

**Baypoint Golf Club**  
**Cash Forecast/Projection**  
**Fiscal Years 2021-2023**

	<u>FY2021</u>	<u>FY2022</u>	<u>FY2023</u>	<u>Total</u>
<b>Bank Loan Funding:</b>	6,832,000	4,095,890	1,520,000	<b>12,447,890</b>
<b>Loan Proceed Draws:</b>				
Initial Land Purchase	4,400,000	-	-	4,400,000
Amenity Construction	1,000,000	3,603,390	-	4,603,390
<b>Operational Draws From Loan:</b>				
Meadows Cleanup	100,000	-	-	100,000
Meadows Maintenance	100,000	55,000	-	155,000
Meadows Redevelopment	-	-	1,500,000	1,500,000
Nicklaus Operations	177,000	-	(194,000)	(17,000)
Islands Redevelopment	500,000	200,000	-	700,000
Interest on Loan	180,000	237,500	214,000	631,500
<b>Total Loan Operational Draws</b>	<b>6,457,000</b>	<b>4,095,890</b>	<b>1,520,000</b>	<b>12,072,890</b>
<b>Closing Cost</b>				
Personal Property Purchases	150,000	-	-	150,000
Property Closing Costs	100,000	-	-	100,000
Attorney Fees	75,000	-	-	75,000
Professional Fees	50,000	-	-	50,000
<b>Total Closing Costs</b>	<b>375,000</b>	<b>-</b>	<b>-</b>	<b>375,000</b>
<b>Total Fund Outlay</b>	<b>6,832,000</b>	<b>4,095,890</b>	<b>1,520,000</b>	<b>12,447,890</b>
<b>Special Assessment Collections</b>	<b>914,508</b>	<b>1,219,344</b>	<b>1,251,264</b>	<b>3,385,116</b>
<b>Future Year Collections</b>				<b>9,718,884</b>
<b>Total Collections</b>				<b>13,104,000</b>

Assessed Units	1,528	FY21-FY22
Assessed Units	1,568	FY23-FY25
Special Assessment	\$ 70.00	
Loan Coverage	\$ 13,104,000	At 100% Assessed
Draws	11,816,390	

Note 1: This represents the Nicklaus course operations showing a breakeven in FY22 and profitable in FY23

Note 2: This analysis reflects monthly receipts over the 10 years (No prepayment reflected)

# Bay Point Clubhouse and Community Amenity

## Opinion of Probable Cost Summary

Panama City, Florida

**Draft**

### DESCRIPTION

TOTAL

#### A. **Site Preparation, Earthwork, & Vehicular Paving:**

- Mobilization
- Demolition of Existing Asphalt Drive Aisle at Clubhouse
- Selective Clearing & Grubbing
- Temporary Access / Construction Drive (10' Width x 6" Aggregate Base)
- Excavation and reshaping of existing stormwater lagoons
- Sediment & Erosion Control (Per FDOT Standards)
- Tree Protection Fencing
- Rough Grading
- Fine Grading
- Site Civil (Drainage, Sanitary Sewer, and Water Service)
- Alterations / Relocation of Existing Utilities
- 18" Curb & Gutter
- 12" Ribbon Curb
- Asphalt Paving @ Vehicular Parking Areas (12" Sub-Base)
- Concrete Wheelstops

<b>Site Preparation Subtotal:</b>	\$ 696,800.00
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#### B. **Hardscape Development:**

- Concrete Pedestrian Walkways (4" Depth x 4' Width - Broom Finish)
- Concrete Golf Cart Paths (6" Depth x 6' Width - Broom Finish)
- Pedestrian Crosswalks (Thermoplastic)
- Decorative Concrete Pavers @ Drop Off Areas and Clubhouse Potre-cochere
- Bollards at Vehicular Dropoff Areas
- Pool Deck (4" Depth x 4' Width - Broom Finish Concrete)
- Bocce Ball Courts (10' x 70')
- Basketball Court (1/2 Court; Asphalt with Acrylic)
- Pickleball Court (Acrylic w/ Dec. Wood Fencing - 2 Courts)
- Tennis Court (Asphalt with Acrylic , Chain Link Fencing - 2 Courts)
- Dumpster Enclosure Service Yard

<b>Hardscape Development Subtotal:</b>	\$ 562,190.00
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#### C. **Pool Amenity & Water Features:**

- Feature Pool w/Zero Entry Access (Basic Finishes)
- Feature Pool Concrete Coping
- Feature Pool Play Feature
- Pool Enclosure Fence (4' Height)
- Pool Enclosure Gates (single)
- Pool Enclosure Gates (double)
- Bubblers (@ Zero Entry)
- Pool Umbrella @ Zero Entry (Fixed)

Outdoor Shower  
Outdoor Footwash  
Lifesaving Equipment  
Pool Hose Bibb  
A.D.A. Chair Lift

<b>Pool Amenity &amp; Water Features Subtotal:</b>	\$	815,400.00
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D.	<b>Landscape Development</b>	\$	200,000.00
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E.	<b>Signage</b>	\$	25,000.00
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F.	<b>Site Lighting &amp; Electrical</b>	\$	7,000.00
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G.	<b>Site Furnishings</b>	\$	50,000.00
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H.	<b>Architecture &amp; Structures:</b>
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Amenity Center and Clubhouse - Renovation  
Amenity Center and Clubhouse - Second Story Addition  
Bag Drop Kiosk  
Open Air Pavilion at Recreation Court Area  
Open Air Pavilion at Pool Deck (Small)  
Open Air Pavilion at Pool Deck (Large)  
Open Air Pavilion at Passive Use Lawn Area  
Boardwalk and Fishing Pier at Stormwater Lagoon  
Boardwalk / Golf Cart Crossing at Stormwater Lagoon (1 Total)

<b>Architecture and Structures Subtotal:</b>	\$	2,247,000.00
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<b>Clubhouse and Community Amenity Total:</b>	\$	4,603,390.00
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