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Velva L. Price
District Clerk
Travis County
D-1-GN-23-003968
Nancy Ramirez

CAUSE NO. D-1-GN-23-003968

G.E.T. MARKETING, LLC,	§	IN THE DISTRICT COURT
	§	
Plaintiff	§	
	§	
v.	§	459th JUDICIAL DISTRICT
	§	
PSW REAL ESTATE, LLC,	§	
	§	
Defendant	§	TRAVIS COUNTY, TEXAS

RECEIVER'S NINETEENTH STATUS REPORT

The Stapleton Group, LLC,[1] in its capacity as receiver ("***Receiver***"), files this *Nineteenth Status Report* for the month ended September 30, 2025, and would respectfully show this Court as follows:

I. INTRODUCTION

1. On July 31, 2023 (the "***Appointment Date***"), the Court entered the *Order Appointing Receiver* (the "***Receivership Order***") pursuant to which the Court appointed the Receiver over the operations and property of the above-captioned defendant, PSW Real Estate, LLC ("***PSW***") and its affiliates listed on Exhibit A attached to the Receivership Order (the "***Affiliates***" and, together with PSW, the "***Receivership Entities***"). The receivership created under the Receivership Order (the "***Receivership***") commenced on August 1, 2023.

2. On the Appointment Date, the Receivership Entities were in the process of developing twenty-nine (29) residential properties across three states (the "***Developments***"), certain of which were owned outright by PSW and certain of which were owned through joint

[1] Stapleton Group Inc. ("Stapleton") converted from a corporation to a limited liability company in the second quarter of 2024. On or about October 1, 2024, J.S. Held LLC acquired Stapleton.

ventures with third-party entities ("***Joint Ventures***"). The Developments have complicated capital structures including but not limited to, multiple lenders, hundreds of individual and small family office investors and institutional investors. As of the Appointment Date, the Developments were reported to be in various stages of progress. A handful of Developments were in the beginning design phase, while others included partially completed homes that were build-to-suit projects that were presold to future residents.

3. Please refer to the previous Receiver's reports which can be found at https://storybuiltreceivership.com.

4. At the outset of the Receivership, the Receiver engaged in discussions with StoryBuilt investors, committee members, current and former board members, current and former executives (collectively, the "***Constituent Representatives***"), and former principals Anthony Siela, Ryan Diepenbrock, and Chad Shepler (collectively, the "***Principals***") all of whom felt strongly about the value of the Receivership Entities including corporate investments, Joint Ventures and Developments. As a result of an intensive marketing effort to sell the Receivership Entities, Joint Ventures and the Developments, the viability of the Receivership Entities and market value of the Joint Ventures and the Developments was proven to be well below all expectations of the Constituent Representatives and Principals. Indeed, the Receiver, through a thorough review of the Receivership Entities' financial historical activity, has determined that PSW likely has been insolvent as far back as 2020. The Receivership Entities' inability to provide audited financials for 2021 and 2022 to potential buyers stunted efforts to procure buyers for PSW as a going concern. Further, the values of the Developments were significantly lower than the expectations of the Constituent Representatives, as demand in most cases was not strong enough to generate equity through the sale of individual projects. In addition, many of the Developments were tied up in

defaulted Joint Ventures, where PSW had been removed from its management role, thus making PSW's interest in the Developments less marketable. At the outset of the Receivership, the consensus from the Constituent Representatives was that:

a. The loan-to-value ratio on the real estate portfolio was below 50% - meaning the properties were worth at least twice the debt.
b. Developments were ready to move forward and those in mid-construction could be restarted and finished quickly.
c. An employment related tax refund valued at $4.2 million was in process.
d. There was significant value in presenting the Receivership Entities to the market as a Going concern based on:
    i. Strong accounting, development and operation teams with operating systems capable of supporting the Developments and
    ii. Innovative and profitable Developments in highly desirable markets.
e. The investor group would support the Receivership financially including a representation by the principals that two major investors had committed to invest more than $10 million; and
f. The Joint Venture partners would support a going-concern marketing strategy.

5. At the time the Receiver was appointed, the Receivership Entities were completely out of cash, despite recently borrowing more than $4 million from hard-money lenders, some at interest rates above 280%. PSW had already been or was soon to be removed as Manager of certain of the Affiliates by its Joint Venture partners. As a result, a compliance committee was formed by

a group of concerned shareholders and executives, and an oversight committee was created to oversee management prior to the Appointment Date.

6. Post-appointment, the Receiver has uncovered numerous undisclosed and/or unrecorded liabilities, financial obligations, and agreements with former employees as described in more detail below and in the exhibits to this report. Many of these were incurred or agreed to years before the receivership began. These problems have further complicated potential transactions and, in some cases, have materially and negatively impacted the feasibility of individual projects.

7. The Receiver has uncovered and been made aware of numerous unrecorded liabilities related to project financing, development operations, and other matters. Again, many of these financial obligations and liabilities were entered into many years before the inception of the receivership. In addition, many agreements executed between PSW, or PSW-related development entities, were highly unfavorable to PSW. Joint Venture partners and other parties were contractually allowed to take control of projects and to take actions adverse to PSW, such as removing PSW as manager or preventing PSW from making certain operating decisions. These unexpected limitations dampened interest from potential investors and buyers. In the case of the Ellie May project, the JV Partner effectively controlled the entire project which practically prevented the Receiver from selling PSW's interest to any unrelated third party.

8. As described in more detail below, by the end of 2023, the Receiver determined that the pre-receivership consensus from the Constituent Representatives did not accurately reflect the circumstances of PSW. In particular, the Receiver has discovered that the value of the Developments, the value of the Receivership Entities as a going concern, and the ability of the Receivership Entities to continue operations as going concerns was unreasonably optimistic and

wholly inaccurate. For example, the Receiver determined that PSW is likely ineligible for any portion of the $4.2 million of employment tax credit refund, and that pre-Receivership, PSW had filed a non-compliant refund request. As a result, the Receiver had no choice but to change course in the administration of the Receivership to focus on monetizing the remaining assets and reducing administrative costs.

9. Prior to the Appointment Date, PSW operated and invested in alternate lines of business (collectively, the "***Extraneous Businesses***"), which were financially unsuccessful including (i) home owner association ("***HOA***") management services; (ii) a company named "Fixed Maintenance" that provided plumbing, painting, electrical and other services to the Receivership Entities and third-party customers; (iii) minority ownership of ePropertyCare ("***EPC***") (with an option for full acquisition), a smart building property technology (aka prop-tech) company, with an option to purchase EPC; (iv) EPC software to manage PSW controlled projects; and (v) minority ownership (with plans of full acquisition) of HomBase, a complimentary prop-tech software company for property owners and managers, which was recently sold.

10. The Extraneous Businesses generated significant net losses for PSW and were a cash drain. The administrator managing the HomBase note receivable provides regular status reports to the Receiver. Those reports project that PSW will only recover a portion of the $1.45 million it invested. The Receiver is collecting accounts receivable for Fixed Maintenance, whose operations were shuttered prior to the Receivership. The Receiver retained a collection agency to support the collection of most of the remaining receivables. The Extraneous Businesses are unlikely to yield significant money to the Receivership.

11. The Receiver prepared an analysis of the pre- and post-acquisition financial activity related to Fixed Maintenance. The preliminary findings are that PSW funds were regularly

comingled with Fixed Maintenance funds and that PSW provided more than $1 million in working capital between the acquisition date in May 2022 and July 31, 2023.

12. The previous President of Fixed Maintenance filed a lawsuit against PSW early in the receivership claiming that the Principals violated the terms of various agreements between PSW and the sellers of Fixed Maintenance. One of those violations included failing to remove a principal of Fixed Maintenance from personal guaranties related to Fixed Maintenance liabilities. Additionally, the Principals agreed to segregate certain Fixed Maintenance financial activity and funds and to other actions intended to allow Fixed Maintenance to operate more independently from PSW. Following the settlement discussions the Receiver is working towards a mutually satisfactory resolution with the previous President of Fixed Maintenance.

13. Since the Appointment Date, the Receiver has taken control of the finances of the Receivership Entities and has engaged in discussions with creditors and investors regarding the preservation of value of the assets of the Receivership Entities including non-real estate assets (now, the "***Receivership Assets***"). At the onset of the Receivership multiple real property backed loans made to PSW and PSW related entities were threatening foreclosure. The Receiver entered into fourteen Rule 11 agreements with lenders due to foreclosure and litigants negatively impacting recovery efforts. Ultimately, the PSW portfolio proved to have significantly less value than expected, but the Receiver continues to negotiate with Joint Venture partners and lenders to realize any recovery that can be achieved. The Receiver and accounting team also continued its financial (cash) reconciliation and forensic analysis of one of the Joint Ventures to determine if the terms of the agreements were met by the parties to the Joint Venture. The Receiver has made progress providing value for creditors, investors, and all other stakeholders by instituting an organized and orderly claims process, undertaking a forensic accounting, completing some homes that were

partially constructed, and negotiating to sell, preserve and increase the value of the Receivership Assets.

