

**EVERGLADES CLUB  
CAPITAL PROJECT FORECAST  
TEN YEARS**

	<b>Projected Cost \$000</b>
• <b>Paint Building - Includes Fountains, Exterior Lights, Address Plaques, Removal of Mailboxes, &amp; Stair Refurbishment</b>	
2016 (Include Replacement of 15 Storage Doors)	\$57
2025	50
• <b>Replace Concrete Walks with Pavers (Including Underground Wiring for Electric, Cable TV, Water, and some Sewer Lines)</b>	
2016 - Phase I (Middle of Courtyard) - - 3,000 Sq. Ft.	21
2016 - Phase II (Fountain Areas) - - 4,000 Sq. Ft.	29
2016 - Phase III (Walkway on North Side) - - 2,400 Sq. Ft.	17
<b>subtotal</b>	<b>\$67</b>
• <b>Landscaping Associated with Paver Project - - 2016</b>	22
• <b>Asphalt in Parking Lot (Include Replace &amp; Paint Car Markers)</b>	
2016 - Seal Coat	3
2020 - Repave	20
• <b>Replace Railings (Ten Sets) on Stairs &amp; Catwalks - - 2019</b>	15
• <b>Redo / Update Landscaping (Assume 4 Year Interval)</b>	
2018 (South Side of Building)	30
2022 (General)	30
2026 (General)	30
 <b>Total Ten Year Cost Projection</b>	 <b>\$324</b>

# EVERGLADES CLUB

## FUNDING AVAILABLE FOR CAPITAL PROJECTS

### 10-YEAR PROJECTIONS

- **Everglades Reserve /Free Equity as of:**  
01/01/16 = \$27,000, 12/31/16 = \$90,000

<b>Everglades</b>	<b>Annual</b>		<b>Annual</b>
<u>Year</u>	<u>Dues</u>	<u>Year</u>	<u>Dues</u>
2014	\$4,200	2020	\$4,800
2015	4,500	2021	4,800
2016 (\$1,500 Assessment)	6,300	2022	4,800
2017	4,800	2023	4,800
2018	4,800	2024	4,800
2019	4,800	2025	4,800

	<b>Annual</b>			<b>Cumulative</b>	<b>Memo:</b>
	<b>Budgeted</b>	<b>Cumulative</b>	<b>Capital</b>	<b>Reserve /</b>	<b>Cum.</b>
	<b>Reserve</b>	<b>Reserve</b>	<b>Expenditures</b>	<b>(Shortfall)</b>	<b>Reserve/</b>
					<b>(Shortfall)*</b>
2016	\$90,000	\$90,000	\$149,000	\$(59,000)	\$(59,000)
2017	25,000	115,000	0	(34,000)	(17,000)
2018	25,000	140,000	30,000	(39,000)	(5,000)
2019	25,000	165,000	15,000	(29,000)	22,000
2020	25,000	190,000	20,000	(24,000)	27,000
2021	25,000	215,000	0	1,000	52,000
2022	25,000	240,000	30,000	(4,000)	47,000
2023	25,000	265,000	0	21,000	72,000
2024	25,000	290,000	50,000	(4,000)	47,000
2025	25,000	315,000	0	21,000	72,000
2026	25,000	<b>\$340,000</b>	30,000	<b>\$16,000</b>	<b>\$67,000</b>
			<b>\$324,000</b>		

<b>Village Green</b>		<b>2016</b>
<b>Building</b>	<b>Units</b>	<b>Annual Dues</b>
Algonquin (Cable)	18	\$4,500
Bonaire	18	3,780
Cypress	12	4,488
Dolphin	13	4,044
<b>Everglades</b>	<b>42</b>	<b>4,800</b>
Fairfax	41	4,000
Gardenia	42	4,080
Heron	42	4,800
Ixora	41	4,284
Jasmine	42	4,200
<b>Average</b>		<b>\$4,298</b>

\* Assumes Annual Assessment Increases to \$5,200 for 3 Years starting in 2017  
(\$400 X 42 units = \$16,800 X 3 Years = \$50,400)