

GOLF COURSE BUYER'S ESTIMATED AFTER CLOSE EXPENSES

GOLFMAK, INC. Michael A. Kahn, President. (941) 739-3990

<u>ITEMS</u>	<u>ESTIMATE</u>
1 Amenities - Dining Room - supplies - \$500	500.00
2 Amenities - Fitness Room - supplies - \$250	250.00
3 Amenities - Swimming Pool - contract and supplies - \$2,500	2,500.00
4 Amenities - Tennis Courts - supplies and maintenance - \$1500	1,500.00
5 Accounting fees - to retain accountant - estimate \$2,000	2,000.00
6 Attorney's fees - after the closing - recording & disbursements - estimate \$1,000	1,000.00
7 Banking - Bank account - up to \$20,000 (for misc. coverage)	20,000.00
8 Banking - Credit card handling system - up to \$1,000	1,000.00
9 C.O.D - 1. pro shop merchandise - up to \$15,000	15,000.00
10 C.O.D - 2. food - up to \$10,000	10,000.00
11 C.O.D - 3. alcohol accounts - up to \$10,000	10,000.00
12 C.O.D - 4. golf course maintenance supplies - up to \$30,000	30,000.00
13 C.O.D.- 5. repairs and maintenance supplies and services – up to \$5,000	5,000.00
14 C.O.D.- 6. advertising accounts - up to \$10,000	10,000.00
15 Cable TV - \$100	100.00
16 Cart lease payment - estimate \$5,000	5,000.00
17 Clubhouse cleaning services - estimate \$1,500	1,500.00
18 Computers - from '0' to \$25,000. '0' if conveyed with all other personalty	25,000.00
19 Computers -DSL lines (computer and Internet high speed) - up to \$2,000	2,000.00
20 Contingency fund	5,000.00
21 Deed recording fees - estimate \$2,000	2,000.00
22 Documentary stamps on deed - @ .60 per \$100 on \$5 million = \$30,000	30,000.00
23 Documentary stamps on note - @ .32 per \$100 on \$3 million = \$9,600	9,600.00
24 Equipment lease payment/s - lease takeovers - budget \$4,000	4,000.00
25 Fire and safety equipment - estimate \$200	200.00
26 Fuel tanks - fill up diesel, gasoline up to 1,000 gallons - up to \$1,500	1,500.00
27 Grease trap cleaners - estimate \$250	250.00
28 Ice machine lease or leases - estimate \$300 (usually two or three units)	300.00
29 Internet service - estimate \$100	100.00
30 Kitchen hood - estimate \$250	250.00
31 License - Concession, food license - up to \$1,000	1,000.00
32 License - Liquor license - estimate \$1,000	1,000.00
33 Marketing money - most advertising sources will require 30-day accounts - \$10,000	10,000.00
34 Operating Capital Reserve (two month's mortgage payment) @\$25,000	50,000.00
35 P.O.S. - Software - from '0' to \$25,000. '0' if conveyed with all other personalty	25,000.00
36 Payroll account - two full payrolls - up to \$40,000	40,000.00
37 Permit - Chemical storage permit - up to \$500.00	500.00
38 Permit - Drainage permits - estimate \$300	300.00

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39 Permit - Fuel storage permit - estimate \$300	300.00
40 Permit - Irrigation permit - estimate \$500	500.00
41 Pest control - estimate \$250	250.00
42 Petty cash fund postage, C.O.D freight-in, small cash needs	2,000.00
43 Security system - estimate \$100	100.00
44 Signage - contingency	5,000.00
45 Stationary - plan \$2,000	2,000.00
46 Telephones - Cel phones GM, head pro, superintendent, chef, banquet captain - \$500	500.00
47 Telephones/fax - Telephones, up to 10 lines - up to \$10,000	10,000.00
48 Time card system (employees time clocks) - up to \$3,000	3,000.00
49 Trash removal contract/s - estimate \$500	500.00
50 Utility deposit - 1. clubhouse - up to \$1,500	1,500.00
51 Utility deposit - 2. pump house - up to \$1,500	1,500.00
52 Utility deposit - 3. cart charging - up to \$1,500	1,500.00
53 Utility deposit - 4. maintenance building - up to \$1,500	1,500.00
54 Utility deposit - 5. swimming pool - up to \$1,500	1,500.00
55 Utility deposit - 6. tennis courts - up to \$1,500	1,500.00
56 Utility deposit - 7. thunder storm shelter, comfort stations (washrooms)	1,500.00
57 Utility deposit - 8. other outbuildings (if any) - up to \$1,500	1,500.00
58 Vehicle lease - estimate \$1,200	1,200.00
59 Vehicle licenses (road vehicles) - \$250	250.00
60 Vendor's permits- 1. Merchandise - estimate \$100	100.00
61 Vendor's permits- 2. Food - estimate \$100	100.00
62 Vendor's permits- 3. Liquor - estimate \$100	100.00
63 Walkie-talkies - estimate \$250	250.00
64 Water softener system - estimate \$500	500.00
65 Web page - \$500	500.00
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	362,500.00