14. The Receiver continues to execute on its plan to reduce expenses and focus efforts on monetizing assets. Simultaneously, the Receiver has completed a substantial forensic investigation of the Receivership Entities and evaluation of claims appearing from such investigation and prepared an initial Forensic report for this Court. The Receiver terminated the employees of PSW's after previously closing its physical offices in Austin, Texas in early 2024. The Receiver and its professionals are limiting efforts to activity that is expected to produce net cash returns to the Receivership. Those activities are primarily supporting legal activity, completing and selling the remaining home, selling the remaining assets, and pursuing claims.

15. The timing of the PSW RE/ StoryBuilt ("***StoryBuilt***") receivership wind down is dependent on monetizing the remaining assets, settling outstanding claims, and requesting court approval of a distribution of the assets. The remaining assets are primarily:

a. Cash and accounts receivable.
b. Claw backs of funds that were inappropriately distributed prior to the Receivership Date
c. Note receivable from HomBase sale.
d. Property tax and other refunds.
e. Minority interests in three Joint Ventures- PG (2 Joint Ventures) and Hearthstone.
f. Existing and future litigation claims

16. The Receiver plans to pursue the remaining sources of funds, provide this Court a final report and recovery estimate, and recommend a distribution plan for Court approval for when and if funds become available. The Receiver will then propose a structure to allow the pursuit of

claims for the Estate's benefit, review of claims filed by creditors and investors, monitor the Joint Venture Projects, and collect and distribute cash according to the Court-approved distribution plan. This operating structure could extend to multiple years if recoveries extend materially e.g., to allow Joint Venture Projects to be developed or otherwise realized. The administrative costs would be sharply reduced in that case. Primarily oversight of outstanding claims or receivables and the Receiver does not anticipate the need for regular hearings, regular attorney time, or regular administrative time.

17. The few remining assets of the Receivership Estate will be further devalued without the protection and actions of the Receivership and many innocent third parties will be further harmed if the Developments are thrown back into the thicket of pre-Receivership litigation. The Receiver continues to evaluate every major initiative to assess the likely net return to creditors and investors. The Receiver will continue to evaluate the costs and benefits of the Receivership.

II. PSW'S FINANCIAL SITUATION ON AUGUST 1, 2023

Financial and Legal Matters

PSW's serious financial distress began far before the start of the receivership. In many transactions analyzed by the Receiver, funds raised by PSW from 2021 through July 2023 were used to satisfy previously incurred financial obligations and to invest in extraneous businesses as described above. Cash seems to have been spent wherever the pressure was most intense within the PSW organization or from powerful investors, instead of being used in the manner represented to investors, as can be illustrated by the Dayton/Ravenna activity, and the Charley Revenue Sharing Agreements, which the Receiver has previously reported. *See* Exhibits 7 and 8. One of the driving forces for the receivership was that PSW had exhausted its ability to obtain capital and was facing imminent liquidation in addition to legal action.

During this time, excessive spending on administration (e.g., excessive payroll and facilities) and irresponsible spending on activities like outrageous holiday parties was rampant, perhaps demonstrating that the executive team didn't understand the severity of the liquidity crunch or didn't care.

At the same time, expenses far outstripped revenue in the face of a Joint Venture partner first cutting funding and then permanently reducing funding because of PSW's inability to provide the Joint Venture partner with certain financial information or to meet other terms of the joint venture agreement. Upon appointment, the Receiver looked to immediately reduce expenses by terminating employees and rehiring just enough employees to maintain accounting, manage construction and support the going concern sale and marketing effort of PSW.

Based on a review of existing financial documents and a reconstruction or creation of historical financial documents, the Receiver believes PSW was insolvent by at least December 31, 2020. Constructing this information has required countless hours of effort by the Receiver, and was compiled as accurately as possible given the lack and/or inaccuracy of PSW's accounting. The table below demonstrates the historical insolvency of the consolidated parent (i.e., all PSW entities and projects). This analysis is subject to change based on the discovery of additional information.

StoryBuilt Insolvency Analysis **DRAFT**

PSW Real Estate, LLC (dba The StoryBuilt Company)

	Audited 12/31/2020	*Unaudited* 3/31/2021	*Unaudited* 6/30/2021	*Unaudited* 9/30/2021	*Draft audited* 12/31/2021	*Unaudited* 3/31/2022	*Unaudited* 6/30/2022	*Unaudited* 9/30/2022	*Unaudited* 12/31/2022
Cash / Liquid Assets	6,408,615	6,187,000	3,848,933	4,761,962	24,841,840	1,246,806	6,449,264	2,340,700	2,413,371
Real estate	200,942,029	233,269,700	222,915,268	207,001,838	121,435,326	137,469,781	114,028,002	106,854,059	141,185,488
PP&E	33,928,914	16,556,800	26,373,806	17,982,629	39,529,483	39,462,214	39,763,877	41,377,119	38,279,332
Other	11,264,931	13,916,500	11,860,509	13,005,656	20,083,680	21,681,953	28,562,152	21,988,546	30,001,147
Total Assets (as reported by Storybuilt)	252,544,489	269,930,000	264,998,516	242,752,085	205,890,329	199,860,754	188,803,295	172,560,424	211,879,338
Trade Payables and Accrued Obligation	9,701,549	4,529,000	4,624,158	7,475,961	33,001,120	5,646,965	15,142,967	20,548,932	24,671,352
Other Accrued Liabilities	4,293,485	4,800,000	8,359,011	3,132,694	3,263,009	3,251,787	2,417,294	1,862,765	6,506,872
RSA obligation	6,783,188	11,153,963	15,524,737	15,524,737	15,731,550	15,581,693	15,517,257	12,414,108	12,599,809
Corporate Notes	5,662,695	5,662,695[1]	5,662,695[1]	5,662,695[1]	11,709,397	12,073,782	13,364,264	13,863,591	19,595,091
Unsecured debt	26,440,917	26,145,658	34,170,601	31,796,087	63,705,076	36,554,227	46,441,782	48,689,396	63,373,124
Secured debt	134,255,388	123,469,608	123,769,922	118,125,016	87,456,582	89,757,024	92,098,245	90,459,858	110,418,452
Total Liabilities[2]	160,696,305	149,615,266	157,940,523	149,921,103	151,161,658	126,311,251	138,540,027	139,149,254	173,791,576
Net Assets	91,848,184	120,314,735	107,057,992	92,830,982	54,728,671	73,549,502	50,263,268	33,411,170	38,087,762
Evaluation:									
Net Working Capital[3]	(7,586,419)	(3,142,000)	(9,134,236)	(5,846,693)	(11,422,289)	(7,651,946)	(11,110,997)	(20,070,997)	(28,764,853)
Quick/Acid Ratio[4]	0.46	0.66	0.30	0.45	0.69	0.14	0.37	0.10	0.08
Debt/ Equity[5]	1.60	1.17	1.35	1.50	2.10	1.60	2.41	3.49	3.74
Adj unsecured debt vs cash	(20,032,302)	(19,958,658)	(30,321,668)	(27,034,125)	(38,863,236)	(35,307,421)	(39,992,518)	(46,348,696)	(60,959,753)

[1] Reporting of the Corporate Notes during this quarter is not sufficient or reliable, so the balance is assumed to remain consistent with the last reported quarter.
[2] As reported by StoryBuilt, except otherwise noted in footnote 1 above.
[3] Consists of cash, Liquid Assets Less AP, and Accrued Liabilities.
[4] Cash and Liquid Assets divided by AP and Accrued Liabilities
[5] The sum of all RSA, Corp Notes, and Secured Debt divided by Net Assets.

Problems identified in PSW's pre-Receivership accounting include that Debt was misclassified as equity and homeowner deposits of more than $2.2 million were either mismanaged or were not appropriately segregated. The Receiver's investigation has also revealed that PSW was likely making preferential payments to certain investors over others, either in response to threats from these investors or to then immediately ask them to invest additional money in new projects. *See, e.g.*, Exhibit 8. The Receiver's investigation has been significantly hampered by an apparent lack of transparency between the Principal's and PSW's internal accounting team due to a lack of information and/or inaccurate information, comingling of funds, failure to record liabilities accurately, and inflating asset values and forecasts.

