

STATE OF SOUTH CAROLINA)
)
 COUNTY OF Horry)
)
 Service Corporation of South Carolina,)
)
 Plaintiff,)
)
 v.)
)
 Bahama Sands Development, LLC,)
 Landmark Builders of South Carolina, LLC,)
 and Janice B. Musante,)
)
 Defendants.)
 _____)

IN THE COURT OF COMMON PLEAS
 CASE NO.: 2008-CP-26-1277

**RECEIVER'S MONTHLY
 REPORT (AUGUST 2009)**

Horry County
 09 OCT 21 AM 10:05
 MELANIE HUGGINS
 CLERK OF COURT

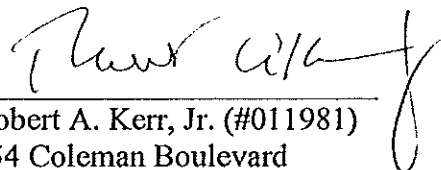
The undersigned hereby submits his report in connection with the Receivership Estate in the above captioned matter.

1. Bahama Sands Development, LLC ("Developer") developed Bahama Sands, a ninety (90) unit condominium complex in North Myrtle Beach, SC (the "Project").
2. By Order filed March 28, 2008 in this matter ("Receiver Order"), the undersigned, Robert A. Kerr, Jr., was appointed Receiver ("Receiver") of the real property and improvements subject to the Plaintiff's mortgage in this foreclosure proceeding.
3. During the month of August 2009, the Receiver took the following actions:
 - a. negotiated contracts and amendments with pre-construction contract parties and their counsel;
 - b. prepared notices of sale for units 502 and 602;
 - c. monitored management company and rental operation for unsold units;
 - d. communicated with regime management company, RAM, regarding various HOA issues;

- e. reviewed and responded to requests of owners for information on HOA issues;
and
- f. communicated regularly by phone and written communications with many parties
in interest.

4. Financial Statements and a bank statement for the period ending July 31, 2009 are attached as Exhibit A and B respectively.

HAGOOD & KERR, PA



Robert A. Kerr, Jr. (#011981)
654 Coleman Boulevard
P.O. Box 220
Mt. Pleasant, SC 29464
(843) 972-1000

RECEIVER

Mt. Pleasant, South Carolina
October 19, 2009.

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

Service Corporation of South Carolina)
)
Plaintiff,)
)
v.)
)
Bahama Sands Development, LLC,)
Landmark Builders of South Carolina, LLC,)
and Janice B. Musante,)
)
Defendants.)
_____)

IN THE COURT OF COMMON PLEAS
CASE NO.: 2008-CP-26-1277

CERTIFICATE OF SERVICE

I, Kathleen B. Larson of full age, hereby certify as follows:

1. I am a Legal Assistant employed by the law firm of Hagood & Kerr, PA, attorneys for Defendant.

2. On October 19, 2009, I served the above-named Plaintiff with true and correct copies of the Receiver's Monthly Report (August 2009) by depositing same in a United States mailbox addressed as follows:

Richard R. Gleissner, Esq.
Finkel Law Firm, LLC
P.O. Box 1799
Columbia, SC 29202

Richard M. Smith, Esquire
McNair Law Firm
121 Screven Street
Georgetown, SC 29440

