

## Assessment and Reserve Funding Disclosure Summary for the Fiscal Year Ending: December 31, 2023

The Association's Reserve Contribution for January 01, 2023 - December 31, 2023 is **\$25,344**.

This is an average per unit per month of: **\$2.11**.

- The regular assessment per ownership interest is **\$2.11** per Month.  
*Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page \_\_\_\_ of the attached summary.*
- Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:  
**No special assessments were approved**
- Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?  
Yes \_\_\_\_\_ No
- If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members?

Table 1: Additional Assessments

Approximate Date Assessment will be due to	Amount per Unit	Total Amount (lump-sum)	Purpose of the Assessment
January 01, 2023	\$1,401.72	\$1,401,716	to fund reserves
January 01, 2024	\$99.93	\$99,926	to fund reserves
January 01, 2027	\$20.90	\$20,900	to fund reserves
January 01, 2028	\$45.04	\$45,045	to fund reserves
January 01, 2029	\$472.43	\$472,434	to fund reserves
January 01, 2030	\$130.45	\$130,448	to fund reserves
January 01, 2031	\$88.11	\$88,112	to fund reserves
January 01, 2033	\$446.95	\$446,950	to fund reserves
January 01, 2034	\$3.54	\$3,538	to fund reserves
January 01, 2035	\$321.59	\$321,589	to fund reserves
January 01, 2036	\$293.94	\$293,936	to fund reserves
January 01, 2037	\$140.26	\$140,264	to fund reserves
January 01, 2038	\$489.52	\$489,515	to fund reserves
January 01, 2039	\$390.77	\$390,772	to fund reserves
January 01, 2041	\$357.57	\$357,565	to fund reserves
January 01, 2042	\$153.58	\$153,577	to fund reserves
January 01, 2043	\$1,115.16	\$1,115,162	to fund reserves
January 01, 2044	\$555.03	\$555,030	to fund reserves
January 01, 2046	\$13.05	\$13,052	to fund reserves
January 01, 2047	\$464.61	\$464,608	to fund reserves
January 01, 2048	\$162.59	\$162,595	to fund reserves
January 01, 2049	\$505.84	\$505,842	to fund reserves
January 01, 2051	\$965.91	\$965,907	to fund reserves

## R-Ranch POA

Table 1: Additional Assessments (continued)

Approximate Date Assessment will be due to	Amount per Unit	Total Amount (lump-sum)	Purpose of the Assessment
January 01, 2052	\$126.45	\$126,449	to fund reserves
		<b>Total: \$8,764,932</b>	

5. All major components are included in the reserve study and are included in its calculations.  
**Yes**  **No**

6. Based on the method of calculation in paragraph (4) of subdivision (b) of §5570, the estimated amount required in the reserve fund at the end of the current fiscal year is **\$2,022,838**, based in whole or in part on the last reserve study or update prepared by \_\_\_\_\_ as of November 14, 2022. The projected reserve fund cash balance at the end of the current fiscal year is **-\$1,401,716**, resulting in reserves being **2.10 %** percent funded at this date.

7. See below 30-yr Reserve Fund Projection Summary.

Table 2: Current Funding Plan

Year	Starting Balance	Annual Reserve Contribution	Annual Increase Percent	Loans or Special Assessments	Interest Income	Projected Expenses	Ending Balance	Fully Funded Balance	Percent Funded
2023	\$42,564	\$25,344	2534300.00 %	\$0	\$0	\$1,469,624	- \$1,401,716	\$2,022,838	2.10 %
2024	- \$1,401,716	\$26,104	3.00 %	\$0	\$0	\$126,031	- \$1,501,642	\$794,284	0.00 %
2025	- \$1,501,642	\$26,887	3.00 %	\$0	\$0	\$18,318	- \$1,493,072	\$919,509	0.00 %
2026	- \$1,493,072	\$27,694	3.00 %	\$0	\$0	\$13,768	- \$1,479,147	\$1,166,371	0.00 %
2027	- \$1,479,147	\$28,525	3.00 %	\$0	\$0	\$71,920	- \$1,522,542	\$1,432,469	0.00 %
2028	- \$1,522,542	\$29,381	3.00 %	\$0	\$0	\$74,425	- \$1,567,587	\$1,654,012	0.00 %
2029	- \$1,567,587	\$30,262	3.00 %	\$0	\$0	\$502,696	- \$2,040,021	\$1,887,200	0.00 %
2030	- \$2,040,021	\$31,170	3.00 %	\$0	\$0	\$161,618	- \$2,170,469	\$1,694,072	0.00 %
2031	- \$2,170,469	\$32,105	3.00 %	\$0	\$0	\$120,217	- \$2,258,580	\$1,854,502	0.00 %
2032	- \$2,258,580	\$33,068	3.00 %	\$0	\$0	\$22,608	- \$2,248,120	\$2,070,670	0.00 %
2033	- \$2,248,120	\$34,060	3.00 %	\$0	\$0	\$491,470	- \$2,705,530	\$2,402,391	0.00 %
2034	- \$2,705,530	\$35,082	3.00 %	\$0	\$0	\$38,620	- \$2,709,069	\$2,269,922	0.00 %
2035	- \$2,709,069	\$36,134	3.00 %	\$0	\$0	\$357,723	- \$3,030,658	\$2,608,964	0.00 %
2036	- \$3,030,658	\$37,218	3.00 %	\$0	\$0	\$331,154	- \$3,324,594	\$2,638,823	0.00 %
2037	- \$3,324,594	\$38,335	3.00 %	\$0	\$0	\$178,599	- \$3,464,858	\$2,706,545	0.00 %
2038	- \$3,464,858	\$39,485	3.00 %	\$0	\$0	\$529,000	- \$3,954,373	\$2,943,321	0.00 %
2039	- \$3,954,373	\$40,670	3.00 %	\$0	\$0	\$431,441	- \$4,345,145	\$2,836,472	0.00 %