Myriad financial and accounting issues were uncovered in the early months of the receivership. The Receiver, Receiver's counsel, and the PSW operations, construction and accounting teams spent countless hours responding to the lawsuits, threats and allegations directly caused by these issues. Each of the 14 Rule 11 agreements achieved by the Receiver required a

forensic investigation and legal analysis to determine PSW's position related to the disagreement. For example, PSW HOA management division managed approximately 50 HOAs and the related bank accounts. Homeowners and subcontractors were making demands for payments and financial records, including filing, or threatening to file lawsuits. The HOA bank accounts had not been reconciled in four to six months meaning the Receiver could not determine who owned the funds remaining in those accounts without first rebuilding each HOAs accounting records. None of the financial statements or operating files for the 29 projects were current, and the most up-to-date information reviewed was incorrect. This required the Receiver and PSW operations and accounting teams to invest months combing through PSW's records to find even the basic information required to provide potential buyers and to respond to JV Partners' allegations of mismanagement.

The Receiver was only able realize the true financial condition of PSW through painstaking and complex construction of financial information to begin to realize the actual market position of the projects. The actual value of PSW's assets was determined through an aggressive and comprehensive marketing effort. Those efforts resulted in more than 592 non-disclosure agreements being submitted by potential buyers, and each project receiving an average of 8 offers.

In addition, shortly after the receivership began, the Receiver received numerous subpoenas from regulatory agencies regarding PSW's pre-receivership conduct. The Receiver spent many hours responding to subpoenas served in relation to these investigations, which required the retention of counsel.

III. SUMMARY OF RECEIVERSHIP OPERATIONS

A. Status of Receivership activity

Since the inception of the Receivership, the following activities and results have been completed in accordance with this Court's Order:

- Twenty-three (23) homes delivered to existing or new home buyers. Some existing homebuyers had been under contract for more than two years.

- Immediately stabilized neighborhoods under construction suffering from vagrant trespassing and vandalism.

- Responded to information and reporting requests from more than eight regulatory agencies to support their investigations.

- Brought Fixed Maintenance invoicing current. It was delayed several months at the inception of the Receivership.

- Reconstructed financial records for Fixed Maintenance. Filed past due sales tax and other returns which by law had prevented Texas state agencies from paying past due amounts.

- Retained approximately 20 former employees, which allowed the Receivership to benefit from their knowledge and provided a transition to their next jobs. Subsequently, employees have left, been transitioned to contractor status and headcount reduced to only a few remaining independent contractors paid hourly.

- Supported the administrator of the remaining HomBase asset (the seller notes) and monitored the status of the related payment.

- Repaid more than $60 million to secured lenders.

- Negotiated $123,000 payment on a disputed property sale buyer deposit.

- Created a claims management system and processed 1,359 claims from investors and creditors.

- Uncovered and made claims related to pre-Receivership payments made to repair homes not owned by Receivership Entities.

- Supported a thorough marketing and sales effort of PSW as a going concern, and of multiple combinations of properties to maximize the number of potential buyers.

- Filed a motion to retain special counsel to pursue D&O claims.

- Provided defense counsel information required to file a response to a claim by certain Principals.

- Resolved an out-of-state dispute with investors which netted $100,000 to the Receivership Estate; and

- Filed claims against the former executives.

B. Financial summary inception of receivership through September 30, 2025

The Receiver has generated over $18.7 million in sales revenue since the inception of the Receivership and used proceeds to pay off nearly $14 million in secured debt related to the completed and sold properties. Early in the Receivership, the Receiver borrowed $1,069,970 in Receiver's Certificates, which was used almost exclusively to cover StoryBuilt's payroll and health insurance obligations as well as to bind critical insurance policies to support construction operations. $346,323 has been repaid to the Receivership Certificate Holders as of the date of this report. The sale of Goose Run in November of 2023 then generated proceeds to the estate of approximately $3.8 million, which was then used to cover Receiver Fees and Legal Fees incurred to that point, as well as fund the continued operations and of the estate for the following year. After fully repaying secured creditors on the Lucy and North Bluff communities an excess of $7 million, the estate began to again see cash flow from the completion and sale of these properties.

PSW Real Estate LLC dba StoryBuilt — DRAFT

Cash Activity from August 1, 2023 to September 30, 2025

	Receivership to Date 12/31/24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	2025 YID	Receivership to Date 9/30/25
Total PSW Bank Account Balances	$ 39,471	$ 398,951	$ 397,193	$ 621,113	$ 676,852	$ 1,021,209	$ 662,304	$ 637,712	$ 706,983	$ 683,155	$ 398,951	$ 39,471
Cash Receipts:												
Sale Proceeds	17,935,178		446,832		355,353						802,185	18,737,363
Clawbacks				70,732							70,732	70,732
Borrowed via Receivers Certificates	1,069,970										-	1,069,970
Accounts Receivable Collections	1,035,436	1,646	-	3,697		916					6,259	1,041,695
Reimbursements & Other	424,066	40,187	21,349	24,469	21,349	25,357	8,056	-			140,767	564,833
Rent Receipts	355,067			7,489							7,489	362,556
Loan from Investment Bank	100,000										-	100,000
Insurance Proceeds	-	-	37,965								37,965	37,965
Escrow Return								123,549			123,549	123,549
Insurance Refunds	-	8,245	-								8,245	8,245
Total Cash Receipts	$ 20,919,717	$ 50,078	$ 506,146	$ 106,387	$ 376,702	$ 26,273	$ 8,056	$ 123,549	$ -	$ -	$ 1,197,191	$ 22,116,908
Cash Payments:												
Secured Debt Payments	(13,528,159)	-	(215,681)								(215,681)	(13,743,839)
Receivership Certificate Principal						(346,323)					(346,323)	(346,323)
Professional fees	(3,297,267)	(1,250)	-		(1,831)	(9,780)		(33,184)			(46,045)	(3,343,312)
Payroll & Benefits, net	(2,353,702)	(33,507)	(25,967)	(29,715)	(21,349)	(25,720)	(8,056)	(12,491)			(156,805)	(2,510,507)
Insurance policies	(533,664)	-	-								-	(533,664)
Software/Technology	(282,884)	-	(3,952)	(2,203)	(4,756)	(1,976)	(23,269)	(3,952)	(1,976)		(42,084)	(324,968)
Misc Operating Expenses	(229,397)	(3,931)	(4,371)	(2,484)	(1,057)	(1,085)	(1,064)	(1,078)	(1,056)	(1,312)	(17,438)	(246,835)
Property Maintenance & Taxes	(201,414)	-	-								-	(201,414)
Sales Commission	(133,750)	-	(26,400)								(26,400)	(160,150)
Construction Costs	-	(13,148)	(5,855)	(16,247)	(3,352)	(292)	(260)	(3,573)	(20,796)		(63,523)	(63,523)
Total Cash Payments	$ (20,560,237)	$ (51,836)	$ (282,225)	$ (50,649)	$ (32,345)	$ (385,177)	$ (32,649)	$ (54,278)	$ (23,829)	$ (1,312)	$ (914,300)	$ (21,474,537)
Total PSW Bank Account Ending Balance	$ 398,951	$ 397,193	$ 621,113	$ 676,852	$ 1,021,209	$ 662,304	$ 637,712	$ 706,983	$ 683,155	$ 681,842	$ 681,842	$ 681,842
Fixed Maintenance Restricted Cash	$ 313,004	$ 310,902	$ 309,847	$ 312,484	$ 311,427	$ 311,282	$ 310,219	$ 309,161	$ 308,104	$ 307,022	$ 307,022	$ 307,022
Total Cash Available	$ 85,947	$ 86,291	$ 311,267	$ 364,368	$ 709,782	$ 351,022	$ 327,493	$ 397,822	$ 375,050	$ 374,820	$ 374,820	$ 374,820

C. Marshaling and Preserving Assets

Identifying Assets

The Receiver has collected, reviewed, updated and, in most cases, created books and records detailing the Receivership Entities' active and dormant projects. Because of the complex (and blurred) interrelationships and collective operation of the Receivership Entities, the Receiver identified and evaluated the capital structure of all the Receivership Entities and related Developments to the extent possible. This was a herculean task, requiring many months of combined efforts by the Receiver with support from the PSW operations and accounting teams. To the best of the Receiver's knowledge and information and based on a sound and thorough investigation, the Receiver has determined that as of the date of this report, the Receivership held

an interest in two (2) Developments[2] and fourteen (14) Joint Venture projects[3] across two states. Most of the Receivership Entities and related Developments are encumbered by secured debt, plus various levels of preferred equity; Class A, Class B, and Class C investors; and revenue sharing agreement ("***RSA***") lenders. The Receiver is calculating the Receivership Entities' interests in all remaining projects, including the Developments and Joint Ventures. The table below shows the remaining Developments and estimated associated secured debt.

