

IN THE SUPERIOR COURT OF RABUN COUNTY  
STATE OF GEORGIA

UNITED COMMUNITY BANK,	:	
	:	
Plaintiff,	:	Civil Action
	:	
GC LOT LOAN, LLC, a Georgia limited liability	:	
Company and RL PROP 2011-1 INVESTMENTS	:	
LLC, a Delaware limited liability company,	:	
	:	
Intervenors and Plaintiffs,	:	
	:	File No. 2012-CV-0315-S
v.	:	
	:	
SELAF WATERFALL DEVELOPMENT CO.,	:	
LLC, SELAF WATERFALL COUNTRY CLUB,	:	
LLC, SELAF WATERFALL WATER AND	:	
SEWER, LLC, and SELAF WATERFALL	:	Judge Russell W. Smith
HOLDING CO., LLC,	:	
	:	
Defendants	:	
	:	

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**Fourth Interim Report of the Receiver**

Hays Financial Consulting, LLC, the Receiver (the "Receiver") appointed pursuant to an Order of this Court on August 2, 2012 (the "Appointment Order"), for the property (the "Property") of the Defendants, pursuant to the Appointment Order, hereby files this Fourth Interim Report of the Receiver (the "Report") in order to provide: 1) information regarding the Property, including the assets, operations, and financial status of the facility known as the Lake Burton Club ("LBC" and, collectively hereinafter, the "Receivership Estate"), for the period from November 1, 2012, through December 4, 2012; and 2) financial statements related to the Property for the month of November, 2012.

**Overview**

On or about November 14, 2012, GC Lot Loan, LLC, and RL Prop 2011-1 Investments, LLC, the above captioned Intervenors (the "Intervenors"), acquired the interest of Plaintiff

United Community Bank ("UCB") in the Property pursuant to certain sale and transfer documents (the "Transfer Documents"). After the closing of the Transfer Documents, the Intervenor purchased the real property of the Defendants at a foreclosure sale on December 4, 2012 (the "Foreclosure Sale"). After the Foreclosure Sale, the Receiver discontinued all work in connection with operating LBC and transferred control of the Property to the Intervenor pursuant to an Order of this Court of December 3, 2012 (the "December Order"). This Report is based upon facts currently known to the Receiver. A Final Report of the Receiver regarding the administration and unpaid debts of the Receivership Estate and is being prepared, together with a Final Accounting for the Receivership Estate will be filed on or before December 31, 2012, as required by the December Order.

#### **Accounting for November, 2012**

As of the date of the entry of the Appointment Order, all accounting functions for LBC were being performed predominately by personnel of Reynolds Companies at their offices in Atlanta. After the entry of the Appointment Order, the Receiver took over management of all accounting functions, including payroll, and essentially developed a new accounting system into which all accounting data was transferred. The Receiver has since maintained a stand-alone accounting system and all necessary and standard accounting and control reports have been prepared.

Various significant issues are reflected in the financial statement for November, 2012, which is attached hereto as Exhibit A and incorporated herein by reference. For the month ending November 30, 2012, the financial statement reflects a loss of \$254,558.69 pursuant to standard accounting reporting. This loss includes the professional fees for the Receiver and professionals of the Receiver, which was accrued, but has not been paid as of the date of this Report.

No funding was provided by UCB or the Intervenor during the month of November. This lack of funding resulted in payment of only essential items such as payroll, insurance, utilities, certain lease payments, etc. Due to seasonal down turn, use of LBC was severely diminished and revenue declined from \$83,552.17 in October to \$25,188.32 in November. After 6 employees were terminated in October, 19 employees were laid off in November for the winter season and 3 additional employees were laid off in December bringing the total seasonal layoffs to 28. The lodge at LBC was closed for the winter season and all facilities were appropriately winterized including the golf course. The November statements also reflect Accounting, Legal and Receiver Fees for October totaling \$38,210.09, which have been paid, and November totaling \$52,463.59, which have not been paid. Of note, the increase in professional fees in November is directly related to the transfer of the interest of UCB in the Property to the Intervenor and related attempts by the Receiver to obtain from the Intervenor funding for the operation of the Property as agreed.

#### **Funding for November Operations**

The Receiver has repeatedly requested that the Intervenor fund the November operating expenses and, even though the Intervenor agreed to be responsible for these expenses with both UCB and the Receiver, no funds were paid by the Intervenor to cover November operating costs. During this time, the Receiver continued to reduce staff and costs while maintaining the value of the Property. This orderly reduction ensured that, upon the Foreclosure Sale, the value of the Property had not been dissipated during the tenure of the Receiver. The Intervenor agreed to this operating procedure as it ensured that the value of the Property was preserved. The Receiver reached an impasse on funding and, due to funding uncertainty and mounting costs that were unable to be paid from funds available in the Receivership Estate, requested an expedited

hearing on a motion filed by the Receiver in advance of the Foreclosure Sale. At a hearing held on December 3, 2012 (the "Hearing"), the Court, among other relief, instructed: 1) the Receiver to pay certain outstanding expenses of the Property, including payroll, from funds available in the Receivership Estate and to remit the remaining funds in the Receivership Estate into the Registry of the Court; and 2) the Intervenor to remit \$104,000 to the Registry of the Court by December 31, 2012. At the Hearing, the Intervenor requested a detailed report of all expenses incurred during the period from November 1, 2012, to December 4, 2012, along with the actual invoices for all bills paid or received. Accordingly, attached and incorporated by reference in this Report are: 1) Exhibit B, a detailed listing of the expenses incurred in the amount of \$199,622.00 for operating and payroll expenses for the period from November 1, 2012, to December 4, 2012; and 2) Exhibit C, the invoices requested by the Intervenor.