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Table 2: Current Funding Plan *(continued)*

Year	Starting Balance	Annual Reserve Contribution	Annual Increase Percent	Loans or Special Assessments	Interest Income	Projected Expenses	Ending Balance	Fully Funded Balance	Percent Funded
2040	-	\$41,890	3.00 %	\$0	\$0	\$7,289	-	\$2,837,396	0.00 %
	\$4,345,145						\$4,310,544		
2041	-	\$43,146	3.00 %	\$0	\$0	\$435,312	-	\$3,286,030	0.00 %
	\$4,310,544						\$4,702,710		
2042	-	\$44,441	3.00 %	\$0	\$0	\$198,018	-	\$3,318,390	0.00 %
	\$4,702,710						\$4,856,287		
2043	-	\$45,774	3.00 %	\$0	\$0	\$1,160,936	-	\$3,607,598	0.00 %
	\$4,856,287						\$5,971,450		
2044	-	\$47,147	3.00 %	\$0	\$0	\$602,177	-	\$2,925,486	0.00 %
	\$5,971,450						\$6,526,480		
2045	-	\$48,562	3.00 %	\$0	\$0	\$33,083	-	\$2,810,594	0.00 %
	\$6,526,480						\$6,511,002		
2046	-	\$50,018	3.00 %	\$0	\$0	\$78,549	-	\$3,290,950	0.00 %
	\$6,511,002						\$6,539,532		
2047	-	\$51,519	3.00 %	\$0	\$0	\$516,127	-	\$3,751,791	0.00 %
	\$6,539,532						\$7,004,140		
2048	-	\$53,065	3.00 %	\$0	\$0	\$215,659	-	\$3,789,042	0.00 %
	\$7,004,140						\$7,166,734		
2049	-	\$54,656	3.00 %	\$0	\$0	\$560,498	-	\$4,150,582	0.00 %
	\$7,166,734						\$7,672,576		
2050	-	\$56,296	3.00 %	\$0	\$0	\$29,343	-	\$4,181,883	0.00 %
	\$7,672,576						\$7,645,623		
2051	-	\$57,985	3.00 %	\$0	\$0	\$1,050,845	-	\$4,775,736	0.00 %
	\$7,645,623						\$8,638,484		
2052	-	\$59,725	3.00 %	\$0	\$0	\$186,173	-	\$4,350,216	0.00 %
	\$8,638,484						\$8,764,932		

