

## Assessment and Reserve Funding Disclosure Summary for the Fiscal Year Ending: December 31, 2025

The Association's Reserve Contribution for January 01, 2025 - December 31, 2025 is **\$22,919.40**.

This is an average per unit per month of: **\$2.50**.

1. The regular assessment per ownership interest is **\$2.50** 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.*
2. 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**
3. 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** ☒
4. 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, 2025	\$1,214.74	\$929,276	to fund reserves
January 01, 2026	\$129.13	\$98,784	to fund reserves
January 01, 2027	\$51.15	\$39,127	to fund reserves
January 01, 2029	\$294.94	\$225,631	to fund reserves
January 01, 2030	\$195.08	\$149,234	to fund reserves
January 01, 2031	\$361.09	\$276,233	to fund reserves
January 01, 2032	\$76.98	\$58,887	to fund reserves
January 01, 2033	\$27.19	\$20,801	to fund reserves
January 01, 2035	\$242.11	\$185,213	to fund reserves
January 01, 2036	\$389.54	\$297,999	to fund reserves
January 01, 2037	\$558.34	\$427,130	to fund reserves
January 01, 2038	\$128.08	\$97,982	to fund reserves
January 01, 2039	\$459.28	\$351,345	to fund reserves
January 01, 2040	\$228.12	\$174,509	to fund reserves
January 01, 2041	\$131.31	\$100,456	to fund reserves
January 01, 2042	\$82.92	\$63,437	to fund reserves
January 01, 2043	\$784.03	\$599,785	to fund reserves
January 01, 2044	\$12.45	\$9,523	to fund reserves
January 01, 2045	\$878.01	\$671,676	to fund reserves
January 01, 2046	\$535.10	\$409,352	to fund reserves
January 01, 2047	\$153.49	\$117,420	to fund reserves
January 01, 2049	\$1,021.80	\$781,678	to fund reserves
January 01, 2050	\$99.44	\$76,068	to fund reserves
January 01, 2051	\$1,144.94	\$875,880	to fund reserves
January 01, 2052	\$131.48	\$100,582	to fund reserves
January 01, 2053	\$174.54	\$133,525	to fund reserves
January 01, 2054	\$244.68	\$187,184	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
<b>Total: \$7,458,718</b>			

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

Table 2: The components which were not included in the reserve study calculations

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Notes
<b>Wells</b>						
1 Cottonwood Wells	1982 Water Storage Tanks, 25,000 gal. Capped off.	30	0	\$0	Fixed	
2 Cottonwood Wells	2004 Wells x2, pumps, equipment, Capped off.	0	0	\$0	Fixed	

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 **\$1,696,008**, based in whole or in part on the last reserve study or update prepared by \_\_\_\_\_ as of October 21, 2024. The projected reserve fund cash balance at the end of the current fiscal year is **-\$929,276**, resulting in reserves being **3.61 %** percent funded at this date.

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

Table 3: 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
2025	\$61,247	\$22,919	2291840.00 %	\$0	\$0	\$1,013,442	-\$929,276	\$1,696,008	3.61 %
2026	-\$929,276	\$23,607	3.00 %	\$0	\$0	\$122,391	-\$1,028,060	\$896,561	0.00 %
2027	-\$1,028,060	\$24,315	3.00 %	\$0	\$0	\$63,442	-\$1,067,186	\$996,720	0.00 %
2028	-\$1,067,186	\$25,045	3.00 %	\$0	\$0	\$24,696	-\$1,066,837	\$1,166,580	0.00 %
2029	-\$1,066,837	\$25,796	3.00 %	\$0	\$0	\$251,776	-\$1,292,818	\$1,387,604	0.00 %
2030	-\$1,292,818	\$26,570	3.00 %	\$0	\$0	\$175,804	-\$1,442,052	\$1,387,709	0.00 %
2031	-\$1,442,052	\$27,367	3.00 %	\$0	\$0	\$303,600	-\$1,718,285	\$1,472,603	0.00 %
2032	-\$1,718,285	\$28,188	3.00 %	\$0	\$0	\$87,075	-\$1,777,172	\$1,435,145	0.00 %
2033	-\$1,777,172	\$29,034	3.00 %	\$0	\$0	\$49,835	-\$1,797,973	\$1,626,515	0.00 %
2034	-\$1,797,973	\$29,905	3.00 %	\$0	\$0	\$21,203	-\$1,789,271	\$1,869,124	0.00 %
2035	-\$1,789,271	\$30,802	3.00 %	\$0	\$0	\$224,716	-\$1,983,186	\$2,155,856	0.00 %
2036	-\$1,983,186	\$31,726	3.00 %	\$0	\$0	\$329,725	-\$2,281,185	\$2,249,147	0.00 %
2037	-\$2,281,185	\$32,678	3.00 %	\$0	\$0	\$459,808	-\$2,708,315	\$2,244,880	0.00 %
2038	-\$2,708,315	\$33,658	3.00 %	\$0	\$0	\$131,639	-\$2,806,297	\$2,114,535	0.00 %
2039	-\$2,806,297	\$34,668	3.00 %	\$0	\$0	\$386,013	-\$3,157,642	\$2,326,570	0.00 %
2040	-\$3,157,642	\$35,708	3.00 %	\$0	\$0	\$210,217	-\$3,332,152	\$2,291,488	0.00 %

