

Forest Groves Estates HOA

Supplementary Schedules Reserve Management Plan

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning July 1, 2023



Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

Forest Groves Estates HOA
July 1, 2023

Supplementary Schedules

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Preparer's Report on Supplemental Information
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

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Forest Groves Estates HOA's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other 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
March 1, 2023

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
7/23 - 6/24	\$ 10,000	\$ 15,000	0.00 %	\$ 443	\$ 150	\$ 25,292	26.98 %	\$ 93,717
7/24 - 6/25	25,292	6,250	-58.33	573	0	32,115	29.35	109,411
7/25 - 6/26	32,115	7,187	15.00	699	1,136	38,865	31.08	125,030
7/26 - 6/27	38,865	8,265	15.00	867	0	47,998	33.57	142,952
7/27 - 6/28	47,998	9,505	15.00	1,020	2,524	56,000	35.09	159,547
7/28 - 6/29	56,000	10,931	15.00	624	37,563	29,992	21.18	141,576
7/29 - 6/30	29,992	12,571	15.00	706	1,329	41,940	26.05	160,985
7/30 - 6/31	41,940	14,456	15.00	991	0	57,389	31.33	183,158
7/31 - 6/32	57,389	16,625	15.00	1,274	2,953	72,335	35.49	203,788
7/32 - 6/33	72,335	19,119	15.00	1,405	14,769	78,089	36.53	213,722
7/33 - 6/34	78,089	21,986	15.00	385	85,118	15,343	10.12	151,548
7/34 - 6/35	15,343	25,284	15.00	564	0	41,192	23.46	175,571
7/35 - 6/36	41,192	29,077	15.00	1,063	3,455	67,878	34.33	197,695
7/36 - 6/37	67,878	31,113	7.00	1,683	0	100,675	44.73	225,030
7/37 - 6/38	100,675	32,046	3.00	2,320	1,819	133,221	52.79	252,345
7/38 - 6/39	133,221	33,007	3.00	2,600	24,786	144,044	55.87	257,792
7/39 - 6/40	144,044	33,998	3.00	3,179	4,042	177,179	62.00	285,769
7/40 - 6/41	177,179	35,018	3.00	3,878	3,137	212,938	67.23	316,686
7/41 - 6/42	212,938	36,068	3.00	4,620	2,129	251,498	71.69	350,778
7/42 - 6/43	251,498	36,068	0.00	5,127	18,469	274,225	74.06	370,273
7/43 - 6/44	274,225	36,068	0.00	977	300,323	10,947	11.38	96,147
7/44 - 6/45	10,947	36,068	0.00	583	0	47,599	39.06	121,847
7/45 - 6/46	47,599	36,068	0.00	1,276	2,490	82,454	56.14	146,861
7/46 - 6/47	82,454	36,068	0.00	2,027	0	120,550	68.34	176,372
7/47 - 6/48	120,550	36,068	0.00	2,699	5,532	153,786	76.02	202,278
7/48 - 6/49	153,786	36,068	0.00	1,963	91,966	99,852	70.89	140,839
7/49 - 6/50	99,852	36,068	0.00	2,323	2,913	135,330	79.59	170,034
7/50 - 6/51	135,330	36,068	0.00	3,094	0	174,493	85.33	204,487
7/51 - 6/52	174,493	36,068	0.00	3,772	6,471	207,862	88.55	234,719
7/52 - 6/53	207,862	36,068	0.00	4,097	27,339	220,688	89.64	242,432

