

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 (FEBRUARY 2009)**

FILED
 HURRY COUNTY
 2009 APR 23 AM 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 February 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. reviewed and responded to requests of owners for information on HOA issues;
 and

- e. began review of insurance coverage and premiums;
 - f. communicated regularly by phone and written communications with many parties in interest.
4. Financial Statements and a bank statement for the period ending February 28, 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
April 22, 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

FILED
HORRY COUNTY
2009 APR 23 AM 11:00
MELANIE HUGGINS
CLERK OF COURT

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 April 22, 2009, I served the above-named Plaintiff with true and correct copies of the Receiver's Monthly Report (February 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.

April 22, 2009

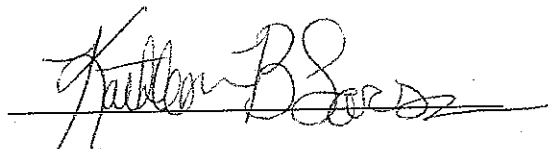


EXHIBIT A

2:52 PM
03/05/09

Bahama Sands Receivership
Reconciliation Summary
Bank of SC 190032111, Period Ending 02/28/2009

	<u>Feb 28, 09</u>
Beginning Balance	3,316.03
Cleared Transactions	
Checks and Payments - 4 items	-33,930.81
Deposits and Credits - 2 items	41,443.50
Total Cleared Transactions	<u>7,512.69</u>
Cleared Balance	<u>10,828.72</u>
Register Balance as of 02/28/2009	10,828.72
Ending Balance	10,828.72

✓
3/5/09
[Signature]

2:52 PM
03/05/09

Bahama Sands Receivership Reconciliation Detail

Bank of SC 190032111, Period Ending 02/28/2009

Type	Date	Num	Name	Clr	Amount	Balance
						3,316.03
Beginning Balance						
Cleared Transactions						
Checks and Payments - 4 items						
Check	2/4/2009	10406	Santee Cooper	X	-5,862.35	-5,862.35
Check	2/6/2009	EFT	Crescent Bank	X	-20,000.00	-25,862.35
Check	2/20/2009	10407	Hagood & Kerr, PA	X	-8,027.06	-33,889.41
Check	2/28/2009			X	-41.40	-33,930.81
Total Checks and Payments					<u>-33,930.81</u>	<u>-33,930.81</u>
Deposits and Credits - 2 items						
Deposit	2/2/2009			X	35,278.98	35,278.98
Deposit	2/23/2009			X	6,164.52	41,443.50
Total Deposits and Credits					<u>41,443.50</u>	<u>41,443.50</u>
Total Cleared Transactions					<u>7,512.69</u>	<u>7,512.69</u>
Cleared Balance					<u>7,512.69</u>	<u>10,828.72</u>
Register Balance as of 02/28/2009					<u>7,512.69</u>	<u>10,828.72</u>
Ending Balance					<u><u>7,512.69</u></u>	<u><u>10,828.72</u></u>

EXHIBIT B

The Bank of South Carolina

515 00001 01
ACCOUNT:

190032111 PAGE: 1
02/27/2009

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
654 COLEMAN BLVD STE#100
MT PLEASANT SC 29464

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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.

COMMERCIAL CHECKING ACCOUNT 190032111

MINIMUM BALANCE	10,840.12	LAST STATEMENT 01/30/09	3,316.03
AVG AVAILABLE BALANCE	18,184.29	2 CREDITS	41,443.50
AVERAGE BALANCE	18,184.29	7 DEBITS	33,930.81
		THIS STATEMENT 02/27/09	10,828.72

Handwritten: 3/10/09

DESCRIPTION	DATE	AMOUNT
WIRE TRANSFER INCOMING	02/02	35,278.98
WIRE TRANSFER INCOMING	02/23	6,164.52

CHECK #..DATE.....AMOUNT	CHECK #..DATE.....AMOUNT
10406 02/18 5,862.35	10407 02/23 8,027.06

DESCRIPTION	DATE	AMOUNT
WIRE FEE	02/02	10.00
WIRE FEE	02/06	10.00

*** CONTINUED ***

OnLine Banking
ESAFE
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

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

515 00001 01
ACCOUNT:

190032111 PAGE: 2
02/27/2009



HAGOOD & KERR PA

COMMERCIAL CHECKING ACCOUNT 190032111

DESCRIPTION	DATE	AMOUNT
WIRE TRANSFER OUTGOING	02/06	20,000.00 ✓
WIRE FEE	02/23	10.00
SERVICE CHARGE	02/27	11.40 ✓

DAILY BALANCE		DAILY BALANCE	
DATE	BALANCE	DATE	BALANCE
02/02	38,585.01	02/18	12,712.66
02/06	18,575.01	02/23	10,840.12

DATE	BALANCE
02/27	10,828.72

- END OF STATEMENT -

OnLine Banking

ESAFE

Personal Service with a Capital E.
Please ask us how to sign up.

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

HAGOOD

WIRE TRANSFER FEE DEBIT FORM

DATE 2-2-09

ACCOUNT NAME Hagood & Kerr

PREPARED BY [Signature]

DESCRIPTION

AMOUNT \$ 10.00

TRAIL CODE * 0.5.8

ACCOUNT NUMBER *0190032111

053201872 0190032111* 058 #0000001000*

HAGOOD

WIRE TRANSFER FEE DEBIT FORM

DATE 2/6/09

ACCOUNT NAME Hagood & Kerr

PREPARED BY JESSICA S Branch

DESCRIPTION

AMOUNT \$ 10.00

TRAIL CODE * 0.5.8

ACCOUNT NUMBER *0190032111

053201872 0190032111* 058 #0000001000*

0 \$10.00 02/02/2009

DEBIT THE BANK OF SOUTH CAROLINA

AMOUNT 20,000.00

TODAY, 2/2/09, WE HAVE CHARGED YOUR ACCOUNT

COVERING: WIRE TO: Crescent BK

BWF: Bahama Sands HA

ACCOUNT NUMBER 0190032111

TRAN 017

AUTHORIZED SIGNATURE [Signature]

ACCOUNT NAME Hagood & Kerr PA

654 Coleman Blvd STE #100

Mt Pleasant SC 29464

053201872 0190032111* 047 #0002000000*

0 \$10.00 02/06/2009

HAGOOD

WIRE TRANSFER FEE DEBIT FORM

DATE 2/23/09

ACCOUNT NAME Hagood and Kerr

PREPARED BY [Signature] Branch

DESCRIPTION

AMOUNT \$ 10.00

TRAIL CODE * 0.5.8

ACCOUNT NUMBER *0190032111

053201872 0190032111* 058 #0000001000*

0 \$20,000.00 02/06/2009

BAHAMA SANDS DEVELOPMENT

10406

2/18/2009

AMOUNT \$ 5,862.35

Five Thousand Eight Hundred Sixty-Two and 35/100

MEMO

010406 *053201872* 0190032111* #0000582315*

10406 \$5,862.35 02/18/2009

0 \$10.00 02/23/2009

BAHAMA SANDS DEVELOPMENT

10407

2/20/2009

AMOUNT \$ 8,027.06

Eight Thousand Twenty-Seven and 06/100

MEMO

010407 *053201872* 0190032111* #0000602706*

10407 \$8,027.06 02/23/2009