EXHIBIT A

STARPOINTE ADERRA CONDOMINIUMS LP

Cash Flow Projection

· · · · · ·		
CASH	FLOW	

Cumulative Monthly Inflation Rate	0.25%	0.50%	0.75%	1.00%	1.25%
Г	1	5 1 40			
L.	Jan-10	Feb-10	Mar-10	Apr-10	May-10
Number of Closings	2	2	2	2	
Net Condominiums Sales Proceeds	506,950	392,231	392,231	392,231	392,231
Net Rental Revenue	139,457	139,457	139,457	139,457	139,457
CASH INFLOW	646,407	531,688	531,688	531,688	531,688
Loan Pay Down	282,200	248,388	248,388	248,388	248,388
Loan Interest	64,600	63,601	62,721	61,841	60,961
HOA Dues	42,500	42,000	41,500	41,000	40,500
Property Taxes	21,958	21,700	21,442	21,183	20,925
Vacant unit Utilities	2,295	2,125	1,955	1,785	1,615
Marketing & Advertising	11,392	8,814	8,814	8 <u>.</u> 814	8,814
Walk, Punch, Cleaning Units	3,620	3,620	3,620	3,620	3,620
Warranty & Extended customer service	5,000	5,000	5,000	5,000	5,000
Accounting & Reporting	6,500	6,500	6,500	6,500	6,500
General & Administrative	5,000	5,000	5,000	5,000	5,000
Contingency	5,000	5,000	5,000	5,000	5,000
Inflation Factor	258	499	741	979	1,212
CASH OUTFLOW	450,324	412,246	410,681	409,110	407,536

	Jan-10	Feb-10	Mar-10	Apr-10	May-10
MONTHLY CASH FLOW	196,084	119,442	121,008	122,578	124,153
Cash - Beginning	0	196,084	315,526	436,533	559,111
Cash - Ending	196,084	315,526	436,533	559,111	683,264

UNITS AMORTIZATION

UNITS AMORTIZATION					
Monthly Units Closed	2	2	2	2	2
Total Units Closed	142	144	146	148	150
Units Remain	170	168	166	164	162
Units Leased	143	143	143	143	143

Γ CCS LOAN AMORTIZATION

COS LOAN AMORTIZATION					
Interest Rate	4.25%	4.25%	4.25%	4.25%	4.25%
Interest Payment	64,600	63,601	62,721	61,841	60,961
Starting Loan Balance	18,239,996	17,957,796	17,709,408	17,461,020	17,212,633
Principal Reduction From Closing	282,200	248,388	248,388	248,388	248,388

Page 1 of 1

EXHIBIT B

Case 2:09-bk-33625-RJH Doc 11-1 Filed 01/05/10 Entered 01/05/10 14:26:02 Desc Exhibit A and B Page 3 of 13

ADERRA MS LP	uo
STARPOINTE ADERRA CONDOMINIUMS LP	Cash Flow Projectio

CASH FLOW
CAS

		8/ C7 'A	8.00°0	%e).0	%nn'I	%.C7'I	%ne'1	%e/.L	×.00.%	4.67.7	%00°Z	%q/7
	TOTAL	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10
Number of Closings	172	2	2	2	2	2	2	2	2	2	2	2
Net Condominiums Sales Proceeds	35,836,741	506,950	392,231	392,231	392,231	392,231	392,231	392,231	392,231	392,231	392,231	392,231
Net Rental Revenue	4,225,377	139,457	139,457	139,457	139,457	139,457	139,457	137,006	134,556	132,105	129,654	127,204
CASH INFLOW	40,062,119	646,407	531,688	531,688	531,688	531,688	531,688	529,238	526,787	524,336	521,886	519,435
Loan Pay Down	18,239,996	282,200	248,388	248,388	248,388	248,388	248,388	248,388	248,388	248,388	248,388	248,388
Loan interest	2,794,645	64,600	63,601	62,721	61,841	60,961	70,684	69,649	68,614	67,580	66,545	65,510
HOA Dues	1,439,500	42,500	42,000	41,500	41,000	40,500	40,000	39,500	39,000	38,500	38,000	37,500
Property Taxes	743,742	21,958	21.700	21,442	21,183	20,925	20,667	20,408	20,150	19,892	19,633	19,375
Vacant unit Utilities	85,765	2,295	2,125	1,955	1,785	1,615	1,445	1,445	1,445	1,445	1,445	1,445
Marketing & Advertising	805,320	11,392	8,814	8,814	8,814	8,814	8,814	8,814	8,814	8,814	8,814	8,814
Walk, Punch, Cleaning Units	311,320	3,620	3,620	3,620	3,620	3,620	3,620	3,620	3,620	3,620	3,620	3,620
Warranty & Extended customer service	430,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Accounting & Reporting	390,000	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Rental Unit Refurbishment	1,215,500							17,000	17,000	17,000	17,000	17,000
General & Administrative	300,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Contingency	300,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Osborn Maledon Chapter 11 Fees	250,000							4,630	4,630	4,630	4,630	4,630
Inflation Factor	458,328	258	499	741	679	1,212	1,441	2,046	2,323	2,597	2,866	3,132
CASH OUTFLOW	27,764,116	450,324	412,246	410,681	409,110	407,536	416,559	437,000	435,484	433,964	432,441	430,913

