



Facilities Advisors Rocky Mountain
1295 Escalante Drive Unit 11
Durango, CO 81303

Robbie Pepper
robbie@faireerves.com
www.coloradoreservestudy.com
(970) 946-2352

Board of Directors
Forest Groves Estates HOA
Durango, CO

Please find attached your reserve study report. We thank you for this opportunity to be of service to you. Ensuring that your Association identifies and plans for future major repairs and replacements is a primary function of the Board of Directors. Not only from the perspective of maintaining the physical property but also to create the peace of mind that the Association has funds available when needed. None of us can predict the future exactly. Also recognize that a reserve study is a series of assumptions about future events, not one of which will prove to be exactly right. But the goal is to have approximately the right amount of money at approximately the right time, and the reserve study attempts to do that.

The attached reserve study report was prepared under Generally Accepted Reserve Study Principles and Standards issued by the International Capital Budgeting Institute (ICBI). These are the highest standards of the reserve study profession and provide readers of the report with assurance that calculations and software meet the ICBI standards. Along with the required reporting format these standards produce reports achieving the clarity, consistency and comparability reporting goals demanded by the community association industry.

Transparency in the reserve study is important. The reserve study report represents financial planning for future major repairs and replacements. Nothing can cause more hardship for owners than when required and unanticipated maintenance costs happen and adequate funds are not available, which generally results in a special assessment. A proper maintenance plan and reserve management plan can help you avoid this situation.

A reserve report provides a picture of maintenance over a long period, generally 30 years. However, some components identified may have a life span longer than 30 years. Identifying these components that will someday need replacing is essential. Identifying these components early allows a longer time period to accumulate funds and reduce the risk of a special assessment. Examples of such long-lived components are concrete, in-wall pipes, electrical, or fire suppression components. Just because you cannot see a component does not mean it should not be included, as the association still has the maintenance obligation. Although you may not be able to open walls to review their condition, reasonable estimates can be made based on age and use.

Reserve studies focus on the long-term maintenance projections of a facility. As the remaining life of components start to become near term estimates it generally allows for more accurate projections. Estimates regarding maintenance activities should be reviewed and updated annually. This allows for earlier planning and hopefully avoiding long-term surprises.

It has been our pleasure to assist the Forest Groves Estates HOA management on this report and we look forward to working with your management team to finalize the report.

Sincerely,

Robbie Pepper, RS, RSS, CMCA, CCIM, GRI
Facilities Advisors Rocky Mountain

Forest Groves Estates HOA

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning July 1, 2023



Forest Groves Estates HOA
July 1, 2023

Table of Contents

| | |
|------------------------------------|----|
| Cover | 2 |
| Table of Contents | 3 |
| Preparer's Report on Reserve Study | 4 |
| Statement of Position | 6 |
| Disclosures | 7 |
| Summary of Major Components | 10 |
| Cash Flow - Annual | 11 |
| Expenditures-Matrix | 12 |
| Component List - Summary | 15 |
| Supplementary Information | 17 |
| Component List - Detail | 18 |
| Expenditures-List Totals | 20 |



Facilities Advisors Rocky Mountain
1295 Escalante Drive Unit 11
Durango, CO 81303

Robbie Pepper
robbie@fareserves.com
www.coloradoreservestudy.com
(970) 946-2352

Preparer's Report on Reserve Study Reserve Management Plan

Type I Reserve Study with On-Site Analysis For 30-Year Projection Period Beginning July 1, 2023

Board of Directors
Forest Groves Estates HOA
Durango, CO

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Forest Groves Estates HOA by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Forest Groves Estates HOA upon which this reserve management plan is based was performed by Robbie Pepper, RS, RSS, CMCA, CCIM, GRI of Facilities Advisors Rocky Mountain on January 1, 2023.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Forest Groves Estates HOA. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of July 1, 2023, statements of projected cash flows and expenditures for the 30-year period beginning July 1, 2023, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Forest Groves Estates HOA is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Forest Groves Estates HOA, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Forest Groves Estates HOA, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Forest Groves Estates HOA's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Forest Groves Estates HOA's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Rocky Mountain
Robbie Pepper, RS, RSS, CMCA, CCIM, GRI
March 1, 2023

Forest Groves Estates HOA
July 1, 2023

Statement of Position

| | |
|----------------------------------|--------------------------|
| Projection period: | July 1, 2023 to 2052 |
| Type of Project: | Planned Unit Development |
| Number of Units: | 40 |
| Location: | Durango, CO |
| Project Construction date: | July 1, 1985 |
| On-Site analysis performed by: | Robbie Pepper, RS |
| Component analysis performed by: | Robbie Pepper, RS |
| Report prepared by: | Robbie Pepper, RS |

A special assessment of \$50,000 is considered necessary during the 30-year projection period.

| | |
|--|------------|
| Current Replacement Cost of All Components | \$ 205,125 |
| Future Replacement Cost of All Components | \$ 379,788 |
| Projected Balance of Reserve Funds at July 1, 2023 | \$ 10,000 |
| 100% Funded Amount at July 1, 2023 | \$ 79,218 |
| Percent Funded at July 1, 2023 | \$12.62 % |
| Reserve (Surplus)/Deficit – Average per Unit at July 1, 2023 | \$ 0 |
| Projected Reserve Contribution | \$ 15,000 |
| Average Annual Reserve Contribution Per Unit | \$ 0 |
| Monthly Reserve Contribution First Year of Projection | \$ 417 |
| Average Monthly Reserve Contribution Per Unit | \$ 0 |
| Projected Special Assessment | \$10,000 |
| Projected Inflation Rate | 4.00 % |
| Projected Interest Rate | 2.00 % |

Components Excluded from This Report

| Major Component | Reason Excluded |
|---------------------------------|------------------------------|
| Street Base | Lifetime Component |
| Hardscape – sidewalks and curbs | Lifetime Component |
| Irrigation Lines and Sprinklers | Included in Operating Budget |
| Major Tree Trimming | Included in Operating Budget |
| Landscape / Plant Replacement | Included in Operating Budget |

Summary of major components is presented on next page

Forest Groves Estates HOA

July 1, 2023

Disclosures

Site Analysis

Forest Groves Estates HOA is a planned development association located in Durango, CO. The Association consists of Water Systems, Sewer Systems, a Bridge, Equipment, and the structures that house the mechanicals. The site analysis was performed on January 1, 2023 by Robbie Pepper, RS of Facilities Advisors Rocky Mountain. The Association Treasurer was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 4.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including: actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

See Preparer's Report

See Disclosures and Summary of Significant Assumptions

Forest Groves Estates HOA

July 1, 2023

General Exclusions from the analysis are:

| Excluded Conditions | Reason for Exclusion |
|--|------------------------|
| Building code or zoning violations or upgrades | Outside scope of study |
| Structural stability or engineering analysis | Outside scope of study |
| Environmental conditions * | Outside scope of study |
| Geological stability or soil conditions | Outside scope of study |
| Soil contamination | Outside scope of study |
| Hydrological conditions | Outside scope of study |
| Mold or fungus | Outside scope of study |
| Termites or other pest control | Outside scope of study |
| Risks of wildfire, flood or seismic activity | Outside scope of study |
| Water quality or testing | Outside scope of study |
| Illegal or controlled substances | Outside scope of study |
| Building values or appraisals | Outside scope of study |
| Adequacy of efficiency of any system or component | Outside scope of study |
| Information not provided by the association necessary to identify all components | Outside scope of study |

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 4.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 2.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 12.62% as of July 1, 2023 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 10,000, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Total Funds available for reserves beginning balance \$ 10,000

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be

See Preparer's Report
See Disclosures and Summary of Significant Assumptions

Forest Groves Estates HOA

July 1, 2023

significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 2.00% is used in the funding plan.
- Inflation rate of 4.00% is used in the funding plan.

