

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF SOUTH CAROLINA**

In re:

Hampton Lake, LLC,
Debtor.

Case No. 13-02482-jw

Chapter 11

ORDER APPROVING EXTENDED FINAL CASH COLLATERAL BUDGET

The relief set forth on the following pages, for a total of 3 pages including this page (but excluding the Exhibit) is hereby **ORDERED**.

**FILED BY THE COURT
07/30/2013**



Entered: 07/30/2013

US Bankruptcy Judge
District of South Carolina

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This matter initially came before the Court on the Motion of Hampton Lake, LLC (the "Debtor") for Authorization to use Cash Collateral (the "Motion") of Crimson Portfolio, LLC and SABAL Financial Group, L.P. (collectively, "Lender"). Lender asserts a security interest in the cash collateral.

An Amended Final Order (A) Authorizing Debtor's Use of Cash Collateral and (B) Granting Replacement Liens (the "Final Cash Collateral Order") was entered by the Court on May 28, 2013 as Docket Entry 72 in this matter.

The budget attached to the Final Cash Collateral Order as exhibit A contemplated a term through August 18, 2013. The Court scheduled a plan confirmation hearing in this matter for September 17, 2013, and the previous cash collateral budget needs to be extended through the week of the scheduled confirmation hearing.

Subject to the terms and conditions of the Final Cash Collateral Order, the Debtor and Lender have conferred and Lender does not object to the extended budget attached hereto as **Exhibit A** (the "Extended Budget"). The Debtor has updated the Extended Budget to include the \$277,746.27 the Debtor volunteered to pay Lender pursuant to the Court's Order Denying Motion of Crimson Portfolio, LLC and Sabal Financial Group, L.P. to Compel Debtor to Pay Consideration for Releases ("Motion"). Notwithstanding the figures set forth in the Extended Budget, the Motion remains subject to further consideration by the Court and the Debtor shall pay any additional funds subsequently ordered by the Court. Moreover, by not objecting to the Extended Budget, Lender does not waive any rights to enforce any prior non-compliance with the terms of the Final Cash Collateral Order.

NOW, THEREFORE, IT IS HEREBY ORDERED that:

A. All terms, provisions, findings and conclusions within the Final Cash Collateral Order are

deemed to be a part of this order as if fully re-stated herein, specifically including, but not limited to, the authorization of the Debtor to use Lender's cash collateral and the specific allowances and restrictions related thereto as well as the grant of replacement liens in post-petition cash collateral to Lender.

B. The Extended Budget attached hereto as **Exhibit A** is approved and shall replace the budget attached to the Final Cash Collateral Order.

AND IT IS SO ORDERED.

EXHIBIT A
(Extended Cash Collateral Budget)