Page 1 of 10

	TOTAL	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10
MONTHLY CASH FLOW	12.298.003	196.084	119.442	121.008	122.578	124.153	115.130	92.237	91.303	90.372	89.445	88.522
Payment to Unsecured Creditors	2.752,999							50.981	50.981	50.981	50.981	50.981
Payment to CCS for Difference between the carrying value of their investment and the original note value												
NET MONTHLY CASH FLOW	3,424,227	196,084	119,442	121,008	122,578	124,153	115,130	41,256	40,321	39,390	38,464	37,540
Cash - Beginning	0	0	196,084	315,526	436,533	559,111	683,264	798,394	839,650	879,971	919,362	957,825
Cash - Ending	3,424,227	196,084	315,526	436,533	559,111	683,264	798,394	839,650	879,971	919,362	957,825	995,365
UNITS AMORTIZATION											-	
Monthly Units Closed		8	2	2	2	2	2	2	2	8	2	
Total Units Closed	312	142	144	146	148	150	152	154	156	158	160	162
Units Remain		170	168	166	164	162	160	158	156	154	152	150
Units Converted to Sale	143							2	2	N	2	2
Units Leased	143	143	143	143	143	143	143	141	139	137	135	133
	ſ											
CCS LOAN AMORTIZATION					:							
Interest Rate	5.56%	4.25%	4.25%	4.25%	4.25%	4.25%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Interest Payment	2,794,645	64,600	63,601	62,721	61,841	60,961	70,684	69,649	68,614	67,580	66,545	65,510
Starting Loan Balance	18,239,996	18,239,996	17,957,796	17,709,408	17,461,020	17,212,633	16,964,245	16,715,857	16,467,469	16,219,081	15,970,694	15,722,306
Principal Reduction From Closing	18,239,996	282,200	248,388	248,388	248,388	248,388	248,388	248,388	248,388	248,388	248,388	248,388

STARPOINTE ADERRA CONDOMINIUMS LP Cash Flow Projection

Case 2:09-bk-33625-RJH

Doc 11-1 Filed 01/05/10 Entered 01/05/10 14:26:02 Desc Exhibit A and B Page 5 of 13

Page 2 of 10

STARPOINTE ADERRA	CONDOMINIUMS LP	ash Flow Projection
STARPC	CONDO	Cash Flow

CASH FLOW

Cumulative Monthly Inflation Rate	3.00%	3.25%	3.50%	3.75%	4.00%	4.25%	4.50%	4.75%	5.00%	5.25%	5.50%	5.75%	6.00%	6.25%
	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12
Number of Closings	2	2	2	2	2	2	2	2	3	3	3	3	3	3
Net Condominiums Sales Proceeds	392,231	411,413	411,413	411,413	411,413	411,413	411,413	411,413	617,120	617,120	617,120	617,120	617,120	631,506
Net Rental Revenue	124,753	122,302	119,851	117,401	114,950	112,499	110,048	107,598	103,922	100,245	96,569	92,893	89,217	91,311
CASH INFLOW	516,984	533,715	531,265	528,814	526,363	523,912	521,462	519,011	721,042	717,365	713,689	710,013	706,337	722,818
							:							
Loan Pay Down	248,388	248,388	248,388	248,388	248,388	248,388	248,388	248,388	372,582	372,582	297,357	297,357	297,357	297,357
Loan Interest	64,475	76,128	74,886	73,644	72,402	71,160	69,918	68,676	67,434	65,571	63,708	62,221	60,735	59,248
HOA Dues	37,000	36,500	36,000	35,500	35,000	34,500	34,000	33,500	32,750	32,000	31,250	30,500	29,750	29,000
Property Taxes	19,117	18,858	18,600	18,342	18,083	17,825	17,567	17,308	16,921	16,533	16,146	15,758	15,371	14,983
Vacant unit Utilities	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445
Marketing & Advertising	8,814	9,245	9,245	9,245	9,245	9,245	9,245	9,245	13,868	13,868	13,868	13,868	13,868	14,191
Walk, Punch, Cleaning Units	3,620	3,620	3,620	3,620	3,620	3,620	3,620	3,620	5,430	5,430	5,430	5,430	5,430	5,430
Warranty & Extended customer service	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	7,500	7,500	7,500	7,500	7,500	7,500
Accounting & Reporting	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Rental Unit Refurbishment	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	25,500	25,500	25,500	25,500	25,500	25,500
General & Administrative	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Contingency	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Osborn Maledon Chapter 11 Fees	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630
Inflation Factor	3,394	3,666	3,921	4,173	4,421	4,665	4,905	5,142	6,227	6,479	6,725	6,965	7,200	7,449
CASH OUTFLOW	429,382	440,980	439,235	437,486	435,734	433,978	432,218	430,454	570,786	568,037	490,058	487,674	485,285	483,233

