

Continued hearing shall be held on 8/10/2026 at 01:30 PM in
<https://www.zoomgov.com/my/bradley.txwb> via Zoom or Meeting ID:
160 1114 1085. Movant is responsible for notice.



**IT IS HEREBY ADJUDGED and DECREED that the
below described is SO ORDERED.**

Dated: July 07, 2026

AUBREY L. THOMAS
UNITED STATES BANKRUPTCY JUDGE

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

IN RE:	§	
	§	CASE NO. 26-11051
THE TREE HOUSE PARK LLC,	§	
	§	CHAPTER 11
DEBTOR	§	

INTERIM ORDER GRANTING MOTION
OF DEBTOR IN POSSESSION FOR AUTHORITY TO USE CASH COLLATERAL
AND SETTING FINAL HEARING

Came on for expedited hearing the Motion of Debtor in Possession for Interim and Final Authority to Use Cash Collateral (the “Motion”), filed by The Tree House Park LLC (“Debtor”), the debtor in possession in the above captioned and numbered Chapter 11 case, seeking authority of the Court pursuant to 11 U.S.C. § 363 and Federal Rule of Bankruptcy Procedure 4001(b) to use cash collateral. The Court, having considered the pleadings, evidence and arguments of counsel, finds that the Debtor’s use of cash collateral as described in the Motion and pursuant to the budgets attached hereto as Exhibit “A” (collectively, the “Budget”), is in the best interests of the estate and its creditors and that creditors secured by such cash collateral are adequately protected under the terms of this order.

1. IT IS, THEREFORE ORDERED, that conditioned upon the following, Debtor is hereby authorized to use all rents generated from commercial real property located at 7701 Colton Bluff Springs Road, Austin, Texas 78744 (the "Property") and more fully described as follows:

2.932 acres out of the Santiago Del Valle Grant, Abstract No. 234, Travis County, Texas, comprised of two tracts, being one acre described in General Warranty Deed to G.D. Porter recorded in Vol 2691, Page 508, Real Property Records, Travis County, Texas, and 1.932 acres described in General Warranty Deed to G.D. Porter recorded in Vol 2649, Page 458, Real Property Records, Travis County, Texas.

in accordance with the Budget. For each category of expense in the Budget, Debtor is authorized to spend the Budget amount plus up to 10% thereof for actual expenses incurred on a monthly basis and 10% on a cumulative basis for the Budget period.

2. IT IS FURTHER ORDERED, that as a condition of and adequate protection for such use, Debtor shall make a monthly payment to the first lienholder, USAM in the amount of \$4,000.00 per month, beginning July, 2026. In addition, any creditor holding a perfected pre-petition lien on Cash Collateral will be granted a replacement lien (the "Replacement Lien") pursuant to 11 U.S.C. § 361(2), solely to the extent Cash Collateral is used, in all rents Debtor acquires or generates after the Petition Date, but solely to the same extent and priority as existed pre-petition and subject to a determination by the Court that any such creditor holds a fully perfected, enforceable pre-petition lien on the Cash Collateral. The priority of creditors in the Replacement Lien will be the same priority that the creditors have in the Property pursuant to Texas law. The Replacement Lien will not attach to chapter 5 actions of Debtor or the proceeds of the recovery upon such actions. Further, except for post-petition cash generated from operations, the Replacement Lien will not attach to any unencumbered property of Debtor, if any, or the proceeds from any sale of any unencumbered property, and the proceeds from any sale of any unencumbered property shall be deposited into a separate unencumbered account and, absent further order of the Court, shall not be subject to the Replacement Lien. The Replacement Lien will not apply to any reduction in cash value caused from the payment of an expense that is later

surcharged against any creditor's collateral based on Section 506(c) of the Bankruptcy Code. Subject to the limiting conditions on the Replacement Lien, the Replacement Lien will be binding upon any subsequently appointed chapter 11 or chapter 7 trustee.

3. IT IS FURTHER ORDERED, that the Court approves the carve-out for approved estate professionals, including but not limited to Debtor's counsel and the United States Trustee, as shown in the Budget.

