

CAUSE NO. D-1-GN-24-001018

SAJID MAQSOOD, TRUSTEE OF THE
SAJID & JOAN M. MAQSOOD REVOCABLE
TRUST, ET. AL.,

Plaintiffs,

v.

PRIDE OF AUSTIN HIGH YIELD
FUND I, LLC, ET. AL.

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IN THE DISTRICT COURT

TRAVIS COUNTY, TEXAS

201ST JUDICIAL DISTRICT

RECEIVER'S TENTH STATUS REPORT

Gregory S. Milligan, in his capacity as the Court-appointed receiver ("**Receiver**") for Pride of Austin High Yield Fund I, LLC ("**POA**" or the "**Fund**"), pursuant to the *Agreed Order Appointing Receiver* dated April 30, 2024 and amended May 6, 2024 (the "**Receivership Order**"), files this Tenth Status Report (the "**Report**") and would respectfully show the Court as follows:

SUMMARY OF REPORT¹

1. The Receiver files this Tenth Status Report (the "**Report**") to provide the Court, investors, creditors, and other stakeholders with an update regarding the administration of the Receivership Estate and the Receiver's activities since the filing of his Ninth Status Report on May 7, 2026 (the "**Ninth Report**").

2. Distributions to eligible Class 3 Investor Claimants under the Court-approved Distribution Plan have now reached approximately \$10 million in the aggregate across the First and Second Interim Distributions, bringing each participating Class 3 Investor Claimant to a recovery of at least approximately 66% of its allowed claim.

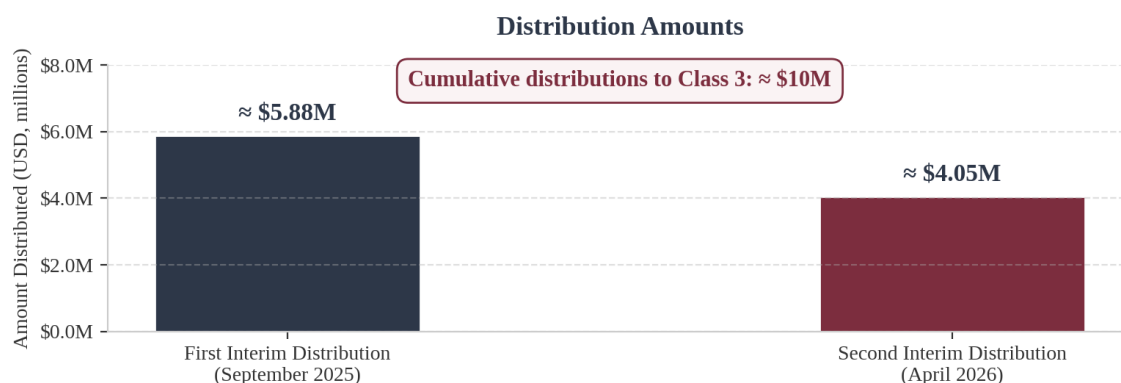
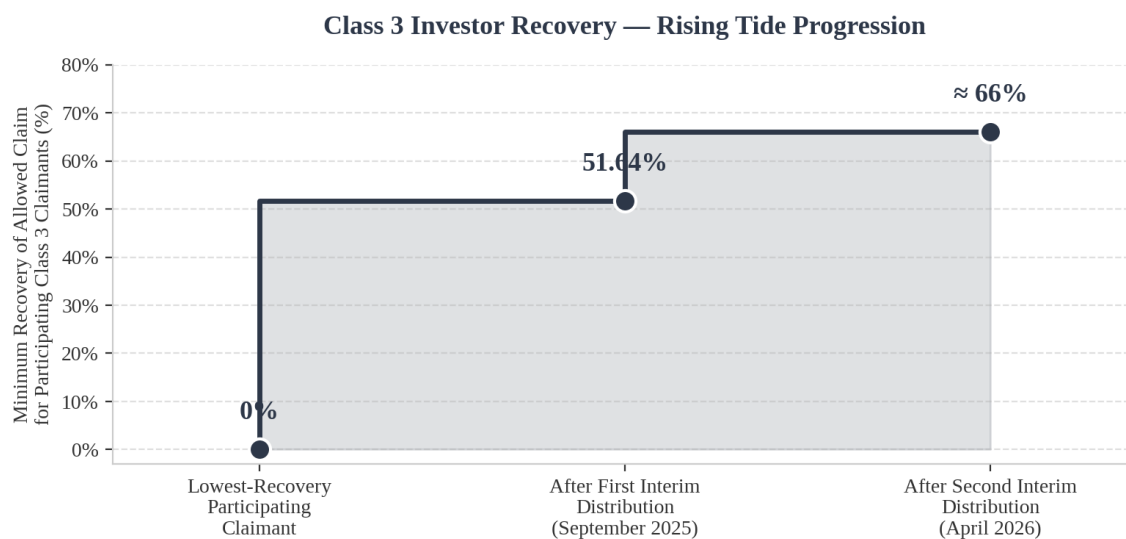
¹ Capitalized terms not otherwise defined in this section shall have the meaning ascribed to them in the body of the Report.