Forest Groves Estates HOA

Analysis Date - July 1, 2023

Inflation:4.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Summary of Major Components

| Categories | Estimated Remaining Useful Lives Years | Estimated Future Replacement Cost |
|---------------|---|--|
| Bridge | 2-20 | \$ 45,699 |
| Equipment | 5-20 | 140,762 |
| Sewer System | 4-10 | 73,524 |
| Water Systems | 0-20 | 119,804 |
| | | <u>\$ 379,789</u> |

Forest Groves Estates HOA

Analysis Date - July 1, 2023

Inflation:4.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

| Period | Beginning Balance | Contribution | Special Assess. | Interest Earned | Expenditures | Ending Balance |
|---------------|-------------------|-------------------|------------------|-----------------|------------------|------------------|
| 07/23 - 06/24 | \$ 10,000.00 | \$ 5,000.04 | \$ 10,000.00 | \$ 443.08 | \$ 150.98 | \$ 25,292.14 |
| 07/24 - 06/25 | 25,292.14 | 6,250.08 | 0.00 | 573.38 | 0.00 | 32,115.60 |
| 07/25 - 06/26 | 32,115.60 | 7,187.52 | 0.00 | 699.10 | 1,136.74 | 38,865.48 |
| 07/26 - 06/27 | 38,865.48 | 8,265.72 | 0.00 | 867.62 | 0.00 | 47,998.82 |
| 07/27 - 06/28 | 47,998.82 | 9,505.56 | 0.00 | 1,020.61 | 2,524.78 | 56,000.21 |
| 07/28 - 06/29 | 56,000.21 | 10,931.40 | 0.00 | 624.39 | 37,563.49 | 29,992.51 |
| 07/29 - 06/30 | 29,992.51 | 12,571.08 | 0.00 | 706.76 | 1,329.83 | 41,940.52 |
| 07/30 - 06/31 | 41,940.52 | 14,456.76 | 0.00 | 991.95 | 0.00 | 57,389.23 |
| 07/31 - 06/32 | 57,389.23 | 16,625.28 | 0.00 | 1,274.34 | 2,953.64 | 72,335.21 |
| 07/32 - 06/33 | 72,335.21 | 19,119.00 | 0.00 | 1,405.26 | 14,769.67 | 78,089.80 |
| | <u>10,000.00</u> | <u>109,912.44</u> | <u>10,000.00</u> | <u>8,606.49</u> | <u>60,429.13</u> | <u>78,089.80</u> |

| Period | Beginning Balance | Contribution | Special Assess. | Interest Earned | Expenditures | Ending Balance |
|---------------|-------------------|-------------------|-----------------|------------------|-------------------|-------------------|
| 07/33 - 06/34 | \$ 78,089.80 | \$ 21,986.88 | \$ 0.00 | \$ 385.41 | \$ 85,118.46 | \$ 15,343.63 |
| 07/34 - 06/35 | 15,343.63 | 25,284.96 | 0.00 | 564.03 | 0.00 | 41,192.62 |
| 07/35 - 06/36 | 41,192.62 | 29,077.68 | 0.00 | 1,063.95 | 3,455.35 | 67,878.90 |
| 07/36 - 06/37 | 67,878.90 | 31,113.12 | 0.00 | 1,683.05 | 0.00 | 100,675.07 |
| 07/37 - 06/38 | 100,675.07 | 32,046.48 | 0.00 | 2,320.10 | 1,819.96 | 133,221.69 |
| 07/38 - 06/39 | 133,221.69 | 33,007.92 | 0.00 | 2,600.74 | 24,786.31 | 144,044.04 |
| 07/39 - 06/40 | 144,044.04 | 33,998.16 | 0.00 | 3,179.25 | 4,042.26 | 177,179.19 |
| 07/40 - 06/41 | 177,179.19 | 35,018.04 | 0.00 | 3,878.45 | 3,137.08 | 212,938.60 |
| 07/41 - 06/42 | 212,938.60 | 36,068.64 | 0.00 | 4,620.70 | 2,129.10 | 251,498.84 |
| 07/42 - 06/43 | 251,498.84 | 36,068.64 | 0.00 | 5,127.50 | 18,469.64 | 274,225.34 |
| | <u>78,089.80</u> | <u>313,670.52</u> | <u>0.00</u> | <u>25,423.18</u> | <u>142,958.16</u> | <u>274,225.34</u> |

| Period | Beginning Balance | Contribution | Special Assess. | Interest Earned | Expenditures | Ending Balance |
|---------------|-------------------|-------------------|-----------------|------------------|-------------------|-------------------|
| 07/43 - 06/44 | \$ 274,225.34 | \$ 36,068.64 | \$ 0.00 | \$ 977.24 | \$ 300,323.79 | \$ 10,947.43 |
| 07/44 - 06/45 | 10,947.43 | 36,068.64 | 0.00 | 583.78 | 0.00 | 47,599.85 |
| 07/45 - 06/46 | 47,599.85 | 36,068.64 | 0.00 | 1,276.62 | 2,490.75 | 82,454.36 |
| 07/46 - 06/47 | 82,454.36 | 36,068.64 | 0.00 | 2,027.09 | 0.00 | 120,550.09 |
| 07/47 - 06/48 | 120,550.09 | 36,068.64 | 0.00 | 2,699.99 | 5,532.12 | 153,786.60 |
| 07/48 - 06/49 | 153,786.60 | 36,068.64 | 0.00 | 1,963.30 | 91,966.18 | 99,852.36 |
| 07/49 - 06/50 | 99,852.36 | 36,068.64 | 0.00 | 2,323.34 | 2,913.82 | 135,330.52 |
| 07/50 - 06/51 | 135,330.52 | 36,068.64 | 0.00 | 3,094.38 | 0.00 | 174,493.54 |
| 07/51 - 06/52 | 174,493.54 | 36,068.64 | 0.00 | 3,772.50 | 6,471.80 | 207,862.88 |
| 07/52 - 06/53 | 207,862.88 | 36,068.64 | 0.00 | 4,097.06 | 27,339.59 | 220,688.99 |
| | <u>274,225.34</u> | <u>360,686.40</u> | <u>0.00</u> | <u>22,815.30</u> | <u>437,038.05</u> | <u>220,688.99</u> |

