Fill in this information to identify the case:

Debtor name: **Sea Palms Council of Co-Owners**

United States Bankruptcy Court for the District of **SOUTH CAROLINA**

Case number (If known): **26-02880**

☐ **Check if this is an amended filing**

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/25

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: **Income**

1. **Gross revenue from business**

☐ **None**

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year					**Sources of revenue** Check all that apply	**Gross revenue** (before deductions and exclusions)
From the beginning of the fiscal year to filing date:	From	01/01/2026 MM / DD /YYYY	to	06/30/2026 MM / DD /YYYY	☑ Operating a business ☐ Other	$ 60,766.82
For prior year:	From	01/01/2025 MM / DD /YYYY	to	12/31/2025 MM / DD /YYYY	☑ Operating a business ☐ Other	$ 2,260,736.00
For the year before that:	From	01/01/2024 MM / DD /YYYY	to	12/31/2024 MM / DD /YYYY	☑ Operating a business ☐ Other	$ 2,219,474.00

2. **Non-business revenue**
Include revenue regardless of whether that revenue is taxable. Non-business income may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☑ **None**

Part 2: **List Certain Transfers Made Before Filing for Bankruptcy**

3. **Certain payments or transfers to creditors within 90 days before filing this case**
List payments or transfers including expense reimbursements to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than $8,575. (This amount may be adjusted on 04/01/2028 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ **None**

	Creditor's name and address	Dates	Total amount or value	Reasons for payment or transfer Check all that apply
3.1.	See Attached SOFA 3 Exhibit Creditor's name Street City State ZIP Code		$ 21,470.00	☐ Secured debt ☐ Unsecured loan repayments ☐ Suppliers or vendors ☐ Services ☐ Other

4. **Payments or other transfers of property made within 1 year before filing this case that benefited any insider**
List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than $8,575. (This amount may be adjusted on 04/01/2028 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. Insiders include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31)

☐ **None**

	Insider's name and address	Dates	Total amount or value	Reasons for payment or transfer
4.1.	See Attached SOFA 4 Exhibit Insider's name Street City State ZIP Code **Relationship to debtor**		$ 185,062.98	

5. **Repossessions, foreclosures, and returns**
List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6

☑ **None**

6. **Setoffs**
List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt

☑ **None**

Part 3: **Legal Actions or Assignments**

7. **Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**
List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity-within 1 year before filing this case

☐ **None**

	Case title	Nature of case	Court or agency's name and address	Status of case
7.1	2 foreclosure proceedings in process, being held in abeyance **Case number**		Name Street City State ZIP Code	☐ Pending ☐ On appeal ☐ Concluded

8. **Assignments and receivership**
List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case

☑ **None**

Part 4: **Certain Gifts and Charitable Contributions**

9. **List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than $1,000**

☑ **None**

Part 5: **Certain Losses**

10. **All losses from fire, theft, or other casualty within 1 year before filing this case**

☑ **None**

Part 6: **Certain Payments or Transfers**

11. **Payments related to bankruptcy**
List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ **None**

	Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
11.1	Campbell Law Firm, PA **Addresses** Street: 890 Johnnie Dodds Blvd, Ste B, P.O. Box 684 City: Mt Pleasant State: SC ZIP Code: 29464 **Email or website addresses** https://campbell-law-firm.com **Who made the payment, if not debtor?**		06/24/2026	$12,500.00
11.2	Campbell Law Firm, PA **Addresses** Street: 890 Johnnie Dodds Blvd, Ste B, P.O. Box 684 City: Mt Pleasant State: SC ZIP Code: 29464 **Email or website addresses** https://campbell-law-firm.com **Who made the payment, if not debtor?**		06/26/2026	$1,738.00
11.3	K&L Gates LLC **Addresses** Street: One Newark Center, Tenth Floor City: Newark State: NJ ZIP Code: 07102 **Email or website addresses** www.klgates.com **Who made the payment, if not debtor?**		09/18/2025	$50,000.00
11.4	K&L Gates LLC **Addresses** Street: One Newark Center, Tenth Floor City: Newark State: NJ ZIP Code: 07102 **Email or website addresses** www.klgates.com **Who made the payment, if not debtor?**		06/02/2026	$25,000.00

11.5 Omni Agent Solutions, Inc 10/20/2025 $10,000.00

Addresses

Street

5955 DeSoto Ave., Ste 100

Woodland Hills	CA	91367
City	State	ZIP Code

Email or website addresses

www.omniagentsolutions.com

Who made the payment, if not debtor?