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Expenditures-By Year

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2023-24						
Water Systems						
09/01/2023	W V 7 Sump Pump	910-000-0028	09/01/2021	2:00	\$ 150.00	\$ 150.98
					150.00	150.98
Year : 2025-26						
Bridge						
07/01/2025	x B 4 Treads (runners) 2X12X40	910-000-0003	07/01/2023	2:00	\$ 900.00	\$ 973.44
					900.00	973.44
Water Systems						
09/01/2025	W V 7 Sump Pump	910-000-0028	09/01/2023	2:00	\$ 150.00	\$ 163.30
					150.00	163.30
Year : 2027-28						
Bridge						
07/01/2027	x B 4 Treads (runners) 2X12X40	910-000-0003	07/01/2025	2:00	\$ 900.00	\$ 1,052.87
					900.00	1,052.87
Sewer System						
09/01/2027	S H 4 Aspirator Motors	910-000-0010	09/01/2022	5:00	\$ 1,100.00	\$ 1,295.28
					1,100.00	1,295.28
Water Systems						
09/01/2027	W V 7 Sump Pump	910-000-0028	09/01/2025	2:00	\$ 150.00	\$ 176.63
					150.00	176.63
Year : 2028-29						
Equipment						
09/01/2028	y E 3 Kubota L4310D Tractor 2002	910-000-0006	09/01/2008	20:00	\$ 19,000.00	\$ 23,268.01
					19,000.00	23,268.01
Sewer System						
07/01/2028	S H 6 Plumbing	910-000-0034	07/01/2022	6:00	\$ 2,500.00	\$ 3,041.63
09/01/2028	S H 3 Roots Blowers	910-000-0014	07/01/2022	6:02	1,500.00	1,836.95
09/01/2028	S H 5 Sewage Pumps	910-000-0015	09/01/2022	6:00	4,000.00	4,898.53
09/01/2028	S H 7 Electronics	910-000-0013	09/01/2022	6:00	500.00	612.32
					8,500.00	10,389.43
Water Systems						
07/01/2028	W R 4 Pressure Tank System	910-000-0045	07/01/2022	6:00	\$ 1,000.00	\$ 1,216.65
07/01/2028	W V 6 Electronics	910-000-0041	07/01/2022	6:00	600.00	729.99
09/01/2028	W R 7 Electronics	910-000-0019	09/01/2022	6:00	600.00	734.78
09/01/2028	W V 3 Well Pump	910-000-0029	09/01/2022	6:00	1,000.00	1,224.63
					3,200.00	3,906.05

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	Date	Life	Code	Component	Current Cost	Expenditure
Year : 2029-30						
Bridge						
07/01/2029	07/01/2027	2:00	910-000-0003	x B 4 Treads (runners) 2X12X40	\$ 900.00	\$ 1,138.79
					900.00	1,138.79
Water Systems						
09/01/2029	09/01/2027	2:00	910-000-0028	W V 7 Sump Pump	\$ 150.00	\$ 191.04
					150.00	191.04
Year : 2031-32						
Bridge						
07/01/2031	07/01/2029	2:00	910-000-0003	x B 4 Treads (runners) 2X12X40	\$ 900.00	\$ 1,231.71
					900.00	1,231.71
Sewer System						
09/01/2031	09/01/2027	4:00	910-000-0010	S H 4 Aspirator Motors	\$ 1,100.00	\$ 1,515.30
					1,100.00	1,515.30
Water Systems						
09/01/2031	09/01/2029	2:00	910-000-0028	W V 7 Sump Pump	\$ 150.00	\$ 206.63
					150.00	206.63
Year : 2032-33						
Equipment						
09/01/2032	09/01/2022	10:00	910-000-0008	y E 4 Misc Equipment (inc. Mail Shed	\$ 2,075.00	\$ 2,972.74
					2,075.00	2,972.74
Sewer System						
07/01/2032	07/01/2022	10:00	910-000-0035	S L 2 Aspirators	\$ 2,400.00	\$ 3,415.95
09/01/2032	09/01/2022	10:00	910-000-0011	S H 1 Bldg #1	1,250.00	1,790.81
09/01/2032	09/01/2022	10:00	910-000-0012	S H 2 Blower Motors	1,600.00	2,292.23
					5,250.00	7,498.99
Water Systems						
09/01/2032	09/01/2022	10:00	910-000-0017	W R 2 Bldg #3 Pump House	\$ 1,250.00	\$ 1,790.81
09/01/2032	09/01/2022	10:00	910-000-0022	W R 3 Pump	500.00	716.32
09/01/2032	09/01/2022	10:00	910-000-0024	W V 2 Bldg #2 -Pump House	1,250.00	1,790.81
					3,000.00	4,297.94
Year : 2033-34						
Bridge						
07/01/2033	07/01/2031	2:00	910-000-0003	x B 4 Treads (runners) 2X12X40	\$ 900.00	\$ 1,332.22
09/01/2033	09/01/2022	11:00	910-000-0001	x B 3 Cross Supports 1X20	2,000.00	2,979.90
					2,900.00	4,312.12
Equipment						
09/01/2033	09/01/2013	20:00	910-000-0007	y E 2 Kubota L4474 Front Mount Snow	\$ 2,850.00	\$ 4,246.36
					2,850.00	4,246.36