3. I certify to the best of my knowledge and belief, that the foregoing statements are true and correct.

October 19, 2009

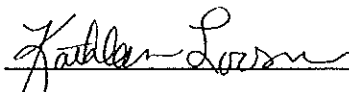


EXHIBIT A

4:11 PM

09/08/09

**Bahama Sands Receivership
Reconciliation Detail**
Bank of SC 190032111, Period Ending 08/31/2009

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						198,865.92
Cleared Transactions						
Checks and Payments - 8 items						
Check	7/27/2009	10420	Bahama Sands Ho...	X	-60,770.88	-60,770.88
Check	8/12/2009	10425	Bahama Sands Ho...	X	-100,000.00	-160,770.88
Check	8/12/2009	10424	Bahama Sands Ho...	X	-60,770.88	-221,541.76
Check	8/12/2009	10423	Burns & Wilcox	X	-16,837.04	-238,378.80
Check	8/20/2009	10426	Hagood & Kerr, PA	X	-1,800.44	-240,179.24
Check	8/21/2009			X	-10.00	-240,189.24
Check	8/25/2009	Wire	Nexity Bank, ABA #...	X	-281,324.51	-521,513.75
Check	8/25/2009	102428	Santee Cooper	X	-14,047.08	-535,560.83
Total Checks and Payments					-535,560.83	-535,560.83
Deposits and Credits - 5 Items						
Deposit	8/7/2009			X	60,770.88	60,770.88
Check	8/12/2009	10421	Bahama Sands Ho...	X	0.00	60,770.88
Check	8/12/2009	10422	Bahama Sands Ho...	X	0.00	60,770.88
Deposit	8/17/2009			X	281,324.51	342,095.39
Deposit	8/28/2009			X	60,770.88	402,866.27
Total Deposits and Credits					402,866.27	402,866.27
Total Cleared Transactions					-132,694.56	-132,694.56
Cleared Balance					-132,694.56	66,171.36
Register Balance as of 08/31/2009					-132,694.56	66,171.36
Ending Balance					-132,694.56	66,171.36

EXHIBIT B

The Bank of South Carolina

515 00001 01
ACCOUNT:

PAGE: 1
08/31/2009

P.O. BOX 538
CHARLESTON, SC 29402
(843) 724-1500
www.banksc.com



HAGOOD & KERR PA
ROBERT A KERR JR RECEIVER FOR
BAHAMA SANDS DEVELOPMENT 30
654 COLEMAN BLVD STE#100 3
MT PLEASANT SC 29464 8

=====
An Important Message for our Customers

Many of you have seen an increase in your service charge over the last few months. This increase is a result of the decline in interest rates. Service charges on your account are determined by an analysis system. We offset the expenses for services rendered on your account with an earnings credit computed for your account. We have not increased the fees we use to compute your expenses. Rather, the increase in service charges is the result of a decrease in the 91-Day U.S. Treasury Bill rate used to calculate the earnings credit. That rate dropped from 3.39% in December 2007 to 0.30% in December 2008. Although the rate has now dropped below 0.10%, we have held it at the December 2008 level for your benefit. We appreciate your business and are glad to be able to provide this assistance during these tough economic times.

=====
COMMERCIAL CHECKING ACCOUNT 190032111
=====

MINIMUM BALANCE	5,400.48	LAST STATEMENT 07/31/09	198,865.92
AVG AVAILABLE BALANCE	135,163.58	3 CREDITS	402,866.27
AVERAGE BALANCE	143,004.98	8 DEBITS	535,560.83
		THIS STATEMENT 08/31/09	66,171.36

----- DEPOSITS -----
REF #.....DATE.....AMOUNT REF #.....DATE.....AMOUNT REF #.....DATE.....AMOUNT
08/07 60,770.88 ✓ 08/31 60,770.88 ✓

----- OTHER CREDITS -----
DESCRIPTION DATE AMOUNT
WIRE TRANSFER INCOMING 08/21 281,324.51 ✓

*** CONTINUED ***

9/18/09
[Signature]



Personal Service with a Capital E.

Please ask us how to sign up.

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

The Bank of South Carolina

515 00001 01

PAGE: 2

P.O. BOX 538
CHARLESTON, SC 29402
(843) 724-1500
www.banksc.com

ACCOUNT:

190032111 08/31/2009



HAGOOD & KERR PA

COMMERCIAL CHECKING ACCOUNT 190032111

CHECKS					
CHECK #	DATE	AMOUNT	CHECK #	DATE	AMOUNT
10420*	08/03	60,770.88	10424	08/17	60,770.88
10423	08/21	16,837.04	10425	08/17	100,000.00
			10426*	08/20	1,800.44
			10428	08/28	14,047.08

(*) INDICATES A GAP IN CHECK NUMBER SEQUENCE

OTHER DEBITS		
DESCRIPTION	DATE	AMOUNT
WIRE FEE	08/21	10.00
WIRE TRANSFER OUTGOING	08/25	281,324.51

DAILY BALANCE					
DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
08/03	138,095.04	08/20	36,294.60	08/28	5,400.48
08/07	198,865.92	08/21	300,772.07	08/31	66,171.36
08/17	38,095.04	08/25	19,447.56		

- END OF STATEMENT -



Please ask us how to sign up.