4. IT IS FURTHER ORDERED, that a final hearing on Debtor's Motion is hereby set at the time and date set forth above.

5. IT IS FURTHER ORDERED that Debtor shall serve notice of the provisions of this order and of the date, time and place of the final hearing, and that any objections to the Motion must be filed no later than two (2) business days prior to the final hearing, on the United States Trustee, all secured creditors and the 20 largest unsecured creditors within two (2) business days after entry of this order.

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Order submitted by:

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PROPOSED ATTORNEY FOR
DEBTOR- IN-POSSESSION

Exhibit A

10-Week Cash Collateral Budget — June 2 through August 10, 2026

Weeks 1–4 (June 2–30) are actual from the bank statement. Monthly recurring items are shown in the week they post; July activity in Week 5, August activity in Week 9.

LINE ITEM	Wk 1–4 Jun 2–30 (Actual)	Wk 5 Jul 1–7	Wk 6 Jul 8–14	Wk 7 Jul 15–21	Wk 8 Jul 22–28	Wk 9 Jul 29–Aug 4	Wk 10 Aug 5–10
BEGINNING CASH	\$293.55	\$4,868.71	\$5,439.81	\$5,439.81	\$5,439.81	\$5,439.81	\$14,497.91
INCOME — RENT							
Shadow Work Boxing LLC	\$1,300	\$2,000	–	–	–	\$2,000	–
Taqueria Monarca	\$1,600	\$1,600	–	–	–	\$1,600	–
Akari Sushi	\$1,600	\$1,600	–	–	–	\$1,600	–
Botanas Lokas OTG LLC	\$1,800	\$1,600	–	–	–	\$1,600	–
Arepera Tu Rincon Venezolano	–	\$1,600	–	–	–	\$1,600	–
Sagrato Food Group LLC (Amordiscos)	–	\$1,600	–	–	–	\$1,600	–
Easton Park Tiny Barbershop	–	\$1,500	–	–	–	\$1,500	–
Norse Gym LLC (current rate)	–	\$750	–	–	–	\$750	–
Piel Café (mobile vendor; from Aug 1)	–	–	–	–	–	\$1,000	–
The Concord (hemp; rent+intro elec; from Jul 6)	–	\$300	–	–	–	\$1,150	–
Krystal's & Bubbly LLC (alcohol; from Aug 1; subject to TABC)	–	–	–	–	–	\$2,000	–
TOTAL INCOME	\$6,300	\$12,550	–	–	–	\$16,400	–
OPERATING EXPENSES							
USAM I Fund - adequate protection (proposed)	–	\$4,000	–	–	–	\$4,000	–
Electric - Bluebonnet Electric Cooperative	–	\$1,900	–	–	–	\$1,900	–
Insurance (new carrier: \$874 initial + \$275/mo)	–	\$874	–	–	–	\$275	–
Attorney - C. Daniel Roberts, P.C. (retainer)	–	\$1,000	–	–	–	\$1,000	–
Trash - Texas Disposal Systems	\$1,277.94	\$1,100	–	–	–	\$1,100	–
Property tax reserve (Travis County)	–	\$717	–	–	–	\$717	–
Texas Comptroller franchise tax accrual	–	\$200	–	–	–	\$200	–
Repairs & maintenance	–	\$500	–	–	–	\$500	–
Internet - T-Mobile Home Internet	–	\$70	–	–	–	\$70	–
Office supplies	–	\$50	–	–	–	\$50	–
Bank service fees	\$15	\$50	–	–	–	\$50	–
Peacock Premium - on-site event/entertainment screen	\$11.90	\$11.90	–	–	–	\$11.90	–
IRS - tax payment (one-time)	\$420	–	–	–	–	–	–
U.S. Trustee quarterly fee	–	–	–	–	–	\$250	–
Management fee - Mauricio Castillo-Martinez (6%)	–	\$753	–	–	–	\$984	–
Management fee - Maria de la Cruz Castillo (6%)	–	\$753	–	–	–	\$984	–
TOTAL EXPENSES	\$1,724.84	\$11,978.90	–	–	–	\$12,091.90	–
NET CASH FLOW	\$4,575.16	\$571.10	–	–	–	\$4,308.10	–
Add: security deposits received (restricted)	–	–	–	–	–	\$4,750	–
ENDING CASH (incl. restricted deposits)	\$4,868.71	\$5,439.81	\$5,439.81	\$5,439.81	\$5,439.81	\$14,497.91	\$14,497.91

Weeks with no activity carry the prior balance. July activity posts in Week 5; August activity (including the \$4,750 of restricted security deposits) posts in Week 9. 10-week ending cash (Aug 10) = \$14,497.91; June ties to the bank statement ending balance of \$4,868.71.