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	Component	Code	Date	Life	Current Cost	Expenditure
Sewer System						
07/01/2033	S E 1 Building	910-000-0036	07/01/2022	11:00	\$ 1,000.00	\$ 1,480.24
07/01/2033	S E 2 Chlorination System	910-000-0037	07/01/2022	11:00	2,500.00	3,700.61
07/01/2033	S E 3 n Effluent House System	910-000-0038	07/01/2022	11:00	1,000.00	1,480.24
07/01/2033	S H 6 Plumbing	910-000-0034	07/01/2028	5:00	2,500.00	3,700.61
09/01/2033	S H 3 Roots Blowers	910-000-0014	09/01/2028	5:00	1,500.00	2,234.93
09/01/2033	S H 5 Sewage Pumps	910-000-0015	09/01/2028	5:00	4,000.00	5,959.81
09/01/2033	S H 7 Electronics	910-000-0013	09/01/2028	5:00	500.00	744.98
09/01/2033	S L 1 Lemma Lagoon Covers 40X8	910-000-0016	09/01/2013	20:00	24,000.00	35,758.85
09/01/2033	S M 1 Sewer Main Lines	910-000-0023	09/01/2022	11:00	8,000.00	11,919.62
					45,000.00	66,979.89
Water Systems						
07/01/2033	W R 4 Pressure Tank System	910-000-0045	07/01/2028	5:00	\$ 1,000.00	\$ 1,480.24
07/01/2033	W V 4 Chlorination System	910-000-0040	07/01/2013	20:00	500.00	740.12
07/01/2033	W V 6 Electronics	910-000-0041	07/01/2028	5:00	600.00	888.15
07/01/2033	W V T 1 Bldg #4	910-000-0043	07/01/2022	11:00	1,000.00	1,480.24
09/01/2033	W R 5 Chlorination System	910-000-0025	09/01/2013	20:00	500.00	744.98
09/01/2033	W R 6 Plumbing Equip	910-000-0020	09/01/2013	20:00	600.00	893.97
09/01/2033	W R 7 Electronics	910-000-0019	09/01/2028	5:00	600.00	893.97
09/01/2033	W V 3 Well Pump	910-000-0029	09/01/2028	5:00	1,000.00	1,489.95
09/01/2033	W V 5 Plumbing Equip	910-000-0027	09/01/2013	20:00	500.00	744.98
09/01/2033	W V 7 Sump Pump	910-000-0028	09/01/2031	2:00	150.00	223.49
					6,450.00	9,580.09
Year : 2035-36						
Bridge						
07/01/2035	x B 4 Treads (runners) 2X12X40	910-000-0003	07/01/2033	2:00	\$ 900.00	\$ 1,440.93
					900.00	1,440.93
Sewer System						
09/01/2035	S H 4 Aspirator Motors	910-000-0010	09/01/2031	4:00	\$ 1,100.00	\$ 1,772.69
					1,100.00	1,772.69
Water Systems						
09/01/2035	W V 7 Sump Pump	910-000-0028	09/01/2033	2:00	\$ 150.00	\$ 241.73
					150.00	241.73
Year : 2037-38						
Bridge						
07/01/2037	x B 4 Treads (runners) 2X12X40	910-000-0003	07/01/2035	2:00	\$ 900.00	\$ 1,558.51
					900.00	1,558.51
Water Systems						
09/01/2037	W V 7 Sump Pump	910-000-0028	09/01/2035	2:00	\$ 150.00	\$ 261.45
					150.00	261.45

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	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2038-39						
Bridge						
09/01/2038	x B 3 Cross Supports 1X20	910-000-0001	09/01/2033	5:00	\$ 2,000.00	\$ 3,625.51
					2,000.00	3,625.51
Sewer System						
07/01/2038	S H 6 Plumbing	910-000-0034	07/01/2033	5:00	\$ 2,500.00	\$ 4,502.36
09/01/2038	S H 3 Roots Blowers	910-000-0014	09/01/2033	5:00	1,500.00	2,719.13
09/01/2038	S H 5 Sewage Pumps	910-000-0015	09/01/2033	5:00	4,000.00	7,251.02
09/01/2038	S H 7 Electronics	910-000-0013	09/01/2033	5:00	500.00	906.38
					8,500.00	15,378.89
Water Systems						
07/01/2038	W R 4 Pressure Tank System	910-000-0045	07/01/2033	5:00	\$ 1,000.00	\$ 1,800.94
07/01/2038	W V 6 Electronics	910-000-0041	07/01/2033	5:00	600.00	1,080.57
09/01/2038	W R 7 Electronics	910-000-0019	09/01/2033	5:00	600.00	1,087.65
09/01/2038	W V 3 Well Pump	910-000-0029	09/01/2033	5:00	1,000.00	1,812.75
					3,200.00	5,781.91
Year : 2039-40						
Bridge						
07/01/2039	x B 4 Treads (runners) 2X12X40	910-000-0003	07/01/2037	2:00	\$ 900.00	\$ 1,685.68
					900.00	1,685.68
Sewer System						
09/01/2039	S H 4 Aspirator Motors	910-000-0010	09/01/2035	4:00	\$ 1,100.00	\$ 2,073.79
					1,100.00	2,073.79
Water Systems						
09/01/2039	W V 7 Sump Pump	910-000-0028	09/01/2037	2:00	\$ 150.00	\$ 282.79
					150.00	282.79
Year : 2040-41						
Sewer System						
09/01/2040	S H 2 Blower Motors	910-000-0012	09/01/2032	8:00	\$ 1,600.00	\$ 3,137.08
					1,600.00	3,137.08
Year : 2041-42						
Bridge						
07/01/2041	x B 4 Treads (runners) 2X12X40	910-000-0003	07/01/2039	2:00	\$ 900.00	\$ 1,823.23
					900.00	1,823.23
Water Systems						
09/01/2041	W V 7 Sump Pump	910-000-0028	09/01/2039	2:00	\$ 150.00	\$ 305.87
					150.00	305.87