Secured Debt

Project	Location	Secured Debt	Notes
North Bluff	Austin	$0	All homes sold
Jolene	Dallas	$46,102,048	$17.1M 1st Position with B1 Bank, $29M 2nd Position with PG
Receiver's Notes	N/A	$2,245,156	

Unsecured Debt & Equity

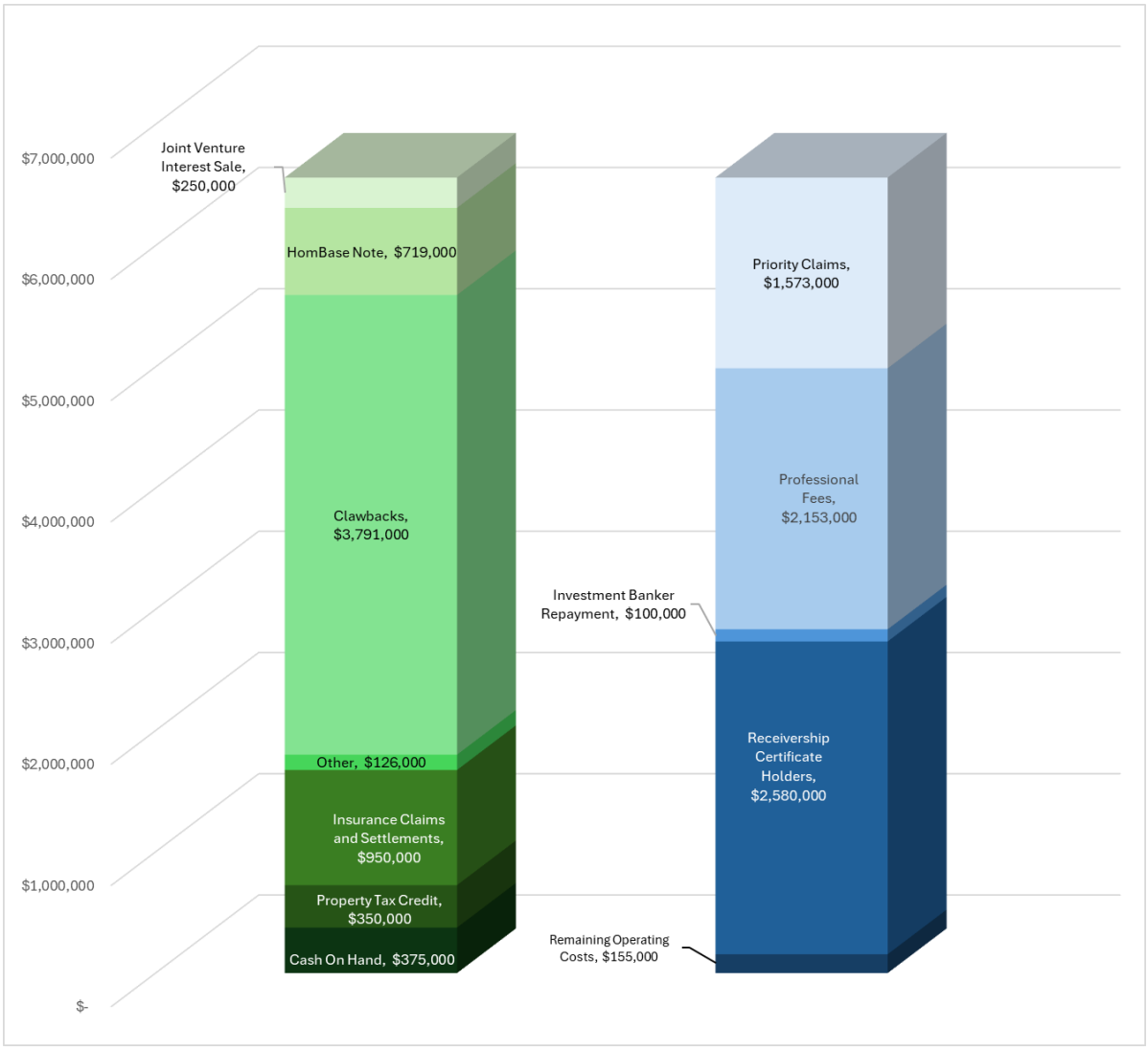
Source	Principal	Accrued Interest	Notes
Past Due Payroll	$1,800,000	N/A	
Unsecured Creditors	$24,855,063	$2,584,738	Corporate Notes, vendor claims, homebuyer claims, etc.
Limited Partners	$40,196,361	$6,827,727	
Equity	$79,408,265	$7,584,033	

The Receiver evaluated and analyzed each of the remaining Developments to determine how best to maximize returns to creditors and investors. The Receiver entered into several agreements with senior secured noteholders that allowed the foreclosure of specific Receivership Assets that were not anticipated to bring funds into the Estate. As part of its process, the Receiver attempted to market the remaining projects and then determined whether abandonment, recapitalization, or sale of such projects was in the best interest of the many stakeholders of the Receivership (the "***Stakeholders***").

[2] The Developments include North Bluff, and Jolene.

[3] The joint-venture projects and related Joint Venture Partners include George (Hearthstone), Scout, Stanley, Archie, Sumie, Frank North, Frank South, Longview, Polaris, Callie (aka Morgan Junction), Judy, Josephine, Thornton Flats (sold) and Thornton MU (All Partners Group).

The summary below shows the estimated base case of recoveries and PSW's priority liabilities.



Base Estimated Recovery Scenario

Projected Disbursements (Base Recovery Scenario)

Sources of the potential recoveries shown in the graph above include the items listed below.

- Cash on Hand (Net of Future Expenses)
- HomBase Note
- Joint Venture Interest Sale
- Clay Street Property Tax Credit
- Insurance Claims
- NB Insurance Proceeds Claw backs
- North Bluff Escrow Release
- D&O Claim - contingency counsel engaged
- Claim Against Former Execs
- Fixed Maintenance Cash

Based on the remaining estimated recoveries and liabilities, the Receiver does not anticipate making payments to unsecured creditors or investors prior to terminating the receivership. The Receiver anticipates that claims and other recoveries could be pursued into the future.

The Receivership completed the first phase of the assignment.

As reported in the Receiver's Sixth Report dated January 30, 2024, numerous factors led to a rapid change in the Receivership's strategy from rehabilitation of an operating development company to efficient monetization of any assets in which there appeared to be equity for the Stakeholders.

As described in detail in the Receiver's Tenth Report, during June and July 2024, the Receiver was seeking to sell PSW's interest in Project Charley. Also see Exhibit 7 for details regarding Project Charley. The secured lender noticed an Article 9 foreclosure auction of PSW's interest in the project, subject only to PSW paying off the entire secured debt. The Receiver did not have sufficient assets to pay the secured debt and, as a result, PSW's interest was sold at a public sale on August 26, 2024. PSW has since been removed as manager of the ownership entity.

The Receiver successfully negotiated with the secured lenders in the remaining controlled projects of Lucy and North Bluff to re-mobilize construction to enable completion and sale of homes in a manner that maximizes value from those remaining projects. Motions to approve the

sale of completed homes from these projects have been approved by the Court and additional motions will be presented to the Court in a rolling fashion as additional sales on homes pending completion are ready to close.

The Receiver's activities in September 2025 included, but were not limited to, the following:

- Continued settlement discussions with a JV partner after reaching consensus on the historical financial activity. Supporting that JV partner to resolve outstanding tax issues and filings to help protect the value of PSW's investment.
- Researching Fixed Maintenance's personally guaranteed liabilities to support potential settlement with prior ownership and potentially release cash that is currently restricted.
- Coordinating responses to loan administrator's negotiations with HomBase buyer.
- Identifying other potential claims from the principals and related companies, and from others including investors who may have received disproportionate returns compared to other investors and lenders, or received payments not permitted by the governing documents.
- Pursuing claw back claims.
- Pursuing claims against Principals.
- Supporting defense counsel for the recently filed lawsuit against the Receiver (see below).
- Negotiating construction defects claim settlement with a contractor.
- Providing information to support the Receivership's pending lawsuit against the Principals.
- Negotiating settlement agreement with insurance companies.

On October 23, 2024, Defendant Ryan Diepenbrock served a complaint on The Stapleton Group, both individually and in its capacity as Receiver alleging claims related to the

commencement and management of the Receivership. The Receivership has retained defense counsel and filed a response to the lawsuit during November 2024.