While the Court has Ordered, that \$104,000 be paid to the Registry of the Court, the Intervenor is responsible for all unpaid expenses related to the Property and the Receivership Estate. Since the funds held or to be held by the Registry of the Court related to the Receivership Estate will not be sufficient to pay all of the expenses of the Receivership Estate incurred between November 1, 2012, and December 4, 2012, the Intervenor should be required to advance additional funds to pay all the outstanding costs of the Receivership Estate. The Receiver is finalizing the Final Accountings at this time, but the Receiver has already established that: 1) the Receivership Estate has incurred operating costs in the amount of at least \$199,622, exclusive of professional fees; and 2) the Intervenor has not paid any operating costs since the closing of the Transfer Documents. In addition to the operating costs related to the Property, the Receivership has incurred substantial fees of the Receiver and professionals of the Receiver as a direct result of the Intervenor's refusal to pay the operating costs related to the Property.

### **Assets of Receivership Estate**

The assets of the Receivership Estate previously included, a wastewater and drinking water plant, a full service 18-hole golf course, a 43,754 sq. ft. Athletic Center containing a junior size Olympic swimming pool, sauna, steam room and workout area. This Athletic Center also included a golf pro shop, golf cart maintenance facility, and small dining area and kitchen along with a full service day spa, 2 indoor tennis courts (14,360 sq. ft.) and membership and real estate sales center. The separate 18,000 sq. ft. Lodge includes office space, a day carecenter, a formal dining room, and the service areas required to support the Lodge. The Receiver turned over control of the Property to the Intervenor on December 4, 2012, pursuant to the December Order.

### **Staffing/Payroll**

LBC had: 1) approximately 55 employees at the time of the entry of the Appointment Order; 2) 14 employees as of November 30, 2012; and 3) zero employees as of the date of this Report. Existing employees and management of LBC were terminated as employees of the Receivership Estate upon the Foreclosure Sale conducted for the benefit of the Intervenor and Plaintiffs.

### **Insurance**

The Receiver purchased insurance coverage for casualty, liability, and worker compensation and that insurance remained in place until the Foreclosure Sale. There were no claims filed during the time the Receiver maintained insurance coverage. The Receiver cancelled all insurance coverage after the Foreclosure Sale and notified the Intervenor of such cancellation.

### **LBC Operations**

As of the date of this Report, the Receiver has no control of the Property and no involvement in management of LBC, which has partially closed for the winter season. Operations in the lodge at LBC have been suspended for the winter season with food and beverage at the service have been eliminated in this building. Food service available in the Athletic Center incorporates a reduced menu and limited hours. The administrative staff that was retained by the Intervenor moved operations to the Athletic Center prior to the Foreclosure Sale and present operations are at the direction and control of the Intervenor.

During the month of November, the Receiver continued to monitor the process of UCB becoming the "Trustee" for the bond indenture related to the water and sewer treatment plant, the operator of which (Piedmont Water Company) was in the process of applying for a new permit in the name of SELAF Waterfall Water and Sewer, LLC. Since the Foreclosure Sale, the Receiver has not been involved in the permit process for the water and sewer treatment plant.

### **Waterfall Property Owners Association, Inc. (the "POA")**

From the entry of the Appointment Order until December 4, 2012, the Receiver regularly communicated the POA board members and their counsel to discuss the operations, construction issues, and the sale of the interest of UCB in the Property to the Intervenor. The POA pays a number of monthly expenses of the operation of the Property and the Receiver, on behalf of SELAF, reimbursed the POA for a portion of those expenses. The POA expressed a concern regarding the conditions of the roads within the project. A Distressed Pavement Evaluation report dated March 21, 2011 was presented to the Receiver by the counsel for the POA and discussed in meeting with the POA. Although the Receiver continued to monitor the status of the road conditions and other construction defects cited by the POA until the Foreclosure Sale, the

Receivership Estate does not have the funds to address the issues raised by the POA and has passed on the concerns of the POA to the Intervenor.

### **Counsel to the Receiver**

The Receiver engaged the firm of James Frenzel, P.C.(the "Firm") to act as counsel to the Receiver and the Firm had limited duties until such time as the Intervenor refused to fund the operating costs of LBC. Since the Intervenor entered the Transfer Documents, the Firm has been actively assisting the Receiver in an effort to obtain funding from the Intervenor to pay the outstanding costs of the Receivership Estate and terminate the Receivership.

### **Expenses of the Receiver**

For the month of November, the Receivership Estate incurred fees and expenses related to the administration of the Receivership Estate in the amount of approximately \$52,463. The fees of the Receiver and its professionals are provided for in the financial statements attached as Exhibit A. These fees are unpaid and the Receiver plans to file a detailed fee application (the "Final Fee Applications") for payment of these fees with the Final Report before December 31, 2012, as required by the December Order.