Forest Groves Estates HOA

Analysis Date - July 1, 2023

Inflation:4.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures-Matrix

| Category | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Bridge | | | 973 | | 1,052 | | 1,138 | | 1,231 | |
| Equipment | | | | | | 23,268 | | | | 2,972 |
| Sewer System | | | | | 1,295 | 10,389 | | | 1,515 | 7,498 |
| Water Systems | 150 | | 163 | | 176 | 3,906 | 191 | | 206 | 4,297 |
| | 150 | 0 | 1,136 | 0 | 2,524 | 37,563 | 1,329 | 0 | 2,953 | 14,769 |

Forest Groves Estates HOA

Analysis Date - July 1, 2023

Inflation:4.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | 2033-34 | 2034-35 | 2035-36 | 2036-37 | 2037-38 | 2038-39 | 2039-40 | 2040-41 | 2041-42 | 2042-43 |
|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Bridge | 4,312 | | 1,440 | | 1,558 | 3,625 | 1,685 | | 1,823 | |
| Equipment | 4,246 | | | | | | | | | 4,400 |
| Sewer System | 66,979 | | 1,772 | | | 15,378 | 2,073 | 3,137 | | 7,707 |
| Water Systems | 9,580 | | 241 | | 261 | 5,781 | 282 | | 305 | 6,361 |
| | 85,118 | 0 | 3,455 | 0 | 1,819 | 24,786 | 4,042 | 3,137 | 2,129 | 18,469 |

Forest Groves Estates HOA

Analysis Date - July 1, 2023

Inflation:4.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | 2043-44 | 2044-45 | 2045-46 | 2046-47 | 2047-48 | 2048-49 | 2049-50 | 2050-51 | 2051-52 | 2052-53 |
|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Bridge | 48,129 | | 2,132 | | 2,306 | 5,366 | 2,495 | | 2,698 | |
| Equipment | 110,274 | | | | | 50,983 | | | | 6,513 |
| Sewer System | 25,519 | | | | 2,838 | 27,057 | | | 3,320 | 11,408 |
| Water Systems | 116,400 | | 357 | | 387 | 8,558 | 418 | | 452 | 9,417 |
| | 300,323 | 0 | 2,490 | 0 | 5,532 | 91,966 | 2,913 | 0 | 6,471 | 27,339 |

Forest Groves Estates HOA

Analysis Date - July 1, 2023

Inflation:4.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

| Category Component | Service Date | Basis Cost | Quantity | Current Cost | Est Life | Rem Life | Future Cost |
|---------------------------------------|--------------|--------------|----------|--------------|----------|----------|-------------|
| Bridge | | | | | | | |
| x B 1 Foundations | 9/1973 | \$ 4,000.00 | 2 Allow | \$ 8,000 | 70:00 | 20:02 | \$ 17,643 |
| x B 2 I Beams | 7/1973 | 5,000.00 | 2 Each | 10,000 | 70:00 | 20:00 | 21,911 |
| x B 3 Cross Supports 1X20 | 9/2022 | 100.00 | 20 Each | 2,000 | 5:00 | 10:02 | 2,979 |
| x B 4 Treads (runners) 2X12X40 | 7/2023 | 150.00 | 6 Allow | 900 | 2:00 | 2:00 | 973 |
| x B 5 Railings & Supports | 7/2022 | 500.00 | 2 Each | 1,000 | 20:00 | 20:00 | 2,191 |
| | | | | \$ 21,900 | | | \$ 45,699 |
| Equipment | | | | | | | |
| y E 1 Kubota L1TSTC 6060 Tractor 2017 | | \$ 50,000.00 | 1 Each | \$ 50,000 | 25:00 | 20:02 | \$ 110,274 |
| y E 2 Kubota L4474 Front Mount Snow | 9/2013 | 2,850.00 | 1 Allow | 2,850 | 20:00 | 10:02 | 4,246 |
| y E 3 Kubota L4310D Tractor 2002 | 9/2008 | 19,000.00 | 1 Allow | 19,000 | 20:00 | 5:02 | 23,268 |
| y E 4 Misc Equipment (inc. Mail Shed | 9/2022 | 2,075.00 | 1 Allow | 2,075 | 10:00 | 9:02 | 2,972 |
| | | | | \$ 73,925 | | | \$ 140,761 |
| Sewer System | | | | | | | |
| S E 1 Building | 7/2022 | \$ 1,000.00 | 1 Allow | \$ 1,000 | 10:00 | 10:00 | \$ 1,480 |
| S E 2 Chlorination System | 7/2022 | 2,500.00 | 1 Job | 2,500 | 20:00 | 10:00 | 3,700 |
| S E 3 n Effluent House System | 7/2022 | 1,000.00 | 1 Allow | 1,000 | 10:00 | 10:00 | 1,480 |
| S H 1 Bldg #1 | 9/2022 | 1,250.00 | 1 Allow | 1,250 | 10:00 | 9:02 | 1,790 |
| S H 2 Blower Motors | 9/2022 | 800.00 | 2 Each | 1,600 | 8:00 | 9:02 | 2,292 |
| S H 3 Roots Blowers | 7/2022 | 1,500.00 | 1 Each | 1,500 | 5:00 | 5:02 | 1,836 |
| S H 4 Aspirator Motors | 9/2022 | 1,100.00 | 1 Allow | 1,100 | 4:00 | 4:02 | 1,295 |
| S H 5 Sewage Pumps | 9/2022 | 4,000.00 | 1 Allow | 4,000 | 5:00 | 5:02 | 4,898 |
| S H 6 Plumbing | 7/2022 | 2,500.00 | 1 Allow | 2,500 | 5:00 | 5:00 | 3,041 |
| S H 7 Electronics | 9/2022 | 500.00 | 1 Allow | 500 | 5:00 | 5:02 | 612 |
| S L 1 Lemma Lagoon Covers 40X8 | 9/2013 | 3,000.00 | 8 Each | 24,000 | 20:00 | 10:02 | 35,758 |
| S L 2 Aspirators | 7/2022 | 1,200.00 | 2 Each | 2,400 | 10:00 | 9:00 | 3,415 |
| S M 1 Sewer Main Lines | 9/2022 | 8,000.00 | 1 Allow | 8,000 | 30:00 | 10:02 | 11,919 |
| | | | | \$ 51,350 | | | \$ 73,523 |
| Water Systems | | | | | | | |
| W R 1 Rowland Well | 7/2003 | \$ 2,500.00 | 1 Allow | \$ 2,500 | 40:00 | 20:00 | \$ 5,477 |
| W R 2 Bldg #3 Pump House | 9/2022 | 1,250.00 | 1 Allow | 1,250 | 10:00 | 9:02 | 1,790 |
| W R 3 Pump | 9/2022 | 500.00 | 1 Job | 500 | 10:00 | 9:02 | 716 |
| W R 4 Pressure Tank System | 7/2022 | 500.00 | 2 Each | 1,000 | 5:00 | 5:00 | 1,216 |
| W R 5 Chlorination System | 9/2013 | 500.00 | 1 Job | 500 | 20:00 | 10:02 | 744 |
| W R 6 Plumbing Equip | 9/2013 | 600.00 | 1 Allow | 600 | 20:00 | 10:02 | 893 |
| W R 7 Electronics | 9/2022 | 600.00 | 1 Allow | 600 | 5:00 | 5:02 | 734 |
| W R 8 Utility Water District System | 7/2003 | 2,000.00 | 1 Allow | 2,000 | 40:00 | 20:00 | 4,382 |
| W V 1 Verde Well | 7/2003 | 2,000.00 | 1 Allow | 2,000 | 40:00 | 20:00 | 4,382 |
| W V 2 Bldg #2 -Pump House | 9/2022 | 1,250.00 | 1 Allow | 1,250 | 10:00 | 9:02 | 1,790 |
| W V 3 Well Pump | 9/2022 | 1,000.00 | 1 Job | 1,000 | 5:00 | 5:02 | 1,224 |
| W V 4 Chlorination System | 7/2013 | 500.00 | 1 Job | 500 | 20:00 | 10:00 | 740 |
| W V 5 Plumbing Equip | 9/2013 | 500.00 | 1 Allow | 500 | 20:00 | 10:02 | 744 |