Little additional information was received during the month of September 2025 that would improve the likelihood of any recovery for the investors. The claw back claim recoveries are the largest variable related to cash receipts, and as shown above those recoveries may generate enough cash to pay a portion of administrative priority claims (e.g., payroll) after satisfying the remaining receivership debts. Specifically, the Receiver seeks to claw back funds that were distributed, while it was insolvent, to a number of investors in amounts that exceeded the capital contributions by those investors. To date, the Receiver has issued demand letters for claw backs totaling some $7.9 million, reached a settlement agreement with two investors that resulted in over $70,732 to the estate, with additional settlements pending, and initiated actions against several investors to claw back the funds that were distributed to them, during the period in which PSW was insolvent, in excess of their capital contributions.

The Receiver determined that the material remaining sources of cash are limited to claw back claims, asset sales and pending and potential litigation claims against the former principals and their affiliates. The monetization of PSW's interests in the smaller Joint Ventures is unlikely to create cash for investors in the near-term; most of the Joint Venture developments have relatively long completion timeframes. Unless the Joint Venture partners buyout PSW, sell, or otherwise monetize the Joint Venture projects sooner than anticipated, those investments will not generate cash soon. Collection of tax credits, recoveries from claims, and collection on various receivables could span several years.

The Receiver continues to operate under the assumption that the short-term vs. long-term asset monetization forecast requires the Receiver to focus immediate efforts and expenditures on

those activities that provide short-term return to the receivership estate while maintaining oversight on the assets with a longer-term return. Managing long-term investments and other assets is expected to require a significantly less expensive Receivership operation.

Operations

The Receivership operated with a small staff necessary to complete construction in process, support PSW's Joint Venture interests, perform accounting tasks, and sell completed homes. Prior to the appointment of the Receiver, PSW terminated or furloughed most employees based on an inability to meet payroll obligations. As of the Appointment, the Receiver ended all remaining PSW employees as the company had minimal liquid assets available to meet payroll obligations. As cash flow was identified (including from the issuance of Receiver Certificates), certain Austin and Seattle employees were re-hired by the Receiver as necessary for the ongoing operations discussed in this Fourteenth Report and in earlier reports. Through the end of July, the personnel in Seattle continued to oversee projects in Seattle under construction managed by a Joint Venture. Compensation and benefits for the Receiver's personnel in Seattle were paid by that Joint Venture, not the Receivership Estate.

As communicated to the Court in earlier reports, the Receiver is reducing and has reduced operating expenses to the extent possible.

No employees are providing services to the Receiver as of the date of this report. Employees were converted into a more cost-efficient payroll system to manage final payroll, retention payments, and 1099 payments. The Receiver previously implemented employee retention measures and paid a limited number of employees a small retention bonus following the successful completion of their roles.

The Receiver has continued to reduce its operational focus to five major functions: (i) pursuing clawback claims, (ii) continuing settlement discussions with Joint Venture partners, (iii) home sales and closings (now completed), (iv) analyzing potential litigation claims and (v) monetizing the remaining assets of the estate- tax credits, the HomBase note, etc. Accounting, legal and IT personnel continue to respond to regulatory agencies outside the normal course of business. In-house functions the Receiver discontinued include historical financial statement revision or creation, HOA management, architecture and design, sales and marketing, third-party maintenance and repairs, software development, and managing the Joint Ventures.

Employment of Professionals

The Receiver continues to employ Reed Smith LLP as its counsel to advise the Receiver in connection with a full panoply of legal work, including but not limited to, identification and preservation of Receivership Assets, negotiations with claims holders, preparation and filing of pleadings and appearances in Court, and general legal analysis, advice and initial and responsive communications concerning the Receivership. The Receiver retained the firm of Carrington Coleman to pursue specific claims that were already in process at the outset of the Receivership. The Receiver continues to employ Law Office of Matthew Welch due to his intimate knowledge of the Receivership Entities and specifically the JV agreements.

To avoid additional hourly legal fees, the Receiver has negotiated the retention of Bast Amron LLP as contingency counsel to pursue certain litigation claims (described below). The Receiver requested and received Court approval for this strategy.

Litigation Claims.

The Receiver filed litigation against several former principals of PSW, i.e., the Principals. The Receiver anticipates that the forensic analysis will support the filing of additional claims and is actively evaluating the value of the potential recoveries to the Estate by pursuing those claims.

Financial Overview

The Receiver continues to maintain oversight and control of the Receivership Entities' funds. Through September 30, 2025, PSW issued Receiver's Certificates in the amount of $2,595,156. Of those Receiver's Certificates issued, only $1,069,970 comprised cash used to fund the Receivership. During May 2025, approximately $346,000 was repaid to Receiver Certificate holders following the Court's approval to do so The Receiver has been unable to contact one certificate holder, and one payment was returned, and is being researched. *See* **Exhibit 3**.

The Receiver has identified and filed claims against certain Receiver's Certificate holders and intends to request permission from this Court to offset its claims against those Receiver's Certificate holders.

The following is a summary of cash balances in Receivership bank accounts as of September 30, 2025:

Bank	30-Sep Balance
CNB	$ 638,590.14
JPM	40,348.98
Misc Banks	2,903.06
Total Cash	$ 681,842.18
Fixed Maintenance Restricted Balances	$ (307,021.71)
Net Cash Available	$ 374,820.47

Exhibit 2 includes a detailed cash activity analysis through September 30, 2025, and is summarized above. The Receiver continues to monitor cash and projections to maximize returns to Stakeholders.

B. Regulatory matters

The Receiver has provided information to eight governmental authorities during the receivership: (i) the Federal Bureau of Investigation, (ii) the Texas Comptroller of Public Accounts, (iii) the Texas State Securities Board, (iv) the Internal Revenue Service, (v) the U.S. Securities and Exchange Commission, (vi) the US Department of Labor; (vii) State of Washington Labor and Industries; and (viii) the Texas Labor Board. The Receiver is cooperating with all governmental authorities. The Receiver is producing documents and information responsive to subpoenas issued by governmental authorities on a rolling basis. The Receiver notes that the costs of preparing responses and providing access were significant, requiring legal and IT support. The Receiver completed the bulk of its regulatory tasks by the end of July 2024 but must maintain certain historic records to support further requests and its own claim pursuits.

C. Identifying and Organizing Claims

The Receiver is in the process of identifying all creditors of each Receivership Entity. This is an ongoing process that requires a sizeable portion of the Receiver's time. As of December 31, 2024, the Receiver had received more than 1,359 completed claim forms.

The Court approved the *Motion to Establish Claims Procedures, To Approve Claim Form, and to Approve Injunction Notice* (the "***Claims Motion***") on October 5, 2023. Following the Court's approval, the Receiver implemented an online claims portal to allow claim holders the ability to provide their claims efficiently (https://storybuiltreceivership.com/).

D. Liquidating Assets

To maximize returns to Stakeholders, the Receiver intends to market (or manage through collection) all remaining monetizable Receivership Assets as efficiently as possible. The Receiver is assessing the options for maximizing PSW Joint Venture investments. The main options available are to hold the minority share in those investments through project completion or negotiating sales of PSW's interest in Joint Ventures to third parties or the Joint Venture partners.

E. Financial Reporting.

The Receiver's accounting team completed PSW's 2022 and 2023 financial statements, to the extent feasible, to support forensic accounting, ongoing litigation, discussions with JV partners, investment banking and claims processing initiatives. The Receiver determined that further efforts to complete historical financial statements and the related tax returns will not likely increase the potential return to Stakeholders. The Receiver notified investors that tax returns and the related K-1s would not be completed for tax years 2021 through 2024. During September 2025, the Receiver's accounting performed the following:

- General:
  - Researching Fixed's guaranteed liabilities and began negotiations with certain creditors
  - Litigation support
    - Claim against Principals
    - Defense of Diepenbrock complaint
  - Support claw back activities and litigation
- Project/Joint Venture:
  - Monitored progress of JV Projects
  - Pursued deposits and other receivables

E. Forensic Accounting.

As initially described to the Court, the Receiver paused the forensic accounting project.

The Receiver believes additional forensic accounting efforts may not improve recovery to Stakeholders and has effectively stopped that effort. The Receiver is reviewing payments made by PSW during the years immediately preceding the receivership for potential recoveries and upon the advice of counsel and advisors familiar with claw-back claims has filed 55 lawsuits to pursue recoveries. Further efforts may be needed to support additional claim pursuits.