### **Future Anticipated Activities of the Receiver**

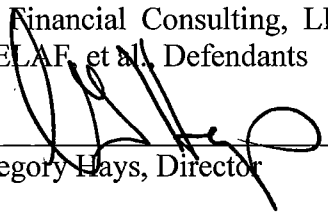
The Receiver presently intends to:

1. Continue in the performance of the duties of the Receiver pursuant to the Appointment Order entered by this Court until the Receivership is terminated;
2. In accordance with the December Order, by December 31, 2012, pay the balance of cash on hand in the Receivership Estate currently in an estimated amount of approximately \$65,000 to the Registry of the Court;
3. File a Final Report with the Court;

4. By December 31, 2012, file Final Fee Applications with the Court;
5. File with the Court by December 31, 2012, a Motion (the "Approval Motion") for: a) approval of the Final Report regarding the administration of the Property of the Receivership Estate and any unpaid debts (the "Obligations") related to the Estate or the Property incurred prior to the date of the Foreclosure Sale; and b) termination of the Receivership Estate;
6. Include in the Approval Motion, among other relief, a request for an Order: a) directing the payment of the outstanding Obligations; b) assessing any unpaid Obligations to the Plaintiffs and/or the Intervenor and requiring the Plaintiffs and/or the Intervenor to pay any outstanding Obligations by February 1, 2012; c) discharging the Receiver of any further liability or obligation; d) approving the final fees and expense of the Receiver and its professionals; and e) terminating the Receivership Estate; and
7. Seek a hearing on the Approval Motion, the Final Report, the Final Fee Applications and the entry of an Order granting the relief sought by the Receiver.

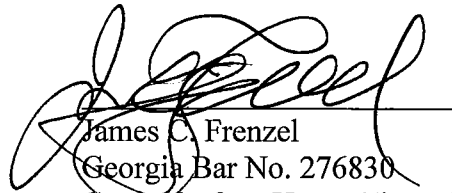
Respectfully submitted, this 14th day of December, 2012.

Hays Financial Consulting, LLC, Receiver  
for SELAF et al. Defendants

By   
S. Gregory Hays, Director

Hays Financial Consulting, LLC  
Atlanta Financial Center  
3343 Peachtree Road, N.E.  
East Tower, Suite 200  
Atlanta, GA 30326-1420  
(404) 926-0056  
ghays@haysconsulting.net





James C. Frenzel

Georgia Bar No. 276830

Counsel for Hays Financial Consulting,  
LLC, Receiver for SELAF, et al.,  
Defendants

Of Counsel:

James C. Frenzel, P.C.

Suite 155, East Tower

Atlanta Financial Center

3343 Peachtree Road, NE

Atlanta, Georgia 30326

(404) 266-9961

Jcf-bklaw@mindspring.com

SELAF Waterfall Country Club, LLC in Receivership  
Income Statement Summary  
For the Month Ending November 30, 2012

Revenues	
Pro Shop	\$ 14,810.15
Memberships	0.00
Spa	0.00
Food & Beverage	9,563.66
Admin	<u>814.51</u>
Total Revenues	<u>25,188.32</u>
Cost of Sales	
COS - Pro Shop	22,845.62
COS - Food & Beverage	<u>7,277.13</u>
Total Cost of Sales	<u>30,122.75</u>
Gross Profit	<u>(4,934.43)</u>
Expenses	
Pro Shop	16,782.60
Golf Course Maintenance	55,969.08
Memberships	5,044.58
Spa	5,298.60
Food & Beverage	25,688.26
Administrative	<u>140,841.14</u>
Total Expenses	<u>249,624.26</u>
Net Income/(Loss)	<u><u>(\$ 254,558.69)</u></u>

Exhibit A

*Note: Depreciation expense is not included in these statements.*

SELAF Waterfall Country Club, LLC in Receivership  
Income Statement - Pro Shop  
For the Month Ending November 30, 2012

Revenues	
Green Fees	\$ 3,380.00
Cart Fees	3,436.00
Club Rental	40.00
Shipping Revenue	15.00
Merchandise	8,239.15
Member Discounts	(300.00)
	<hr/>
Total Revenues	14,810.15
	<hr/>
Cost of Sales	
COS - Merchandise	3,380.22
COS - Soft Goods	16,141.09
COS - Hard Goods	1,054.57
COS - Balls	2,269.74
	<hr/>
Total Cost of Sales	22,845.62
	<hr/>
Gross Profit	(8,035.47)
	<hr/>
Expenses	
Salaries & Wages	12,154.83
Payroll Taxes	955.05
Employee Benefits - Hlth Insrnc	(495.61)
Employee Benefits - Dntl Insrnc	(30.47)
Employee Benefits - Wrkr's Cmp	606.51
Cell Phones/PDA	116.05
Electric	428.75
Utilities-Cable	36.39
Postage & Freight	50.37
Tournament Fees	80.00
Equipment Lease	2,836.40
Member Relations	16.50
Employee Meals	27.83
	<hr/>
Total Expenses	16,782.60
	<hr/>
Net Income	\$ (24,818.07)
	<hr/> <hr/>

SELAF Waterfall Country Club, LLC in Receivership  
Income Statement - Golf Course Maintenance  
For the Month Ending November 30, 2012