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Total	
	5/1-5/15	5/16-5/31	5/1-5/15	5/20-5/26	5/27-5/2	6/3-6/9	6/10-6/16	6/17-6/23	6/24-6/30	7/1-7/7	7/8-7/14	7/15-7/21	7/22-7/28	7/29-8/4	8/5-8/11	8/12-8/18	8/19-8/25	8/26-9/1	9/2-9/8	9/9-9/15	9/16-9/22	
HAMPTON LAKE, LLC WEEKLY CASH FLOW																						
Sales Operations																						
S-Salaries & Wages		4,936		9,722		7,450		7,457		7,457		6,855		7,457		6,855		7,457		6,855		7,457
S-Payroll Taxes		690		765		680		685		685		685		685		685		685		685		685
S-BOC Medical		2,770		2,770		2,770		2,770		2,770		2,770		2,770		2,770		2,770		2,770		2,770
S-Assort Dental		139		139		139		139		139		139		139		139		139		139		139
S-Continuation Life		25		25		25		25		25		25		25		25		25		25		25
S-Security 401k Contribution		150		326		240		246		246		246		246		246		246		246		246
S-Confid Labor				375		375		375		375		375		375		375		375		375		375
S-Computer Expenditures-Best Buy/Newegg-Reed CC				150		150		150		150		150		150		150		150		150		150
S-Computer Lease GE Capital				500		365		365		365		365		365		365		365		365		365
S-Insurance Service Donald Adams				360		360		365		365		365		365		365		365		365		365
S-Landscaping Palmetto Coastal				2,500		390		1,730		1,730		1,730		1,730		1,730		1,730		1,730		1,730
S-Maintenance Contracts GE Capital				750		750		750		750		750		750		750		750		750		750
S-Mark & Entertainment HL Community Assoc				100		100		100		100		100		100		100		100		100		100
S-Mark & Entertainment Saleperson Exp Reimb				500		250		150		250		250		2,000		500		350		250		500
S-Office Rent HTP Biffon				2,000		2,000		430		2,000		430		430		430		430		430		430
S-Office Services Refreshments Capital Cafe				430		70		25		70		25		25		25		25		25		25
S-Office Services Refreshments HI Cooke				70		75		350		350		350		350		350		350		350		350
S-Office Services Refreshments Crystal Springs				425		85		85		85		85		85		85		85		85		85
S-Office Supplies Capital Cafe				300		300		300		300		300		300		300		300		300		300
S-Office Supplies HI Examinators				85		85		85		85		85		85		85		85		85		85
S-Permit Stamps.com- Reed dev Credit Card Reimb				300		100		300		200		200		200		200		200		200		200
S-Repairs & Maintenance Donald Adams				150		200		200		200		200		200		200		200		200		200
S-Security/Fire Protection Palmetto Electric				40		40		40		40		40		40		40		40		40		40
S-Security/Fire Protection Fire Prot Services				1,575		1,575		55		55		55		55		55		55		55		55
S-Takehome Basic Hargray				125		125		125		125		125		125		125		125		125		125
S-Takehome Long Distance Hargray				125		125		125		125		125		125		125		125		125		125
S-Telephone Calling (Intercall)- Reed Dev Credit Card				55		55		55		55		55		55		55		55		55		55
S-Telephone Reimbursement - Pratt Reed				230		230		230		230		230		230		230		230		230		230
S-Travel Williams Scotsman Lease				1,620		1,620		320		1,620		320		1,620		320		1,620		320		1,620
S-Travel Palmetto Coastal Landscaping				260		260		260		260		260		260		260		260		260		260
S-Travel Palmetto Electric				100		100		100		100		100		100		100		100		100		100
S-Travel BUVSA-Water				1,400		1,400		1,400		1,400		1,400		1,400		1,400		1,400		1,400		1,400
S-Travel Palmetto Electric				250		250		250		250		250		250		250		250		250		250
S-Utilities BUVSA-Water				100		100		100		100		100		100		100		100		100		100
S-Utilities Waste Disposal Waste Mgt				100		100		100		100		100		100		100		100		100		100
TOTAL SALES DEPARTMENT EXPENSES	0	5,777	12,139	11,188	9,290	18,024	0	10,453	5,515	14,418	6,564	8,888	4,370	12,583	7,774	10,483	45	12,028	10,344	11,173	1,785	172,391
HAMPTON LAKE REALTY, LLC WKLY CASH FLOW																						
Gross Commissions - Resales / Bid Referrals	0	0	2	2	2	1	1	1	1	0	2	1	1	1	2	0	2	2	1	0	1	1
Developer Commissions (House portion)	2,644	2,644	32,885	18,379	4,568	9,785	12,358	12,829	15,622	13,451	17,851	8,359	2,381	1,585	2,566	25,682	23,221	2,495	5,228	3,935	213,060	
TOTAL REVENUE	0	2,644	45,375	20,942	7,211	8,386	15,001	11,809	15,822	18,383	16,582	10,830	1,077	6,584	2,266	25,682	23,221	2,495	5,228	3,935	243,461	
Commissions Payouts/(resales)/overides			11,887	4,249	6,022	8,654	11,439	8,439	2,891	3,185	5,188	10,808	12,481	19,715	9,801	589	1,805	945	3,251	2,100	123,329	
MIS Fees											808					808					3,232	
Professional Fees																					8,200	
Marketing Contribution (Weekly Model Expense or Bidder)																					3,000	
Draw / Bid to Salesmen						12,000				12,000											3,000	
Payroll of Draw			-12,482		-5,000	-2,500		-2,500		-2,500		-5,000		-2,500		-2,500					48,000	
TOTAL EXPENSES HAMPTON LAKE REALTY	-12,482	0	6,887	6,749	19,222	8,654	9,747	10,939	12,991	6,185	9,986	13,408	12,481	29,215	13,609	-1,931	1,805	945	15,751	2,908	157,279	
NET CASH HAMPTON LAKE REALTY	12,482	2,644	38,488	14,193	-12,011	-268	5,254	870	3,431	12,208	-15,556	-2,578	-11,404	-22,631	-11,343	27,613	21,516	1,550	-10,523	1,027	86,182	