6-Month Operating Projection — June through November 2026

June is actual. July–November projected on the current tenant roster and corrected expense run-rates.

LINE ITEM	Jun (Actual)	Jul	Aug	Sep	Oct	Nov	6-Mo Total
BEGINNING CASH	\$293.55	\$4,868.71	\$5,439.81	\$14,497.91	\$19,056.01	\$23,614.11	
INCOME — RENT							
Shadow Work Boxing LLC	\$1,300	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$11,300
Taqueria Monarca	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$9,600
Akari Sushi	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$9,600
Botanas Lokas OTG LLC	\$1,800	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$9,800
Arepera Tu Rincon Venezolano	–	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$8,000
Sagrato Food Group LLC (Amordiscos)	–	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$8,000
Easton Park Tiny Barbershop	–	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$7,500
Norse Gym LLC (current rate)	–	\$750	\$750	\$750	\$750	\$750	\$3,750
Piel Café (mobile vendor; from Aug 1)	–	–	\$1,000	\$1,000	\$1,000	\$1,000	\$4,000
The Concord (hemp; rent+intro elec; from Jul 6)	–	\$300	\$1,150	\$1,150	\$1,150	\$1,600	\$5,350
Krystal's & Bubbly LLC (alcohol; from Aug 1; subject to TABC)	–	–	\$2,000	\$2,000	\$2,000	\$3,000	\$9,000
TOTAL INCOME	\$6,300	\$12,550	\$16,400	\$16,400	\$16,400	\$17,850	\$85,900
OPERATING EXPENSES							
USAM I Fund - adequate protection (proposed)	–	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$20,000
Electric - Bluebonnet Electric Cooperative	–	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$9,500
Insurance (new carrier: \$874 initial + \$275/mo)	–	\$874	\$275	\$275	\$275	\$275	\$1,974
Attorney - C. Daniel Roberts, P.C. (retainer)	–	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$5,000
Trash - Texas Disposal Systems	\$1,277.94	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$6,777.94
Property tax reserve (Travis County)	–	\$717	\$717	\$717	\$717	\$717	\$3,585
Texas Comptroller franchise tax accrual	–	\$200	\$200	\$200	\$200	\$200	\$1,000
Repairs & maintenance	–	\$500	\$500	\$500	\$500	\$500	\$2,500
Internet - T-Mobile Home Internet	–	\$70	\$70	\$70	\$70	\$70	\$350
Office supplies	–	\$50	\$50	\$50	\$50	\$50	\$250
Bank service fees	\$15	\$50	\$50	\$50	\$50	\$50	\$265
Peacock Premium - on-site event/entertainment screen	\$11.90	\$11.90	\$11.90	\$11.90	\$11.90	\$11.90	\$71.40
IRS - tax payment (one-time)	\$420	–	–	–	–	–	\$420
U.S. Trustee quarterly fee	–	–	\$250	–	–	\$250	\$500
Management fee - Mauricio Castillo-Martinez (6%)	–	\$753	\$984	\$984	\$984	\$1,071	\$4,776
Management fee - Maria de la Cruz Castillo (6%)	–	\$753	\$984	\$984	\$984	\$1,071	\$4,776
TOTAL EXPENSES	\$1,724.84	\$11,978.90	\$12,091.90	\$11,841.90	\$11,841.90	\$12,265.90	\$61,745.34
NET — before adequate protection	\$4,575.16	\$4,571.10	\$8,308.10	\$8,558.10	\$8,558.10	\$9,584.10	\$44,154.66
NET CASH FLOW (after proposed AP)	\$4,575.16	\$571.10	\$4,308.10	\$4,558.10	\$4,558.10	\$5,584.10	\$24,154.66
Add: security deposits received (restricted)	–	–	\$4,750	–	–	–	\$4,750
ENDING CASH (incl. restricted deposits)	\$4,868.71	\$5,439.81	\$14,497.91	\$19,056.01	\$23,614.11	\$29,198.21	