Revenues	
Total Revenues	0.00
Cost of Sales	
Total Cost of Sales	0.00
Gross Profit	0.00
Expenses	
Salaries & Wages	\$ 27,493.75
Payroll Taxes	2,101.84
Employee Benefits - Hlth Insrnc	(3,283.35)
Employee Benefits - Dntl Insrnc	53.79
Employee Benefits - Wrkr's Cmp	1,010.85
Vehicle Expense	400.00
Cell Phones/PDA	144.34
Electric	3,501.02
Trash Removal	43.07
Landscaping	16.02
Chemicals	(423.33)
Fertilizers	1,029.34
R&M - Irrigation	2,562.38
Small Tools	144.10
Seed & Sod	374.50
Sand & Soil	4,538.92
Office Supplies	130.54
R&M - Equipment	1,771.06
Equipment Lease	14,360.24
Total Expenses	55,969.08
Net Income	\$ (55,969.08)

SELAF Waterfall Country Club, LLC in Receivership  
Income Statement - Memberships  
For the Month Ending November 30, 2012

Revenues	
Total Revenues	<u>0.00</u>
Cost of Sales	
Total Cost of Sales	<u>0.00</u>
Gross Profit	<u>0.00</u>
Expenses	
SALARIES & WAGES	\$ 3,111.46
Payroll Taxes	209.83
Employee Benefits - Hlth Insrnc	1,049.09
Employee Benefits - Dntl Insrnc	(1.68)
Employee Benefits - Wrkr's Cmp	67.39
CELL PHONES/ PDA	129.28
EQUIPMENT LEASE	129.50
MEMBER RELATIONS	<u>349.71</u>
Total Expenses	<u>5,044.58</u>
Net Income	\$ <u><u>(5,044.58)</u></u>

SELAF Waterfall Country Club, LLC in Receivership  
Income Statement - Spa  
For the Month Ending November 30, 2012

Revenues		
Total Revenues		<u>0.00</u>
Cost of Sales		
Total Cost of Sales		<u>0.00</u>
Gross Profit		<u>0.00</u>
Expenses		
SALARIES & WAGES	\$	2,088.87
Payroll Taxes		174.85
Employee Benefits - Hlth Insrnc		(472.73)
Employee Benefits - Dntl Insrnc		37.50
Employee Benefits - Wrkr's Cmp		67.39
ELECTRIC		3,266.96
UTILITIES - CABLE		72.79
LOCKER ROOM SUPPLIES		<u>62.97</u>
Total Expenses		<u>5,298.60</u>
Net Income	\$	<u><u>(5,298.60)</u></u>

SELAF Waterfall Country Club, LLC in Receivership  
Income Statement - Food & Beverage  
For the Month Ending November 30, 2012

Revenues	
MEMBER DISCOUNTS	\$ (169.00)
FOOD	4,603.25
BEER	313.21
WINE	4,143.20
LIQUOR	673.00
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Total Revenues	9,563.66
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Cost of Sales	
COS - FOOD	4,359.05
COS - BEER	73.20
COS - WINE	2,548.43
COS - LIQUOR	296.45
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Total Cost of Sales	7,277.13
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Gross Profit	2,286.53
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Expenses	
SALARIES & WAGES	15,673.69
Payroll Taxes	1,367.84
Employee Benefits - Hlth Insrnc	1,327.89
Employee Benefits - Dntl Insrnc	30.43
Employee Benefits - Wrkr's Cmp	471.73
CELL PHONES/ PDA	103.34
ELECTRIC	1,959.53
UTILITIES - CABLE	333.16
TRASH REMOVAL	43.07
KITCHEN SUPPLIES	354.71
R&M OTHER	78.56
EQUIPMENT LEASE	3,884.31
EMPLOYEE MEALS	60.00
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Total Expenses	25,688.26
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Net Income	\$ (23,401.73)
	<hr/> <hr/>

SELAF Waterfall Country Club, LLC in Receivership  
Income Statement - Admin  
For the Month Ending November 30, 2012

Revenues	
LATE CHARGES (DUES)	\$ 814.51
Total Revenues	<u>814.51</u>
Cost of Sales	
Total Cost of Sales	<u>0.00</u>
Gross Profit	<u>814.51</u>
Expenses	
SALARIES & WAGES	17,087.64
Payroll Taxes	1,264.40
Employee Benefits - Hlth Insrnc	1,948.27
Employee Benefits - Dntl Insrnc	(14.81)
Employee Benefits - Wrkr's Cmp	269.63
MEALS & ENTERTAINMENT	22.26
VEHICLE EXPENSE	500.00
RECEIVERSHIP FEES - October	19,533.45
RECEIVERSHIP FEES - November	25,147.16
ACCOUNTING FEES - October	12,040.00
ACCOUNTING FEES - November	13,700.00
LEGAL FEES - October	6,636.64
LEGAL FEES - November	13,616.43
ACCOUNTING & TAX	2,132.54
RENT	2,500.00
TELEPHONE	1,478.37
CELL PHONES/ PDA	195.23
INTERNET	194.98
WATER/SEWER	583.32
ELECTRIC	1,292.44
UTILITIES - CABLE	74.19
LANDSCAPING	2,471.70
CLEANING SUPPLIES	12.24
HOA DUES/FEES	5,421.39
OFFICE SUPPLIES	6.20
OFFICE EQUIPMENT	734.04
POSTAGE & FREIGHT	74.79
COMPUTER SUPPORT & SUPPLIES	3,165.62
PRINTING	300.02
R&M EQUIPMENT	16.13
R&M OTHER	287.37
EQUIPMENT LEASE	161.23
OTHER EXPENSE	1,400.00



