

KEY WEST GOLF CLUB HOMEOWNERS' ASSOCIATION, INC.
2024 CASH FLOW RESERVES - Version 5

Category	Tot Est Life (Years)	Est Remain Life	Est Replace Cost	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	
Clubhouse																								
Office Computers, TV & Owl	5	3	6,000			6,291					7,084					7,975						8,979		
Clubhouse Interior Refurb	9	9	18,000							21,761														
Wood Decking	25	7	50,301								59,385													
Wheelchair Ramp	25	8	31,196								36,830													
Clubhouse Doors	30	13	8,470											10,995										
(2) Restroom Refurbish	14	5	24,200					27,247															37,976	
Fitness Equipment	10	3	42,000			44,040										55,828				61,383			13,672	
Central A/C System	15	10	8,712									10,785												
Misc.	10	3	10,000			10,486										13,292								
Total Clubhouse			198,879			54,526		27,247		96,215		10,785		10,995	69,120					61,383			51,648	
Painting																								
Guardhouse	5	3	1,500			1,573				1,771						1,901				2,141				
Clubhouse Office	7	4	8,715					9,358						11,048									13,043	
Clubhouse Siding	5	2	5,800					6,013				6,770	6,932						7,622	7,805				
Picket Fence	5	2	4,800		5,154					5,803						6,533				6,533			7,356	
Privacy Walls	5	2	10,000		10,240					11,529						12,981							14,615	
Shed and Carport	7	4	14,000					14,680							17,331								20,952	
Small Pool House Painting	7	4	3,300					3,460							4,085								4,823	
Total Painting			47,915		15,394	1,573	30,051			17,332	1,771	6,770	6,932	28,379	19,514	1,901	14,156	7,805	2,141	21,971	33,995			
Paving - 1 1/2" Overlay (Asphalt)																								
Concrete Curb Repair Allowance	10	3	14,514			15,219										19,292							141,900	
Concrete Sidewalk Paving Allowance	10	9	90,424										111,939											
GCD Spoonbill to Sanctuary	1	1	97,239													129,253								
GCD from College Rd to Whistling Duck	12	7	55,000							63,411													84,287	
GCD Whistling Duck to Kestral	12	8	72,000								85,003												112,988	
GCD Kestral Way to Spoonbill	12	10	36,250										44,875											
Whistling Duck Lane	12	7	20,903						24,100														32,034	
Menganser Lane	12	7	15,603							18,421		36,989											23,912	
Kindfisher Lane	12	9	36,122																					
Spoonbill Way	12	3	39,602			41,526														55,197				
Kestral Way	12	3	22,090			23,163														30,789				
Clubhouse Parking Both Lots	12	9	14,246									17,222											21,320	
The Sanctuary	12	2	120,000			122,880																		
Sanctuary Carports	12	2	20,000			20,480														163,336			27,223	
Roof Work Menganser Lane	12	2	5,000		5,120															6,806				
Roof Work Menganser Lane	12	7	2,134							2,519													3,349	
Driveway Aprons	10	7	18,290																					
General Allowance	5	5	12,000						13,511					15,577							17,538			
Total Paving			691,417	97,239	148,480	64,689			13,511	87,510	105,943	54,211	44,875	15,577		129,253	197,364	85,986	17,538		21,320	140,233	116,337	
Pool & Cabana																								
Pool Filtration Equipment - Large Pool	7	4	10,648				11,433							13,498									15,562	
Pool Filtration Equipment - Small Pool	7	5	6,534					7,184							8,482								9,779	
Pool Heater - Large Pool	8	1	30,976	30,976								37,448											45,271	
Pool Heater - Small Pool	8	1	15,486	15,486								18,721											22,633	
Resurface Lg Pool Deck	25	22	114,451																					
Resurface Sm Pool Deck	25	15	27,225																37,946					
Resurface / Rettle Pool - Large Pool	12	12	66,000												85,673									
Resurface / Rettle Pool - Small Pool	12	2	21,287		21,798													28,974						
Pool Furniture Allowance	5	2	7,200		7,373					8,301							9,346						10,523	
Small Pool Restroom Refurbish (2)	14	11	13,100										16,606											
General Repair Allowance	20	14	6,500														8,847							
Total Pool & Cabana			319,407	46,462	29,171		11,433	7,184		8,301		56,169		30,104	103,501		37,622	37,946		93,989	9,779			
Site																								
Wooden walkways repair allowance	20	3	44,100			46,242														61,466				
Entry Gate Sanctuary Tuckpoint Brick	25	1	1,120	1,120																				
Entry Gate Replacement Sanctuary	25	2	7,300		7,475																			
Sanctuary Gate Opener	7	4	9,680				9,912							12,271									14,487	
Entry Area Repair Allowance	25	14	50,400																68,601					
Arm gate operator replacement	15	10	11,979										12,266										17,507	
Resident Entry Access System (DVR)	15	12	7,200														9,346						10,523	
LED Street Lighting Replacement	20	14	98,500															120,460						
Mailboxes replacement: KF, GCK/Kestral, GC/SS, SB, Menganser, Whistling Duck	15	7	34,104							39,319														
Mailboxes Replacement Sanctuary	15	9	11,800								14,608													
Picket Fence Repair Allowance	5	4	13,800					15,173											19,234				21,656	
Lift Station Equipment	20	20	21,600	279,500																				
Irrigation System Replacement Allow	12	12	30,000																					
Pond pumps & fountain replace allow	8	3	6,292			6,598											7,976		39,677				9,642	
Storm Drain steel grate replacement	40	15	20,000																27,223					
Storm water drainage system Allow	5	0	26,000	26,000					29,273								32,959				37,108			
Sewer Line Repair Allow	5	0	3,200	3,200					3,603								4,066				4,567			
Trash Cans (Metal at mailboxes)	10	2	8,000		8,192												10,385							
Site Elements General Repair Allow.	20	13	20,000														26,585							
Total Site			415,075	309,820	15,667	52,840	9,912	15,173	32,876	39,319		14,608	29,350	57,262	59,608	26,585	216,283	80,701	41,676	58,859	14,487	9,642	21,656	
Total Projected Cash Outflows:			1,672,693	453,521	208,712	173,627	51,396	22,357	73,634	152,463	203,928	131,758	91,943	131,322	193,617	226,859	465,625	212,438	61,355	236,202	79,581	149,875	189,641	
Projected Cash Balance January 1, 2024				337,724	227,629	169,132	148,366	253,126	392,192	485,850	505,958	478,869	527,605	621,048	680,772	683,458	657,409	396,777	390,105	539,213				