12. **Self-settled trusts of which the debtor is a beneficiary**
List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device. Do not include transfers already listed on this statement.

☑ **None**

13. **Transfers not already listed on this statement**
List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☑ **None**

Part 7: Previous Locations

14. **Previous addresses**
List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☑ **None**

Part 8: Health Care Bankruptcies

15. **Health Care bankruptcies**
Is the debtor primarily engaged in offering services and facilities for:
--- diagnosing or treating injury, deformity, or disease, or
--- providing any surgical, psychiatric, drug treatment, or obstetric care?
☑ **None**

Part 9: Personally Identifiable Information

16. **Does the debtor collect and retain personally identifiable information of customers?**
☐ No. Go to Part 9
☑ Yes. State the nature of the information collected and retained. Customer telephone numbers, mailing addresses, and email addresses
Does the debtor have a privacy policy about that information?
☐ No
☑ Yes

17. **Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?**
☑ No. Go to Part 10
☐ Yes. Does the debtor serve as plan administrator?

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units

18. **Closed financial accounts**
Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred? Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☑ **None**

19. **Safe deposit boxes**
List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☑ **None**

20. **Off-premises storage**
List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☐ **None**

	Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
20.1	Iron Mountain (Name) 745 Atlantic Ave, Fl 10 (Street) Boston (City) MA (State) 02112 (ZIP Code)	Theresa Orben, Director, Legal **Address** 501 W Church St, Orlando, FL 32805	All paperwork regardless of classification or temporary, including accounts payable records specifically related to Sea Palms or Sea Oaks	☐ No. ☑ Yes.

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own

21. **Property held for another**

☐ **None**

	Owner's name and address	Location of the property	Description of the property	Value
21.1	Town of Edisto Beach (Name) 2414 Murray St (Street) Edisto Beach (City) SC (State) 29438 (ZIP Code)	Sea Palms, Units 371-395 at 371-395 Sea Cloud Cir, Edisto Beach, SC 29438	1 Rolling Trash Can per Unit	$3,966.96

Part 12: Details About Environmental Information

22. **Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.**
☑ No.
☐ Yes. Provide details below

23. **Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**
☑ No.
☐ Yes. Provide details below

24. **Has the debtor notified any governmental unit of any release of hazardous material?**
☑ No.
☐ Yes. Provide details below

Part 13: Details About the Debtor's Business or Connections to Any Business

25. **Other businesses in which the debtor has or has had an interest**
☑ **None**

26. **Books, records, and financial statements**
26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☐ **None**

	Name and address	Dates of service
26a.1.	Susan Limehouse (Name) 501 W Church St (Street) Orlando (City) FL (State) 32805 (ZIP Code) Country	From 09/01/2006 To Present

26b.List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☐ **None**

26b.1.

Name and address			**Dates of service**
Joanne Powell, CPA (Name)			From Unknown To Present
5136 S Pointe Dr (Street)			
Inverness (City)	FL (State)	34450 (ZIP Code)	
(Country)			

26c.List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☐ **None**

26c.1.

Name and address			**If any books of account and records are unavailable, explain why**
Vacation Resort Management, Inc. f/k/a Wyndham Vacation Management, Inc. (Name)			
501 W Church St (Street)			
Orlando (City)	FL (State)	32805 (ZIP Code)	
(Country)			

26d.List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☐ **None**

26d.1.

Name and address			
Annual Audit available to owners upon request (Name)			
(Street)			
(City)	(State)	(ZIP Code)	
(Country)			

27. **Inventories**

☑ No.
☐ Yes. Give the details about the two most recent inventories.