DUES & SUBSCRIPTIONS	454.87
SPECIAL EVENTS	344.47
INTEREST EXPENSE	373.90
Other Lease Fees	172.75
BANK SERVICE CHARGES	191.03
CREDIT CARD CHARGES	439.55
INSURANCE	4,711.69
TAXES	<u>(99.99)</u>
Total Expenses	<u>140,841.14</u>
Net Income	<u><u>(\$ 140,026.63)</u></u>

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**SELAF Waterfall Country Club, LLC**  
**Operating Expenses**  
**For the Period of 11/01/12 - 12/05/12**

**PAYROLL OBLIGATIONS**

Pay Period	Pay Date	Total Liability per ADP Summary	November-December Liability	Check #/EFT & Note (if applicable)	November-December Liability Paid by Receiver
10/25-11/07/12	11/15/12	44,201.23	22,100.62	EFT - Note (2)	22,100.62
11/08-11/21/12	11/29/12	36,170.08	36,170.08	EFT	36,170.08
11/22-12/05/12	12/13/12	56,216.60	51,971.60	EFT - Note (3)	51,971.60
<b>Payroll Obligations Subtotal</b>			<b>110,242.30</b>		<b>110,242.30</b>

**VENDOR OBLIGATIONS**

Vendor	Date	Invoice/Service Period	Amount Due	Check #/EFT & Note (if applicable)	November-December Liability Paid by Receiver
ACCIDENT FUND INS CO OF AMERICA	11/1/12	WCV 6085304	2,493.50	1194	2,493.50
<b>ACCIDENT FUND INS CO OF AMERICA</b>			<b>2,493.50</b>		<b>2,493.50</b>
ADP, INC.	11/16/12	414705189	347.50	EFT	347.50
ADP, INC.	11/23/12	414905075	467.59	EFT	467.59
ADP, INC.	11/30/12	415120624	302.50	EFT	302.50
ADP, INC.		Estimate-final payroll	302.50	Note (5)	
ADP, INC.		Estimate-Year end	168.85	Note (5)	
<b>ADP, INC. ...</b>			<b>1,588.94</b>		<b>1,117.59</b>
Advanced Disposal Services of	10/31/12	98596 - 11/12 Service	315.84		
Advanced Disposal Services of	11/30/12	100760 - 12/12 Service		Note (4)	
<b>Advanced Disposal Services of</b>			<b>315.84</b>		
AGRICREDIT ACCEPTANCE, LLC	11/1/12	101-0356408-000-2	2,836.40	1195	2,836.40
AGRICREDIT ACCEPTANCE, LLC	11/1/12	101-0357748-000-2	1,761.05	1195	1,761.05
AGRICREDIT ACCEPTANCE, LLC	12/1/12	101-0356408-000-3		Note (1)	
AGRICREDIT ACCEPTANCE, LLC	12/1/12	101-0357748-000-3		Note (1)	
<b>AGRICREDIT ACCEPTANCE, LLC</b>			<b>4,597.45</b>		<b>4,597.45</b>
ANSLEY COMMUNICATIONS	10/1/12	9054 - SVC 10/1-12/31/12	56.00		
<b>ANSLEY COMMUNICATIONS</b>			<b>56.00</b>		
AT&T MOBILITY	11/15/12	838342519X11232012	271.86		
<b>AT&amp;T MOBILITY</b>			<b>271.86</b>		

Vendor	Date	Invoice/Service Period	Amount Due	Check #/EFT & Note (if applicable)	November- December Liability Paid by Receiver
BARULE TECHNOLOGY GROUP, LLC	10/31/12	782	250.99	Note (7)	
BARULE TECHNOLOGY GROUP, LLC	11/18/12	816			
BARULE TECHNOLOGY GROUP, LLC	11/30/12	849	432.58		
BARULE TECHNOLOGY GROUP, LLC	12/3/12	876 - 11/12 Service	<u>561.00</u>		
<b>BARULE TECHNOLOGY GROUP, LLC</b>			<b><u>1,244.57</u></b>		
BILLTRUST	11/10/12	68300	<u>300.02</u>		
<b>BILLTRUST</b>			<b><u>300.02</u></b>		
BUCKHEAD BEEF COMPANY	11/7/12	909470	<u>1,604.83</u>		
<b>BUCKHEAD BEEF COMPANY</b>			<b><u>1,604.83</u></b>		
CHATTAHOOCHEE TURF PRODUCTS	11/13/12	33400	<u>762.26</u>		
<b>CHATTAHOOCHEE TURF PRODUCTS</b>			<b><u>762.26</u></b>		
CLAYTON CARQUEST AUTO PARTS	11/1/12	6244-56546	38.26		
CLAYTON CARQUEST AUTO PARTS	11/13/12	6244-56953	<u>75.84</u>		
<b>CLAYTON CARQUEST AUTO PARTS</b>			<b><u>114.10</u></b>		
COCA-COLA NORTH AMERICA	11/21/12	7301084562	<u>84.53</u>		
<b>COCA-COLA NORTH AMERICA</b>			<b><u>84.53</u></b>		
RAY DAVIS	11/21/12	11/12	<u>116.05</u>	1201	<u>116.05</u>
<b>RAY DAVIS</b>			<b><u>116.05</u></b>		<b><u>116.05</u></b>
DIRECTV	11/18/12	19156127651	<u>370.96</u>		
<b>DIRECTV</b>			<b><u>370.96</u></b>		
DISH NETWORK	10/20/12	Svc Date 11/5-12/4/12	145.57	1173	145.57
DISH NETWORK	11/20/12	Svc Date 12/5/12-1/4/13		Note (4)	
<b>DISH NETWORK</b>			<b><u>145.57</u></b>		<b><u>145.57</u></b>
FOODS IN SEASON INC	11/15/12	133260	<u>526.35</u>		
<b>FOODS IN SEASON INC</b>			<b><u>526.35</u></b>		
FOOTJOY	11/28/12	4699374	<u>146.84</u>		
<b>FOOTJOY</b>			<b><u>146.84</u></b>		