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	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2042-43						
Equipment						
09/01/2042	y E 4 Misc Equipment (inc. Mail Shed	910-000-0008	09/01/2032	10:00	\$ 2,075.00	\$ 4,400.38
					2,075.00	4,400.38
Sewer System						
07/01/2042	S L 2 Aspirators	910-000-0035	07/01/2032	10:00	\$ 2,400.00	\$ 5,056.44
09/01/2042	S H 1 Bldg #1	910-000-0011	09/01/2032	10:00	1,250.00	2,650.83
					3,650.00	7,707.27
Water Systems						
09/01/2042	W R 2 Bldg #3 Pump House	910-000-0017	09/01/2032	10:00	\$ 1,250.00	\$ 2,650.83
09/01/2042	W R 3 Pump	910-000-0022	09/01/2032	10:00	500.00	1,060.33
09/01/2042	W V 2 Bldg #2 -Pump House	910-000-0024	09/01/2032	10:00	1,250.00	2,650.83
					3,000.00	6,361.99
Year : 2043-44						
Bridge						
07/01/2043	x B 2 I Beams	910-000-0004	07/01/1973	70:00	\$ 10,000.00	\$ 21,911.23
07/01/2043	x B 4 Treads (runners) 2X12X40	910-000-0003	07/01/2041	2:00	900.00	1,972.01
07/01/2043	x B 5 Railings & Supports	910-000-0033	07/01/2022	21:00	1,000.00	2,191.12
09/01/2043	x B 1 Foundations	910-000-0002	09/01/1973	70:00	8,000.00	17,643.94
09/01/2043	x B 3 Cross Supports 1X20	910-000-0001	09/01/2038	5:00	2,000.00	4,410.99
					21,900.00	48,129.29
Equipment						
09/01/2043	y E 1 Kubota L1TSTC 6060 Tractor 2017	910-000-0005		25:00	\$ 50,000.00	\$ 110,274.65
					50,000.00	110,274.65
Sewer System						
07/01/2043	S E 1 Building	910-000-0036	07/01/2033	10:00	\$ 1,000.00	\$ 2,191.12
07/01/2043	S E 3 n Effluent House System	910-000-0038	07/01/2033	10:00	1,000.00	2,191.12
07/01/2043	S H 6 Plumbing	910-000-0034	07/01/2038	5:00	2,500.00	5,477.81
09/01/2043	S H 3 Roots Blowers	910-000-0014	09/01/2038	5:00	1,500.00	3,308.24
09/01/2043	S H 4 Aspirator Motors	910-000-0010	09/01/2039	4:00	1,100.00	2,426.04
09/01/2043	S H 5 Sewage Pumps	910-000-0015	09/01/2038	5:00	4,000.00	8,821.97
09/01/2043	S H 7 Electronics	910-000-0013	09/01/2038	5:00	500.00	1,102.75
					11,600.00	25,519.05
Water Systems						
07/01/2043	W R 1 Rowland Well	910-000-0044	07/01/2003	40:00	\$ 2,500.00	\$ 5,477.81
07/01/2043	W R 4 Pressure Tank System	910-000-0045	07/01/2038	5:00	1,000.00	2,191.12
07/01/2043	W R 8 Utility Water District System	910-000-0046	07/01/2003	40:00	2,000.00	4,382.25
07/01/2043	W V 1 Verde Well	910-000-0039	07/01/2003	40:00	2,000.00	4,382.25
07/01/2043	W V 6 Electronics	910-000-0041	07/01/2038	5:00	600.00	1,314.67
07/01/2043	W V 8 Utilities Water Dist System	910-000-0042	07/01/2003	40:00	2,000.00	4,382.25
07/01/2043	W V T 1 Bldg #4	910-000-0043	07/01/2033	10:00	1,000.00	2,191.12
09/01/2043	W R 7 Electronics	910-000-0019	09/01/2038	5:00	600.00	1,323.30