28. **List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.**

Name	**Address**	**Position and nature of any interest**	**% of interest, if any**
First American Trust, FSB, as Trustee	5 First American Way, Santa Ana, CA 92707	Equity Security Holder	61.38%
Wyndham Vacation Resorts,Inc.	10750 W Charleston Blvd, Ste 150, Las Vegas, NV 89135	Equity Security Holder	17.38%
Kent Lovett	1 King Cotton Dr, Edisto Beach, SC 29438	President	
Dr. C. Alan Legg	1 King Cotton Dr, Edisto Beach, SC 29438	Vice President	
Jennifer Espinoza	1 King Cotton Dr, Edisto Beach, SC 29438	Treasurer/Secretary	

29. **Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?**

☑ No.
☐ Yes. Identify below.

30. **Payments, distributions, or withdrawals credited or given to insiders**
☐ No.
☑ Yes. Identify below.

	Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
30.1	See SOFA 4 Name City State ZIP Code Country **Relationship to debtor**			

31. **Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?**
☑ No.
☐ Yes. Identify below.

32. **Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?**
☑ No.
☐ Yes. Identify below.

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to $500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this Statement of Financial Affairs and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct

Executed on 07/10/2026
MM / DD / YYYY

/s/ Kent Lovett
Signature of individual signing on behalf of the debtor

Printed name Kent Lovett

Position or relationship to debtor President

Are additional pages to Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy (Official Form 207) attached?
☑ No
☐ Yes

STATEMENT OF FINANCIAL AFFAIRS

EXHIBIT
PART 2, QUESTION 3

CERTAIN PAYMENTS OR TRANSFERS TO CREDITORS WITHIN 90 DAYS BEFORE FILING THIS CASE

Sea Palms Council of Co-Owners

Case No. 26-02880

SOFA 3. Certain payments or transfers to creditors within 90 days before filing this case

Creditor Name and Address	Dates	TotalAmount orValue	Reasons for Payment or Transfer
IRS Tax Payment	4/13/2026	$ 4,734.00	Tax Payment
IRS Tax Payment	4/13/2026	$ 8,368.00	Tax Payment
IRS Tax Payment	5/13/2026	$ 8,368.00	Tax Payment
IRS Tax Payment Total		**$ 21,470.00**	
Grand Total		**$ 21,470.00**	

STATEMENT OF FINANCIAL AFFAIRS

EXHIBIT
PART 2, QUESTION 4

PAYMENTS OR OTHER TRANSFERS OF PROPERTY MADE WITHIN 1 YEAR BEFORE FILING THIS CASE THAT BENEFITTED ANY INSIDER

Sea Palms Council of Co-Owners
Case No. 26-02880
SOFA 4. Payments or other transfers of property made within 1 year before filing this case that benefitted any insider