Forest Groves Estates HOA

Analysis Date - July 1, 2023

Inflation:4.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

| Category Component | Service Date | Basis Cost | Quantity | Current Cost | Est Life | Rem Life | Future Cost |
|-----------------------------------|-----------------|------------|----------|--------------|-------------|-------------|-------------|
| W V 6 Electronics | 7/2022 | \$ 600.00 | 1 Allow | \$ 600 | 5:00 | 5:00 | \$ 729 |
| W V 7 Sump Pump | 9/2021 | 150.00 | 1 Job | 150 | 2:00 | 0:02 | 150 |
| W V 8 Utilities Water Dist System | 7/2003 | 2,000.00 | 1 Job | 2,000 | 40:00 | 20:00 | 4,382 |
| W V T 1 Bldg #4 | 7/2022 | 1,000.00 | 1 Allow | 1,000 | 10:00 | 10:00 | 1,480 |
| W V T 2 Tank 25,000 Gallons | 9/2003 | 40,000.00 | 1 Each | 40,000 | 40:00 | 20:02 | 88,219 |
| | | | | \$ 57,950 | | | \$ 119,803 |
| | | | | \$ 205,125 | | | \$ 379,788 |

Forest Groves Estates HOA

Analysis Date - July 1, 2023

Inflation:4.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

| Category | Estimated Useful Lives Life YY:MM | Estimated Remaining Useful Lives Life YY:MM | Estimated Future Replacement Cost |
|---------------|---|--|--|
| Bridge | 2:00 -70:00 | 2:00 -20:02 | \$ 45,699 |
| Equipment | 10:00 -25:00 | 5:02 -20:02 | 140,762 |
| Sewer System | 4:00 -30:00 | 4:02 -10:02 | 73,524 |
| Water Systems | 2:00 -40:00 | 0:02 -20:02 | 119,804 |
| | | | 379,789 |
| | | | 379,789 |

Forest Groves Estates HOA

Analysis Date - July 1, 2023

Inflation:4.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

| Category / Subcategory Component | Service Date | Basis Cost | Quantity | Current Cost | Adj Life | Rem Life | Future Cost |
|---|-----------------|--------------|----------|--------------|-------------|-------------|-------------|
| Bridge | | | | | | | |
| Structural | | | | | | | |
| x B 1 Foundations | 09/01/1973 | \$ 4,000.00 | 2 Allow | \$ 8,000 | 70:00 | 20:02 | \$ 17,643 |
| x B 2 I Beams | 07/01/1973 | 5,000.00 | 2 Each | 10,000 | 70:00 | 20:00 | 21,911 |
| x B 3 Cross Supports 1X20 | 09/01/2022 | 100.00 | 20 Each | 2,000 | 11:00 | 10:02 | 2,979 |
| x B 4 Treads (runners) 2X12X40 | 07/01/2023 | 150.00 | 6 Allow | 900 | 2:00 | 2:00 | 973 |
| x B 5 Railings & Supports | 07/01/2022 | 500.00 | 2 Each | 1,000 | 21:00 | 20:00 | 2,191 |
| | | | | 21,900 | | | 45,699 |
| | | | | 21,900 | | | 45,699 |
| Equipment | | | | | | | |
| Misc | | | | | | | |
| y E 4 Misc Equipment (inc. Mail Shed | 09/01/2022 | \$ 2,075.00 | 1 Allow | \$ 2,075 | 10:00 | 9:02 | \$ 2,972 |
| | | | | 2,075 | | | 2,972 |
| Tractors/Attachments | | | | | | | |
| y E 1 Kubota L1TSTC 6060 Tractor 20 | | \$ 50,000.00 | 1 Each | \$ 50,000 | 25:00 | 20:02 | \$ 110,274 |
| y E 2 Kubota L4474 Front Mount Sn | 09/01/2013 | 2,850.00 | 1 Allow | 2,850 | 20:00 | 10:02 | 4,246 |
| y E 3 Kubota L4310D Tractor 2002 | 09/01/2008 | 19,000.00 | 1 Allow | 19,000 | 20:00 | 5:02 | 23,268 |
| | | | | 71,850 | | | 137,789 |
| | | | | 73,925 | | | 140,761 |
| Sewer System | | | | | | | |
| S E Effluent House | | | | | | | |
| S E 1 Building | 07/01/2022 | \$ 1,000.00 | 1 Allow | \$ 1,000 | 11:00 | 10:00 | \$ 1,480 |
| S E 2 Chlorination System | 07/01/2022 | 2,500.00 | 1 Job | 2,500 | 11:00 | 10:00 | 3,700 |
| S E 3 n Effluent House System | 07/01/2022 | 1,000.00 | 1 Allow | 1,000 | 11:00 | 10:00 | 1,480 |
| | | | | 4,500 | | | 6,661 |
| S H Influent House & Lift Stations | | | | | | | |
| S H 1 Bldg #1 | 09/01/2022 | \$ 1,250.00 | 1 Allow | \$ 1,250 | 10:00 | 9:02 | \$ 1,790 |
| S H 2 Blower Motors | 09/01/2022 | 800.00 | 2 Each | 1,600 | 10:00 | 9:02 | 2,292 |
| S H 3 Roots Blowers | 07/01/2022 | 1,500.00 | 1 Each | 1,500 | 6:02 | 5:02 | 1,836 |
| S H 4 Aspirator Motors | 09/01/2022 | 1,100.00 | 1 Allow | 1,100 | 5:00 | 4:02 | 1,295 |
| S H 5 Sewage Pumps | 09/01/2022 | 4,000.00 | 1 Allow | 4,000 | 6:00 | 5:02 | 4,898 |
| S H 6 Plumbing | 07/01/2022 | 2,500.00 | 1 Allow | 2,500 | 6:00 | 5:00 | 3,041 |
| S H 7 Electronics | 09/01/2022 | 500.00 | 1 Allow | 500 | 6:00 | 5:02 | 612 |
| | | | | 12,450 | | | 15,767 |
| S L Lagoons | | | | | | | |
| S L 1 Lemma Lagoon Covers 40X8 | 09/01/2013 | \$ 3,000.00 | 8 Each | \$ 24,000 | 20:00 | 10:02 | \$ 35,758 |
| S L 2 Aspirators | 07/01/2022 | 1,200.00 | 2 Each | 2,400 | 10:00 | 9:00 | 3,415 |
| | | | | 26,400 | | | 39,174 |
| S M Sewer Main | | | | | | | |
| S M 1 Sewer Main Lines | 09/01/2022 | \$ 8,000.00 | 1 Allow | \$ 8,000 | 11:00 | 10:02 | \$ 11,919 |
| | | | | 8,000 | | | 11,919 |