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	Component	Code	Date	Life	Current Cost	Expenditure
09/01/2043	W V 3 Well Pump	910-000-0029	09/01/2038	5:00	\$ 1,000.00	\$ 2,205.49
09/01/2043	W V 7 Sump Pump	910-000-0028	09/01/2041	2:00	150.00	330.82
09/01/2043	W V T 2 Tank 25,000 Gallons	910-000-0009	09/01/2003	40:00	40,000.00	88,219.72
					52,850.00	116,400.80
Year : 2045-46						
Bridge						
07/01/2045	x B 4 Treads (runners) 2X12X40	910-000-0003	07/01/2043	2:00	\$ 900.00	\$ 2,132.93
					900.00	2,132.93
Water Systems						
09/01/2045	W V 7 Sump Pump	910-000-0028	09/01/2043	2:00	\$ 150.00	\$ 357.82
					150.00	357.82
Year : 2047-48						
Bridge						
07/01/2047	x B 4 Treads (runners) 2X12X40	910-000-0003	07/01/2045	2:00	\$ 900.00	\$ 2,306.97
					900.00	2,306.97
Sewer System						
09/01/2047	S H 4 Aspirator Motors	910-000-0010	09/01/2043	4:00	\$ 1,100.00	\$ 2,838.13
					1,100.00	2,838.13
Water Systems						
09/01/2047	W V 7 Sump Pump	910-000-0028	09/01/2045	2:00	\$ 150.00	\$ 387.02
					150.00	387.02
Year : 2048-49						
Bridge						
09/01/2048	x B 3 Cross Supports 1X20	910-000-0001	09/01/2043	5:00	\$ 2,000.00	\$ 5,366.64
					2,000.00	5,366.64
Equipment						
09/01/2048	y E 3 Kubota L4310D Tractor 2002	910-000-0006	09/01/2028	20:00	\$ 19,000.00	\$ 50,983.07
					19,000.00	50,983.07
Sewer System						
07/01/2048	S H 6 Plumbing	910-000-0034	07/01/2043	5:00	\$ 2,500.00	\$ 6,664.59
09/01/2048	S H 2 Blower Motors	910-000-0012	09/01/2040	8:00	1,600.00	4,293.31
09/01/2048	S H 3 Roots Blowers	910-000-0014	09/01/2043	5:00	1,500.00	4,024.98
09/01/2048	S H 5 Sewage Pumps	910-000-0015	09/01/2043	5:00	4,000.00	10,733.28
09/01/2048	S H 7 Electronics	910-000-0013	09/01/2043	5:00	500.00	1,341.66
					10,100.00	27,057.82
Water Systems						
07/01/2048	W R 4 Pressure Tank System	910-000-0045	07/01/2043	5:00	\$ 1,000.00	\$ 2,665.84
07/01/2048	W V 6 Electronics	910-000-0041	07/01/2043	5:00	600.00	1,599.50
09/01/2048	W R 7 Electronics	910-000-0019	09/01/2043	5:00	600.00	1,609.99
09/01/2048	W V 3 Well Pump	910-000-0029	09/01/2043	5:00	1,000.00	2,683.32