Page 3 of 10

Case 2:09-bk-33625-RJH

Doc 11-1 Filed 01/05/10 Entered 01/05/10 14:26:02 Exhibit A and B Page 6 of 13 Desc

	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12
MONTHLY CASH FLOW	87,602	92,736	92,030	91,328	90,629	89,935	89,244	88,557	150,255	149,328	223,631	222,339	221,053	239,585
Payment to Unsecured Creditors	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981
Payment to CCS for Difference between the carrying value of their investment and the original note value														
NET MONTHLY CASH FLOW	36,621	41,754	41,048	40,346	39,648	38,953	38,263	37,576	99,274	98,346	172,650	171,358	170,071	188,603
Cash - Beginning	995,365	1,031,986	1,073,741	1,114,789	1,155,135	1,194,783	1,233,737	1,271,999	1,309,575	1,408,849	1,507,195	1,679,845	1,851,202	2,021,273
Cash - Ending	1,031,986	1,073,741	1,114,789	1,155,135	1,194,783	1,233,737	1,271,999	1,309,575	1,408,849	1,507,195	1,679,845	1,851,202	2,021,273	2,209,877
UNITS AMORTIZATION		-												
Monthly Units Closed	7	2	2	2	2	2	2	2	3	e		8		3
Total Units Closed	164	166	168	170	172	174	176	178	181	184	187	190	193	196
Units Remain	148	146	144	142	140	138	136	134	131	128	125	122	119	116
Units Converted to Sale	2	2	2	2	2	2	2	2	3	3	3	3	3	3
Units Leased	131	129	127	125	123	121	119	117	114	111	108	105	102	66
CCS LOAN AMORTIZATION		-												
Interest Rate	5.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest Payment	64,475	76,128	74,886	73,644	72,402	71,160	69,918	68,676	67,434	65,571	63,708	62,221	60,735	59,248
Starting Loan Balance	15,473,918	15,225,530	14,977,143	14,728,755	14,480,367	14,231,979	13,983,591	13,735,204	13,486,816	13,114,234	12,741,652	12,444,296	12,146,939	11,849,582
Principal Reduction From Closing	248,388	248,388	248,388	248,388	248,388	248,388	248,388	248,388	372,582	372,582	297,357	297,357	297,357	297,357

Case 2:09-bk-33625-RJH

Doc 11-1 Filed 01/05/10 Entered 01/05/10 14:26:02 Desc Exhibit A and B Page 7 of 13

Page 4 of 10

2	
FLOI	
CASH FLOW	
	L

Feb-12 Number of Closings 3 Net Condominiums Sales Proceeds 631,506 Net Rental Revenue 87,635 CASH INFLOW 719,141		Apr-12	Mav-12			-							Hot to
ales Proceeds	631,500 83,950 715,466	Apr-12 3 631 506											100 100
ales Proceeds 631,500 87,633 719,14	631,50	831 50R		Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	mar-13
ales Proceeds 831,500 87,632 719,145	631,50 83,95 715,46	3 631 506											
ales Proceeds		R31 506	3	3	°	3	3	3		9	ю		3
		200100	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506
		80,283	76,607	72,931	69,255	65,578	61,902	58,226	54,550	50,874	47,198	43,522	39,846
		711,789	708,113	704,437	700,761	697,085	693,409	689,733	686,057	682,381	678,704	675,028	671,352
I COALI PAY DUWI	105,182	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357
Loan Interest 57,761	56,274	54,788	53,301	51,814	50,327	48,840	47,354	45,867	44,380	42,893	41,406	39,920	38,433
HOA Dues 28,250	27,500	28,750	26,000	25,250	24,500	23,750	23,000	22,250	21,500	20,750	20,000	19,250	18,500
Property Taxes 14,596	14,208	13,821	13,433	13,046	12,658	12,271	11,883	11,496	11,108	10,721	10,333	9,946	9,558
Vacant unit Utilities 1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445
Marketing & Advertising 14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191
Walk, Punch, Cleaning Units 5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430
Warranty & Extended customer service 7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Accounting & Reporting 6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Rental Unit Refurbishment 25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500
General & Administrative 5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Contingency 5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Osborn Maledon Chapter 11 Fees 4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630
Inflation Factor 7,673	7,891	8,104	8,311	8,512	8,707	8,897	9,082	9,260	9,433	9,600	9,761	9.917	10,067
CASH OUTFLOW 480,832	478,426	476,015	473,597	471,174	468,746	466,311	463,871	461,425	458,974	456,517	454,054	451,585	449,111