3. The Receiver incorporates by reference his Initial Status Report (filed June 10, 2024), Second Status Report (filed August 21, 2024), Third Status Report (filed October 30, 2024), Fourth Status Report (filed January 20, 2025), Fifth Status Report (filed April 15, 2025), Sixth Status Report (filed July 30, 2025), Seventh Status Report (filed October 31, 2025), Eighth Status Report (filed January 31, 2026), and the Ninth Report (filed May 7, 2026) (collectively, the “*Reports*”) as if fully set forth herein.

A. Distributions to Date

4. As previously reported, the Receiver has completed two interim distributions to eligible Class 3 Investor Claimants pursuant to the Court-approved Distribution Plan. The First Interim Distribution, completed in September 2025 following the payment in full of all Class 1 and Class 2 claims, distributed approximately \$5.88 million and equalized recoveries for participating Class 3 Investor Claimants at 51.64% of their allowed claims under the rising tide methodology approved by the Court. The Second Interim Distribution, completed in April 2026, distributed approximately \$4.05 million to 129 Investor Claimant accounts and brought each participating Class 3 Investor Claimant to a recovery of at least approximately 66% of their allowed claim.

5. In the aggregate, the Receiver has distributed approximately \$10 million to Class 3 Investor Claimants across the two interim distributions. The progression of the rising tide recovery floor across the First and Second Interim Distributions is illustrated in the chart below.



6. The Receiver anticipates making at least one additional distribution to Investor Claimants prior to the closure of the Receivership Estate. Any such future distribution will be made in accordance with the Distribution Plan and will be subject to the Receiver's ongoing evaluation of the Receivership Estate's liquidity needs, anticipated expenses, and unresolved claims. The Receiver will provide notice to investors before making any additional interim distributions.

B. Active Loans and REO Properties

7. The Receiver has completed the sale of substantially all of the Receivership Estate's real property and other hard assets. The receiver has two remaining assets in the Receivership Estate within the scope of this. The first is a note receivable secured by certain modular housing units, described below. The second is a lien on certain real property in Williamson County.

Detailed descriptions of the properties and loans that have previously been resolved can be found in prior Reports.

i. Guestwiser Modular Units

8. As previously reported, the Receiver foreclosed on and subsequently completed the sale of the real property securing a loan to Guestwiser Joint Venture 1, LLC (“*Guestwiser*”), consisting of two lots in Dallas, Texas. The sale was approved by the Court, and the proceeds were received and deposited into the Receivership account for the benefit of the Receivership Estate.

9. The remaining collateral under the Guestwiser loan consisted of certain modular housing units previously owned by Guestwiser. The Receiver foreclosed on the modular housing units and in 2025, the Court approved the Receiver’s *Motion to Sell Certain Modular Housing Units*, authorizing a sale of the units to Modular Development Concepts, LLC in exchange for a promissory note in the principal amount of \$422,500, bearing interest at 8% per annum and secured by the modular units themselves. The promissory note has since matured and remains unpaid.

