

Wind River HOA Reserve Study by Association Reserves - Site visit 3/23/23

Description	Current			Fully Funded			Area difference
	Cost Estimate	Effective Age	Useful Life	Balance	Per WR HOA Sept-23	Difference	
<u>SITE AND GROUNDS</u>							
201 Asphalt: Parking - Mill and Overlay \$26,500 X 18 / 20 = \$23,850	\$ 26,500	18	20	\$ 23,850	\$ 23,100	\$ (750)	
206 Concrete: Parking Lot - Repair \$6,800 X 10 / 20 = \$3,400	6,800	10	20	3,400	-	(3,400)	
316 Well Pumps - Replace \$16,000 X 0 / 10 = \$0	16,000	-	10	-	-	-	
347 Lighting: Bollard - Replace \$30,000 X 16 / 25 = \$19,200	30,000	16	25	19,200	7,512	(11,688)	
409 Benches - Replace \$8,000 X 6 / 20 = \$2,400	8,000	6	20	2,400	-	(2,400)	
516 Walls: Masonry - Repair \$90,400 X 5 / 10 = \$45,200	90,400	5	10	45,200	122,959	77,759	
1303 Pavilion Roof - Replace \$8,300 X 7 / 20 = \$2,905	8,300	7	20	2,905	12,740	9,835	
1402 Monument Signs - Refurbish \$30,000 X 18 / 25 = \$21,600	30,000	18	25	21,600	5,775	(15,825)	
1700 Landscape/Irrigation - Refurbish \$60,000 X 1 / 20 = \$3,000	60,000	1	20	3,000	4,013	1,013	
1702 Pond Fountains - Replace \$15,000 X 8 / 10 = \$12,000	15,000	8	10	12,000	10,710	(1,290)	
1703 Pond Fountain Lights - Replace \$7,000 X 3 / 5 = \$4,200	7,000	3	5	4,200	10,710	6,510	
1704 Waterfall - Repair \$10,000 X 3 / 10 = \$3,000	10,000	3	10	3,000	-	(3,000)	\$ 56,764
<u>CLUBHOUSE INTERIORS</u>							
904 Kitchen - Remodel \$20,000 X 1 / 24 = \$833	20,000	1	24	833	-	(833)	
928 Interiors - Remodel \$50,000 X 17 / 24 = \$35,417	50,000	17	24	35,417	9,765	(25,652)	
929 Interiors - Refurbish \$37,500 X 12 / 12 = \$37,500	37,500	12	12	37,500	121,275	83,775	
1110 Interior Surfaces - Repaint \$6,800 X 2 / 12 = \$1,133	6,800	2	12	1,133	1,086	(47)	
<u>CLUBHOUSE EXTERIORS</u>							
701 Wood Doors - Replace \$14,000 X 17 / 40 = \$5,950	14,000	17	40	5,950	-	(5,950)	
703 Windows - Replace \$30,000 X 17 / 40 = \$12,750	30,000	17	40	12,750	-	(12,750)	
1115 Building Exteriors - Seal/Paint \$5,500 X 7 / 10 = \$3,850	5,500	7	10	3,850	-	(3,850)	
1128 Siding: Fiber Cement/Wood - Replace \$25,000 X 17 / 50 = \$8,500	25,000	17	50	8,500	-	(8,500)	
1303 Roofing: Asphalt Shingle - Replace \$28,000 X 7 / 20 = \$9,800	28,000	7	20	9,800	7,055	(2,745)	
1310 Gutters/Downspouts - Replace \$5,000 X 7 / 20 = \$1,750	5,000	7	20	1,750	-	(1,750)	\$ 21,698
<u>POOL AREA</u>							
104 Decking: Pool - Seal/Paint/Repair \$16,000 X 2 / 4 = \$8,000	16,000	2	4	8,000	-	(8,000)	
105 Decking: Pool - Resurface \$55,000 X 6 / 12 = \$27,500	55,000	6	12	27,500	67,375	39,875	
503 Fencing: Metal - Replace \$25,000 X 17 / 30 = \$14,167	25,000	17	30	14,167	17,955	3,788	
509 Pergolas - Replace \$30,000 X 17 / 25 = \$20,400	30,000	17	25	20,400	-	(20,400)	
909 Restrooms - Remodel \$35,000 X 17 / 24 = \$24,792	35,000	17	24	24,792	-	(24,792)	
1202 Pool: Main - Replaster/Retile \$32,700 X 1 / 10 = \$3,270	32,700	1	10	3,270	1,254	(2,016)	
1202 Pool: Wading - Replaster/Retile \$9,000 X 3 / 10 = \$2,700	9,000	3	10	2,700	9,765	7,065	
1219 Pool Equipment - Maintain/Replace \$8,000 X 3 / 5 = \$4,800	8,000	3	5	4,800	17,420	12,620	