Page 5 of 10

Doc 11-1 Filed 01/05/10 Entered 01/05/10 14:26:02 Desc Exhibit A and B Page 8 of 13

	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13
		-											-	
MONTHLY CASH FLOW	238,309	237,039	235,774	234,516	233,263	232,015	230,774	229,538	228,307	227,083	225,864	224,650	223,443	222,241
Payment to Unsecured Creditors	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981
Payment to CCS for Difference between the carrying value of their investment and the original note value														
NET MONTHLY CASH FLOW	187,328	186,057	184,793	183,534	182,281	181,034	179,792	178,556	177,326	176,101	174,882	173,669	172,461	171,260
Cash - Beginning	2,209,877	2,397,205	2,583,262	2,768,055	2,951,589	3,133,871	3,314,904	3,494,697	3,673,253	3,850,578	4,026,680	4,201,562	4,375,231	4,547,692
Cash - Ending	2,397,205	2,583,262	2,768,055	2,951,589	3,133,871	3,314,904	3,494,697	3,673,253	3,850,578	4,026,680	4,201,562	4,375,231	4,547,692	4,718,952
UNITS AMORTIZATION										-				
Monthly Units Closed	3	3	3	9	3	8	3	e	e	3	3	3	3	3
Total Units Closed	199	202	205	208	211	214	217	220	223	226	229	232	235	238
Units Remain	113	110	107	104	101	86	96	92	89	86	83	80	17	74
Units Converted to Sale	e	e	9			3	3	8	3	3	3	8	3	3
Units Leased	96	93	90	87	84	81	78	75	72	69	99	63	60	57
CCS LOAN AMORTIZATION														
Interest Rate	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest Payment	57,761	56,274	54,788	53,301	51,814	50,327	48,840	47,354	45,867	44,380	42,893	41,406	39,920	38,433
Starting Loan Balance	11,552,225	11,254,868	10,957,511	10,660,154	10,362,797	10,065,440	9,768,083	9,470,726	9,173,369	8,876,013	8,578,656	8,281,299	7,983,942	7,686,585
Principal Reduction From Closing	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357

Page 6 of 10

Case 2:09-bk-33625-RJH

STARPOINTE ADERRA CONDOMINIUMS LP Cash Flow Projection

> Doc 11-1 Filed 01/05/10 Entered 01/05/10 14:26:02 Desc Exhibit A and B Page 9 of 13