Vendor	Date	Invoice/Service Period	Amount Due	Check #/EFT & Note (if applicable)	November- December Liability Paid by Receiver
GEORGIA DEPARTMENT OF REVENUE	12/10/12	S&U Tax 11/12	1,648.73		
<b>GEORGIA DEPARTMENT OF REVENUE</b>			<b>1,648.73</b>		
GOLF AGRONOMICS SAND & HAULING	11/15/12	0058731-IN	2,170.27		
GOLF AGRONOMICS SAND & HAULING	11/28/12	0058801-IN	2,368.65		
<b>GOLF AGRONOMICS SAND &amp; HAULING</b>			<b>4,538.92</b>		
GREENVILLE TURF & TRACTOR INC.	11/5/12	Z87905	69.77		
GREENVILLE TURF & TRACTOR INC.	11/8/12	Z88020	19.56		
GREENVILLE TURF & TRACTOR INC.	11/9/12	Z88041	242.99		
GREENVILLE TURF & TRACTOR INC.	11/14/12	Z88141	23.04		
GREENVILLE TURF & TRACTOR INC.	11/15/12	Z88201	29.18		
<b>GREENVILLE TURF &amp; TRACTOR INC.</b>			<b>384.54</b>		
HABERSHAM ELECTRIC MEMBERSHIP	12/5/12	103584004 11/12	270.32		
HABERSHAM ELECTRIC MEMBERSHIP	12/5/12	103584006 11/12	989.38		
HABERSHAM ELECTRIC MEMBERSHIP	12/5/12	103584011 11/12	322.94		
HABERSHAM ELECTRIC MEMBERSHIP	12/5/12	103584012 11/12	1,325.17		
HABERSHAM ELECTRIC MEMBERSHIP	12/5/12	103584013 11/12	336.95		
HABERSHAM ELECTRIC MEMBERSHIP	12/5/12	103584014 11/12	460.26		
HABERSHAM ELECTRIC MEMBERSHIP	12/5/12	103584015 11/12	1,363.91		
HABERSHAM ELECTRIC MEMBERSHIP	12/5/12	103584016 11/12	100.57		
HABERSHAM ELECTRIC MEMBERSHIP	12/5/12	103584017 11/12	23.46		
HABERSHAM ELECTRIC MEMBERSHIP	12/5/12	103584018 11/12	24.47		
HABERSHAM ELECTRIC MEMBERSHIP	12/5/12	103584021 11/12	37.40		
<b>HABERSHAM ELECTRIC MEMBERSHIP</b>			<b>5,254.83</b>		
THE HARTFORD	11/1/12	13681750	218.17	1198	218.17
<b>THE HARTFORD</b>			<b>218.17</b>		<b>218.17</b>
HEMISPHERES WINES	11/30/12	28494	948.66	EFT	948.66
<b>HEMISPHERES WINES</b>			<b>948.66</b>		<b>948.66</b>
INXPRESS FREIGHT SOLUTIONS	11/26/12	10101414ML26	27.69		
<b>INXPRESS FREIGHT SOLUTIONS</b>			<b>27.69</b>		
JERRY PATE TURF & IRRIGATION	11/5/12	I1627337	1,362.38		
JERRY PATE TURF & IRRIGATION	11/12/12	78000868	1,200.00		
JERRY PATE TURF & IRRIGATION	11/29/12	I1630890	379.30		
<b>JERRY PATE TURF &amp; IRRIGATION</b>			<b>2,941.68</b>		
JOHN DEERE CREDIT	11/1/12	020-0057155-002-2	1,693.60		
JOHN DEERE CREDIT	11/1/12	272330892-2	11,903.24		
JOHN DEERE CREDIT	11/1/12	272330892 M620-2	1,147.91		

