



Wind River HOA
Tulsa, OK
Level of Service: "Full"

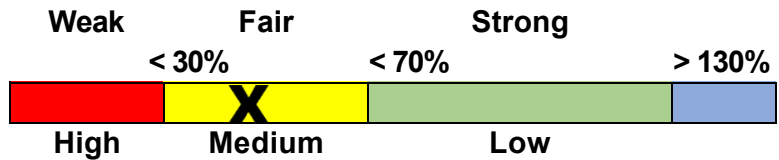
Report #: 47181-0
of Units: 343
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Starting Reserve Balance	\$514,900
Current Fully Funded (Ideal) Reserve Balance	\$1,113,642
Average Reserve Deficit Per Unit	\$1,746
Percent Funded	46.2 %
Recommended 2024 Annual "Full Funding" Contributions	\$108,500
Alternate 2024 Annual "70% Funding" Contributions	\$100,800
Most Recent Reserve Contribution Rate	\$87,200

Reserve Fund Strength: 46.2%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
Annual Inflation Rate	3.00 %

- This is a "Full" Reserve Study.
- The information in this Reserve Study is based on our site inspection on 3/23/2023.
- This Reserve Study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Because your Reserve Fund is at 46.2 % Funded, this means the association's special assessment & deferred maintenance risk is currently Medium.
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to increase your Reserve contributions to \$108,500/year.
- This Reserve Study has been prepared using the "pooled" method of Reserve funding (also known as the cash flow method). The terms "full funding" and/or "fully funding" as used in this Reserve Study are based on the National Reserve Study Standards definition of full funding: "setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are addressed later in this report.)

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
SITE AND GROUNDS			
201 Asphalt: Parking - Mill and Overlay	20	2	\$26,500
206 Concrete: Parking Lot - Repair	20	10	\$6,800
316 Well Pumps - Replace	10	10	\$16,000
347 Lighting: Bollard - Replace	25	9	\$30,000
409 Benches - Replace	20	14	\$8,000
516 Walls: Masonry - Repair/Tuck Point	10	5	\$90,400
1303 Pavilion Roof - Replace	20	13	\$8,300
1402 Monument Signs - Refurbish	25	7	\$30,000
1700 Landscape/Irrigation - Refurbish	20	19	\$60,000
1702 Pond Fountains - Replace	10	2	\$15,000
1703 Pond Fountain Lights - Replace	5	2	\$7,000
1704 Waterfall - Repair	10	7	\$10,000
CLUBHOUSE INTERIORS			
904 Kitchen - Remodel	24	23	\$20,000
928 Interiors – Remodel	24	7	\$50,000
929 Interiors - Refurbish	12	0	\$37,500
1110 Interior Surfaces - Repaint	12	10	\$6,800
CLUBHOUSE EXTERIORS			
701 Wood Doors - Replace	40	23	\$14,000
703 Windows - Replace	40	23	\$30,000
1115 Building Exteriors - Seal/Paint	10	3	\$5,500
1128 Siding: Fiber Cement/Wood - Replace	50	33	\$25,000
1303 Roofing: Asphalt Shingle - Replace	20	13	\$28,000
1310 Gutters/Downspouts - Replace	20	13	\$5,000
POOL AREA			
104 Decking: Pool - Seal/Paint/Repair	4	2	\$16,000
105 Decking: Pool - Resurface	12	6	\$55,000
503 Fencing: Metal - Replace	30	13	\$25,000
509 Pergolas - Replace	25	8	\$30,000
909 Restrooms - Remodel	24	7	\$35,000
1202 Pool: Main - Replaster/Retile	10	9	\$32,700
1202 Pool: Wading - Replaster/Retile	10	7	\$9,000
1219 Pool Equipment - Maintain/Replace	5	2	\$8,000
1230 Furniture: Pool - Replace	5	3	\$8,000
1237 Mushroom Feature - Replace	20	7	\$7,500
MEP - POOL AND CLUBHOUSE			
303 HVAC Units - Replace	15	0	\$16,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
305 Surveillance System - Modernize	10	5	\$7,500
GATED NEIGHBORHOODS			
120 Site Drainage System – Clean/Repair	10	7	\$40,000
201 Asphalt - Mill and Overlay	40	22	\$1,140,000
203 Asphalt - Crack Seal/Repair	1	0	\$10,000
210 Concrete: Sidewalks/Gutters- Repair	5	2	\$25,000
704 Gates: Vehicle/Pedestrian - Replace	40	22	\$170,000
1402 Monument Signs - Refurbish	25	7	\$35,000
MEP - GATED NEIGHBORHOODS			
305 Surveillance System - Modernize	10	5	\$7,500
705 Gate Operators (2021) - Replace	10	7	\$15,000
705 Gate Operators (2022) - Replace	10	8	\$15,000
705 Gate Operators (Old) - Replace	10	1	\$60,000
712 Intercoms - Replace	1	0	\$5,000
45 Total Funded Components			

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.