CASH FLOW

	Jun-13 Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
3	3	e.	3	3	3	3	3	3	3	3	3	3
631,506 631,506	06 631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506
32,494 38,818	18 35,141	31,465	27,789	24,113	20,437	16,761	13,085	9,409	5,733	2,057	16,130	12,904
664,000 670,324	24 666,648	662,972	659,296	655,620	651,943	648,267	644,591	640,915	637,239	633,563	647,637	644,411
									.			
297,357 297,357	57 297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357
35,459 33,973	73 32,486	30,999	29,512	28,025	26,539	25,052	23,565	22,078	20,592	19,105	17,618	16,131
17,000 16,2	50 15,500	14,750	14,000	13,250	12,500	11,750	11,000	10,250	9,500	8,750	8,000	7,250
8,783 8,3	96 8,008	7,621	7,233	6,846	6,458	6,071	5,683	5,298	4,908	4,521	4,133	3,746
1,445 1,4	45 1,445	1,445	1,445	1,445	1.445	1,445	1,445	1,445	1,445	1,445	1,445	1,445
14,191 14,1	91 14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191
5,430 5,4	30 5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430
7,500 7,5	00 7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
6,500 6,5	00 6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
25,500 25,5	00 25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500
5,000 5,0	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
5,000 5,0	00 5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
4,630 4,6	30 4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630
10,350 10,4	83 10,611	10,732	10,848	10,959	11,063	11,162	11,255	11,343	11,425	11,501	11,571	11,636
444,146 441,6	54 439,158	436,655	434,147	431,633	429,113	426,587	424,056	421,520	418,977	416,429	413,875	411,316
7 9 4 7 7 2 2 2 2 2 4 4 7 7 0 1 4 1 4 1 7 1 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		16.250 13. 8.396 8. 8.396 8. 8.445 1. 1.445 1.4 1.4191 1.4 7.500 5. 5.500 6. 5.000 5. 5.000 5. 4.630 5. 4.630 5. 4.630 4. 4.633 4.	16,250 15,500 1 8,396 8,008 8,008 8,396 8,008 8,008 1,445 1,445 1,445 14,191 14,191 1,141 14,191 14,191 1,191 5,430 5,430 5,430 7,500 7,500 6,500 6,500 6,500 2 5,000 5,000 5,000 5,000 5,000 4,630 4,830 4,630 4,433,168	16,250 15,500 14,750 8,396 8,008 7,821 8,445 1,445 1,445 1,445 1,445 1,445 1,445 1,445 1,445 1,445 1,445 1,445 1,445 1,445 1,445 1,445 1,4191 1,4191 5,430 5,430 5,430 7,500 7,500 7,500 6,500 6,500 6,500 6,500 5,500 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 4,630 4,630 4,630 10,483 10,611 10,732 4,4164 433,158 436,656	16,250 15,500 14,750 14,000 8,396 8,008 7,621 7,233 1,445 1,445 1,445 1,445 14,191 1,4,191 1,4,191 1,445 14,191 14,191 1,4,191 1,4,191 5,430 5,430 5,430 5,430 5,430 7,500 7,500 7,500 7,500 7,500 7,500 7,500 6,500 6,500 6,500 6,500 25,500 25,500 25,500 25,500 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 4,630 4,630 4,630 4,630 10,611 10,732 10,348 4,4330 4,1654 438,665 434,147 4	16,250 15,500 14,750 14,700 13,250 13,250 8,396 8,008 7,621 7,233 6,346 1,445 1,1415 1,1445 1,445 1,445 1,445 1,445 14,191 14,191 14,191 14,191 14,191 14,191 14,191 14,191 14,191 14,191 14,191 14,191 5,430 5,430 5,430 5,430 5,430 5,430 7,500 7,500 7,500 7,500 7,500 5,000 6,500 6,500 7,500 7,500 5,000 5,000 25,500 25,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 4,630 4,630 4,630 4,630 4,630 10,483 10,611 10,732 10,848 4,630	16,260 14,760 14,760 14,760 13,260 12,500 17 8,396 8,008 7,821 7,233 6,446 6,446 6,446 1,445 1,445 1,445 1,445 1,445 1,445 1,445 1,4191 14,191 14,191 14,191 14,191 14,191 14,191 1,4,191 14,191 14,191 14,191 14,191 14,191 14,191 1,4,191 14,191 14,191 14,191 14,191 14,191 14,191 14,191 1,4,191 14,191 14,191 14,191 14,191 14,191 14,191 1 1,4,191 14,191 14,191 14,191 14,191 14,191 1 1 1,4,191 14,191 14,191 14,191 14,191 14,191 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 <	16,250 15,500 14,750 14,700 13,250 12,500 11,750 1 8,396 8,008 7,821 7,233 6,846 6,458 6,071 7 1,445 1,445 1,445 1,445 1,445 1,445 1,445 1,445 1,4191 1,191 1,191 1,191 1,4191 1,	18,260 14,760 14,700 14,000 13,250 12,560 11,750 11,000<	16,250 15,500 14,750 14,000 13,250 13,750 11,750 11,000 10,250 8,396 8,008 7,821 7,233 6,846 6,458 6,071 5,683 5,296 7,293 1,1445 1,445 1,445 1,445 1,445 1,445 1,445 1,445 1,1415 1,4161 1,4191 1,4191 1,4191 1,4191 1,4191 1,4,191 1,4,191 1,4191 1,4191 1,4191 1,4191 1,4191 1,4,191 1,4,191 1,4191 1,4191 1,4191 1,4191 1,4191 1,4,191 1,4,191 1,4191 1,4191 1,4191 1,4191 1,4195 1,4,191 1,4,191 1,4,191 1,4,191 1,4,191 1,4191 1,4195 1,4,191 1,4,191 1,4,191 1,4,191 1,4,191 1,4,191 1,4,191 1,4,191 1,4,191 1,4,191 1,4,191 1,4,191 1,4,191 1,4,191 1,4,191 <td>16,260 15,500 14,760<</td> <td>16,250$16,500$$14,750$$14,700$$13,250$$12,550$$12,550$$12,560$$9,500$$8,790$$8,790$$8,396$$8,008$$7,811$$7,233$$6,846$$6,458$$6,071$$5,633$$5,296$$4,908$$4,501$$4,51$$1,1445$$1,1445$$1,1445$$1,445$$1,446$</td>	16,260 15,500 14,760<	16,250 $16,500$ $14,750$ $14,700$ $13,250$ $12,550$ $12,550$ $12,560$ $9,500$ $8,790$ $8,790$ $8,396$ $8,008$ $7,811$ $7,233$ $6,846$ $6,458$ $6,071$ $5,633$ $5,296$ $4,908$ $4,501$ $4,51$ $1,1445$ $1,1445$ $1,1445$ $1,445$ $1,446$