10. The Modular Units are located with the manufacturer and are not in the possession, custody, or control of the borrower. The Receiver is in active communication with the manufacturer, and the manufacturer has identified a third-party purchaser for the Modular Units at a price sufficient to allow the Receivership Estate to recoup the principal balance owed under the promissory note. The Receiver understands that the borrower will agree to transact a sale to the third-party purchaser for the purpose of repaying the loan. That transaction does not yet have a firm closing date, but the manufacturer continues to represent that the sale remains on track to close. In the event that the transaction cannot close, the Receiver will foreclose on the modular housing units and attempt to sell them himself. However, the Receiver continues to work with the manufacturer in an attempt to avoid additional and unnecessary transaction costs. The Receiver

will continue to update the Court and stakeholders on the status of this matter in future status reports.

ii. Hidden Oaks at Berry Creek

11. The Receiver still holds liens on certain real property owned by Hidden Oaks at Berry Creek, LLC (“*HOBC*”) consisting of three unimproved lots in a housing development in Williamson County, Texas. The Receiver has, in principal, resolved his disputes HOBC, subject to documentation. The Receiver anticipates obtaining title to those properties in the near term, which the Receiver will then sell, subject to Court approval.

C. Milan Sai Judgment

12. As described in the Ninth Report, following the closing of the sale of the Milan Sai Property, a deficiency in excess of \$1 million remained under the Milan Sai Settlement Agreement, for which the Guarantors are liable. On March 13, 2026, this Court entered a judgment in favor of the Receiver against the Guarantors concerning the deficiency. On April 13, 2026, the Guarantors filed a Motion to Modify the Judgment (the “*Motion to Modify*”), seeking to reduce the judgment amount from \$3,000,000 to approximately \$611,620, primarily on the theory that they were entitled to a 2-for-1 credit under their settlement agreement with the Receiver, notwithstanding their failure to make timely payment. The Receiver opposed the motion, arguing that (i) the judgment already accounts for any partial payments made, and (ii) the Guarantors are not entitled to the discretionary credit they sought because their failure to timely pay the full amount due was a material breach of the settlement agreement. Following a hearing on May 26, 2026, the Court denied the Guarantors’ Motion to Modify.

13. On June 12, 2026, the Guarantors filed a notice of appeal, and the appeal is now pending in the Third Court of Appeals. The appellants' brief is currently due on August 5, 2026. The Receiver will defend the judgment on appeal.

14. In parallel with the appellate proceedings, the parties have engaged in discussions regarding a potential negotiated resolution of the outstanding judgment. Those discussions are ongoing, but no agreement has been reached. Pending resolution of the appeal and any negotiated resolution, the Receiver is pursuing collection of the judgment through the use of post-judgment tools and remedies available under Texas law.

15. The underlying Chapter 11 bankruptcy case of Milan Sai in the United States Bankruptcy Court for the Northern District of Texas (Case No. 24-33560-mvl) was dismissed following the closing of the sale of the Milan Sai Property.

D. Net Winner Litigation

16. The Receiver continues to pursue recovery actions against investors who received distributions from the Fund in excess of their invested principal prior to the commencement of the Receivership (the “*Net Winner Litigation*”). The total net winnings identified across all net winner accounts are approximately \$13.5 million. As reported in the Ninth Report, the Receiver has recovered approximately \$2 million to date.

17. Since the Ninth Report, the Receiver and his counsel have developed a coordinated strategy to advance the remaining Net Winner Litigation more efficiently and consistently across the pending matters. The Receiver believes this coordinated approach will materially reduce administrative costs, streamline discovery, promote consistent legal outcomes across the individual cases, and facilitate resolution, whether through summary judgment or negotiated settlement, of the substantial majority of the remaining net winner matters.