The goals of the forensic accounting project were to:

a. Confirm investor and creditor funding details.
b. Analyze distributions and debt payments.
c. Propose distribution plan for Court approval; and
d. Identify potential claw-back claims.

The initial forensic analysis was included in a separate report filed concurrently with a previous Receiver's report. The Receiver's forensic work performed to date indicates that PSW's principals breached operating agreements, provided preferential payments and treatment to some investors and lenders over others, filed inaccurate tax returns, and either failed to create or created inaccurate or unsupportable financial statements. PSW's principals disregarded corporate formalities and principles of corporate separation and as previously reported, transferred money between entities with little documentation or investor knowledge.

The forensic efforts include assessing the timing, support, and rationale of investments and payment stoppages related to the largest Joint Venture. That combined legal and financial analysis is being discussed with the Joint Venture partner.

During September 2025, the Receiver limited its historic accounting efforts to supporting responses to inquiries from regulators and counsel and focusing on a net winner analysis to support potential claw back claims. If additional analysis is needed to support a "money in/money out"

analysis the Receiver will complete whatever is required to support the ultimate resolution of the Receivership Entities.

F. Claims Resolution and Distributions

After liquidating the Receivership Assets, the Receiver intends to file a motion to establish a distribution plan with the Court. The following discussion relates to the assets remaining after payments to secured lenders and to satisfy administrative expenses of the receivership estate.

The Claims process is underway. The claims portal provides a means for creditors and investors to describe what is owed to them and to upload relevant documentation. The Receiver will reconcile claims using the Receivership Entities' records. Distributions and loan payments were also analyzed using bank records, PSW financial records, the investment software records, the agreements governing those investments, and the PSW financial records.

The Receiver is closely monitoring the myriad vendor and employment claims submitted to better understand the future effort required to verify those claims then manage the distribution of funds.

One of the difficulties in this analysis is the lack of corporate formalities between the Receivership Entities before the receivership, which failed to conform to even basic concepts of corporate separateness. Distributions were not made according to relevant governance agreements, equitably within classes, or in an otherwise financially reasonable manner. Equity adjustments involving various classes of stock may not prove to have any economic substance or be supported by the appropriate corporate authority.

As a result, the Receiver does not intend to distribute proceeds from the collection of Receivership Assets, except for payment of specifically related secured debt obligations and expenses of the administration of the Receivership. Further distributions will be made upon

completion of the forensic accounting and will be proposed by motion to the Court for review and approval, or other appropriate action. Except for the foregoing uses, the Receiver will not distribute any Receivership Assets without an order from the Court.

Respectfully submitted,

REED SMITH, LLP

/s/ Bradley J. Purcell

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Attorney for Receiver

CERTIFICATE OF SERVICE

I hereby certify that, on November 21, 2025, a true and correct copy of the foregoing document was served on all counsel of record pursuant to the Texas Rules of Civil Procedure via the Court's electronic filing system.

/s/ Bradley J. Purcell
Bradley J. Purcell

EXHIBIT 1

Bank Account Balances

Bank Cash Balances Exhibit

	Aug. 1st, 2023 Balance	9/30/25 Balances
PSW Account Balances		
City National Bank		
CNB Receiver's Account	-	$371,917.41
CNB Fixed Maintenance Account	-	$266,672.73
City National Bank Total Balance	$ -	$ 638,590
JP Morgan		
*9215 - Fixed Maintenance and Repair, LLC Accour	12,373	38,806.97
*6559 - PSW Homes LLC Account	18,675	
*6021 - PSW Real Estate, LLC Account	(22,031)	
*2750 - SB 4190 West Colfax LLC Account	732	
*0231 - SB-Bruno, LLC, LLC Account	1,421	
*5158 - 6556 Ravenna, LLC Account	1,200	
*5315 - SB JV Property Mgmt, LLC Account	118	
*8776 - SB-Kramer, LLC Account	4,180	
*8727 - SB-Ozzie, LLC Account	-	
*8632 - SB SF Holdings, LLC Account	2,807	
*8750 - SB Dayton, LLC Account	165	
*8569 - Fixed Maintenance and Repair, LLC Accour	2,760	1,542
JP Morgan Total Balance	$ 22,400	$ 40,349
Guaranty Bank		
*6577 - PSW Real Estate, LLC Account	(10)	
*9249 - Willa Comm SBC, LLC Account	14,573	
Guaranty Bank Total Balance	$ 14,563	$ -
ABC Bank		
*4588 - PSW White Rock Trail, LLC Account	160	
ABC Bank Total Balance	$ 160	$ -
Dallas Capital		
*9129 - SB DT Plano	-	507
Frost Bank Total Balance	$ -	$ 507
Moody Bank		
*7674 - SB-Bruno, LLC, LLC Account	1,855	1,810
Moody Bank Total Balance	$ 1,855	$ 1,810
Veritex		
*1567- PSW White Rock Trail, LLC Account		586
*7710 - PSW Urban Homes, LLC Account	493	
Veritex Total Balance	$ 493	$ 586
PSW Account Total Balances	**$ 39,471**	**$ 681,842**

Bank Cash Balances Exhibit

	Aug. 1st, 2023 Balance	6/30/25 Balances	7/31/25 Balances	8/31/25 Balances
PSW Account Balances				
City National Bank				
CNB Receiver's Account	-	$324,590.07	$394,919.32	$372,147.21
CNB Fixed Maintenance Account	-	$266,672.73	$266,672.73	$266,672.73
City National Bank Total Balance	$ -	$ 591,263	$ 661,592	$ 638,820
JP Morgan				
*9215 - Fixed Maintenance and Repair, LLC Accour	12,373	42,003.80	40,946.07	39,889.62
*6559 - PSW Homes LLC Account	18,675			
*6021 - PSW Real Estate, LLC Account	(22,031)			
*2750 - SB 4190 West Colfax LLC Account	732			
*0231 - SB-Bruno, LLC, LLC Account	1,421			
*5158 - 6556 Ravenna, LLC Account	1,200			
*5315 - SB JV Property Mgmt, LLC Account	118			
*8776 - SB-Kramer, LLC Account	4,180			
*8727 - SB-Ozzie, LLC Account	-			
*8632 - SB SF Holdings, LLC Account	2,807			
*8750 - SB Dayton, LLC Account	165			
*8569 - Fixed Maintenance and Repair, LLC Accour	2,760	1,542	1,542	1,542
JP Morgan Total Balance	$ 22,400	$ 43,546	$ 42,488	$ 41,432
Guaranty Bank				
*6577 - PSW Real Estate, LLC Account	(10)			
*9249 - Willa Comm SBC, LLC Account	14,573			
Guaranty Bank Total Balance	$ 14,563	$ -	$ -	$ -
ABC Bank				
*4588 - PSW White Rock Trail, LLC Account	160			
ABC Bank Total Balance	$ 160	$ -	$ -	$ -
Dallas Capital				
*9129 - SB DT Plano	-	507	507	507
Frost Bank Total Balance	$ -	$ 507	$ 507	$ 507
Moody Bank				
*7674 - SB-Bruno, LLC, LLC Account	1,855	1,810	1,810	1,810
Moody Bank Total Balance	$ 1,855	$ 1,810	$ 1,810	$ 1,810
Veritex				
*1567- PSW White Rock Trail, LLC Account		585.85	585.85	585.85
*7710 - PSW Urban Homes, LLC Account	493			
Veritex Total Balance	$ 493	$ 586	$ 586	$ 586
PSW Account Total Balances	**$ 39,471**	**$ 637,712**	**$ 706,983**	**$ 683,155**

EXHIBIT 2

Cash Detail Schedule

EXHIBIT 2

Cash Detail Schedule

PSW Real Estate LLC dba StoryBuilt
Cash Activity from August 1, 2023 to August 31, 2025