Wind River HOA Reserve Study by Association Reserves - Site visit 3/23/23

Description	Current	Effective Age	Useful Life	Fully Funded			Area difference
	Cost Estimate			Fully Funded Balance	Per WR HOA Sept-23	Difference	
1230 Furniture: Pool - Replace \$8,000 X 2 / 5 = \$3,200	8,000	2	5	3,200	-	(3,200)	
1237 Mushroom Feature - Replace \$7,500 X 13 / 20 = \$4,875	7,500	13	20	4,875	-	(4,875)	\$ 66
MEP - POOL AND CLUBHOUSE							
303 HVAC Units - Replace \$16,000 X 15 / 15 = \$16,000	16,000	15	15	16,000	13,125	(2,875)	
305 Surveillance System - Modernize \$7,500 X 5 / 10 = \$3,750	7,500	5	10	3,750	-	(3,750)	(6,625)
GATED NEIGHBORHOODS							
120 Site Drainage System – Clean/Repair \$40,000 X 3 / 10 = \$12,000	40,000	3	10	12,000	-	(12,000)	
201 Asphalt - Mill and Overlay \$1,140,000 X 18 / 40 = \$513,000	1,140,000	18	40	513,000	193,520	(319,480)	
203 Asphalt - Seal/Repair \$10,000 X 1 / 1 = \$10,000	10,000	1	1	10,000	-	(10,000)	
210 Concrete: Sidewalks/Gutters- Repair \$25,000 X 3 / 5 = \$15,000	25,000	3	5	15,000	-	(15,000)	
704 Gates: Vehicle/Pedestrian - Replace \$170,000 X 18 / 40 = \$76,500	170,000	18	40	76,500	86,625	10,125	
1402 Monument Signs - Refurbish \$35,000 X 18 / 25 = \$25,200	35,000	18	25	25,200	-	(25,200)	
MEP - GATED NEIGHBORHOODS							
305 Surveillance System - Modernize \$7,500 X 5 / 10 = \$3,750	7,500	5	10	3,750	-	(3,750)	
705 Gate Operators (2021) - Replace \$15,000 X 3 / 10 = \$4,500	15,000	3	10	4,500	-	(4,500)	
705 Gate Operators (2022) - Replace \$15,000 X 2 / 10 = \$3,000	15,000	2	10	3,000	66,805	63,805	
705 Gate Operators (Old) - Replace \$60,000 X 9 / 10 = \$54,000	60,000	9	10	54,000	-	(54,000)	
712 Intercoms - Replace \$5,000 X 1 / 1 = \$5,000	5,000	1	1	5,000	-	(5,000)	(375,000)
Totals				\$ 1,113,642	\$ 810,544	\$ (303,098)	\$ (303,098)
totals				\$ 10,000	\$ 6,750	(319,480)	

HOA will expense these items vs. using reserve funds.

HOA believes this reserve amount is overstated.

Reserves as of 9/30/23

Under reserved 9/30/23

543,088

\$ (267,456)