Vendor	Date	Invoice/Service Period	Amount Due	Check #/EFT & Note (if applicable)	November- December Liability Paid by Receiver
JOHN DEERE CREDIT	12/1/12	020-0057155-002-3		Note (1)	
JOHN DEERE CREDIT	12/1/12	272330892-3		Note (1)	
JOHN DEERE CREDIT	12/1/12	272330892 M620-3		Note (1)	
<b>JOHN DEERE CREDIT</b>			<b>14,744.75</b>		
JONAS SOFTWARE USA INC	11/1/12	MONTHLY	792.96	EFT	792.96
JONAS SOFTWARE USA INC	12/1/12	MONTHLY	792.96	EFT	792.96
<b>JONAS SOFTWARE USA INC</b>			<b>1,585.92</b>		<b>1,585.92</b>
LEAF FINANCIAL US BANK	11/1/12	033-8039135-001-2	3,200.00	1199	3,200.00
LEAF FINANCIAL US BANK	12/1/12	033-8039135-001-3		Note (1)	
<b>LEAF FINANCIAL US BANK</b>			<b>3,200.00</b>		<b>3,200.00</b>
THE LONGS	11/28/12	187441	28.89		
THE LONGS	11/28/12	187440	130.54		
<b>THE LONGS</b>			<b>159.43</b>		
MILNER, INC	9/17/12	025721 - 11/1-12/1/12	652.70		
MILNER, INC	10/15/12	029171 - 12/1/12-1/1/13		Note (1)	
MILNER, INC	11/14/12	036388 - 1/1-2/1/13		Note (1)	
MILNER, INC	11/14/12	036827	24.67		
MILNER, INC	11/16/12	040656	56.67		
<b>MILNER, INC</b>			<b>734.04</b>		
MOUNTAIN SCAPES	10/5/12	10/5/12	374.50		
<b>MOUNTAIN SCAPES</b>			<b>374.50</b>		
NAPA	11/1/12	237699	10.65		
<b>NAPA</b>			<b>10.65</b>		
NORTHEAST GEORGIA HEATING &AIR	11/1/12	61860	16.13		
<b>NORTHEAST GEORGIA HEATING &amp;AIR</b>			<b>16.13</b>		
PERFORMANCE FOOD GROUP, INC.	11/2/12	6045531	438.57		
PERFORMANCE FOOD GROUP, INC.	11/2/12	6045532	191.83		
PERFORMANCE FOOD GROUP, INC.	11/21/12	6069140	366.33		
<b>PERFORMANCE FOOD GROUP, INC.</b>			<b>996.73</b>		
PETTY CASH	12/5/12	NOV RECEIPTS	393.37	CASH	393.37
<b>PETTY CASH</b>			<b>393.37</b>		<b>393.37</b>

Vendor	Date	Invoice/Service Period	Amount Due	Check #/EFT & Note (if applicable)	November- December Liability Paid by Receiver
PIEDMONT WATER COMPANY	11/16/12	12873-11/12	194.44		
PIEDMONT WATER COMPANY	11/16/12	12874-11/12	388.88		
<b>PIEDMONT WATER COMPANY</b>			<b>583.32</b>		
PREMIUM ASSIGNMENT CORPORATION	11/1/12	B710314	4,380.39	1164	
<b>PREMIUM ASSIGNMENT CORPORATION</b>			<b>4,380.39</b>		
PRIME WINE & SPIRITS	11/1/12	48205	765.00	EFT	765.00
<b>PRIME WINE &amp; SPIRITS</b>			<b>765.00</b>		<b>765.00</b>
QUALITY WINE & SPIRITS	11/14/12	S1498971	1,450.93	EFT	1,450.93
QUALITY WINE & SPIRITS	11/15/12	S1498995	389.21	EFT	389.21
<b>QUALITY WINE &amp; SPIRITS</b>			<b>1,840.14</b>		<b>1,840.14</b>
REEVES HARDWARE COMPANY	11/5/12	635450	1.00		
REEVES HARDWARE COMPANY	11/6/12	635474	120.21		
REEVES HARDWARE COMPANY	11/6/12	635545	77.56		
REEVES HARDWARE COMPANY	11/9/12	635679	144.10		
REEVES HARDWARE COMPANY	11/20/12	538279	3.58		
<b>REEVES HARDWARE COMPANY</b>			<b>346.45</b>		
Reynolds Companies	11/1/12	COBRA 11/12	3,219.28	EFT	3,219.28
Reynolds Companies	12/1/12	COBRA 12/12	13,255.74	EFT	13,255.74
<b>Reynolds Companies</b>			<b>16,475.02</b>		<b>16,475.02</b>
RUSTIC COUNTRYSIDES, LLC	11/15/12	2012-890	1,235.85		
<b>RUSTIC COUNTRYSIDES, LLC</b>			<b>1,235.85</b>		
SIRIUS XM RADIO INC	11/20/12	X933670526	27.57		
<b>SIRIUS XM RADIO INC</b>			<b>27.57</b>		
SOUTHERN STATES TURF	11/15/12	93111	1,029.34		
<b>SOUTHERN STATES TURF</b>			<b>1,029.34</b>		
SPRINT	11/16/12	920480929 11/12	44.41		
SPRINT	11/19/12	926710761 11/12	58.41		
<b>SPRINT</b>			<b>102.82</b>		
SWISHER HYGIENE FRANCHISE CORP	11/25/12	5136RI-00000349	85.55		

