

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 2009)**

HORRY COUNTY
 10 FEB 18 AM 10:42
 RECEIVED BY CLERK OF COURT

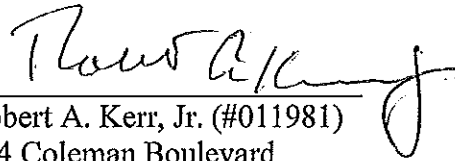
The undersigned hereby submits his report in connection with the Receivership Estate in the above captioned matter.

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 October 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. 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, 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
February 15, 2010.

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

HORRY COUNTY
 10 FEB 18 AM 10:42
 MELANIE HARRIS-BOARD
 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 February 15, 2010, I served the above-named Plaintiff with true and correct copies of the Receiver's Monthly Report (October 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.

February 15, 2010

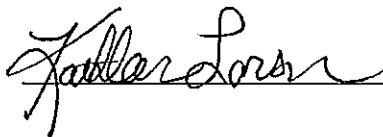


EXHIBIT A

2:51 PM

11/04/09

Bahama Sands Receivership
Reconciliation Summary
Bank of SC 190032111, Period Ending 10/31/2009

	<u>Oct 31, 09</u>
Beginning Balance	121,677.96
Cleared Transactions	
Checks and Payments - 11 Items	-493,343.10
Deposits and Credits - 2 Items	469,772.80
Total Cleared Transactions	<u>-23,570.30</u>
Cleared Balance	<u>98,107.66</u>
Register Balance as of 10/31/2009	98,107.66
Ending Balance	98,107.66

✓ 11/4/09
JM

2:51 PM

11/04/09

Bahama Sands Receivership
Reconciliation Detail
 Bank of SC 190032111, Period Ending 10/31/2009

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						121,677.96
Cleared Transactions						
Checks and Payments - 11 Items						
Check	9/25/2009	102430	Santee Cooper	X	-11,580.48	-11,580.48
Check	10/5/2009	Wire	Nexity Bank	X	-228,825.61	-240,406.09
Check	10/6/2009	EFT	The Bank of South ...	X	-10.00	-240,416.09
Check	10/5/2009	EFT	The Bank of South ...	X	-10.00	-240,426.09
Check	10/6/2009	Wire	Nexity Bank	X	-60,000.00	-300,426.09
Check	10/14/2009	Wire	Nexity Bank	X	-180,947.19	-481,373.28
Check	10/14/2009	EFT	The Bank of South ...	X	-10.00	-481,383.28
Check	10/14/2009	EFT	The Bank of South ...	X	-10.00	-481,393.28
Check	10/20/2009	10431	Hagood & Kerr, PA	X	-2,988.17	-484,381.45
Check	10/21/2009	10432	Santee Cooper	X	-8,960.78	-493,342.23
Check	10/31/2009			X	-0.87	-493,343.10
Total Checks and Payments					-493,343.10	-493,343.10
Deposits and Credits - 2 Items						
Deposit	10/5/2009			X	288,825.61	288,825.61
Deposit	10/14/2009			X	180,947.19	469,772.80
Total Deposits and Credits					469,772.80	469,772.80
Total Cleared Transactions					-23,570.30	-23,570.30
Cleared Balance					-23,570.30	98,107.66
Register Balance as of 10/31/2009					-23,570.30	98,107.66
Ending Balance					-23,570.30	98,107.66

EXHIBIT B

The Bank of South Carolina

515 00001 01
ACCOUNT:

PAGE: 1
190032111 10/30/2009

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
654 COLEMAN BLVD STE#100
MT PLEASANT SC 29464

30
1
4

*****IMPORTANT TIP FOR ESAFE USERS*****

"Spyware" is software that collects data without the prior knowledge or informed consent of the data's owner. The Bank of South Carolina encourages you to implement steps to prevent and detect spyware on your own computer. Also, please be aware of the risks associated with the use of public computers to connect to ESafe because of the uncertainty of what spyware may have been installed on the public equipment.