18. The Receiver intends to amend the petition in each pending Net Winner Litigation matter to add a declaratory judgment claim seeking a declaration that the Fund operated as a Ponzi scheme from its inception, consistent with the forensic analysis performed by the Receiver's financial advisor and referenced in the Court-approved Distribution Plan. Once the amendments are on file, the Receiver will request a status conference with the Court to discuss coordinated case-management procedures for the remaining Net Winner Litigation matters, including consolidated deposition procedures on predetermined dates open to all defendants (in lieu of individual depositions in each case) and a reasonable common discovery period. Following the coordinated discovery period, the Receiver intends to file substantively identical motions for summary judgment on the declaratory judgment claim in each pending matter, and, in advance of the summary judgment hearings, to make available a structured informal mediation format to provide defendants a common opportunity to explore informal, negotiated resolution of the Net Winner Litigation matters.

19. Additionally, at the Receiver's request, counsel for the Receiver has agreed to a restructured fee arrangement for the Net Winner Litigation. Specifically, counsel has agreed to a twenty-five percent (25%) reduction in its hourly billing rates for time incurred on the Net Winner Litigation, coupled with a fifteen percent (15%) contingency fee on any amounts recovered through the Net Winner Litigation. The Receiver believes this restructured fee arrangement aligns the interests of counsel with the interests of the Receivership Estate, reduces the ongoing burden of attorneys' fees on the Receivership Estate, and appropriately incentivizes efficient and successful prosecution of the Net Winner Litigation.

E. Litigation Against Former Manager and Affiliates

20. On July 9, 2024, the Receiver filed suit against Robert Buchanan and his affiliated entities, CCG Capital Group, LLC and CCG Development, LLC, seeking to recover damages arising from their alleged mismanagement of the Fund. At the outset of the litigation, the Receiver deferred active prosecution due to concerns regarding cost of prosecution and collection prospects. The Receiver has since retained the Snell Law Firm on a 30% contingency-fee basis to pursue these claims in a manner that does not burden the Receivership Estate. The Receiver believes that pursuing these claims is appropriate in light of the nature of the alleged conduct and the potential to generate recoveries for the Receivership Estate without requiring the expenditure of estate funds.

21. The defendants have appeared in the action, and Mr. Buchanan purported to file an answer on behalf of himself and the affiliated entities. The Receiver filed a *Motion to Strike* the answers filed on behalf of CCG Capital Group, LLC and CCG Development, LLC on the grounds that Mr. Buchanan is not a licensed attorney authorized to represent those entities. On January 21, 2026, the Court entered its *Order Granting Plaintiff's Motion to Strike Defendants' Original Answer and General Denial*, striking the answers of CCG Capital Group, LLC and CCG Development, LLC. Based on the resulting procedural posture and the failure of those entities to properly respond, the Receiver has moved for entry of judgment against CCG Capital Group, LLC and CCG Development, LLC. The Receiver continues to pursue the litigation and will report further developments in subsequent status reports.

F. Cash on Hand and Administrative Expenses to Date and Receipts and Disbursements

22. Attached as Exhibit A to this Report is a summary of the Receivership Estate cash flows since its inception.

G. Personnel Report

23. Attached as Exhibit B to this Report is the Receiver's Personnel Report which details the fees and expenses incurred by the Receiver and his Retained Personnel through June 30, 2026.

H. Continuing Investigation

24. The Receiver and the Receiver's retained personnel have continued investigating avenues for maximizing the value of the Fund's assets for the benefit of its stakeholders. The Receiver's investigation is ongoing, and the Receiver will continue to provide updates and communicate with the Fund's stakeholders throughout the process.

Respectfully submitted,

KANE RUSSELL COLEMAN & LOGAN, PC

By: /s/ Trip Nix

William R. "Trip" Nix
Texas Bar No. 24092902
401 Congress Ave., Ste. 2100
Austin, Texas 78701
Telephone: 512.487.6568
tnix@krcl.com

ATTORNEYS FOR RECEIVER

CERTIFICATE OF SERVICE

I hereby certify that, on July 30, 2026, a true and correct copy of the foregoing Report was served electronically upon all counsel of record via eFileTexas. The Report will, as soon as practicable, be served on all known POA investors via the methods set forth above.

