

Jupiter Golf Club LLC
Allocation of Purchase Price

Cash	5,000,000.00
Member deposits liability assumed	41,128,800.00
Closing costs	43,700.52
Total purchase price	<u>46,172,500.52</u>

		<u>DR</u>	<u>CR</u>
Building (\$46,172,500.52 x 42.0%)	00-1515	19,402,944.93	
Building Improvements (\$46,172,500.52 x 1.7%)		772,754.81	
FF&E (\$46,172,500.52 x 14.7%)	00-1525	6,803,681.00	
Land (\$46,172,500.52 x 19.1%)	00-1500	8,824,618.54	
Land Improvements (\$46,172,500.52 x 22.5%)		10,368,501.23	
Deposit on Purchase			1,000,000.00
Deposit on Purchase			1,000,000.00
Deposit on Purchase			2,807,213.86
Deposit on Purchase			43,700.52
Refundable member deposits payable	00-2610		41,128,800.00
Real Property tax expense	90-9060	22,501.10	
Tangible tax expense	90-9050	1,044.80	
B&G utilities exp	50-7965	5,152.72	
Equipment lease exp - fitness	26-7100	6,490.94	
Golf pro shop inventory-hardgoods	00-1230	133,570.97	
Golf pro shop inventory-softgoods	00-1240		
Spa retail inventory	00-1250	35,176.64	
Food inventory	00-1200	23,490.35	
Beverage inventory	00-1210		
Liquour inventory	00-1210	11,199.35	
Beer inventory	00-1210	846.60	
GCM chemical/fertilizers expense	20-7215	29,268.12	
Dues revenue	10-4000		338,454.61
Rent revenue	80-4530		14,193.39
B&G utilities exp	50-7965		2,500.00
Rent revenue	80-4530		1,948.80
Rent revenue	80-4530		3,508.13
Membership Initiation fees - nonrefundable	10-4010		91,897.22
Gift certificates - golf and spa	00-2410		1,498.50
Banquet event deposits	00-2500		2,250.00
Interest income	80-4510		385.43
Golf packages	15-4140		4,891.65
		<u>46,441,242.11</u>	<u>46,441,242.11</u>

Building

6	14,496,528.00			
43	322,971.00			
12	30,955.00			
4	197,841.00			
47	702,823.00			
51	29,482.00			
52	290.00			
53	15,105.00			
55	48,059.00			
56	219.00			
57	1,979,481.00			
58	4,367,533.00			
59	29,666.00			
62	73,988.00			
63	1,142.00			
64	221,970.00			
66	53,800.00			
69	375.00			
68	89,878.00			
49	85,521.00			
80	67,130.00			
81	3,430.00			
86	6,230.00			
87	5,493.00			
88	5,605.00			
91	500.00			
92	1,886.00			
93	1,865.00			
94	99,358.00			
95	6,348.00			
96	12,080.00	22,957,552.00	42.0%	19,402,944.93

Building Improvements

5	79,304.00			
79	818,759.00			
83	13,698.00			
89	325.00			
90	2,237.00	914,323.00	1.7%	772,754.81

FFE

4	35,878.00			
10	98,113.00			
11	240,788.00			
13	14,846.00			
14	62,757.00			
15	266,771.00			
16	77,978.00			
17	181,855.00			
18	33,500.00			
19	91,517.00			
20	32,947.00			
21	114,639.00			
22	8,365.00			
23	35,018.00			
24	13,999.00			
25	43,747.00			
26	9,545.00			
27	164.00			
28	21,405.00			
29	59,357.00			
30	12,158.00			
31	58,719.00			
32	11,051.00			
33	63,669.00			
34	28,629.00			
35	9,558.00			
36	100,534.00			
37	15,600.00			
38	48,819.00			
39	2,731.00			
40	2,066.00			
41	906.00			
42	705,410.00			
44	22,303.00			
48	79,958.00			
60	1,511,300.00			
61	2,337,595.00			
65	1,553.00			
74	628,501.00			
78	159,590.00			
84	49,889.00			
85	272,531.00			
97	2,800.00			
98	14,596.00			
99	1,137.00			
100	7,196.00			
101	2,095.00			
102	2,358.00			
103	6,000.00			
1	437,966.00			
104	1,971.00			
105	7,733.00	8,050,111.00	14.7%	6,803,681.00

GCM Equipment

0.0%

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Land

2	10,220,279.00			
50	221,004.00	10,441,283.00	19.1%	8,824,618.54

Land Improvements

8	818,759.00			
9	392,990.00			
75	19,584.00			
76	10,784,337.00			
77	248,937.00			
82	3,397.00	12,268,004.00	22.5%	10,368,501.23
	<u>54,631,273.00</u>	<u>54,631,273.00</u>	1.00	<u>46,172,500.52</u>

Summary:

Building	19,402,944.93
Building Improvements	772,754.81
FF&E	6,803,681.00
Land	8,824,618.54
Land Improvements	10,368,501.23
	<u>\$ 46,172,500.52</u>

Jupiter Golf Club LLC
Purchase Price
As of December 3, 2012

Acquisition Summary

Cash	5,000,000
Member deposits	41,128,800
Closing costs	43,700
	<u>46,172,500</u>

Allocation of Purchase Price

Depreciable Assets	37,347,882
Land	8,824,618
	<u>46,172,500</u>