	Receivership to Date 12/31/24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	2025 YTD	Receivership to Date 5/31/25
Total PSW Bank Account Balances	$ 39,471	$ 398,951	$ 397,193	$ 621,113	$ 676,852	$ 1,021,209	$ 662,304	$ 637,712	$ 706,983	$ 683,155	$ 398,951	$ 39,471
Cash Receipts:												
Sale Proceeds	17,935,178	-	446,832	-	355,353	-	-	-	-		802,185	18,737,363
Clawbacks	-	-	-	70,732	-	-	-	-	-		70,732	70,732
Borrowed via Receivers Certificates	1,069,970	-	-	-	-	-	-	-	-		-	1,069,970
Accounts Receivable Collections	1,035,436	1,646	-	3,697	-	916	-	-	-		6,259	1,041,695
Reimbursements & Other	424,066	40,187	21,349	24,469	21,349	25,357	8,056	-	-		140,767	564,833
Rent Receipts	355,067	-	-	7,489	-	-	-	-	-		7,489	362,556
Loan from Investment Bank	100,000	-	-	-	-	-	-	-	-		-	100,000
Insurance Proceeds	-	-	37,965	-	-	-	-	-	-		37,965	37,965
Escrow Return							-	123,549	-		123,549	123,549
Insurance Refunds	-	8,245	-	-	-	-	-	-	-		8,245	8,245
Total Cash Receipts	$ 20,919,717	$ 50,078	$ 506,146	$ 106,387	$ 376,702	$ 26,273	$ 8,056	$ 123,549	$ -	$ -	$ 1,197,191	$ 22,116,908
Cash Payments:												
Secured Debt Payments	(13,528,159)	-	(215,681)	-	-	-	-	-	-	-	(215,681)	(13,743,839)
Receivership Certificate Principal						(346,323)	-	-	-	-	(346,323)	(346,323)
Professional fees	(3,297,267)	(1,250)	-	-	(1,831)	(9,780)	-	(33,184)	-	-	(46,045)	(3,343,312)
Payroll & Benefits, net	(2,353,702)	(33,507)	(25,967)	(29,715)	(21,349)	(25,720)	(8,056)	(12,491)	-	-	(156,805)	(2,510,507)
Insurance policies	(533,664)	-	-	-	-	-	-	-	-	-	-	(533,664)
Software/Technology	(282,884)	-	(3,952)	(2,203)	(4,756)	(1,976)	(23,269)	(3,952)	(1,976)	-	(42,084)	(324,968)
Misc Operating Expenses	(229,397)	(3,931)	(4,371)	(2,484)	(1,057)	(1,085)	(1,064)	(1,078)	(1,056)	(1,312)	(17,438)	(246,835)
Property Maintenance & Taxes	(201,414)	-	-	-	-	-	-	-	-	-	-	(201,414)
Sales Commission	(133,750)	-	(26,400)	-	-	-	-	-	-	-	(26,400)	(160,150)
Construction Costs	-	(13,148)	(5,855)	(16,247)	(3,352)	(292)	(260)	(3,573)	(20,796)	-	(63,523)	(63,523)
Total Cash Payments	$ (20,560,237)	$ (51,836)	$ (282,225)	$ (50,649)	$ (32,345)	$ (385,177)	$ (32,649)	$ (54,278)	$ (23,829)	$ (1,312)	$ (914,300)	$ (21,474,537)
Total PSW Bank Account Ending Balance	$ 398,951	$ 397,193	$ 621,113	$ 676,852	$ 1,021,209	$ 662,304	$ 637,712	$ 706,983	$ 683,155	$ 681,842	$ 681,842	$ 681,842
Fixed Maintenance Restricted Cash	$ 313,004	$ 310,902	$ 309,847	$ 312,484	$ 311,427	$ 311,282	$ 310,219	$ 309,161	$ 308,104	$ 307,022	$ 307,022	$ 307,022
Total Cash Available	$ 85,947	$ 86,291	$ 311,267	$ 364,368	$ 709,782	$ 351,022	$ 327,493	$ 397,822	$ 375,050	$ 374,820	$ 374,820	$ 374,820

EXHIBIT 3

StoryBuilt Receiver Certificates

Investor	Date Funded	Amount Funded	Notes
Trey Cook	08/01/2023	$1,380,008	Amount used to hold off foreclosure of several Balance Sheet Assets on 7/5/2023. $380,000 was for Health Insurance premium paid July 31, 2023. Certificate Issued
Forty Six & 2 Design LLC	08/01/2023	10,000	Not shown in the Receiver's account. Amount was used before the account was setup. Certificate Issued.
Ben Rutkowski	08/01/2023	10,000	Not shown in the Receiver's account. Amount was used before the account was setup. Certificate Issued.
Anthony Siela	08/01/2023	35,000	Not shown in the Receiver's account. Amount was used before the account was setup. Certificate Issued.
Jerald Ryan Diepenbrock	08/01/2023	15,453	Paid directly to health insurance provider. Certificate being reissued under correct name.
Shepler Brothers & Company, LLC	08/01/2023	15,000	Paid directly to health insurance provider, Certificate issued
Jerald Diepenbrock	08/09/2023	25,000	Deposit shown in the Receiver's account, Certificate issued.
Anthony Siela	08/11/2023	65,000	Deposit shown in the Receiver's account, Certificate issued.
Trey Cook	08/14/2023	50,000	Deposit shown in the Receiver's account, Certificate issued.
Gerald Byrd	08/14/2023	200,000	Deposit shown in the Receiver's account, Certificate issued.
Shirley Diepenbrock	08/14/2023	25,000	Deposit shown in the Receiver's account, Certificate issued.
Robert D. Kingsland	08/29/2023	25,000	Deposit shown in the Receiver's account, Certificate issued.
Cindy Quarte and Dave Quirarte, Jr.	09/01/2023	50,000	Deposit shown in the Receiver's account, Certificate issued.
Kim McAtee and Jamie McAtee, MD	09/01/2023	30,000	Deposit shown in the Receiver's account, Certificate issued.
Guilermo Sesma	09/12/2023	249,970	Deposit shown in the Receiver's account, Certificate issued.
Emily E. Cruthirds	09/12/2023	50,000	Deposit shown in the Receiver's account, Certificate issued.
Garrett M. Cook	09/13/2023	50,000	Deposit shown in the Receiver's account, Certificate issued.
Travis D. Cook	09/15/2023	25,000	Deposit shown in the Receiver's account, Certificate issued.
Jerry Todd Cook	09/15/2023	50,000	Deposit shown in the Receiver's account, Certificate issued.
Travis Cook	09/20/2023	25,000	Deposit shown in the Receiver's account, Certificate issued.
Guillermo Sesma	09/25/2023	50,000	Deposit shown in the Receiver's account, Certificate issued.
Mark Ezell	09/29/2023	11,620	Payment of FM Corporate Card
Daniel Schroeder	10/02/2023	50,000	Deposit shown in the Receiver's account, Certificate issued.
Phillip Hastings	10/20/2023	25,000	Deposit shown in the Receiver's account, Certificate issued.
Phillip Hastings	10/23/2023	25,000	Deposit shown in the Receiver's account, Certificate issued.
Mark Ezell	11/15/2023	3,513	Payment of FM Corporate Card
Mark Ezell	12/31/2023	3,606	Payment of FM Corporate Card
Mark Ezell	01/19/2024	3,509	Payment of FM Corporate Card
Mark Ezell	02/21/2024	3,547	Payment of FM Corporate Card
Mark Ezell	03/22/2024	3,517	Payment of FM Corporate Card
Mark Ezell	04/23/2024	3,368	Payment of FM Corporate Card
Mark Ezell	05/23/2024	3,487	Payment of FM Corporate Card
Mark Ezell	05/23/2024	10,000	Settlement of FM Lawsuit
Mark Ezell	06/12/2024	3,335	Payment of FM Corporate Card
Mark Ezell	09/20/2024	10,223	Payment of FM Corporate Card
Total		***$2,595,156***	
Total to Fund the Receivership [1]		***$1,069,970***	

[1] The amount of cash collected via Receiver's Certificates for the purpose of funding the Receivership.

EXHIBIT 4

Rule 11 Agreements

Rule 11 Agreements with:	Filed:
American Bank of Commerce ("ABC")	8/18/2023
First United Bank & Trust Co. ("FUB")	8/28/2023
CrossFirst Bank	8/30/2023
Susser Bank	8/31/2023
Guaranty Bank	9/14/2023
FIRST Insurance Funding, a Division of Lake Forest Bank & Trust Company, N.A.	9/15/2023
Dallas Capital Bank, N.A.	9/26/2023
Moody National Bank	9/27/2023
Sterling Equities, Inc.	9/29/2023
American Bank of Commerce	10/2/2023
Dallas Capital Bank, N.A.	10/3/2023
Mark Ezell and Defendant	10/10/2023
SRES Originations, LLC and Trustee Todd Etter	10/11/2023
American Bank of Commerce	11/3/2023