/s/ Trip Nix

Trip Nix

EXHIBIT A

Cash Flow Statement

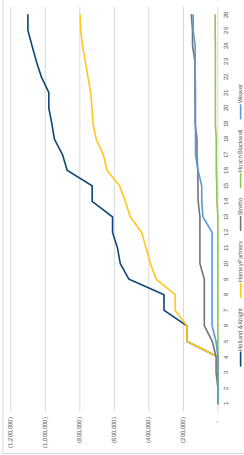
Pride of Austin High Yield Fund
Reotwship Cash Flows[illegible]

EXHIBIT B

Personnel Report

RECEIVER'S PERSONNEL REPORT

HARNEY PARTNERS

Month: April by Timekeeper	Hours	Average Rate	Fees
Greg Milligan	10.1	\$650	\$6,565.00
Erik White	7.1	\$550	\$3,905.00
April Total Fees			\$10,470.00
April Total Expenses			\$0.00
Month: May by Timekeeper	Hours	Average Rate	Fees
Greg Milligan	5.3	\$650	\$3,445.00
Erik White	0.3	\$550	\$165.00
May Total Fees			\$3,610.00
May Total Expenses			\$0.00
Month: June by Timekeeper	Hours	Average Rate	Fees
Greg Milligan	2.6	\$650	\$1,690.00
June Total Fees			\$1,690.00
June Total Expenses			\$0.00
TOTAL FEES FOR FEE PERIOD:			\$15,770.00
TOTAL EXPENSES FOR FEE PERIOD:			\$0.00

KANE RUSSELL COLEMAN LOGAN PC

Month: April by Timekeeper	Hours	Rate	Fees
Trip Nix	4.7	\$685	\$3,219.50
Clayton Carter	10.2	\$485	\$4,947.00
Derrick Anderson II	13.5	\$485	\$6,547.50
Victoria Tracy	1.7	\$485	\$824.50
Ann Marie Jezisek	0.6	\$355	\$213.00
April Total Fees:			\$15,751.50
April Total Expenses:			\$8,314.90
Month: May by timekeeper	Hours	Rate	Fees
Trip Nix	9.6	\$685	\$6,576.00
Andrew Robertson	22.1	\$550	\$12,155.00
Clayton Carter	15.8	\$485	\$7,663.00
Derrick Anderson II	5.0	\$485	\$2,425.00
Ann Marie Jezisek	1.3	\$355	\$461.50
May Total Fees			\$29,280.50
May Total Expenses			\$8,292.90
Month: June by timekeeper	Hours	Rate	Fees
Trip Nix	0.2	\$685	\$137.00
Clayton Carter	4.3	\$485	\$2,085.50
Delaney Stidham	7.1	No charge	\$0.00
Ann Marie Jezisek	0.9	\$355	\$319.50
June Total Fees			\$2,542.00
June Total Expenses			\$14,221.15
TOTAL FEES FOR FEE PERIOD:			\$47,574.00
TOTAL EXPENSES FOR FEE PERIOD:			\$30,828.95

HUSCH BLACKWELL

By Timekeeper	Hours	Average Rate	Fees
J. Watts	1.7	\$875	\$1,487.50
Total Fees			\$1,487.50
Total Expenses			\$10.12
TOTAL FEES FOR FEE PERIOD:			\$1,487.50
TOTAL EXPENSES FOR FEE PERIOD:			\$10.12

STRETTO

April	
Item	Amount
Hourly Fees	\$4,396.75
Printing	\$13.90
Postage	\$1,522.20
Envelopes and Packaging	\$62.55
Expense Exhibit	\$173.75
Robotic Process Automation	\$135.45
April Total:	\$6,304.60
May	
Item	Amount
Hourly Fees	\$1,551.75
Printing	\$0.1
Postage	\$12.90
Envelopes and Packaging	\$0.45
Expense Exhibit	\$1.25
May Total:	\$1,566.45
TOTAL DUE FOR FEE PERIOD:	\$7,871.05