Page 7 of 10

Case 2:09-bk-33625-RJH

Doc 11-1 Filed 01/05/10 Entered 01/05/10 14:26:02 Desc Exhibit A and B Page 10 of 13

MONTHLY CASH FLOW Z21,045 Z19,854 Z26,659 Z27,490 Z26,33 Payment to Unsecured Creditors 50,981 50,981 50,981 50,381 50,381 50,381 50,381 50,381 50,381 50,381 50,381 50,381 50,381 50,381 50,381 50,381 50,381 50,381 50,31 50,31 Payment to CCS for Difference between the original note value 170,063 158,873 177,588 177,588 175,309 175,33 NET MONTHLY CASH FLOW 170,063 158,873 177,588 5,335,576 5,412,00 175,33 NET MONTHLY CASH FLOW 170,063 158,873 177,588 5,335,576 5,412,00 175,33 Cash - Ending 4,718,952 4,889,015 5,057,888 5,235,576 5,412,00 2,537,43 5,412,00 2,537,43 Cash - Ending Cash - Ending 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 <th>227,490 226. 50,381 50, 176,509 175. 5,235,576 5,412, 5,412,085 5,587,</th> <th>225,149 50,881 174,168 5,587,420 5,587,420 5,761,588</th> <th>223,987 50,981 173,006 5,761,588 5,934,593</th> <th>222,831 50,881 171,849 5,334,563 6,106,443</th> <th>221,680 50,981 170,699 6,106,443 6,277,141 6</th> <th>220,535 2 50,981 2 169,554 1 169,554 1 6,277,141 6,4</th> <th>219,396 50,981 168,414 168,414 6,446,695 6,466,695 6,466,695 6,466,695 6,466,695 6,466,695 6,466</th> <th>213,262 50,981 167,281 167,281 6,515,109 6,72339</th> <th>217,134 50,981 166,153 6,782,389 6,948,542</th> <th>233,762 50,981 182,780 6,948,542 7,131,322</th> <th>233,095 50,981 182,114 7,131,322 7,313,436</th>	227,490 226. 50,381 50, 176,509 175. 5,235,576 5,412, 5,412,085 5,587,	225,149 50,881 174,168 5,587,420 5,587,420 5,761,588	223,987 50,981 173,006 5,761,588 5,934,593	222,831 50,881 171,849 5,334,563 6,106,443	221,680 50,981 170,699 6,106,443 6,277,141 6	220,535 2 50,981 2 169,554 1 169,554 1 6,277,141 6,4	219,396 50,981 168,414 168,414 6,446,695 6,466,695 6,466,695 6,466,695 6,466,695 6,466,695 6,466	213,262 50,981 167,281 167,281 6,515,109 6,72339	217,134 50,981 166,153 6,782,389 6,948,542	233,762 50,981 182,780 6,948,542 7,131,322	233,095 50,981 182,114 7,131,322 7,313,436
Matrix Solution <	50,381 50, 50,381 50, 176,509 175, 5,412,085 5,412, 5,412,085 5,587,	50,981 50,981 174,168 5,587,420 5,761,588				[ّ] ف ^ا ف ا			211,134 50,981 166,153 166,153 6,782,389 6,948,542	60,981 50,981 182,780 6,948,542 7,131,322	50,981 50,981 182,114 7,131,322 7,313,436
Row Transmission S0,981 50,981 50,981 50,941 50, 50, 50, 50, 50, 50, 50, 50, 50, 50, 115, 50, 115, 50, 311 51, 5	50,381 50, 175,509 175, 5,235,576 5,412, 5,412,085 5,587,	50,981 174,168 5,587,420 5,761,588				ى ئى			50.981 166,153 6,748,548	50,981 182,780 182,780 6,948,542 7,131,322	50.981 182,114 7,131,322 7,313,436
Stor Difference between the their investment and the uc 170,063 168,873 177,688 176,509 175. CASH FLOW 170,063 168,873 177,688 5,235,576 5,412,003 175. ng 4,718,952 4,889,015 5,057,888 5,235,576 5,412,005 5,412,005 5,412,005 5,587, ng 4,889,015 5,057,888 5,235,576 5,412,005 5,587, ng 4,889,015 5,057,886 5,235,576 5,412,005 5,587, nh Units Closed 3 3 3 3 3 3 5,587, converted to Sale 241 247 247 250 5,587, uith Units Closed 2 241 247 250 5,587, converted to Sale 3	176,509 175. 5,235,576 5,412, 5,412,085 5,587,	174,168 5,587,420 5,761,588				^ی آف			166,153 6,782,389 6,948,542	182,780 6,948,542 7,131,322	182,114 7,131,322 7,313,436