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	Component	Code	Date	Life	Current Cost	Expenditure
					3,200.00	8,558.65
Year : 2049-50						
Bridge						
07/01/2049	x B 4 Treads (runners) 2X12X40	910-000-0003	07/01/2047	2:00	\$ 900.00	\$ 2,495.22
					900.00	2,495.22
Water Systems						
09/01/2049	W V 7 Sump Pump	910-000-0028	09/01/2047	2:00	\$ 150.00	\$ 418.60
					150.00	418.60
Year : 2051-52						
Bridge						
07/01/2051	x B 4 Treads (runners) 2X12X40	910-000-0003	07/01/2049	2:00	\$ 900.00	\$ 2,698.83
					900.00	2,698.83
Sewer System						
09/01/2051	S H 4 Aspirator Motors	910-000-0010	09/01/2047	4:00	\$ 1,100.00	\$ 3,320.21
					1,100.00	3,320.21
Water Systems						
09/01/2051	W V 7 Sump Pump	910-000-0028	09/01/2049	2:00	\$ 150.00	\$ 452.76
					150.00	452.76
Year : 2052-53						
Equipment						
09/01/2052	y E 4 Misc Equipment (inc. Mail Shed	910-000-0008	09/01/2042	10:00	\$ 2,075.00	\$ 6,513.64
					2,075.00	6,513.64
Sewer System						
07/01/2052	S L 2 Aspirators	910-000-0035	07/01/2042	10:00	\$ 2,400.00	\$ 7,484.76
09/01/2052	S H 1 Bldg #1	910-000-0011	09/01/2042	10:00	1,250.00	3,923.88
					3,650.00	11,408.64
Water Systems						
09/01/2052	W R 2 Bldg #3 Pump House	910-000-0017	09/01/2042	10:00	\$ 1,250.00	\$ 3,923.88
09/01/2052	W R 3 Pump	910-000-0022	09/01/2042	10:00	500.00	1,569.55
09/01/2052	W V 2 Bldg #2 -Pump House	910-000-0024	09/01/2042	10:00	1,250.00	3,923.88
					3,000.00	9,417.31

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

y E 4 Misc Equipment (inc. Mail Shed)

Item Number	8
Type	Common Area
Category	Equipment
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 2,075.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Equipment Shed		Average	09/01/2022	09/01/2032	9:02	10:00	1	2,075.00	2,972.74
								2,075.00	2,972.74

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W R 1 Rowland Well

Item Number	44
Type	Common Area
Category	Water Systems
Measurement Basis	Allow
Estimated Useful Life	40 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #3		Average	07/01/2003	07/01/2043	20:00	40:00	1	2,500.00	5,477.81
								2,500.00	5,477.81

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W R 2 Bldg #3 Pump House

Item Number	17
Type	Common Area
Category	Water Systems
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 1,250.00
Tracking	Logistical
Method	Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #3		Average	09/01/2022	09/01/2032	9:02	10:00	1	1,250.00	1,790.81
								1,250.00	1,790.81

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W R 3 Pump

Item Number	22
Type	Common Area
Category	Water Systems
Measurement Basis	Job
Estimated Useful Life	10 Years
Basis Cost	\$ 500.00
Tracking	Logistical
Method	Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #3		Average	09/01/2022	09/01/2032	9:02	10:00	1	500.00	716.32
								500.00	716.32

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W R 4 Pressure Tank System

Item Number	45
Type	Common Area
Category	Water Systems
Measurement Basis	Each
Estimated Useful Life	5 Years
Basis Cost	\$ 500.00
Tracking	Logistical
Method	Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #3		Average	07/01/2022	07/01/2028	5:00	6:00	2	1,000.00	1,216.65
								1,000.00	1,216.65

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W R 5 Chlorination System

Item Number	25
Type	Common Area
Category	Water Systems
Measurement Basis	Job
Estimated Useful Life	20 Years
Basis Cost	\$ 500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #2		Average	09/01/2013	09/01/2033	10:02	20:00	1	500.00	744.98
								500.00	744.98

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W R 6 Plumbing Equip

Item Number	20
Type	Common Area
Category	Water Systems
Measurement Basis	Allow
Estimated Useful Life	20 Years
Basis Cost	\$ 600.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #3		Average	09/01/2013	09/01/2033	10:02	20:00	1	600.00	893.97
								600.00	893.97

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W R 7 Electronics

Item Number	19
Type	Common Area
Category	Water Systems
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 600.00
Tracking	Logistical
Method	Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #3		Average	09/01/2022	09/01/2028	5:02	6:00	1	600.00	734.78
								600.00	734.78

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W R 8 Utility Water District System

Item Number	46
Type	Common Area
Category	Water Systems
Measurement Basis	Allow
Estimated Useful Life	40 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #3		Average	07/01/2003	07/01/2043	20:00	40:00	1	2,000.00	4,382.25
								2,000.00	4,382.25

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

SE 1 Building

Item Number	36
Type	Common Area
Category	Sewer System
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 1,000.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #1		Average	07/01/2022	07/01/2033	10:00	11:00	1	1,000.00	1,480.24
								1,000.00	1,480.24

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

S E 2 Chlorination System

Item Number	37
Type	Common Area
Category	Sewer System
Measurement Basis	Job
Estimated Useful Life	20 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #1		Average	07/01/2022	07/01/2033	10:00	11:00	1	2,500.00	3,700.61
								2,500.00	3,700.61

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

S E 3 n Effluent House System

Item Number	38
Type	Common Area
Category	Sewer System
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 1,000.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			07/01/2022	07/01/2033	10:00	11:00	1	1,000.00	1,480.24
								1,000.00	1,480.24