Vendor	Date	Invoice/Service Period	Amount Due	Check #/EFT & Note (if applicable)	November- December Liability Paid by Receiver
SWISHER HYGIENE FRANCHISE CORP	11/27/12	5136RI-00000350	353.00		
<b>SWISHER HYGIENE FRANCHISE CORP</b>			<b>438.55</b>		
TITLEIST	11/19/12	1099598	458.33		
TITLEIST	11/26/12	1110124	458.86		
<b>TITLEIST</b>			<b>917.19</b>		
US FOOD SERVICE	11/9/12	0230800	69.08		
US FOOD SERVICE	11/9/12	0230801	493.38		
<b>US FOOD SERVICE</b>			<b>562.46</b>		
VERIZON WIRELESS	11/9/12	6810405984	300.33		
<b>VERIZON WIRELESS</b>			<b>300.33</b>		
WATERFALL POA, INC	11/30/12	11/12	886.78		
<b>WATERFALL POA, INC</b>			<b>886.78</b>		
WILLIAMS-RHINEHEART, LLC	11/1/12	Dock Rental	2,500.00	1185	2,500.00
WILLIAMS-RHINEHEART, LLC	12/1/12	Dock Rental	2,500.00	1204	2,500.00
<b>WILLIAMS-RHINEHEART, LLC</b>			<b>5,000.00</b>		<b>5,000.00</b>
WINDSTREAM GEORGIA, LLC	11/16/12	071149010 11/12	1,570.53		
<b>WINDSTREAM GEORGIA, LLC</b>			<b>1,570.53</b>		
<b>Vendor Obligations Subtotal</b>			<b>89,380.15</b>		<b>38,896.44</b>
<b>Total Operating Expenses</b>			<b>199,622.45</b>		<b>149,138.74</b>

**Notes:**

1. Lease payments from December 1, 2012 forward were to be paid directly by GC Lot Loan, LLC.
2. Payroll period 10/25-11/07/12 has been prorated 50% to October, 50% to November.
3. Employee appreciation fund (EAF) payments of \$4,245 have been excluded as those funds were collected by the Receiver prior to 12/5/12.
4. Vendor purchases/services from December 1, 2012 forward were to be paid directly by GC Lot Loan, LLC.
5. Estimated amounts. Final invoices not yet available.
6. Professional fees have been excluded from this report.
7. This amount is for a 2013 service contract and therefore not payable by the Estate.

## Exhibit C

A USB flash drive containing electronically stored copies of the invoices and statements has been provided to the Court and, upon its request, provided to the Intervenor/Plaintiffs. Other Parties to this Proceeding may request copies of the voluminous documentation as contained in Exhibit B by specifically calling the office of the Receiver, attention Charles Stanford at phone number 404-442-2472 or email to [cstanford@haysconsulting.net](mailto:cstanford@haysconsulting.net)



IN THE SUPERIOR COURT OF RABUN COUNTY  
STATE OF GEORGIA

UNITED COMMUNITY BANK,	:	
	:	
Plaintiff,	:	Civil Action
	:	
GC LOT LOAN, LLC, a Georgia limited liability	:	
Company and RL PROP 2011-1 INVESTMENTS	:	
LLC, a Delaware limited liability company,	:	
	:	
Intervenors and Plaintiffs,	:	
	:	File No. 2012-CV-0315-S
v.	:	
	:	
SELAF WATERFALL DEVELOPMENT CO.,	:	
LLC, SELAF WATERFALL COUNTRY CLUB,	:	
LLC, SELAF WATERFALL WATER AND	:	
SEWER, LLC, and SELAF WATERFALL	:	Judge Russell W. Smith
HOLDING CO., LLC,	:	
	:	
Defendants	:	

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**CERTIFICATE OF SERVICE**

This is to certify that I have this day served a true and correct copy of the FOURTH INTERIM REPORT OF THE RECEIVER via electronic transmission and in a sealed envelope by first class mail with postage adequate to insure delivery to:

Mr. S. Gregory Hays, Director  
Hays Financial Consulting, LLC, Receiver  
3343 Peachtree Road, NE, Suite 200  
Atlanta, GA 30326

Paul G. Durdaller, Esq.  
Counsel for United Community Bank  
Taylor English Duma LLP  
1600 Parkwood Circle, Suite 400  
Atlanta, Georgia 30339

D. Clayton Howell, Esq.  
Counsel for SELAF Waterfall Development Co., et al.  
King & Spalding, LLP  
1180 Peachtree Street  
Atlanta, GA 30309

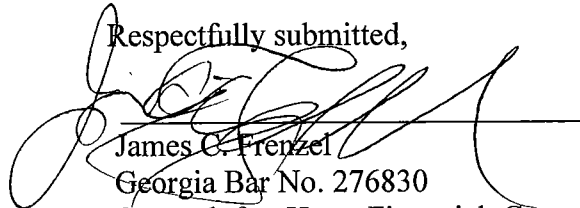
Bradley J. Denson, Esq.  
Counsel for GC Lot Loan and RL Prop 2011-I Investments, LLC  
Nelson Mullins Riley & Scarborough LLP  
201 17th Street NW, Suite 1700  
Atlanta, Georgia 30363

R. Bruce Russell, Esq.  
Counsel for Peter D. Anzo and G.C. Lot Loan, LLC  
30 Chechero St  
PO Box 1202  
Clayton, GA 30525

Mindy C. Waitsman, Esq.  
Counsel for the Waterfall Property Owners Association, Inc.  
Moore & Reese, LLC  
2987 Clairmont Road, Suite 440  
Atlanta, Georgia 30329

This, the 14<sup>th</sup> day of December, 2012.

Respectfully submitted,



James C. Frenzel  
Georgia Bar No. 276830  
Counsel for Hays Financial Consulting, LLC,  
Receiver for SELAF, et al., Defendants

Of Counsel:  
James C. Frenzel, P.C.  
Suite 155, East Tower  
Atlanta Financial Center  
3343 Peachtree Road, NE  
Atlanta, Georgia 30326  
(404) 266-9961  
Jcf-bklaw@mindspring.com