COMMERCIAL CHECKING ACCOUNT 190032111

MINIMUM BALANCE	98,108.53	LAST STATEMENT 09/30/09	121,677.96
AVG AVAILABLE BALANCE	109,594.71	2 CREDITS	469,772.80
AVERAGE BALANCE	109,594.71	11 DEBITS	493,343.10
		THIS STATEMENT 10/30/09	98,107.66

11/4/09
DM

----- OTHER CREDITS -----

DESCRIPTION	DATE	AMOUNT
WIRE TRANSFER INCOMING	10/05	288,825.61
INCOMING WIRE FROM: MURRAY LAW OFFICE/BAHAMA SANDS	10/14	180,947.19

----- CHECKS -----

CHECK #..DATE.....AMOUNT	CHECK #..DATE.....AMOUNT	CHECK #..DATE.....AMOUNT
10430 10/01 11,580.48	10431 10/22 2,988.17	10432 10/27 8,960.78

----- OTHER DEBITS -----

DESCRIPTION	DATE	AMOUNT
WIRE FEE	10/05	10.00
WIRE TRANSFER FEE	10/05	10.00
OUTGOING WIRE-BAHAMA SANDS	10/05	228,825.61
OUTGOING WIRE-BAHAMA SANDS	10/06	60,000.00
WIRE TRANSFER FEE	10/14	10.00
WIRE TRANSFER FEE	10/14	10.00
OUTGOING WIRE TO: BAHAMA SANDS	10/14	180,947.19
SERVICE CHARGE	10/30	.87

*** CONTINUED ***



Please ask us how to sign up.

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

The Bank of South Carolina

515 00001 01
ACCOUNT:

PAGE: 2
190032111 10/30/2009

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



HAGOOD & KERR PA

=====

COMMERCIAL CHECKING ACCOUNT 190032111

=====

DATE.....BALANCE		DAILY BALANCE		DATE.....BALANCE	
10/01	110,097.48	10/14	110,057.48	10/30	98,107.66
10/05	170,077.48	10/22	107,069.31		
10/06	110,077.48	10/27	98,108.53		

- 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* DATE *10/5/09*

PREPARED BY *K. Kash*

CUSTOMER SIGNATURE *R. Seard* 1000

DESCRIPTION/REMARKS *Wire Fee* 058

0190032111

⑆5101⑆ 2000⑆ 0190032111⑆ 058 ⑆000001000⑆

0 \$10.00 10/05/2009

BAHAMA SANDS DEVELOPMENT *The Bank of South Carolina* CHECK # 10430

PO BOX 118 MOUNT PLEASANT, SC 29526 ⑆1020209

PAY TO THE ORDER OF *Santee Cooper* \$ ⑆11,580.48

Eleven Thousand Five Hundred Eighty and 48/100 DOLLARS

Santee Cooper
P.O. Box 118
Moncks Corner, SC 29461-0118

MEMO *Plawak*

Account # 2024320000

⑆010430⑆ ⑆1053201872⑆ ⑆190032111⑆ ⑆0001158048⑆

10430 \$11,580.48 10/01/2009

BAHAMA SANDS DEVELOPMENT *The Bank of South Carolina* CHECK # 10431

PO BOX 118 MOUNT PLEASANT, SC 29526 ⑆1020209

PAY TO THE ORDER OF *Hagood & Kerr, PA* \$ ⑆2,988.17

Two Thousand Nine Hundred Eighty Eight and 17/100 DOLLARS

Hagood & Kerr, PA
654 Coleman Blvd
Suite 100
Mt Pleasant, SC 29494

MEMO *Plawak*

Account # 3283

⑆010431⑆ ⑆1053201872⑆ ⑆190032111⑆

10431 \$2,988.17 10/22/2009

BAHAMA SANDS DEVELOPMENT *The Bank of South Carolina* CHECK # 10432

PO BOX 118 MOUNT PLEASANT, SC 29526 ⑆1020209

PAY TO THE ORDER OF *Santee Cooper* \$ ⑆8,960.78

Eight Thousand Nine Hundred Sixty and 78/100 DOLLARS

Santee Cooper
P.O. Box 118
Moncks Corner, SC 29461-0118

MEMO *Plawak*

Account # 2024320000

⑆010432⑆ ⑆1053201872⑆ ⑆190032111⑆ ⑆0000896078⑆

10432 \$8,960.78 10/27/2009