

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 (OCTOBER 2008)**

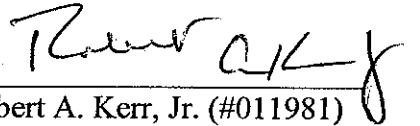
HORRY COUNTY
 09 JAN -5 AM 11:47
 MELANIE HUGGINS
 CLERK OF COURTS

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 October 2008, 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. communicated regularly by phone and written communications with many parties in interest.

4. Financial Statements and a bank statement for the period ending October 31, 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
January 2, 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,)

v.)

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

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 January 2, 2009, I served the above-named Plaintiff with true and correct copies of the Receiver's Monthly Report (October 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.

January 2, 2009

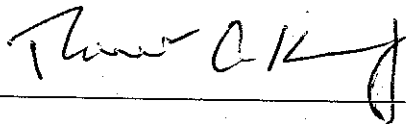


EXHIBIT A

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11/11/08

**Bahama Sands Receivership
Reconciliation Summary**
Bank of SC 190032111, Period Ending 10/31/2008

	<u>Oct 31, 08</u>
Beginning Balance	65,940.48
Cleared Transactions	
Checks and Payments - 2 items	-18,505.94
Total Cleared Transactions	<u>-18,505.94</u>
Cleared Balance	<u>47,434.54</u>
Uncleared Transactions	
Checks and Payments - 1 item	-5,169.56
Deposits and Credits - 1 item	0.00
Total Uncleared Transactions	<u>-5,169.56</u>
Register Balance as of 10/31/2008	<u>42,264.98</u>
Ending Balance	<u>42,264.98</u>

✓ 11/11/08
on ✓

11:36 AM

11/11/08

**Bahama Sands Receivership
Reconciliation Detail
Bank of SC 190032111, Period Ending 10/31/2008**

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						
Cleared Transactions						65,940.48
Checks and Payments - 2 items						
Check	10/14/2008	10316	Santee Cooper	X	-10,289.97	-10,289.97
Check	10/20/2008	10317	Hagood & Kerr, PA	X	-8,215.97	-18,505.94
Total Checks and Payments					-18,505.94	-18,505.94
Total Cleared Transactions					-18,505.94	-18,505.94
Cleared Balance					-18,505.94	47,434.54
Uncleared Transactions						
Checks and Payments - 1 item						
Check	10/30/2008	10318	Santee Cooper		-5,169.56	-5,169.56
Total Checks and Payments					-5,169.56	-5,169.56
Deposits and Credits - 1 item						
Deposit	8/21/2008				0.00	0.00
Total Deposits and Credits					0.00	0.00
Total Uncleared Transactions					-5,169.56	-5,169.56
Register Balance as of 10/31/2008					-23,675.50	42,264.98
Ending Balance					-23,675.50	42,264.98

EXHIBIT B

The Bank of South Carolina

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

515 00001 01
 ACCOUNT:

PAGE: 1
 190032111 10/31/2008



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

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~OUR SPECIAL OFFER TO YOU~

FACT: Our Mortgage Department has funded over \$26,000,000.00 to current homeowners within the Charleston area alone.
 FACT: Our President, Mr. Lane, has agreed to make funds available to close YOUR home loan.**
 See our insert for special incentives and contact your closest branch.
 **Funds are subject to loan approval and terms with our Mortgage Department.

COMMERCIAL CHECKING ACCOUNT 190032111

MINIMUM BALANCE	47,434.54	LAST STATEMENT 09/30/08	65,940.48 ✓
AVG AVAILABLE BALANCE	58,776.89	CREDITS	.00 ✓
AVERAGE BALANCE	58,776.89	2 DEBITS	18,505.94 ✓
		THIS STATEMENT 10/31/08	47,434.54 ✓

11/11/08
[Signature]

CHECKS	
CHECK #..DATE.....AMOUNT	CHECK #..DATE.....AMOUNT
10316 10/20 10,289.97 ✓	10317 10/20 8,215.97 ✓

DAILY BALANCE	
DATE.....BALANCE	DATE.....BALANCE
10/20 47,434.54	

- END OF STATEMENT -



OnLine Banking
E-SAFE
 Personal Service with a Capital E.
 Please ask us how to sign up.

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

053000206
10/20/2008
6437703551

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

001100863 10/17/2008
0012786760

BAHAMA SANDS DEVELOPMENT
PO BOX 220
MOUNT PLEASANT, SC 29505

The Bank of South Carolina CHARLESTON, SC 10316

01402227 10142208

Pay to the order of Santos Cooper \$ 10,289.97

For Ten Thousand Two Hundred Eighty Nine and 97/100

Santos Cooper
P.O. Box 180
Methus Corner, SC 29561-0188

MEMO 09/30/2008 Invoice 3295

10316 1033204872019032111

⑆010316⑆ ⑆053204872019032111⑆ ⑆000021597⑆

10316 \$10,289.97 10/20/2008

BAHAMA SANDS DEVELOPMENT
PO BOX 220
MOUNT PLEASANT, SC 29505

The Bank of South Carolina CHARLESTON, SC 10317

07-107632 10/20/2008

PAY TO THE ORDER OF Hagood & Kerr, PA \$ 8,215.97

Eight Thousand Two Hundred Fifteen and 97/100

Hagood & Kerr, PA
654 Coleman Blvd
Suite 100
Mt. Pleasant, SC 29564

MEMO 09/30/2008 Invoice 3295

10317 1033204872019032111

10317 \$8,215.97 10/20/2008