## Appendix 1. Units, Components, Loans, and other Expenditures

Table 3: Detailed Component List

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
<b>A-Frame Rental House</b>						
1	Airconditioning	2019 Window AC units x4	10	7	\$1,200	Fixed Funded
2	Appliances	2015 Fridge, oven, microwave, washer, dryer	15	8	\$4,700	Fixed Funded
3	Bathroom Fixtures	1989 Sink, toilet, shower, cabinets	10	0	\$2,500	Fixed Funded
4	Exterior Deck	7/1/2008, Wood deck	10	0	\$5,600	Fixed Funded
5	Exterior Paint	7/1/2008 Paint	10	0	\$2,700	Fixed Funded
6	Exterior Roof	7/1/2000 Composition Shingle, 1,050 SF	20	0	\$6,300	Fixed Funded
7	Furnishings	2015 beds, couch, table, chairs, Tv	20	13	\$7,900	Fixed Funded
8	Heaters	2019 Heaters	10	7	\$560	Fixed Funded
9	Interior Flooring	2015 Flooring	25	18	\$4,600	Fixed Funded
10	Interior Wood Walls	7/1/2008, Wood detail interior walls	15	1	\$7,000	Fixed Funded
11	Kitchen Fixtures	1989 Sink, cabinets, countertops	20	0	\$6,900	Fixed Funded
12	Water Heater	2015 Water Heater	10	3	\$600	Fixed Funded
<b>Cottonwood Campground</b>						
13	Bathhouse Heater	2007 heatersx2 @\$300 each	10	0	\$600	Fixed Funded
14	Bathhouse Paint Exterior	7/1/2005, 2100 SF Paint	10	0	\$3,200	Fixed Funded
15	Bathhouse Paint Interior	7/1/2003 Paint 2100 SF	10	0	\$2,900	Fixed Funded
16	Bathhouse Roof	1990 Composition,	20	0	\$6,200	Fixed Funded
17	Bathroom Fixtures	7/01/2000 Sinks, Toilets, Showers, Stalls	15	0	\$7,300	Fixed Funded
18	Campsite Improvements	2020 Water spigots 130@\$20	20	18	\$2,600	Fixed Funded
19	Campsite Improvements	2021 Power pedestals 96@\$1000 each	20	19	\$9,600	Fixed Funded
20	Gravel Roads	7/1/2000, Maintain gravel roads 225,810 SF	15	0	\$25,000	Fixed Funded
21	Irrigation system	2020 pipes, sprinklers, pump	20	18	\$30,000	Fixed Funded
22	Mobile Home (Bad)	7/1/2008 Trailer	30	6	\$7,000	Fixed Funded
23	Paint Wooden Fence	2022, Paint fence at entrance, 1250 LF	10	10	\$2,500	Fixed Funded
24	Paved Road	7/1/06, 76,750 SF, Reseal Road	6	0	\$10,000	Fixed Funded
25	Security Gate	7/1/1999 Powered Gate	15	0	\$2,700	Fixed Funded
26	Washer/Dryer	2022, 3 washers, 3 dryers	15	15	\$12,000	Fixed Funded
27	Water Heaters	7/01/2007, 2 water heaters, 80 gal	15	1	\$4,000	Fixed Funded

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Table 3: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component	
28	Wooden Fence	2021, Wooden Fence at Entrance, 1250 LF	15	14	\$2,375	Fixed	Funded
<b>Cottonwood Pool</b>							
29	Appliances-Fridge	8/1/2022 Refrigerator x2	17	17	\$1,600	Fixed	Funded
30	Appliances-Microwave	8/1/2022 Microwave x2	9	9	\$700	Fixed	Funded
31	Appliances-Oven	8/1/2022 Oven x2	15	15	\$1,400	Fixed	Funded
32	Bathrooms	8/1/2022 Toilets, sinks, showers, stalls	10	10	\$12,000	Fixed	Funded
33	Central Heat/AC	8/1/2022 Central Heat/AC	20	20	\$17,000	Fixed	Funded
34	Exterior Furniture	7/1/2021 Picnic Tables x6	10	10	\$1,440	Fixed	Funded
35	Exterior Paint	8/1/2022 Paint, ( ) SF 3.45	10	10	\$3,900	Fixed	Funded
36	Exterior Roof	8/1/2022 ( )SF 6.75	20	20	\$18,495	Fixed	Funded
37	Exterior Shade Structures	7/1/2021 Pavilions x3	10	10	\$7,500	Fixed	Funded
38	Flagpole	2008 Flag pole	20	6	\$1,300	Fixed	Funded
39	Interior Flooring	8/1/2022 Flooring ( )SF 1.75	20	20	\$4,795	Fixed	Funded
40	Interior Furniture	8/1/2022 Picnic Tables x6	20	20	\$2,400	Fixed	Funded
41	Interior Paint	8/1/2022 Paint, ( ) SF 2.25	15	15	\$6,165	Fixed	Funded
42	Kitchen Furnishings	8/1/2022 Countertops, Cabinets, 3 Compartment Sink	20	20	\$8,200	Fixed	Funded
43	Parking Lot	7/1/1992 46,390 SF	21	0	\$92,000	Fixed	Funded
44	Pool Deck	6/1/2020 Concrete Pool Deck	15	13	\$200,000	Fixed	Funded
45	Pool Fencing	6/1/2020 Chain Link, Linear Feet	15	13	\$17,000	Fixed	Funded
46	Pool Filter Tank	6/1/2020 Filter Tank	20	18	\$600	Fixed	Funded
47	Pool Heater	6/1/2020 Pool Heater x2	10	8	\$9,000	Fixed	Funded
48	Pool Keypad	6/1/2020 Security Keypad	7	5	\$1,200	Fixed	Funded
49	Pool Pump	6/1/2020 Pump	10	8	\$3,500	Fixed	Funded
50	Pool Resurface	6/1/2020 Resurface pool liner 80x40	30	28	\$106,600	Fixed	Funded
51	Pool Security Gate	6/1/2020 Security Gate	15	15	\$1,700	Fixed	Funded
52	Wood Fence	2021 repair and paint	15	15	\$3,500	Fixed	Funded
<b>Cottonwood Rental House</b>							
53	Bathroom Fixtures	2008 Sink, Shower, Toilet	10	0	\$3,500	Fixed	Funded
54	Exterior Paint	7/1/2008 Paint	10	0	\$4,600	Fixed	Funded
55	Exterior Roof	7/1/1996 Roof, 624 SF	20	0	\$3,500	Fixed	Funded
56	Interior Flooring	2008 Flooring	15	0	\$3,700	Fixed	Funded
57	Interior Paint	2008 Paint	10	0	\$2,600	Fixed	Funded