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

SH 1 Bldg #1

Item Number	11
Type	Common Area
Category	Sewer System
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 1,250.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #1		Average	09/01/2022	09/01/2032	9:02	10:00	1	1,250.00	1,790.81
								1,250.00	1,790.81

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

S H 2 Blower Motors

Item Number	12
Type	Common Area
Category	Sewer System
Measurement Basis	Each
Estimated Useful Life	8 Years
Basis Cost	\$ 800.00
Tracking	Logistical
Method	Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #1		Average	09/01/2022	09/01/2032	9:02	10:00	2	1,600.00	2,292.23
								1,600.00	2,292.23

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

S H 3 Roots Blowers

Item Number	14
Type	Common Area
Category	Sewer System
Measurement Basis	Each
Estimated Useful Life	5 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #1		Average	07/01/2022	09/01/2028	5:02	6:02	1	1,500.00	1,836.95
								1,500.00	1,836.95

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

S H 4 Aspirator Motors

Item Number	10
Type	Common Area
Category	Sewer System
Measurement Basis	Allow
Estimated Useful Life	4 Years
Basis Cost	\$ 1,100.00
Tracking	Logistical
Method	Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #1		Average	09/01/2022	09/01/2027	4:02	5:00	1	1,100.00	1,295.28
								1,100.00	1,295.28

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

S H 5 Sewage Pumps

Item Number	15
Type	Common Area
Category	Sewer System
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 4,000.00
Tracking Method	Logistical Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #1		Average	09/01/2022	09/01/2028	5:02	6:00	1	4,000.00	4,898.53
								4,000.00	4,898.53

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

S H 6 Plumbing

Item Number	34
Type	Common Area
Category	Sewer System
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #1		Average	07/01/2022	07/01/2028	5:00	6:00	1	2,500.00	3,041.63
								2,500.00	3,041.63

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

S H 7 Electronics

Item Number	13
Type	Common Area
Category	Sewer System
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 500.00
Tracking	Logistical
Method	Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #1		Average	09/01/2022	09/01/2028	5:02	6:00	1	500.00	612.32
								500.00	612.32

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

S L 1 Lemma Lagoon Covers 40X8

Item Number	16
Type	Common Area
Category	Sewer System
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	\$ 3,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lagoon		Average	09/01/2013	09/01/2033	10:02	20:00	8	24,000.00	35,758.85
								24,000.00	35,758.85

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

SL 2 Aspirators

Item Number	35
Type	Common Area
Category	Sewer System
Measurement Basis	Each
Estimated Useful Life	10 Years
Basis Cost	\$ 1,200.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			07/01/2022	07/01/2032	9:00	10:00	2	2,400.00	3,415.95
								2,400.00	3,415.95

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

S M 1 Sewer Main Lines

Item Number	23
Type	Common Area
Category	Sewer System
Measurement Basis	Allow
Estimated Useful Life	30 Years
Basis Cost	\$ 8,000.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #1		Average	09/01/2022	09/01/2033	10:02	11:00	1	8,000.00	11,919.62
								8,000.00	11,919.62

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

x B 1 Foundations

Item Number	2
Type	Common Area
Category	Bridge
Measurement Basis	Allow
Estimated Useful Life	70 Years
Basis Cost	\$ 4,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bridge		Average	09/01/1973	09/01/2043	20:02	70:00	2	8,000.00	17,643.94
								8,000.00	17,643.94

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

x B 2 I Beams

Item Number	4
Type	Common Area
Category	Bridge
Measurement Basis	Each
Estimated Useful Life	70 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bridge		Average	07/01/1973	07/01/2043	20:00	70:00	2	10,000.00	21,911.23
								10,000.00	21,911.23

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

x B 3 Cross Supports 1X20

Item Number	1
Type	Common Area
Category	Bridge
Measurement Basis	Each
Estimated Useful Life	5 Years
Basis Cost	\$ 100.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bridge		Average	09/01/2022	09/01/2033	10:02	11:00	20	2,000.00	2,979.90
								2,000.00	2,979.90

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

x B 4 Treads (runners) 2X12X40

Item Number	3
Type	Common Area
Category	Bridge
Measurement Basis	Allow
Estimated Useful Life	2 Years
Basis Cost	\$ 150.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bridge		Average	07/01/2023	07/01/2025	2:00	2:00	6	900.00	973.44
								900.00	973.44