Creditor Name and Address	Dates	Total Amount or Value	Reasons for Payment or Transfer
Wyndham Resorts	7/7/2025	$ 17,554.94	Management Payment
Wyndham Resorts	7/9/2025	$ 127.54	Management Payment
Wyndham Resorts	7/9/2025	$ 219.85	Management Payment
Wyndham Resorts	7/9/2025	$ 2,376.16	Management Payment
Wyndham Resorts	7/16/2025	$ 342.20	Management Payment
Wyndham Resorts	7/16/2025	$ 839.70	Management Payment
Wyndham Resorts	7/16/2025	$ 8,146.54	Management Payment
Wyndham Resorts	7/23/2025	$ 10.76	Management Payment
Wyndham Resorts	7/24/2025	$ 2,145.42	Management Payment
Wyndham Resorts	7/30/2025	$ 810.75	Management Payment
Wyndham Resorts	8/4/2025	$ 15,538.74	Management Payment
Wyndham Resorts	8/6/2025	$ 12.41	Management Payment
Wyndham Resorts	8/6/2025	$ 219.85	Management Payment
Wyndham Resorts	8/6/2025	$ 3,494.35	Management Payment
Wyndham Resorts	8/13/2025	$ 50.07	Management Payment
Wyndham Resorts	8/13/2025	$ 5,047.12	Management Payment
Wyndham Resorts	8/20/2025	$ 2,864.11	Management Payment
Wyndham Resorts	8/20/2025	$ 3,518.14	Management Payment
Wyndham Resorts	8/27/2025	$ 696.96	Management Payment
Wyndham Resorts	8/27/2025	$ 3,095.64	Management Payment
Wyndham Resorts	8/28/2025	$ 491.06	Management Payment
Wyndham Resorts	9/4/2025	$ 12,144.04	Management Payment
Wyndham Resorts	9/17/2025	$ 8,096.12	Management Payment
Wyndham Resorts	9/17/2025	$ 50,101.10	Management Payment
Wyndham Resorts	10/2/2025	$ 1,833.78	Management Payment
Wyndham Resorts	10/8/2025	$ 219.85	Management Payment
Wyndham Resorts	10/8/2025	$ 5,275.00	Management Payment
Wyndham Resorts	10/9/2025	$ 15,613.20	Management Payment
Wyndham Resorts	10/22/2025	$ 145.81	Management Payment
Wyndham Resorts	10/24/2025	$ 10,184.34	Management Payment
Wyndham Resorts	10/29/2025	$ 267.30	Management Payment
Wyndham Resorts	10/29/2025	$ 1,613.77	Management Payment
Wyndham Resorts	10/29/2025	$ 3,038.46	Management Payment
Wyndham Resorts	11/5/2025	$ 13.45	Management Payment
Wyndham Resorts	11/12/2025	$ 178.18	Management Payment
Wyndham Resorts	11/12/2025	$ 219.85	Management Payment
Wyndham Resorts	11/12/2025	$ 7,478.29	Management Payment
Wyndham Resorts	11/12/2025	$ 13,709.02	Management Payment
Wyndham Resorts	11/19/2025	$ 402.74	Management Payment
Wyndham Resorts	11/26/2025	$ 1,951.81	Management Payment
Wyndham Resorts	11/28/2025	$ 71.99	Management Payment
Wyndham Resorts	12/9/2025	$ 10,823.50	Management Payment

Sea Palms Council of Co-Owners
Case No. 26-02880
SOFA 4. Payments or other transfers of property made within 1 year before filing this case that benefitted any insider

Creditor Name and Address	Dates	Total Amount or Value	Reasons for Payment or Transfer
Wyndham Resorts	12/10/2025	$ 219.85	Management Payment
Wyndham Resorts	12/10/2025	$ 9,617.88	Management Payment
Wyndham Resorts	12/11/2025	$ 2,191.14	Management Payment
Wyndham Resorts	12/17/2025	$ 658.48	Management Payment
Wyndham Resorts	12/17/2025	$ 3,369.42	Management Payment
Wyndham Resorts	12/23/2025	$ 696.96	Management Payment
Wyndham Resorts	12/23/2025	$ 3,651.25	Management Payment
Wyndham Resorts	12/23/2025	$ 93,075.33	Management Payment
Wyndham Resorts	1/12/2026	$ 11,859.63	Management Payment
Wyndham Resorts	1/14/2026	$ 140.98	Management Payment
Wyndham Resorts	1/14/2026	$ 5,659.76	Management Payment
Wyndham Resorts	1/21/2026	$ 620.44	Management Payment
Wyndham Resorts	1/28/2026	$ 2,548.02	Management Payment
Wyndham Resorts	2/5/2026	$ 12.21	Management Payment
Wyndham Resorts	2/11/2026	$ 5,733.43	Management Payment
Wyndham Resorts	3/9/2026	$ 3,021.50	Management Payment
Wyndham Resorts	3/18/2026	$ 3,200.00	Management Payment
Wyndham Resorts	3/25/2026	$ 220.00	Management Payment
Wyndham Resorts	4/8/2026	$ 716.45	Management Payment
Wyndham Resorts	4/15/2026	$ 1,400.00	Management Payment
Wyndham Resorts	5/8/2026	$ 39.69	Management Payment
Wyndham Resorts	5/13/2026	$ 1,561.73	Management Payment
Wyndham Resorts Total		**$ 185,062.98**	
Grand Total		**$ 185,062.98**	