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Table 3: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
58 Kitchen Fixtures	2008 Sink, Countertops, Cabinets	20	6	\$5,600	Fixed	Funded
59 Wood Deck	7/1/2008, Wood deck	10	0	\$3,000	Fixed	Funded
<b>Gun Range</b>						
60 Appliances	2003 Refrigerator, Freezer, Microwave	15	0	\$3,500	Fixed	Funded
61 Arbor	7/1/2008, Paint	10	0	\$1,200	Fixed	Funded
62 Building Exterior	7/1/2005, Paint, 1000 SF	10	0	\$4,700	Fixed	Funded
63 Building Exterior Roof	1995 Composite Shingle, 675 SF	20	0	\$3,500	Fixed	Funded
64 Building Interior	7/1/2003 Flooring, paint, detail	15	0	\$4,200	Fixed	Funded
65 Covered Stands	2015 Rifles Range, Shotgun Range	15	8	\$27,000	Fixed	Funded
66 Equipment	2010 Shooting Equipment, Archery Equipment	20	8	\$15,000	Fixed	Funded
67 Flag Pole	2008 Flag pole	20	6	\$600	Fixed	Funded
68 Furniture	2003 Tables, Desks, Chairs	20	1	\$2,500	Fixed	Funded
69 Light Fixtures	7/1/2008, 6 light fixtures	15	1	\$600	Fixed	Funded
70 Pole Lights	7/1/2008, 2 pole lights	15	1	\$800	Fixed	Funded
71 Portable Trap Machines	7/1/07, 3 machines	7	0	\$12,000	Fixed	Funded
72 Storage	2008 Storage	30	16	\$4,200	Fixed	Funded
73 Trap Machine	2007 Trap machine	7	0	\$4,300	Fixed	Funded
74 Trap Machine	2022 Trap machine	7	7	\$4,300	Fixed	Funded
<b>Headquarters</b>						
75 Air Conditioning	2019 AC	10	7	\$600	Fixed	Funded
76 Bathroom Fixtures	7/1/2003 Toilets, sinks, showers	15	0	\$2,500	Fixed	Funded
77 Carport	7/1/2004, Composition, 6750 SF	20	2	\$7,200	Fixed	Funded
78 Computers	2022 Desktop and laptop	7	7	\$7,000	Fixed	Funded
79 Covered Patio	7/1/2004, Composition,	20	2	\$7,066	Fixed	Funded
80 Deck	7/1/2008, Wood Deck 790 SF	10	0	\$10,000	Fixed	Funded
81 Exterior Paint	7/1/2005, Paint 10,850 SF	10	0	\$12,000	Fixed	Funded
82 Exterior Roof	7/1/1995, Composition shingle, 5850 SF	20	0	\$18,000	Fixed	Funded
83 Furnishings	7/1/2008, Desks, Chairs, Filing Cabinets, more	15	1	\$10,000	Fixed	Funded
84 Gazebo	7/1/2003, Wood Gazebo	30	11	\$6,000	Fixed	Funded
85 Heaters	2013 Heater	15	6	\$2,500	Fixed	Funded