Forest Groves Estates HOA

Analysis Date - July 1, 2023

Inflation:4.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

| Category / Subcategory Component | Service Date | Basis Cost | Quantity | Current Cost | Adj Life | Rem Life | Future Cost |
|---|-----------------|-------------|----------|--------------|-------------|-------------|-------------|
| | | | | 51,350 | | | 73,523 |
| Water Systems | | | | | | | |
| Rowland Water System | | | | | | | |
| W R 1 Rowland Well | 07/01/2003 | \$ 2,500.00 | 1 Allow | \$ 2,500 | 40:00 | 20:00 | \$ 5,477 |
| W R 2 Bldg #3 Pump House | 09/01/2022 | 1,250.00 | 1 Allow | 1,250 | 10:00 | 9:02 | 1,790 |
| W R 3 Pump | 09/01/2022 | 500.00 | 1 Job | 500 | 10:00 | 9:02 | 716 |
| W R 4 Pressure Tank System | 07/01/2022 | 500.00 | 2 Each | 1,000 | 6:00 | 5:00 | 1,216 |
| W R 5 Chlorination System | 09/01/2013 | 500.00 | 1 Job | 500 | 20:00 | 10:02 | 744 |
| W R 6 Plumbing Equip | 09/01/2013 | 600.00 | 1 Allow | 600 | 20:00 | 10:02 | 893 |
| W R 7 Electronics | 09/01/2022 | 600.00 | 1 Allow | 600 | 6:00 | 5:02 | 734 |
| W R 8 Utility Water District System | 07/01/2003 | 2,000.00 | 1 Allow | 2,000 | 40:00 | 20:00 | 4,382 |
| | | | | 8,950 | | | 15,957 |
| Verde Water Storage-Dist System | | | | | | | |
| W V T 1 Bldg #4 | 07/01/2022 | \$ 1,000.00 | 1 Allow | \$ 1,000 | 11:00 | 10:00 | \$ 1,480 |
| W V T 2 Tank 25,000 Gallons | 09/01/2003 | 40,000.00 | 1 Each | 40,000 | 40:00 | 20:02 | 88,219 |
| | | | | 41,000 | | | 89,699 |
| Verde Water Systems-Well-Pumps-Storage | | | | | | | |
| W V 1 Verde Well | 07/01/2003 | \$ 2,000.00 | 1 Allow | \$ 2,000 | 40:00 | 20:00 | \$ 4,382 |
| W V 2 Bldg #2 -Pump House | 09/01/2022 | 1,250.00 | 1 Allow | 1,250 | 10:00 | 9:02 | 1,790 |
| W V 3 Well Pump | 09/01/2022 | 1,000.00 | 1 Job | 1,000 | 6:00 | 5:02 | 1,224 |
| W V 4 Chlorination System | 07/01/2013 | 500.00 | 1 Job | 500 | 20:00 | 10:00 | 740 |
| W V 5 Plumbing Equip | 09/01/2013 | 500.00 | 1 Allow | 500 | 20:00 | 10:02 | 744 |
| W V 6 Electronics | 07/01/2022 | 600.00 | 1 Allow | 600 | 6:00 | 5:00 | 729 |
| W V 7 Sump Pump | 09/01/2021 | 150.00 | 1 Job | 150 | 2:00 | 0:02 | 150 |
| W V 8 Utilities Water Dist System | 07/01/2003 | 2,000.00 | 1 Job | 2,000 | 40:00 | 20:00 | 4,382 |
| | | | | 8,000 | | | 14,146 |
| | | | | 57,950 | | | 119,803 |
| | | | | 205,125 | | | 379,788 |

Forest Groves Estates HOA

Analysis Date - July 1, 2023

Inflation:4.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures-List Totals