CASH FLOW 170,063 168,873 177,688 176,509 175, ng 4,718,982 4,889,015 5,057,888 5,235,576 5,412, ng 4,889,015 5,057,888 5,235,576 5,412,065 5,587, s AMORTIZATION 4,889,015 5,057,888 5,235,576 5,412,065 5,587, s AMORTIZATION 3 3 3 3 3 3 3 tilty Units Closed 241 247 250 1 1 1 Converted to Sele 241 247 250 3 3 3 3 3 3 3 3 1 1 1 1 1 1 1 3 <td< td=""><td>176,509 175. 5,235,576 5,412, 5,412,085 5,587,</td><td>174,168 5,587,420 5,761,588</td><td></td><td></td><td></td><td>^ی ف</td><td></td><td></td><td>166,153 6,782,389 6,948,542</td><td>182,780 6,948,542 7,131,322</td><td>182,114 7,131,322 7,313,436</td></td<>	176,509 175. 5,235,576 5,412, 5,412,085 5,587,	174,168 5,587,420 5,761,588				^ی ف			166,153 6,782,389 6,948,542	182,780 6,948,542 7,131,322	182,114 7,131,322 7,313,436
mg 4,718,952 4,889,015 5,057,888 5,235,576 5,412,085 5,412,085 5,412,085 5,412,085 5,412,085 5,412,085 5,412,085 5,587,7 5,697,788 5,057,886 5,412,085 5,587,7 5,687,7 5,687,7 5,687,7 5,687,7 5,687,7 5,687,7 5,687,7 5,687,7 5,687,7 5,687,7 5,687,7 5,581,7 5,581,7 5,681,7 5,581,7 5,612,7 6,712,7 6,61,7 6	5,235,576 5,412,1 5,412,085 5,587,	5,587,420 5,761,588							6,782,389 6,948,542	6,948,542 7,131,322	7,131,322 7,313,436
4,889,015 5,057,886 5,235,576 5,412,085 5,587, S. AMORTIZATION 3 3 3 3 3 5,687, Mity Units Closed 3 3 3 3 3 3 5,687, Mity Units Closed 3 3 3 3 3 3 50 Mith Units Closed 241 244 247 250 550 500 Units Closed 71 68 65 62 50 3 3 3 3 3 3 1 1 500 <t< td=""><td>5,412,085 5,587,</td><td>5,761,588</td><td></td><td>6,106,443</td><td></td><td></td><td></td><td></td><td>6,948,542</td><td>7,131,322</td><td>7,313,436</td></t<>	5,412,085 5,587,	5,761,588		6,106,443					6,948,542	7,131,322	7,313,436
3 3 3 3 3 241 244 247 250 71 68 65 92 3 3 3 3 . 54 51 48 45	ň										
3 3 3 3 3 3 241 244 247 250 71 68 65 62 3 3 3 3 54 51 48 45	3										
241 244 247 250 71 68 65 62 3 3 3 3 . 54 51 48 45		3			3		3				8
71 68 65 3 3 3 54 51 48		256	259	262	265	268	271	274	277	280	283
. 54 51 48 48		56	53	50	47	44	41	38	35	32	29
54 51 48	3	3 3	e	8	3	3	3	9	3	3	ę
CCS LOAN AMORTIZATION		39	36	33	30	27	24	21	18	15	12
CCS LOAN AMORTIZATION											
Interest Rate 6.00% 6.00% 6.00% 6.00% 6.00	9	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest Payment 36,946 35,459 33,973 32,486 30,9	32,	29,512	28,025	26,539	25,052	23,565	22,078	20,592	19,105	17,618	16,131
Starting Lean Balance 7,389,228 7,091,871 6,794,514 6,497,157 6,199,81	6,497,	5,902,443	5,605,086	5,307,729	5,010,373 4	4,713,016 4,4	4,415,659 4	4,118,302	3,820,945	3,523,588	3,226,231
Principal Reduction From Closing 297,357 297,357 297,357 297,357 297,357 297,357	247 357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357