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Table 3: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
86 Interior Detail/Paint	7/1/2008 Paint, Wood panel	15	1	\$8,000	Fixed	Funded
87 Interior Flooring	7/1/2006, Carpet, Linoleum, 1935 SF	10	0	\$6,500	Fixed	Funded
88 Kitchen Appliances	7/1/2008 Fridge, oven, microwave	15	1	\$1,500	Fixed	Funded
89 Kitchen Fixtures	7/1/2008 Sink, countertops, cabinets	20	6	\$6,000	Fixed	Funded
90 Light Fixtures	7/1/2008 Lights x14	15	1	\$560	Fixed	Funded
91 Paved Parking Overlay	7/1/2000 Asphalt, 39,200 SF	21	0	\$85,000	Fixed	Funded
92 Paved Parking Seal	7/1/2006 Seal, 39,200 SF	6	0	\$15,000	Fixed	Funded
93 Paved Road Overlay	7/1/2008 Asphalt, 34,300 SF	21	7	\$72,000	Fixed	Funded
94 Paved Road Seal	7/1/2008 Seal, 34,300 SF	6	0	\$13,000	Fixed	Funded
95 Water Heater	7/1/2000 Water Heater 30 gal	15	0	\$700	Fixed	Funded
<b>Klamath Campground</b>						
96 Campsite Improvements	2020 Water Spigots 50 units	20	18	\$1,000	Fixed	Funded
97 Campsite Improvements	2022 Power Pedestals 41 units	20	20	\$41,000	Fixed	Funded
98 Gravel Roads	2022 Gravel roads repaired	15	15	\$39,000	Fixed	Funded
99 Irrigation Systems	2021 Replace pump, repair sprinklers	20	19	\$19,000	Fixed	Funded
100 Lower Bath Exterior Paint	1998 paint	10	0	\$4,500	Fixed	Funded
101 Lower Bath Fixtures	1/31/2011 Sinks, Counters, Stall, Toilets, Showers	15	4	\$13,000	Fixed	Funded
102 Lower Bath Heater	2007 Wall heater	30	5	\$600	Fixed	Funded
103 Lower Bath Interior Paint	2000 paint	15	0	\$3,600	Fixed	Funded
104 Lower Bath Laundry	7/1/2006 Washer x2, Dryer x2	15	0	\$8,000	Fixed	Funded
105 Lower Bath Water Heater	7/1/2007 Water Heater	15	1	\$1,000	Fixed	Funded
106 Lower Bathhouse Roof	7/01/2003 Roof, 1,100 SF	20	1	\$6,700	Fixed	Funded
107 Paved Roads	7/01/2009 Slurry Seal, 82,900 SF	6	0	\$160,000	Fixed	Funded
108 Paved Roads	7/1/2000 Overlay, 82,900 SF	21	0	\$100,000	Fixed	Funded
109 Security Gate	7/1/1999 Power Gate	15	0	\$2,500	Fixed	Funded
110 Upper Bath Exterior Paint	1998 paint	10	0	\$6,500	Fixed	Funded
111 Upper Bath Fixtures	2000 remodel	10	0	\$7,000	Fixed	Funded
112 Upper Bath Heater	2007 Wall heater	30	5	\$600	Fixed	Funded
113 Upper Bath Interior Paint	2000 paint	15	0	\$3,500	Fixed	Funded
114 Upper Bath Laundry	7/1/2006 Washer x2, Dryer x2	15	0	\$8,000	Fixed	Funded

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Table 3: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
115 Upper Bath Water Heater	2007 water heater	15	1	\$300	Fixed	Funded
116 Upper Bathhouse Roof	1990 roof	20	0	\$6,000	Fixed	Funded
<b>Klamath Lodge</b>						
117 Bathrooms	7/1/2000 Sinks, Counters, Stalls, Toilets	10	0	\$15,000	Fixed	Funded
118 Deck	7/1/2008 Wood Deck 1,500 SF	10	0	\$22,000	Fixed	Funded
119 Entry Key Pad	1999 Security Keypad	7	0	\$900	Fixed	Funded
120 Exterior Paint	7/1/2002 Paint 3,250 SF	10	0	\$5,660	Fixed	Funded
121 Exterior Roof	7/1/1995, 11,100 SF	20	0	\$36,000	Fixed	Funded
122 Furniture	2006 Couches, tables, chairs, rec equipment	20	4	\$10,000	Fixed	Funded
123 HVAC unit	7/01/2007 Rheem	15	1	\$4,000	Fixed	Funded
124 Ice Machine	2019 Ice Machine	15	12	\$5,200	Fixed	Funded
125 Interior Flooring Carpet	7/1/2006 Carpet 3,015 SF	10	0	\$9,000	Fixed	Funded
126 Interior Flooring Linoleum	7/1/2004 Linoleum 2,160 SF	10	0	\$6,000	Fixed	Funded
127 Interior Paint	7/1/2002 Paint 3,985 SF	10	0	\$8,000	Fixed	Funded
128 Kitchen Appliances	7/01/2008 Fridge, Freezer, Oven x2, Microwave x2	15	1	\$6,000	Fixed	Funded
129 Kitchen Furnishings	1999 Sink, Counters, Cabinets	20	0	\$8,200	Fixed	Funded
130 Office Furnishings	1999 Desk, Computer, Printer, Etc	7	0	\$5,000	Fixed	Funded
131 Radiant Heaters	7/1/2006 Heaters	30	14	\$3,500	Fixed	Funded
132 Security Cameras	7/1/2001 Camerasx3	15	0	\$600	Fixed	Funded
133 Water Heater	7/01/2001 Water Heater	15	0	\$1,000	Fixed	Funded
<b>Klamath Maintenance Shed</b>						
134 Air Compressor	7/01/2007 Air Compressor	15	1	\$500	Fixed	Funded
135 Equipment	2017 Tools, shelves, fittings, parts, more	15	10	\$7,000	Fixed	Funded
136 Exterior Paint	2005 Paint	10	0	\$3,100	Fixed	Funded
137 Fuel Tank	7/1/2008 Fuel Tank x2	25	11	\$8,000	Fixed	Funded
138 Interior Flooring	None	0	0	\$1	Fixed	Funded
139 Interior Paint	None	0	0	\$1	Fixed	Funded
140 Power Tools	2017 Mowers, weed-eaters, chain saw	15	10	\$35,000	Fixed	Funded
141 Roof	1995 roof	20	0	\$5,000	Fixed	Funded
<b>Klamath Rental House</b>						
142 Bathroom Fixtures	Sinks x2, toilets x2, showers x2	10	0	\$5,000	Fixed	Funded
143 Exterior Paint	7/1/2000 Paint	10	0	\$7,400	Fixed	Funded



