my/bradley.txwb or Meeting ID: 160 1114 1085. The Debtor shall be responsible for notice.

7. The Debtor is authorized and empowered to take all actions necessary to effectuate the relief granted pursuant to this Order, in accordance with the Motion.

8. The requirements Bankruptcy Rules 6003(b) and 6004(a) are satisfied by the contents of the Motion or otherwise deemed waived.

9. Notwithstanding Bankruptcy Rule 6004(h), the terms and conditions of this Order shall be immediately effective and enforceable upon its entry.

10. The Court shall retain jurisdiction with respect to all matters arising from or relating to the implementation, enforcement and or interpretation of this Order.

11. Notwithstanding any language in this Order to the contrary, the Debtor is not authorized to pay pre-petition debts except as may separately be authorized by the Court.

###

Proposed order submitted by:

Barron & Newburger, PC
David N. Stern
7320 N. MoPac Expressway, Suite 400
Austin, TX 78731
512.881.3821 (direct)
512.948.5480 (cell)
dstern@bn-lawyers.com

Proposed Bankruptcy Counsel for the Debtor

EXHIBIT: INITIAL 5-WEEK BUDGET FOR 1205 SOUTHPORT LLC
(July 6, 2026 – August 9, 2026)

1205 SOUTHPORT LLC *DATA FOR WEEK BEGINNING:*	**7/6/2026**	**7/13/2026**	**7/20/2026**	**7/27/2026**	**8/3/2026**	*30 DAY TOTALS*
OPENING CASH	**$3,868.57**	$5,683.57	$7,593.57	$4,223.46	$9,784.90	
PROJECTED GROSS REVENUE	$1,815.00	$1,910.00		$5,802.44	$3,218.56	*$12,746.00*
LANDSCAPING/LAWN CARE			$100.00			*$100.00*
UTILITIES			$330.93		$340.00	*$670.93*
PEST CONTROL			$125.00			*$125.00*
INSURANCE			$1,026.00			*$1,026.00*
BANK SERVICE CHARGES				$16.00		*$16.00*
SHORT-TERM RENTAL EXPENSES (2-year license fee of $836.30; monthly furniture rental expense of $571.88 for one unit)			$1,408.18			*$1,408.18*
TRASH			$380.00			*$380.00*
REPAIR/MAINTENANCE				$225.00		*$225.00*
SENIOR LENDER PAYMENTS					$3,000.00	*$3,000.00*
TOTAL PROJECTED CASH DISBURSEMENTS	$0.00	$0.00	$3,370.11	$241.00	$3,340.00	*$6,951.11*
CASH ON HAND AFTER DISBURSEMENTS	$5,683.57	$7,593.57	$4,223.46	$9,784.90	**$9,663.46**	