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

MISCELLANEOUS DEBIT TRANSACTION FORM

ACCOUNT NAME *Hagood + Kerr PA* DATE *8/21/09*

PREPARED BY *Sue...*

CUSTOMER SIGNATURE *MOB* 10.00

DESCRIPTION / REMARKS
Wire Fee 058

090032111

⑆5401⑆2000⑆ 0190032111⑆ 058 ⑆0000001000⑆

0 \$10.00 08/21/2009

MISCELLANEOUS DEBIT TRANSACTION FORM

ACCOUNT NAME *Hagood + Kerr* DATE *8/25/09*

PREPARED BY *Be...*

CUSTOMER SIGNATURE *MOB* 281324.51

DESCRIPTION / REMARKS
OUTGOING WIRE 047

Bahama Sands 0190032111

⑆5401⑆2000⑆ 0190032111⑆ 047 ⑆0028132451⑆

0 \$281,324.51 08/25/2009

BAHAMA SANDS DEVELOPMENT
PO BOX 220
MOUNT PLEASANT, SC 29465

The Bank of South Carolina CHARLESTON, SC 10420

RECEIVED 8/12/2009
AUG 30 2009

PAY TO THE ORDER OF Bahama Sands Homeowners Association \$ **60,770.88

Sixty Thousand Seven Hundred Seventy and 88/100 DOLLARS

MEMO Bahama Sands Homeowners Association

⑆010420⑆ ⑆053201872⑆0190032111⑆

10420 \$60,770.88 08/03/2009

BAHAMA SANDS DEVELOPMENT
PO BOX 220
MOUNT PLEASANT, SC 29465

The Bank of South Carolina CHARLESTON, SC 10423

RECEIVED 8/12/2009

PAY TO THE ORDER OF Burns & Wilcox \$ **16,837.04

Sixteen Thousand Eight Hundred Thirty-Seven and 04/100 DOLLARS

MEMO Burns & Wilcox

⑆010423⑆ ⑆053201872⑆0190032111⑆ ⑆0001683704⑆

10423 \$16,837.04 08/21/2009

BAHAMA SANDS DEVELOPMENT
PO BOX 220
MOUNT PLEASANT, SC 29465

The Bank of South Carolina CHARLESTON, SC 10424

RECEIVED 8/12/2009
AUG 13 2009

PAY TO THE ORDER OF Bahama Sands Homeowners Association \$ **60,770.88

Sixty Thousand Seven Hundred Seventy and 00/100 DOLLARS

MEMO Bahama Sands Homeowners Association

Insurance Installment # 2

⑆010424⑆ ⑆053201872⑆0190032111⑆

10424 \$60,770.88 08/17/2009

BAHAMA SANDS DEVELOPMENT
PO BOX 220
MOUNT PLEASANT, SC 29465

The Bank of South Carolina CHARLESTON, SC 10425

RECEIVED 8/12/2009

PAY TO THE ORDER OF Bahama Sands Homeowners Association \$ **100,000.00

One Hundred Thousand and 00/100 DOLLARS

MEMO Bahama Sands Homeowners Association

Receiver Dues

⑆010425⑆ ⑆053201872⑆0190032111⑆

10425 \$100,000.00 08/17/2009

BAHAMA SANDS DEVELOPMENT
PO BOX 220
MOUNT PLEASANT, SC 29465

The Bank of South Carolina CHARLESTON, SC 10426

RECEIVED 8/20/2009

PAY TO THE ORDER OF Hagood & Kerr, PA \$ **1,800.44

One Thousand Eight Hundred and 44/100 DOLLARS

MEMO Hagood & Kerr, PA
654 Coleman Blvd
Suite 100
Mt. Pleasant, SC 29464

⑆010426⑆ ⑆053201872⑆0190032111⑆

10426 \$1,800.44 08/20/2009

BAHAMA SANDS DEVELOPMENT
PO BOX 220
MOUNT PLEASANT, SC 29465

The Bank of South Carolina CHARLESTON, SC 10428

RECEIVED 8/26/2009

PAY TO THE ORDER OF Santee Cooper \$ **14,047.08

Fourteen Thousand Forty-Seven and 08/100 DOLLARS

MEMO Santee Cooper
P.O. Box 188
Moncks Corner, SC 29461-0188

⑆010428⑆ ⑆053201872⑆0190032111⑆ ⑆0001404708⑆

10428 \$14,047.08 08/28/2009