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Table 3: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
144 Exterior Roof	8/1/2012 Comp Roof 1837 SF	20	10	\$11,500	Fixed	Funded
145 Furniture	2022 3 beds, 4 couches, 2 tables, 10 chairs,	20	20	\$11,500	Fixed	Funded
146 Interior Flooring	1999 New Flooring	10	0	\$6,600	Fixed	Funded
147 Interior Paint	5/1/2021 Interior Paint,	10	9	\$6,727	Fixed	Funded
148 Kitchen Appliances	2022 Fridge x2, microwave x2, oven,	15	15	\$5,700	Fixed	Funded
149 Kitchen Furnishings	1999 Countertops, Cabinets, Shelves, Sinks	20	0	\$7,892	Fixed	Funded
150 Other Appliances	Washer, Dryer	15	0	\$1,400	Fixed	Funded
151 Shed	2000 Storage Shed	30	8	\$5,000	Fixed	Funded
152 Trailer Hookups	Power Pedestal, Water spigot	20	5	\$1,300	Fixed	Funded
<b>Line Shack</b>						
153 #1 Interior Detail	2022 Wallboard x1	30	30	\$2,000	Fixed	Funded
154 Bathhouse Exterior Paint	1998 Paint	10	0	\$3,000	Fixed	Funded
155 Bathhouse Flooring	2017 flooring	15	10	\$2,000	Fixed	Funded
156 Bathhouse Interior Paint	2017 paint	10	5	\$2,500	Fixed	Funded
157 Bathhouse Roof	1979 roof	20	0	\$7,500	Fixed	Funded
158 Bathhouse Water Heater	2017 water heater	15	10	\$1,000	Fixed	Funded
159 Bathroom Fixtures	2017 Toilets, showers, sinks	10	5	\$6,500	Fixed	Funded
160 Bathroom Heaters	2017 heater	15	10	\$1,200	Fixed	Funded
161 Employee Housing	7/1/1993 Single Wide Trailer	30	1	\$50,000	Fixed	Funded
162 Employee Housing	7/1/2006 Single Wide Trailer Composition Roof 838 SF	20	4	\$3,200	Fixed	Funded
163 Exterior Paint	1998 Paint x9	10	0	\$8,200	Fixed	Funded
164 Gravel Road	1996 gravel graded	15	0	\$60,000	Fixed	Funded
165 Interior Detail #2-9	1998 interior detail	15	0	\$20,000	Fixed	Funded
166 Roof	1979 Lineshack roof x9	20	0	\$18,000	Fixed	Funded
167 Water Spigots	1998 Water x9	15	0	\$180	Fixed	Funded
<b>Maintenance Yard</b>						
168 Entrance Door	7/1/1995 Doors x2	20	0	\$5,200	Fixed	Funded
169 Equipment	2017 Equipment Lot	15	10	\$5,000	Fixed	Funded
170 Exterior Light Fixtures	7/1/2003, 2 fixtures	15	0	\$400	Fixed	Funded
171 Exterior Paint	7/1/2004, Paint 2,000 SF	10	0	\$6,000	Fixed	Funded
172 Hand Tools	2017 Hand tool Lot	15	10	\$15,000	Fixed	Funded
173 Metal Roof	7/1/1995 Metal, 2700 SF	20	0	\$13,000	Fixed	Funded
174 Roll-up Door	7/1/1995 Roll-up door	20	0	\$7,000	Fixed	Funded