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

x B 5 Railings & Supports

Item Number	33
Type	Common Area
Category	Bridge
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	\$ 500.00
Tracking	Logistical
Method	Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bridge		Fair	07/01/2022	07/01/2043	20:00	21:00	2	1,000.00	2,191.12
								1,000.00	2,191.12

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

y E 1 Kubota L1TSTC 6060 Tractor 2017

Item Number	5
Type	Common Area
Category	Equipment
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	\$ 50,000.00
Tracking Method	Logistical One Time



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Equipment Shed		Good		09/01/2043	20:02	25:00	1	50,000.00	110,274.65
								50,000.00	110,274.65

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

y E 2 Kubota L4474 Front Mount Snowblower

Item Number	7
Type	Common Area
Category	Equipment
Measurement Basis	Allow
Estimated Useful Life	20 Years
Basis Cost	\$ 2,850.00
Tracking Method	Logistical Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Equipment Shed		Good	09/01/2013	09/01/2033	10:02	20:00	1	2,850.00	4,246.36
								2,850.00	4,246.36

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

y E 3 Kubota L4310D Tractor 2002

Item Number	6
Type	Common Area
Category	Equipment
Measurement Basis	Allow
Estimated Useful Life	20 Years
Basis Cost	\$ 19,000.00
Tracking Method	Logistical Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Equipment Shed		Average	09/01/2008	09/01/2028	5:02	20:00	1	19,000.00	23,268.01
								19,000.00	23,268.01

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W V T 1 Bldg #4

Item Number	43
Type	Common Area
Category	Water Systems
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 1,000.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #4		Average	07/01/2022	07/01/2033	10:00	11:00	1	1,000.00	1,480.24
								1,000.00	1,480.24

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W V T 2 Tank 25,000 Gallons

Item Number	9
Type	Common Area
Category	Water Systems
Measurement Basis	Each
Estimated Useful Life	40 Years
Basis Cost	\$ 40,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	09/01/2003	09/01/2043	20:02	40:00	1	40,000.00	88,219.72
								40,000.00	88,219.72

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W V 1 Verde Well

Item Number	39
Type	Common Area
Category	Water Systems
Measurement Basis	Allow
Estimated Useful Life	40 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #2		Average	07/01/2003	07/01/2043	20:00	40:00	1	2,000.00	4,382.25
								2,000.00	4,382.25

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W V 2 Bldg #2 -Pump House

Item Number	24
Type	Common Area
Category	Water Systems
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 1,250.00
Tracking	Logistical
Method	Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #2		Average	09/01/2022	09/01/2032	9:02	10:00	1	1,250.00	1,790.81
								1,250.00	1,790.81

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W V 3 Well Pump

Item Number	29
Type	Common Area
Category	Water Systems
Measurement Basis	Job
Estimated Useful Life	5 Years
Basis Cost	\$ 1,000.00
Tracking	Logistical
Method	Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #2		Average	09/01/2022	09/01/2028	5:02	6:00	1	1,000.00	1,224.63
								1,000.00	1,224.63

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W V 4 Chlorination System

Item Number	40
Type	Common Area
Category	Water Systems
Measurement Basis	Job
Estimated Useful Life	20 Years
Basis Cost	\$ 500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #2		Average	07/01/2013	07/01/2033	10:00	20:00	1	500.00	740.12
								500.00	740.12

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W V 5 Plumbing Equip

Item Number	27
Type	Common Area
Category	Water Systems
Measurement Basis	Allow
Estimated Useful Life	20 Years
Basis Cost	\$ 500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #2		Average	09/01/2013	09/01/2033	10:02	20:00	1	500.00	744.98
								500.00	744.98

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W V 6 Electronics

Item Number	41
Type	Common Area
Category	Water Systems
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 600.00
Tracking	Logistical
Method	Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #2		Average	07/01/2022	07/01/2028	5:00	6:00	1	600.00	729.99
								600.00	729.99

Comments

Allowance to Repair or Replace

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W V 7 Sump Pump

Item Number	28
Type	Common Area
Category	Water Systems
Measurement Basis	Job
Estimated Useful Life	2 Years
Basis Cost	\$ 150.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #2		Average	09/01/2021	09/01/2023	0:02	2:00	1	150.00	150.98
								150.00	150.98

Comments

Replace as Necessary

Forest Groves Estates HOA

Analysis Date - July 1, 2023

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

Component List - Full Detail

W V 8 Utilities Water Dist System

Item Number	42
Type	Common Area
Category	Water Systems
Measurement Basis	Job
Estimated Useful Life	40 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg #2		Average	07/01/2003	07/01/2043	20:00	40:00	1	2,000.00	4,382.25
								2,000.00	4,382.25

Comments

Replace as Necessary