| Category | | Service | Estimated | | |
|---|--------------|------------|-----------|--------------|---------------|
| Date | Code | Date | Life | Current Cost | Expenditure |
| Bridge | | | | | |
| x B 1 Foundations | | | | | |
| 09/01/2043 | 910-000-0002 | 09/01/1973 | 70:00 | \$ 8,000.00 | \$ 17,643.94 |
| | | | | 8,000.00 | 17,643.94 |
| x B 2 I Beams | | | | | |
| 07/01/2043 | 910-000-0004 | 07/01/1973 | 70:00 | \$ 10,000.00 | \$ 21,911.23 |
| | | | | 10,000.00 | 21,911.23 |
| x B 3 Cross Supports 1X20 | | | | | |
| 09/01/2033 | 910-000-0001 | 09/01/2022 | 11:00 | \$ 2,000.00 | \$ 2,979.90 |
| 09/01/2038 | 910-000-0001 | 09/01/2033 | 5:00 | 2,000.00 | 3,625.51 |
| 09/01/2043 | 910-000-0001 | 09/01/2038 | 5:00 | 2,000.00 | 4,410.99 |
| 09/01/2048 | 910-000-0001 | 09/01/2043 | 5:00 | 2,000.00 | 5,366.64 |
| | | | | 8,000.00 | 16,383.04 |
| x B 4 Treads (runners) 2X12X40 | | | | | |
| 07/01/2025 | 910-000-0003 | 07/01/2023 | 2:00 | \$ 900.00 | \$ 973.44 |
| 07/01/2027 | 910-000-0003 | 07/01/2025 | 2:00 | 900.00 | 1,052.87 |
| 07/01/2029 | 910-000-0003 | 07/01/2027 | 2:00 | 900.00 | 1,138.79 |
| 07/01/2031 | 910-000-0003 | 07/01/2029 | 2:00 | 900.00 | 1,231.71 |
| 07/01/2033 | 910-000-0003 | 07/01/2031 | 2:00 | 900.00 | 1,332.22 |
| 07/01/2035 | 910-000-0003 | 07/01/2033 | 2:00 | 900.00 | 1,440.93 |
| 07/01/2037 | 910-000-0003 | 07/01/2035 | 2:00 | 900.00 | 1,558.51 |
| 07/01/2039 | 910-000-0003 | 07/01/2037 | 2:00 | 900.00 | 1,685.68 |
| 07/01/2041 | 910-000-0003 | 07/01/2039 | 2:00 | 900.00 | 1,823.23 |
| 07/01/2043 | 910-000-0003 | 07/01/2041 | 2:00 | 900.00 | 1,972.01 |
| 07/01/2045 | 910-000-0003 | 07/01/2043 | 2:00 | 900.00 | 2,132.93 |
| 07/01/2047 | 910-000-0003 | 07/01/2045 | 2:00 | 900.00 | 2,306.97 |
| 07/01/2049 | 910-000-0003 | 07/01/2047 | 2:00 | 900.00 | 2,495.22 |
| 07/01/2051 | 910-000-0003 | 07/01/2049 | 2:00 | 900.00 | 2,698.83 |
| | | | | 12,600.00 | 23,843.34 |
| x B 5 Railings & Supports | | | | | |
| 07/01/2043 | 910-000-0033 | 07/01/2022 | 21:00 | \$ 1,000.00 | \$ 2,191.12 |
| | | | | 1,000.00 | 2,191.12 |
| Equipment | | | | | |
| y E 1 Kubota L1TSTC 6060 Tractor 2017 | | | | | |
| 09/01/2043 | 910-000-0005 | | 25:00 | \$ 50,000.00 | \$ 110,274.65 |
| | | | | 50,000.00 | 110,274.65 |
| y E 2 Kubota L4474 Front Mount Snowblower | | | | | |
| 09/01/2033 | 910-000-0007 | 09/01/2013 | 20:00 | \$ 2,850.00 | \$ 4,246.36 |
| | | | | 2,850.00 | 4,246.36 |
| y E 3 Kubota L4310D Tractor 2002 | | | | | |
| 09/01/2028 | 910-000-0006 | 09/01/2008 | 20:00 | \$ 19,000.00 | \$ 23,268.01 |

Forest Groves Estates HOA

Analysis Date - July 1, 2023

Inflation:4.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | | | | |
|--------------------------------------|--------------|--------------|----------------|--|--------------|--------------|
| Date | Code | Service Date | Estimated Life | | Current Cost | Expenditure |
| y E 3 Kubota L4310D Tractor 2002 | | | | | | |
| 09/01/2048 | 910-000-0006 | 09/01/2028 | 20:00 | | \$ 19,000.00 | \$ 50,983.07 |
| | | | | | 38,000.00 | 74,251.08 |
| y E 4 Misc Equipment (inc. Mail Shed | | | | | | |
| 09/01/2032 | 910-000-0008 | 09/01/2022 | 10:00 | | \$ 2,075.00 | \$ 2,972.74 |
| 09/01/2042 | 910-000-0008 | 09/01/2032 | 10:00 | | 2,075.00 | 4,400.38 |
| 09/01/2052 | 910-000-0008 | 09/01/2042 | 10:00 | | 2,075.00 | 6,513.64 |
| | | | | | 6,225.00 | 13,886.76 |
| Sewer System | | | | | | |
| S E 1 Building | | | | | | |
| 07/01/2033 | 910-000-0036 | 07/01/2022 | 11:00 | | \$ 1,000.00 | \$ 1,480.24 |
| 07/01/2043 | 910-000-0036 | 07/01/2033 | 10:00 | | 1,000.00 | 2,191.12 |
| | | | | | 2,000.00 | 3,671.36 |
| S E 2 Chlorination System | | | | | | |
| 07/01/2033 | 910-000-0037 | 07/01/2022 | 11:00 | | \$ 2,500.00 | \$ 3,700.61 |
| | | | | | 2,500.00 | 3,700.61 |
| S E 3 n Effluent House System | | | | | | |
| 07/01/2033 | 910-000-0038 | 07/01/2022 | 11:00 | | \$ 1,000.00 | \$ 1,480.24 |
| 07/01/2043 | 910-000-0038 | 07/01/2033 | 10:00 | | 1,000.00 | 2,191.12 |
| | | | | | 2,000.00 | 3,671.36 |
| S H 1 Bldg #1 | | | | | | |
| 09/01/2032 | 910-000-0011 | 09/01/2022 | 10:00 | | \$ 1,250.00 | \$ 1,790.81 |
| 09/01/2042 | 910-000-0011 | 09/01/2032 | 10:00 | | 1,250.00 | 2,650.83 |
| 09/01/2052 | 910-000-0011 | 09/01/2042 | 10:00 | | 1,250.00 | 3,923.88 |
| | | | | | 3,750.00 | 8,365.52 |
| S H 2 Blower Motors | | | | | | |
| 09/01/2032 | 910-000-0012 | 09/01/2022 | 10:00 | | \$ 1,600.00 | \$ 2,292.23 |
| 09/01/2040 | 910-000-0012 | 09/01/2032 | 8:00 | | 1,600.00 | 3,137.08 |
| 09/01/2048 | 910-000-0012 | 09/01/2040 | 8:00 | | 1,600.00 | 4,293.31 |
| | | | | | 4,800.00 | 9,722.62 |
| S H 3 Roots Blowers | | | | | | |
| 09/01/2028 | 910-000-0014 | 07/01/2022 | 6:02 | | \$ 1,500.00 | \$ 1,836.95 |
| 09/01/2033 | 910-000-0014 | 09/01/2028 | 5:00 | | 1,500.00 | 2,234.93 |
| 09/01/2038 | 910-000-0014 | 09/01/2033 | 5:00 | | 1,500.00 | 2,719.13 |
| 09/01/2043 | 910-000-0014 | 09/01/2038 | 5:00 | | 1,500.00 | 3,308.24 |
| 09/01/2048 | 910-000-0014 | 09/01/2043 | 5:00 | | 1,500.00 | 4,024.98 |
| | | | | | 7,500.00 | 14,124.23 |
| S H 4 Aspirator Motors | | | | | | |
| 09/01/2027 | 910-000-0010 | 09/01/2022 | 5:00 | | \$ 1,100.00 | \$ 1,295.28 |
| 09/01/2031 | 910-000-0010 | 09/01/2027 | 4:00 | | 1,100.00 | 1,515.30 |
| 09/01/2035 | 910-000-0010 | 09/01/2031 | 4:00 | | 1,100.00 | 1,772.69 |