Page 8 of 10

STARPOINTE ADERRA CONDOMINIUMS LP Cash Flow Projection

Case 2:09-bk-33625-RJH

Doc 11-1 Filed 01/05/10 Entered 01/05/10 14:26:02 Exhibit A and B Page 11 of 13 Desc

Case 2:09-bk-33625-RJH

Doc 11-1 Filed 01/05/10 Entered 01/05/10 14:26:02 Desc Exhibit A and B Page 12 of 13

STARPOINTE ADERRA CONDOMINIUMS LP Cash Flow Projection

CASH FLOW

15.00%

14.75%

14.50%

14.25%

14.00%

13.75%

Cumulative Monthly Inflation Rate

	4L-INC	AUG-14	Sep-14	Oct-14	Nov-14	Dec-14
Number of Closings	5	5	5	5	5	4
Net Condominiums Sales Proceeds	1,052,511	1,052,511	1,052,511	1,052,511	1,052,511	842,009
Net Rental Revenue	7,528	2,151	•	-	•	
CASH INFLOW	1,060,038	1,054,661	1,052,511	1,052,511	1,052,511	842,009
Loan Pay Down	495,595	495,595	495,595	495,595	495,595	450,900
Loan Interest	14,644	12,166	9,688	7,210	4,732	2,254
HOA Dues	6,000	4,750	3,500	2,250	1,000	•
Property Taxes	3,100	2,454	1,808	1,163	517	·
Vacant unit Utilities	1,445	1,445	1,190	765	340	
Marketing & Advertising	23,652	23,852	23,652	23,652	23,652	18,922
Walk, Punch, Cleaning Units	9,050	9,050	9,050	9,050	9,050	7,240
Warranty & Extended customer service	12,500	12,500	12,500	12,500	12,500	10,000
Accounting & Reporting	6,500	6,500	6,500	6,500	6,500	6,500
Rental Unit Refurbishment	42,500	42,500	17,000	•	,	•
General & Administrative	5,000	5,000	5,000	5,000	5,000	5,000
Contingency	5,000	5,000	5,000	5,000	5,000	5,000
Osborn Maledon Chapter 11 Fees	4,630	4,630	4,630	4,630	4,630	4,630
Inflation Factor	16,414	18,447	12,801	10,224	10,058	8,594
CASH OUTFLOW	646,030	641,689	607,914	583,538	578,573	519,039

Page 9 of 10

Case 2:09-bk-33625-RJH

Doc 11-1 Filed 01/05/10 Entered 01/05/10 14:26:02 Exhibit A and B Page 13 of 13 Desc

STARPOINTE ADERRA CONDOMINIUMS LP Cash Flow Projection

Dec-14

Nov-14

Oct-14

Sep-14

Aug-14

Jul-14

MONTHLY CASH FLOW	414,008	412,972	444,597	468,973	473,937	322,970
Payment to Unsecured Creditors	50,981	50,981	50,981	50,981	50,981	50,981
Payment to CCS for Difference between the carrying value of their investment and the original note value.						6,120,777
NET MONTHLY CASH FLOW	363,027	361,991	393,615	417,991	422,956	(5,848,789)
Cash - Beginning	7,313,436	7,676,463	8,038,454	8,432,069	8,850,060	9,273,016
Cash - Ending	7,676,463	8,038,454	8,432,069	8,850,060	9,273,016	3,424,227
UNITS AMORTIZATION						

0	0	0	0	2	7	Units Leased
			2	5	5	Units Converted to Sale
0	4	0	14	19	24	Units Remain
312	308	303	298	293	288	Total Units Closed
4	5	5	5	5	5	Monthly Units Closed
						UNITS AMORTIZATION

COS FORM AMONT 12 ALION						
Interest Rate	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest Payment	14,644	12,166	9,688	7,210	4.732	2.254
Starting Loan Balance	2,928,874	2,433,279	1,937,684	1,442,089	946,495	450,900
Principal Reduction From Closing	495,595	495,595	495,595	495,595	495,595	450.900

Page 10 of 10