## R-Ranch POA

Table 3: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
<b>Recreation</b>						
175 Cottonwood Disc Golf	2018 9 hole course	20	16	\$6,000	Fixed	Funded
176 Cottonwood Horseshoe Pits	2020 Gravel, backstop	10	8	\$600	Fixed	Funded
177 Cottonwood Playsets	2018 Play structure Uppper, Tire Swingset Lower	20	16	\$1,300	Fixed	Funded
178 Cottonwood Tennis Court	2008 Court Overlay	25	11	\$8,700	Fixed	Funded
179 Cottonwood Tennis Court	2008 Resurface Court	10	0	\$4,200	Fixed	Funded
180 Cottonwood Tennis Fence	7/1/1993 Chainlink Fence	25	0	\$15,000	Fixed	Funded
181 Cottonwood Tennis Lights	2003 Light Fixtures	15	0	\$2,500	Fixed	Funded
182 Gun Range Playset	2008 Play structure	20	6	\$1,300	Fixed	Funded
183 Klamath Basketball Court	2005 Resurface Court	10	0	\$2,000	Fixed	Funded
184 Klamath Basketball Court	2008 Poles, hoop	10	0	\$1,000	Fixed	Funded
185 Klamath Boat Ramp	1999 Gravel boat ramp	5	0	\$5,000	Fixed	Funded
186 Klamath Fish Cleaning	1999 wooden structure with sink	30	7	\$3,600	Fixed	Funded
187 Klamath Horseshoe Pits	2021 Gravel, backstop	10	8	\$600	Fixed	Funded
188 Klamath Picnic Area	1979 picnic area with bbq	30	0	\$9,000	Fixed	Funded
189 Klamath Playsets	2008 Swing sets x3	15	1	\$3,900	Fixed	Funded
<b>Septic</b>						
190 Cottonwood Bad Trailer Septic	1980 Septic	40	0	\$7,000	Fixed	Funded
191 Cottonwood Main Septic	2017 Septic	40	35	\$100,000	Fixed	Funded
192 Cottonwood Pool Septic	2022 Septic	40	40	\$100,000	Fixed	Funded
193 Headquarters Septic	1973 Septic	40	0	\$50,000	Fixed	Funded
194 Klamath Rental House Septic	1975 Septic	40	0	\$7,000	Fixed	Funded
195 Klamath Septic	1974 Septic	40	0	\$100,000	Fixed	Funded
196 Lineshack Septic	1979 Septic	40	0	\$7,000	Fixed	Funded
<b>Stables</b>						
197 Arena Base	3/1/2009 Arena Base	5	0	\$3,500	Fixed	Funded
198 Arena Fence	2007 metal fence	30	15	\$7,000	Fixed	Funded
199 Arena Judging Station	7/1/2000 Wooden Structure	30	8	\$6,000	Fixed	Funded
200 Barn Paint	7/1/2005 Paint 13,000 SF	10	0	\$17,000	Fixed	Funded
201 Barn Roof	1990 Roof	20	0	\$4,500	Fixed	Funded
202 Donkey	Gurtie, 2004, Jenny donkey, grey	20	2	\$1,500	Fixed	Funded
203 Donkey	Jasper, 2007, Donkey, grey	20	5	\$1,500	Fixed	Funded

## R-Ranch POA

Table 3: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
204 Horse	Balue, 2014, Q horse, Cremello Color,	20	12	\$1,500	Fixed	Funded
205 Horse	Bear, 2000, Q-Horse, Bay	20	0	\$1,500	Fixed	Funded
206 Horse	Betty, 2002, Q-Horse, Sorrel	20	0	\$1,500	Fixed	Funded
207 Horse	Billy, 1997, Q-Horse, Bay	20	0	\$1,500	Fixed	Funded
208 Horse	Cash, 2009,	20	7	\$1,500	Fixed	Funded
209 Horse	Colt, 2009, Q-Horse, Sorrel	20	7	\$1,500	Fixed	Funded
210 Horse	Cowboy, 2006, Mixed Breed, Grey	20	4	\$1,500	Fixed	Funded
211 Horse	Dixie, 2003, Q-Horse, Sorrel	20	1	\$1,500	Fixed	Funded
212 Horse	Houdini, 2009, Paint Grulla, Roan color	20	7	\$1,500	Fixed	Funded
213 Horse	Ivan, 2000, Warm Blood X Bay	20	0	\$1,500	Fixed	Funded
214 Horse	Jessie, 2005, Horse	20	3	\$1,500	Fixed	Funded
215 Horse	Jet, 2005, Thoroughbred, Black	20	3	\$1,500	Fixed	Funded
216 Horse	Kate, 2006, Thoroughbred, Bay	20	4	\$1,500	Fixed	Funded
217 Horse	Kermet, 2006, Q-Horse, Flea-bitten grey	20	4	\$1,500	Fixed	Funded
218 Horse	Kody, 2015, Mustang, Pinto Roan	20	3	\$1,500	Fixed	Funded
219 Horse	Lucky, 1998, Morgan X, Sorrel	20	0	\$1,500	Fixed	Funded
220 Horse	Lucy, 2007, Paint Baldface, Bay	20	5	\$1,500	Fixed	Funded
221 Horse	Mary, 2006, Q-Horse, Bay	20	4	\$1,500	Fixed	Funded
222 Horse	Sis, 1999, Arabian, Chestnut	20	0	\$1,500	Fixed	Funded
223 Horse	Smokey, 2006, Q-Horse, Buckskin	20	4	\$1,500	Fixed	Funded
224 Horse	Stormy, 2005, Q-Horse, Baldface Bay	20	3	\$1,500	Fixed	Funded
225 Horse	Sweetpea, 2008, Kiger Mustang, Dun	20	6	\$1,500	Fixed	Funded
226 Horse	Toothpick, 2008, Q-Horse, Sorrel	20	6	\$1,500	Fixed	Funded
227 Horse	Traveler, 2006, Mustang, Bay Roan	20	4	\$1,500	Fixed	Funded
228 Horse	Wildflower, 2011, Mustang, Bay	20	9	\$1,500	Fixed	Funded
229 Horse	Woody, 2012, Paint Cross, Chestnut	20	10	\$1,500	Fixed	Funded
230 Horse	Zeus, 2005, Perchron, Black	20	3	\$1,500	Fixed	Funded
231 Office and Interior	7/1/2010 Remodel	15	3	\$4,500	Fixed	Funded
232 Pony	Prince, 2010, Shetland Pony, Chestnut	20	8	\$1,500	Fixed	Funded