Forest Groves Estates HOA

Analysis Date - July 1, 2023

Inflation:4.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | | | | | |
|---------------------------------------|--------------|--------------|----------------|--------------|--------------|--|
| Date | Code | Service Date | Estimated Life | Current Cost | Expenditure | |
| S H 4 Aspirator Motors | | | | | | |
| 09/01/2039 | 910-000-0010 | 09/01/2035 | 4:00 | \$ 1,100.00 | \$ 2,073.79 | |
| 09/01/2043 | 910-000-0010 | 09/01/2039 | 4:00 | 1,100.00 | 2,426.04 | |
| 09/01/2047 | 910-000-0010 | 09/01/2043 | 4:00 | 1,100.00 | 2,838.13 | |
| 09/01/2051 | 910-000-0010 | 09/01/2047 | 4:00 | 1,100.00 | 3,320.21 | |
| | | | | 7,700.00 | 15,241.44 | |
| S H 5 Sewage Pumps | | | | | | |
| 09/01/2028 | 910-000-0015 | 09/01/2022 | 6:00 | \$ 4,000.00 | \$ 4,898.53 | |
| 09/01/2033 | 910-000-0015 | 09/01/2028 | 5:00 | 4,000.00 | 5,959.81 | |
| 09/01/2038 | 910-000-0015 | 09/01/2033 | 5:00 | 4,000.00 | 7,251.02 | |
| 09/01/2043 | 910-000-0015 | 09/01/2038 | 5:00 | 4,000.00 | 8,821.97 | |
| 09/01/2048 | 910-000-0015 | 09/01/2043 | 5:00 | 4,000.00 | 10,733.28 | |
| | | | | 20,000.00 | 37,664.61 | |
| S H 6 Plumbing | | | | | | |
| 07/01/2028 | 910-000-0034 | 07/01/2022 | 6:00 | \$ 2,500.00 | \$ 3,041.63 | |
| 07/01/2033 | 910-000-0034 | 07/01/2028 | 5:00 | 2,500.00 | 3,700.61 | |
| 07/01/2038 | 910-000-0034 | 07/01/2033 | 5:00 | 2,500.00 | 4,502.36 | |
| 07/01/2043 | 910-000-0034 | 07/01/2038 | 5:00 | 2,500.00 | 5,477.81 | |
| 07/01/2048 | 910-000-0034 | 07/01/2043 | 5:00 | 2,500.00 | 6,664.59 | |
| | | | | 12,500.00 | 23,387.00 | |
| S H 7 Electronics | | | | | | |
| 09/01/2028 | 910-000-0013 | 09/01/2022 | 6:00 | \$ 500.00 | \$ 612.32 | |
| 09/01/2033 | 910-000-0013 | 09/01/2028 | 5:00 | 500.00 | 744.98 | |
| 09/01/2038 | 910-000-0013 | 09/01/2033 | 5:00 | 500.00 | 906.38 | |
| 09/01/2043 | 910-000-0013 | 09/01/2038 | 5:00 | 500.00 | 1,102.75 | |
| 09/01/2048 | 910-000-0013 | 09/01/2043 | 5:00 | 500.00 | 1,341.66 | |
| | | | | 2,500.00 | 4,708.09 | |
| S L 1 Lemma Lagoon Covers 40X8 | | | | | | |
| 09/01/2033 | 910-000-0016 | 09/01/2013 | 20:00 | \$ 24,000.00 | \$ 35,758.85 | |
| | | | | 24,000.00 | 35,758.85 | |
| S L 2 Aspirators | | | | | | |
| 07/01/2032 | 910-000-0035 | 07/01/2022 | 10:00 | \$ 2,400.00 | \$ 3,415.95 | |
| 07/01/2042 | 910-000-0035 | 07/01/2032 | 10:00 | 2,400.00 | 5,056.44 | |
| 07/01/2052 | 910-000-0035 | 07/01/2042 | 10:00 | 2,400.00 | 7,484.76 | |
| | | | | 7,200.00 | 15,957.15 | |
| S M 1 Sewer Main Lines | | | | | | |
| 09/01/2033 | 910-000-0023 | 09/01/2022 | 11:00 | \$ 8,000.00 | \$ 11,919.62 | |
| | | | | 8,000.00 | 11,919.62 | |
| Water Systems | | | | | | |
| W R 1 Rowland Well | | | | | | |
| 07/01/2043 | 910-000-0044 | 07/01/2003 | 40:00 | \$ 2,500.00 | \$ 5,477.81 | |

Forest Groves Estates HOA

Analysis Date - July 1, 2023

Inflation:4.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | Service | Estimated | | |
|-------------------------------------|--------------|------------|-----------|--------------|-------------|
| Date | Code | Date | Life | Current Cost | Expenditure |
| W R 1 Rowland Well | | | | | |
| | | | | 2,500.00 | 5,477.81 |
| W R 2 Bldg #3 Pump House | | | | | |
| 09/01/2032 | 910-000-0017 | 09/01/2022 | 10:00 | \$ 1,250.00 | \$ 1,790.81 |
| 09/01/2042 | 910-000-0017 | 09/01/2032 | 10:00 | 1,250.00 | 2,650.83 |
| 09/01/2052 | 910-000-0017 | 09/01/2042 | 10:00 | 1,250.00 | 3,923.88 |
| | | | | 3,750.00 | 8,365.52 |
| W R 3 Pump | | | | | |
| 09/01/2032 | 910-000-0022 | 09/01/2022 | 10:00 | \$ 500.00 | \$ 716.32 |
| 09/01/2042 | 910-000-0022 | 09/01/2032 | 10:00 | 500.00 | 1,060.33 |
| 09/01/2052 | 910-000-0022 | 09/01/2042 | 10:00 | 500.00 | 1,569.55 |
| | | | | 1,500.00 | 3,346.20 |
| W R 4 Pressure Tank System | | | | | |
| 07/01/2028 | 910-000-0045 | 07/01/2022 | 6:00 | \$ 1,000.00 | \$ 1,216.65 |
| 07/01/2033 | 910-000-0045 | 07/01/2028 | 5:00 | 1,000.00 | 1,480.24 |
| 07/01/2038 | 910-000-0045 | 07/01/2033 | 5:00 | 1,000.00 | 1,800.94 |
| 07/01/2043 | 910-000-0045 | 07/01/2038 | 5:00 | 1,000.00 | 2,191.12 |
| 07/01/2048 | 910-000-0045 | 07/01/2043 | 5:00 | 1,000.00 | 2,665.84 |
| | | | | 5,000.00 | 9,354.79 |
| W R 5 Chlorination System | | | | | |
| 09/01/2033 | 910-000-0025 | 09/01/2013 | 20:00 | \$ 500.00 | \$ 744.98 |
| | | | | 500.00 | 744.98 |
| W R 6 Plumbing Equip | | | | | |
| 09/01/2033 | 910-000-0020 | 09/01/2013 | 20:00 | \$ 600.00 | \$ 893.97 |
| | | | | 600.00 | 893.97 |
| W R 7 Electronics | | | | | |
| 09/01/2028 | 910-000-0019 | 09/01/2022 | 6:00 | \$ 600.00 | \$ 734.78 |
| 09/01/2033 | 910-000-0019 | 09/01/2028 | 5:00 | 600.00 | 893.97 |
| 09/01/2038 | 910-000-0019 | 09/01/2033 | 5:00 | 600.00 | 1,087.65 |
| 09/01/2043 | 910-000-0019 | 09/01/2038 | 5:00 | 600.00 | 1,323.30 |
| 09/01/2048 | 910-000-0019 | 09/01/2043 | 5:00 | 600.00 | 1,609.99 |
| | | | | 3,000.00 | 5,649.69 |
| W R 8 Utility Water District System | | | | | |
| 07/01/2043 | 910-000-0046 | 07/01/2003 | 40:00 | \$ 2,000.00 | \$ 4,382.25 |
| | | | | 2,000.00 | 4,382.25 |
| W V 1 Verde Well | | | | | |
| 07/01/2043 | 910-000-0039 | 07/01/2003 | 40:00 | \$ 2,000.00 | \$ 4,382.25 |
| | | | | 2,000.00 | 4,382.25 |
| W V 2 Bldg #2 -Pump House | | | | | |
| 09/01/2032 | 910-000-0024 | 09/01/2022 | 10:00 | \$ 1,250.00 | \$ 1,790.81 |
| 09/01/2042 | 910-000-0024 | 09/01/2032 | 10:00 | 1,250.00 | 2,650.83 |