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	Total
	5/1-5/5	5/6-5/12	5/13-5/19	5/20-5/26	5/27-6/2	6/3-6/9	6/10-6/16	6/17-6/23	6/24-6/30	7/1-7/7	7/8-7/14	7/15-7/21	7/22-7/28	7/29-8/4	8/5-8/11	8/12-8/18	8/19-8/25	8/26-9/1	9/2-9/8	9/9-9/15	9/16-9/22	
Net Cash Flows from all Operations		725	122,902	225,143	88,198	36,510	99,145	20,300	27,315	-47,116	154,207	79,414	77,325	51,412	125,033	-76,366	207,334	-82,550	-89,910	67,224	106,566	1,193,434
Adjustment for Additional Cash from Sabal																						277,746
Payments to Sabal pursuant to Motion to Compel	616,538	617,693	740,093	832,501	738,795	924,231	956,530	903,721	865,811	755,964	914,882	958,575	960,212	574,192	634,106	428,233	640,804	417,460	275,805	352,020	391,865	1,809,972
Payments to Sabal		0	-120,445	-159,390	-120,000	-63,196	-63,195	-63,195	-60,000	0	-120,000	-60,000	-60,000	-60,000	-120,000	0	-120,000	-60,000	0	-60,000	-80,000	-1,389,420
Cash held in Escrow pending order from court (10)%		-73	-12,290	-22,514	-8,820	-3,651	-9,914	-2,030	-2,732	4,712	-15,421	-7,841	-7,732	-5,141	-12,805	7,637	-20,793	8,255	8,991	-6,722	-10,657	-119,534
Ending Cash for Operations	616,538	617,191	607,357	650,596	609,975	857,365	883,421	838,486	803,080	760,675	779,461	790,534	522,780	509,051	501,599	432,870	500,010	365,715	284,796	285,298	321,209	
Hampton Lake, LLC Summary																						
Total Revenue	0	0	169,800	289,600	114,420	114,900	114,900	114,900	85,012	0	214,856	107,428	107,428	108,666	217,332	0	217,332	108,666	0	138,321	138,321	
Development & Closing Costs Expense	0	0	-23,579	-66,237	-13,507	-13,979	-13,979	-75,259	-41,573	0	-59,845	-17,402	-14,277	-27,297	-25,613	-41,491	-35,813	-184,315	-46,446	-25,712	-30,712	
General & Admin Expense	0	0	-19,508	-19,508	0	-19,508	0	0	-30,459	0	-500	0	0	-30,000	0	-959	0	-80,000	-30,000	-699	0	
Marketing Expense	0	-5,980	-13,823	-6,212	-14,618	-14,618	-1,508	-14,421	-11,478	-8,970	-5,848	-8,878	-5,970	-6,690	-13,049	-1,153	-15,590	-4,070	-22,730	-283	-283	
Sales Operations Expense	0	-5,777	-12,139	-11,188	-9,290	-18,024	0	-10,163	-5,515	-14,118	-6,664	-8,688	-4,970	-12,583	-7,774	-10,483	-45	-12,028	-10,944	-11,173	-1,785	
Revenue from Hampton Lake Realty	0	0	2,644	45,375	20,942	7,211	8,386	15,001	11,809	15,822	18,393	16,562	10,630	1,077	6,584	2,266	25,692	23,221	2,495	5,228	3,935	
Expense from Hampton Lake Realty	0	12,482	0	-6,887	-6,749	-19,222	-8,654	-9,747	-10,939	-12,391	-8,185	-9,966	-13,208	-12,481	-29,215	-13,899	1,931	-1,605	-945	-15,751	-2,908	
Total Cash Flows	0	725	122,902	225,143	88,198	36,510	99,145	20,300	27,315	-47,116	154,207	79,414	77,325	51,412	125,033	-76,366	207,334	-82,550	-89,910	67,224	106,566	
Payments to Insiders (Included in Cash Flows)																						
Salary Bonuses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Management Fees	0	0	0	18,548	0	18,549	0	0	0	30,000	0	0	0	0	30,000	0	0	0	0	0	0	127,098
Payroll & Associated Expense (Fruit Feed)	1,545	1,500	1,500	6,527	230	5,537	0	4,037	230	4,037	1,500	4,037	230	4,037	1,500	4,267	0	4,037	1,500	4,037	0	48,788
Handwritten Expenses Reimbursed to Reed Dev	0	0	5,615	0	2,683	739	0	5,204	2,583	0	700	5,084	2,003	0	607	576	650	1,757	507	5,018	255	33,981
Credit Card	0	0	2,800	0	0	2,800	0	0	0	0	2,800	0	0	0	2,800	0	0	0	0	0	0	
M-Billboard Sign - Univ Investments	0	1,545	9,915	25,076	2,913	27,625	0	9,241	2,813	34,037	5,000	9,121	2,233	4,037	34,907	4,843	650	5,794	32,007	11,855	255	14,000
Total Payments to Insiders	0	1,545	9,915	25,076	2,913	27,625	0	9,241	2,813	34,037	5,000	9,121	2,233	4,037	34,907	4,843	650	5,794	32,007	11,855	255	223,867