

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 (JUNE 2009)**

HORRY COUNTY  
 09 OCT 21 AM 10:04  
 MELANIE HUGGINS  
 CLERK OF COURT

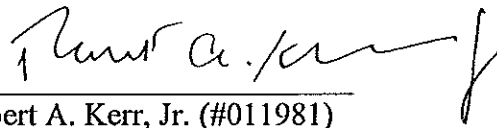
The undersigned hereby submits his report in connection with the Receivership Estate in the above captioned matter.

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 June 2009, the Receiver took the following actions:
  - a. negotiated contracts and amendments with pre-construction contract parties and their counsel;
  - b. monitored management company and rental operation for unsold units;
  - c. communicated with regime management company, RAM, regarding various HOA issues;
  - d. obtained an Order from the Court allowing the Receiver to sell units free and clear of equitable lien claims;

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

4. Financial Statements and a bank statement for the period ending June 30, 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 )

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

Service Corporation of South Carolina )  
 )  
Plaintiff, )

**CERTIFICATE OF SERVICE**

v. )

Bahama Sands Development, LLC, )  
Landmark Builders of South Carolina, LLC, )  
and Janice B. Musante, )  
 )  
Defendants. )  
\_\_\_\_\_ )

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 (June 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

Kathleen Lorn

**EXHIBIT A**

3:24 PM

07/08/09

**Bahama Sands Receivership**  
**Reconciliation Summary**  
Bank of SC 190032111, Period Ending 06/30/2009

	<u>Jun 30, 09</u>
Beginning Balance	95,135.72
Cleared Transactions	
Checks and Payments - 3 Items	<u>-9,676.41</u>
Total Cleared Transactions	<u>-9,676.41</u>
Cleared Balance	<u>85,459.31</u>
Register Balance as of 06/30/2009	85,459.31
Ending Balance	85,459.31

✓ 7/8/09  
[Signature]

3:24 PM

07/08/09

**Bahama Sands Receivership**  
**Reconciliation Detail**  
Bank of SC 190032111, Period Ending 06/30/2009

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						95,135.72
Cleared Transactions						
Checks and Payments - 3 items						
Check	6/18/2009	10416	Santee Cooper	X	-7,342.51	-7,342.51
Check	6/22/2009	10417	Hagood & Kerr, PA	X	-2,332.18	-9,674.69
Check	6/30/2009			X	-1.72	-9,676.41
Total Checks and Payments					-9,676.41	-9,676.41
Total Cleared Transactions					-9,676.41	-9,676.41
Cleared Balance					-9,676.41	85,459.31
Register Balance as of 06/30/2009					-9,676.41	85,459.31
Ending Balance					-9,676.41	85,459.31

## EXHIBIT B

# The Bank of South Carolina

515 00001 01  
ACCOUNT:

PAGE: 1  
190032111 06/30/2009

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 0  
MT PLEASANT SC 29464 2

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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.

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COMMERCIAL CHECKING ACCOUNT 190032111

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MINIMUM BALANCE	85,461.03	LAST STATEMENT 05/29/09	95,135.72
AVG AVAILABLE BALANCE	92,800.55	CREDITS	.00
AVERAGE BALANCE	92,800.55	3 DEBITS	9,676.41
		THIS STATEMENT 06/30/09	85,459.31

*Handwritten:* 7/8/09  
OK

CHECKS					
CHECK #..DATE.....	AMOUNT	CHECK #..DATE.....	AMOUNT	CHECK #..DATE.....	AMOUNT
10416 06/24	7,342.51	10417 06/23	2,332.18		

OTHER DEBITS		
DESCRIPTION	DATE	AMOUNT
SERVICE CHARGE	06/30	1.72

DAILY BALANCE					
DATE.....	BALANCE	DATE.....	BALANCE	DATE.....	BALANCE
06/23	92,803.54	06/24	85,461.03	06/30	85,459.31

- END OF STATEMENT -



Personal Service with a Capital E.

Please ask us how to sign up.

BAHAMA SANDS DEVELOPMENT  
 PO BOX 220  
 MOUNT PLEASANT, SC 29465

*The Bank of South Carolina* CHARLESTON SC 10416  
 6/18/2009

PAY TO THE ORDER OF Santee Cooper \$ 7,342.51  
 Seven Thousand Three Hundred Forty-Two and 51/100 DOLLARS

Santee Cooper  
 P.O. Box 158  
 Moncks Corner, SC 29461-0188

MEMO Acct# 2084320000

#010416# ⑆053201872⑆0190032111⑆ /0000734251/

10416 \$7,342.51 06/24/2009

BAHAMA SANDS DEVELOPMENT  
 PO BOX 220  
 MOUNT PLEASANT, SC 29465

*The Bank of South Carolina* CHARLESTON SC 10417  
 6/22/2009

PAY TO THE ORDER OF Hagood & Kerr, PA \$ 2,332.18  
 Two Thousand Three Hundred Thirty-Two and 18/100 DOLLARS

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

MEMO

#010417# ⑆053201872⑆0190032111⑆

10417 \$2,332.18 06/23/2009