EXHIBIT 5

Homebuyer Contracts

Project Name	Unit	Address	Sale Status
Lucy	10B	1190 Sarabeth Way	Sold
Lucy	12A	1187 Sarabeth Way	Sold
Lucy	13A	1185 Sarabeth Way	Sold
Lucy	13B	1184 Sarabeth Way	Sold
Lucy	14A	1183 Sarabeth Way	Sold
Lucy	14B	1182 Sarabeth Way	Sold
Lucy	15A	1181 Sarabeth Way	Sold
Lucy	15B	1180 Sarabeth Way	Sold
North Bluff 3	67	814 N Bluff Dr	Sold
North Bluff 3	68	814 N Bluff Dr	Sold
North Bluff 3	69	814 N Bluff Dr	Sold
North Bluff 3	70	814 N Bluff Dr	Sold
North Bluff 3	71	814 N Bluff Dr	Sold
North Bluff 3	72	814 N Bluff Dr	Sold
North Bluff 3	73	814 N Bluff Dr	Sold
North Bluff 3	74	814 N Bluff Dr	Sold
North Bluff 3	75	814 N Bluff Dr	Sold
North Bluff 3	76	814 N Bluff Dr	Sold
North Bluff 3	77	813 N Bluff Dr	Sold
North Bluff 3	78	814 N Bluff Dr	Sold
North Bluff 3	79	814 N Bluff Dr	Sold
North Bluff 3	80	814 N Bluff Dr	Sold
North Bluff 3	81	814 N Bluff Dr	Sold

EXHIBIT 6

Excerpts from Principal Prepared "New Balance Sheet" as of July 2023

STORYBUILT (PSW REAL ESTATE, LLC and STORYBUILT, LLC)
Balance Sheets
June 30, 2023 Estimates

	Proforma w/ JV Adjusts	
	Storybuilt	**PSW Real Estate**
ASSETS	July 2023	July 2023
Cash and cash equivalents	2,000,010	11,413,844
Accounts Receivable, net	4,430,990	240,902
Real estate held as land	-	10,696,971
Real estate held for development	-	69,461,147
Real estate held for sale	-	29,740,215
Equity Investments - inside basis	808,679	14,073,786
Equity Investments - outside basis	-	2,000,000
Property and Equipment, net	1,363,733	36,920,250
Goodwill, net	4,854,716	-
TOTAL ASSETS	13,458,129	174,547,115
LIABILITIES AND CAPITAL		
Accounts Payable	2,390,550	5,026,814
Accrued Expenses	1,800,000	1,000,000
Other Deferred Revenue	34,459	-
Contract Liabilities	4,500	1,450,534
Loans Payable	5,511,782	62,185,557
TOTAL LIABILITIES	9,741,290	69,662,904
Liquidity/Current Net	(3,271,332)	5,627,932
+ Tax Refund and Homebase upcoming	5,700,000	-
TOTAL CAPITAL	3,716,838	104,884,210
TOTAL LIABILITIES AND CAPITAL	13,458,129	174,547,115
Convertible Notes	-	30,000,000
Revenue Share Capital	-	12,300,000
Project Capital - Preferred LP's	-	34,915,000
Land - Preferred LP's	-	3,880,000
Shareholder, net equity	3,716,838	23,789,210
Total Capital	3,716,838	104,884,210

EXHIBIT 7

Charley Project

Issues uncovered during Receivership

- SB Webberville, LLC borrowed $110,000 on June 9, 2023, which was in default by August 9, 2023, to pay a possible lender for its due diligence. That loan never funded.
    - Terms included an option to buy a home at a $285,000 discount, with liquidated damages of $300,000 defined if the terms are defaulted.
    - 24% default rate
    - The Receiver is unaware if this obligation was disclosed to Project Charley's preferred member, and eventually Project Charley's secured lender.
- Revenue Sharing Agreements; Investor/Debt matters
    - Project Charley Revenue Sharing Agreement ("RSA") participants are unsecured creditors. The RSA holders' payout would be triggered by SB Charley, LLC selling "finished lots".
    - The Receiver was advised by PSW in-house counsel that the RSA issuing entity did not own the Project Charley property at the time the RSAs were issued (nor was the property transferred to that entity) and they did not own any part of the SB Charley, LLC entity.
    - Effectively, RSA holders had a contractual right to a portion of SB Charley, LLC sales proceeds from a property that SB Charley, LLC never owned and never will own.
    - The Principals had signed an agreement that allowed the preferred member, which owned an 87% interest, effective veto power over major decisions regarding the project.
    - Facing imminent foreclosure, the preferred member acquired a secured note from a lender which placed the preferred member in a priority secured debt position in addition to the leverage already provided in the operating agreement.
- Accounting
    - There was little or no accounting distinction between SB Webberville Road, LLC (the current owner and JV partner with Ovation) and SB Charley, LLC
- Operations
    - PSW Real Estate LLC is the sole member of PSW Webberville, LLC. SB Charley, LLC was expected to take the RSA proceeds and predevelopment financing to do the horizontal development then sell the horizontally "finished lots" to another entity for vertical construction, and which juncture the RSA Participants would have been paid off from those finished lot proceeds.
    - The land was never acquired by SB Charley LLC and no obligation to the Project Charley RSA holders ever triggered, nor can it be triggered at this point. The Project Charley participants' rights to proceeds had not ripened when the Receivership began.

EXHIBIT 8

Ravenna / Dayton Projects

DRAFT

Ravenna Project Analysis

Limited Partner Investment	$3,200,000
Limited Partner Return	**$4,309,644**
Return on Investment	*35%*
Ravenna Project Loss	$4,591,291
StoryBuilt Loss after Distribution	**$5,700,935**

*Draft created from historical financial records, this analysis is subject to change.

Project Revenue		
Gross Revenue	$19,862,910	
Cost of Sales	($749,807)	
Taxes/Licenses	($51,171)	
Advertising/Marketing	($8,815)	
Wages	($4,840)	
Other Expenses	($987)	
Professional Services	($879)	
SG&A	($767)	
Office Expense	($375)	
Travel/Meals/Fun	($286)	
Sales Revenue		$19,044,984

Project Expenses		
Hard Costs	($10,694,003)	
Land / Asset Cost	($5,420,104)	
Interest	($2,386,983)	
Soft Costs	($1,875,597)	
StoryBuilt Overhead	($1,458,180)	
Financing Costs	($787,935)	
Land Commissions	($544,607)	
Land Closing Costs	($468,866)	
Total Project Expenses		($23,636,276)

Project Gain/(Loss)	($4,591,291)

Capital Distribution Timing

Summary

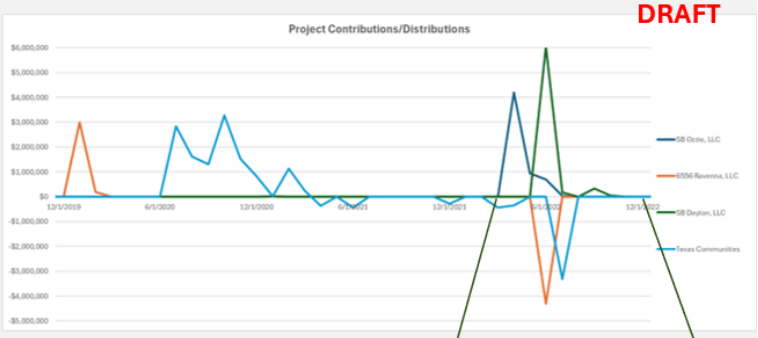
- StoryBuilt Paid Ravenna Limited Partners $4.3M from the StoryBuilt Corporate Account after only receiving $3.5M in proceeds, which remained in Ravenna's account until the end of July 2022

- The only money in the account that could cover the full Ravenna distribution was newly invested capital from Dayton

- StoryBuilt did not receive the remaining proceeds to cover the $4.2M distribution until December 2022

- The Ravenna project cost $4.6M more to develop than it sold for, which was a direct loss to StoryBuilt's equity contribution. StoryBuilt still paid $4.3M to LP Investors which ultimately resulted in an $5.7M loss to StoryBuilt

DRAFT



StoryBuilt Corporate Account (6021)

Dates	Action
6/16/2022	-Corporate Account Ending Balance of $3,515,843
6/17/2022 - 6/30/2022	-Dayton Capital Contributions of $6,050,000
6/23/2022 - 6/30/2022	-Distribute $4,309,644 to Ravenna Limited Partners from Corporate Accounts
6/30/2022	- Only expenses paid on Dayton in June 2022, $741 in Legal Fees
6/30/2022	-Corporate Account Ending Balance of $1,955,231

Dates	Action
6/15/2022 - 6/23/2022	-Receive $3,668,973 in Sales Proceeds to Ravenna Account
6/23/2022 - 6/30/2022	-Distribute $4,309,644 to Ravenna Limited Partners from Corporate Accounts
7/20/2022 - 7/29/2022	-Transfer Ravenna Sales Proceeds to Corporate Accounts
12/1/2022 - 12/30/2022	-Receive $2,286,593.91 in Sales Proceeds to Ravenna Account

*Draft created from historical financial records, this analysis is subject to change.

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