

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, )

**RECEIVER'S MONTHLY**  
**REPORT (JUNE 2008)**

v. )

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

Defendants. )

FILED  
HORRY COUNTY  
2008 AUG 27 11:11:00  
MELANIE HUGGINS  
CLERK OF COURT

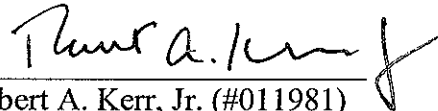
The undersigned hereby submits his report in connection with the Receivership Estate in the above captioned matter.

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 2008, the Receiver took the following actions:
  - a. requested and received from the Court clarification on receiver powers and authority;
  - b. negotiated contract amendments with pre-construction contract parties;
  - c. concluded the sale of Unit 504;
  - d. concluded negotiations and entered into management agreement regarding rental operation for unsold units;
  - e. continued to evaluate potential insurance changes cost savings; 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 June 30, 2008 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  
August 26, 2008.

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**

FILED  
 HORRY COUNTY  
 2008 AUG 27 AM 11:05  
 MELANIE HUGGINS  
 CLERK OF COURT

I, Robert A. Kerr, Jr., of full age, hereby certify as follows:

1. I am an attorney-at-law admitted to practice before this Court and am a member of the law firm of Hagood & Kerr, PA, attorneys for Defendant.

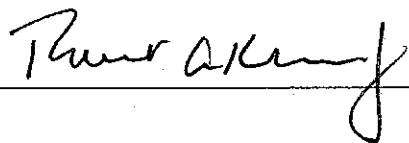
2. On August 26, 2008, I served the above-named Plaintiff with true and correct copies of the Receiver's Monthly Report (June 2008) by depositing same in a United States mailbox addressed as follows:

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.

August 26, 2008

  
 \_\_\_\_\_

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 1  
MT PLEASANT SC 29464 5

~MESSAGE TO OUR PERSONAL ACCOUNT HOLDERS~

The Bank of South Carolina now offers online ESafe Bill Pay for our personal account holders.  
ESafe Bill Pay features include:  
~Easy payee set up allowing users to pay any merchant  
~Flexible payment scheduling options  
~Ability to pay from multiple personal checking accounts  
~View payment history  
Please see one of our Personal Bankers to sign up for the new ESafe Bill Pay service!

COMMERCIAL CHECKING ACCOUNT 190032111

		LAST STATEMENT 05/30/08	27,968.16 ✓
MINIMUM BALANCE	27,968.16	1 CREDITS	471,617.85 ✓
AVG AVAILABLE BALANCE	254,460.36	5 DEBITS	420,854.00
AVERAGE BALANCE	254,460.36	THIS STATEMENT 06/30/08	78,732.01 ✓

----- OTHER CREDITS -----			
DESCRIPTION		DATE	AMOUNT
WIRE TRANSFER INCOMING		06/13	471,617.85 ✓

----- CHECKS -----			
CHECK #..DATE.....AMOUNT	CHECK #..DATE.....AMOUNT	CHECK #..DATE.....AMOUNT	
10302 06/26 10,799.15 ✓	10303 06/27 10,034.85 ✓		

----- OTHER DEBITS -----			
DESCRIPTION		DATE	AMOUNT
WIRE FEE		06/13	10.00
WIRE FEE		06/27	10.00
WIRE TRANSFER OUTGOING		06/27	400,000.00

----- DAILY BALANCE -----			
DATE.....BALANCE	DATE.....BALANCE	DATE.....BALANCE	
06/13 499,576.01	06/26 488,776.86	06/27 78,732.01	

- END OF STATEMENT -

**OnLine Banking**

# ESAFE

**Personal Service with a Capital E.**

**Please ask us how to sign up.**

WIRE TRANSFER FEE DEBIT FORM

ACCOUNT NAME Hagood + Kerr Pa DATE 6/13/08

PREPARED BY Bu [Signature]

DESCRIPTION	AMOUNT
Wire Transfer Fee	\$ 10.00
	TRAN CODE * 0 5 B
	ACCOUNT NUMBER * 0190032111

\*0532018720 0190032111 05B \*0000001000\*

WIRE TRANSFER FEE DEBIT FORM

ACCOUNT NAME Hagood + Kerr PA DATE 6/27/08

PREPARED BY L Thompson Research

DESCRIPTION	AMOUNT
Wire Transfer Fee	\$ 10.00
	TRAN CODE * 0 5 B
	ACCOUNT NUMBER * 190032111

\*0532018720 0190032111 05B \*0000001000\*

0 \$10.00 06/13/2008

0 \$10.00 06/27/2008

DEBIT THE BANK OF SOUTH CAROLINA

TODAY 6/27/08 WE HAVE CHARGED YOUR ACCOUNT AMOUNT 400,000.00

COVERING: Wire Nexity Bank  
BNF Bahama Sands

ACCOUNT NUMBER 190032111 TRAN 047 AUTHORIZED SIGNATURE Rhett Bearden

ACCOUNT NAME Hagood + Kerr PA  
654 Coleman Blvd STE #100  
Mt Pleasant SC 29464

\*0532018720 0190032111 047 \*0040000000\*

BAHAMA SANDS DEVELOPMENT

PAY TO THE ORDER OF Hagood & Kerr, PA \$ 10,799.15

Ten Thousand Seven Hundred Ninety-Nine and 15/100 DOLLARS

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

MEMO 53108 invoice

\*010302\* \*0532018720 190032111\* \*0001079915\*

0 \$400,000.00 06/27/2008

10302 \$10,799.15 06/26/2008

05300020L  
DL/27/2008  
6431237774

This is a LEGAL COPY of your check. You can use it the same way you would use the original check.

BAHAMA SANDS DEVELOPMENT

PAY TO THE ORDER OF Sandra Cooper \$ 10,034.85

Ten Thousand Three-Four and 85/100 DOLLARS

Sandra Cooper  
P.O. Box 188  
Moncks Corner, SC 29511-0188

\*010303\* \*0532018720 190032111\* \*0001003485\*

10303 \$10,034.85 06/27/2008

5:18 PM  
07-02-08

**Bahama Sands Receivership**  
**Reconciliation Summary**  
Bank of SC 190032111, Period Ending 2008-06-30

	<u>Jun 30, 08</u>
Beginning Balance	27,968.16
Cleared Transactions	
Checks and Payments - 5 items	-420,854.00
Deposits and Credits - 1 item	471,617.85
Total Cleared Transactions	<u>50,763.85</u>
Cleared Balance	<u>78,732.01</u>
Uncleared Transactions	
Checks and Payments - 1 item	-5,000.00
Total Uncleared Transactions	<u>-5,000.00</u>
Register Balance as of 2008-06-30	<u>73,732.01</u>
Ending Balance	<u>73,732.01</u>

*SR*  
*7/2/08*