## R-Ranch POA

Table 3: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
233 Pony	Smidge, 2004, Miniature Pony, Palomino Paint	20	2	\$1,500	Fixed	Funded
234 Q-Pens	2007 metal fence	30	15	\$30,000	Fixed	Funded
235 Saddles & Tack	2020 tack and saddles x27	7	5	\$40,000	Fixed	Funded
236 Shed	2000 Owner Tack Shed	30	8	\$5,000	Fixed	Funded
237 Smooth Wire Fence	2021 All Pastures	30	29	\$30,000	Fixed	Funded
238 Stables Exterior Paint	2021 Paint 4,650 SF	10	9	\$8,400	Fixed	Funded
239 Stables Hitching Area	7/1/2007 Hitching Rail and Mounting Platform	30	15	\$10,000	Fixed	Funded
240 Stables Roof	7/1/2001 Metal Roof, 11,500 SF	20	0	\$60,000	Fixed	Funded
241 Wash Rack Station	7/1/1981 Wash Racks	35	0	\$2,500	Fixed	Funded
242 Wooden Fence Paint	6/1/2022 Paint, 5,300 SF	10	10	\$10,600	Fixed	Funded
<b>TV Rec Room</b>						
243 Airconditioning	2019 Window Unit	10	7	\$450	Fixed	Funded
244 Bathrooms	7/1/2008, Toilets x2, Sinks x2, Showers x2	15	1	\$7,500	Fixed	Funded
245 Exterior Paint	1998 Paint	10	0	\$4,700	Fixed	Funded
246 Exterior Roof	1990 Roof	20	0	\$4,200	Fixed	Funded
247 Furnishings	7/1/2006, Couches, TV, Pool Table, 48 Chairs	15	0	\$8,500	Fixed	Funded
248 Heaters	2007 Baseboard Heaters, Bathroom Heaters	30	15	\$600	Fixed	Funded
249 Interior Flooring	7/1/2006 Carpet, 945 SF	10	0	\$3,600	Fixed	Funded
250 Interior Wood Detail	7/1/2008, Interior Wood Panel	15	1	\$6,000	Fixed	Funded
251 Meat Locker	2000 Refrigerated Meat Locker	15	0	\$10,000	Fixed	Funded
<b>Vehicles</b>						
252 Blue Tractor	2016 Tractor	20	14	\$20,000	Fixed	Funded
253 Cottonwood Trailer Pull Truck	2018 Truck	10	6	\$44,700	Fixed	Funded
254 Flat bed Trailer	2018 Trailer	15	11	\$5,200	Fixed	Funded
255 GM car	2018 Car	12	8	\$17,000	Fixed	Funded
256 Horse Trailer	2018 Trailer	10	6	\$21,000	Fixed	Funded
257 Klamath Trailer Pull Truck	2016 Truck	10	4	\$28,700	Fixed	Funded
258 Minivan	1999 Minivan	12	0	\$5,000	Fixed	Funded
259 Pick-up Truck	2003 Truck	10	0	\$7,000	Fixed	Funded
260 Potty-Pump Truck	2018 F-700 Potty Pump Truck	10	6	\$130,000	Fixed	Funded
261 Rav 4	2017 Car	12	7	\$15,000	Fixed	Funded
262 Stables Truck	1998 Truck	10	0	\$12,000	Fixed	Funded

## R-Ranch POA

Table 3: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
<b>Wells</b>						
263 Cottonwood Wells	1982 Water Storage Tanks, 25,000 gal	30	0	\$35,490	Fixed	Funded
264 Cottonwood Wells	2004 Wells x2, pumps, equipment,	15	0	\$5,200	Fixed	Funded
265 Headquarters Wells	1982 Water Storage Tanks	30	0	\$15,000	Fixed	Funded
266 Headquarters Wells	2021 Wells x3, pumps, equipment,	15	14	\$30,000	Fixed	Funded
267 Klamath Wells	1982 Water Storage Tanks	30	0	\$30,000	Fixed	Funded
268 Klamath Wells	2004 Wells x2, pumps, equipment	15	0	\$20,000	Fixed	Funded