Forest Groves Estates HOA

Analysis Date - July 1, 2023

Inflation:4.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | Date | Code | Service Date | Estimated Life | Current Cost | Expenditure |
|-----------------------------------|------------|--------------|--------------|----------------|--------------|-------------|
| W V 2 Bldg #2 -Pump House | | | | | | |
| | 09/01/2052 | 910-000-0024 | 09/01/2042 | 10:00 | \$ 1,250.00 | \$ 3,923.88 |
| | | | | | 3,750.00 | 8,365.52 |
| W V 3 Well Pump | | | | | | |
| | 09/01/2028 | 910-000-0029 | 09/01/2022 | 6:00 | \$ 1,000.00 | \$ 1,224.63 |
| | 09/01/2033 | 910-000-0029 | 09/01/2028 | 5:00 | 1,000.00 | 1,489.95 |
| | 09/01/2038 | 910-000-0029 | 09/01/2033 | 5:00 | 1,000.00 | 1,812.75 |
| | 09/01/2043 | 910-000-0029 | 09/01/2038 | 5:00 | 1,000.00 | 2,205.49 |
| | 09/01/2048 | 910-000-0029 | 09/01/2043 | 5:00 | 1,000.00 | 2,683.32 |
| | | | | | 5,000.00 | 9,416.14 |
| W V 4 Chlorination System | | | | | | |
| | 07/01/2033 | 910-000-0040 | 07/01/2013 | 20:00 | \$ 500.00 | \$ 740.12 |
| | | | | | 500.00 | 740.12 |
| W V 5 Plumbing Equip | | | | | | |
| | 09/01/2033 | 910-000-0027 | 09/01/2013 | 20:00 | \$ 500.00 | \$ 744.98 |
| | | | | | 500.00 | 744.98 |
| W V 6 Electronics | | | | | | |
| | 07/01/2028 | 910-000-0041 | 07/01/2022 | 6:00 | \$ 600.00 | \$ 729.99 |
| | 07/01/2033 | 910-000-0041 | 07/01/2028 | 5:00 | 600.00 | 888.15 |
| | 07/01/2038 | 910-000-0041 | 07/01/2033 | 5:00 | 600.00 | 1,080.57 |
| | 07/01/2043 | 910-000-0041 | 07/01/2038 | 5:00 | 600.00 | 1,314.67 |
| | 07/01/2048 | 910-000-0041 | 07/01/2043 | 5:00 | 600.00 | 1,599.50 |
| | | | | | 3,000.00 | 5,612.88 |
| W V 7 Sump Pump | | | | | | |
| | 09/01/2023 | 910-000-0028 | 09/01/2021 | 2:00 | \$ 150.00 | \$ 150.98 |
| | 09/01/2025 | 910-000-0028 | 09/01/2023 | 2:00 | 150.00 | 163.30 |
| | 09/01/2027 | 910-000-0028 | 09/01/2025 | 2:00 | 150.00 | 176.63 |
| | 09/01/2029 | 910-000-0028 | 09/01/2027 | 2:00 | 150.00 | 191.04 |
| | 09/01/2031 | 910-000-0028 | 09/01/2029 | 2:00 | 150.00 | 206.63 |
| | 09/01/2033 | 910-000-0028 | 09/01/2031 | 2:00 | 150.00 | 223.49 |
| | 09/01/2035 | 910-000-0028 | 09/01/2033 | 2:00 | 150.00 | 241.73 |
| | 09/01/2037 | 910-000-0028 | 09/01/2035 | 2:00 | 150.00 | 261.45 |
| | 09/01/2039 | 910-000-0028 | 09/01/2037 | 2:00 | 150.00 | 282.79 |
| | 09/01/2041 | 910-000-0028 | 09/01/2039 | 2:00 | 150.00 | 305.87 |
| | 09/01/2043 | 910-000-0028 | 09/01/2041 | 2:00 | 150.00 | 330.82 |
| | 09/01/2045 | 910-000-0028 | 09/01/2043 | 2:00 | 150.00 | 357.82 |
| | 09/01/2047 | 910-000-0028 | 09/01/2045 | 2:00 | 150.00 | 387.02 |
| | 09/01/2049 | 910-000-0028 | 09/01/2047 | 2:00 | 150.00 | 418.60 |
| | 09/01/2051 | 910-000-0028 | 09/01/2049 | 2:00 | 150.00 | 452.76 |
| | | | | | 2,250.00 | 4,150.93 |
| W V 8 Utilities Water Dist System | | | | | | |
| | 07/01/2043 | 910-000-0042 | 07/01/2003 | 40:00 | \$ 2,000.00 | \$ 4,382.25 |

Forest Groves Estates HOA

Analysis Date - July 1, 2023

Inflation:4.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures

| Category | | Service | Estimated | | |
|-----------------------------------|--------------|------------|-----------|--------------|--------------|
| Date | Code | Date | Life | Current Cost | Expenditure |
| W V 8 Utilities Water Dist System | | | | | |
| | | | | 2,000.00 | 4,382.25 |
| W V T 1 Bldg #4 | | | | | |
| 07/01/2033 | 910-000-0043 | 07/01/2022 | 11:00 | \$ 1,000.00 | \$ 1,480.24 |
| 07/01/2043 | 910-000-0043 | 07/01/2033 | 10:00 | 1,000.00 | 2,191.12 |
| | | | | 2,000.00 | 3,671.36 |
| W V T 2 Tank 25,000 Gallons | | | | | |
| 09/01/2043 | 910-000-0009 | 09/01/2003 | 40:00 | \$ 40,000.00 | \$ 88,219.72 |
| | | | | 40,000.00 | 88,219.72 |