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Table 3: 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
2041	-\$3,332,152	\$36,779	3.00 %	\$0	\$0	\$137,235	-\$3,432,607	\$2,445,205	0.00 %
2042	-\$3,432,607	\$37,882	3.00 %	\$0	\$0	\$101,320	-\$3,496,045	\$2,687,750	0.00 %
2043	-\$3,496,045	\$39,019	3.00 %	\$0	\$0	\$638,804	-\$4,095,830	\$2,983,880	0.00 %
2044	-\$4,095,830	\$40,189	3.00 %	\$0	\$0	\$49,712	-\$4,105,353	\$2,744,880	0.00 %
2045	-\$4,105,353	\$41,395	3.00 %	\$0	\$0	\$713,071	-\$4,777,029	\$3,115,359	0.00 %
2046	-\$4,777,029	\$42,637	3.00 %	\$0	\$0	\$451,988	-\$5,186,381	\$2,823,872	0.00 %
2047	-\$5,186,381	\$43,916	3.00 %	\$0	\$0	\$161,336	-\$5,303,801	\$2,803,042	0.00 %
2048	-\$5,303,801	\$45,233	3.00 %	\$0	\$0	\$13,223	-\$5,271,791	\$3,091,758	0.00 %
2049	-\$5,271,791	\$46,590	3.00 %	\$0	\$0	\$860,279	-\$6,085,479	\$3,552,817	0.00 %
2050	-\$6,085,479	\$47,988	3.00 %	\$0	\$0	\$124,056	-\$6,161,548	\$3,166,697	0.00 %
2051	-\$6,161,548	\$49,428	3.00 %	\$0	\$0	\$925,307	-\$7,037,427	\$3,539,105	0.00 %
2052	-\$7,037,427	\$50,910	3.00 %	\$0	\$0	\$151,492	-\$7,138,009	\$3,109,552	0.00 %
2053	-\$7,138,009	\$52,438	3.00 %	\$0	\$0	\$185,963	-\$7,271,534	\$3,476,662	0.00 %
2054	-\$7,271,534	\$54,011	3.00 %	\$0	\$0	\$241,195	-\$7,458,718	\$3,832,176	0.00 %

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

Table 4: 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	6	\$1,200	Fixed	Funded
2 Appliances	2015 Fridge, oven, microwave, washer, dryer	15	7	\$4,700	Fixed	Funded
3 Bathroom Fixtures	1989 Sink, toilet, shower, cabinets	10	0	\$2,500	Fixed	Funded
4 Exterior Deck	10/12/2024, Wood deck	10	10	\$5,600	Fixed	Funded
5 Exterior Paint	9/1/2023 Paint	10	9	\$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	12	\$7,900	Fixed	Funded
8 Heaters	2019 Heaters	10	6	\$560	Fixed	Funded
9 Interior Flooring	2015 Flooring	25	17	\$4,600	Fixed	Funded
10 Interior Wood Walls	7/1/2008, Wood detail interior walls	15	0	\$7,000	Fixed	Funded
11 Kitchen Fixtures	1989 Sink, cabinets, countertops	20	0	\$6,900	Fixed	Funded
12 Water Heater	2015 Water Heater	10	2	\$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	\$1,800	Fixed	Funded
15 Bathhouse Paint Interior	7/1/2003 Paint 2100 SF	10	0	\$1,500	Fixed	Funded
16 Bathhouse Roof	1990 Composition,	20	0	\$5,000	Fixed	Funded
17 Bathroom Fixtures	7/01/2000 Sinks, Toilets, Showers, Stalls	15	0	\$5,000	Fixed	Funded
18 Campsite Improvements	2024 Power pedestals 96@\$1000 each	20	20	\$9,600	Fixed	Funded
19 Campsite Improvements	2024 Water spigots 130@\$20	20	20	\$2,600	Fixed	Funded
20 Gravel Roads	7/1/2000, Maintain gravel roads 225,810 SF	15	0	\$15,000	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	\$2,500	Fixed	Funded
23 Paint Wooden Fence	2022, Paint fence at entrance, 1250 LF	10	8	\$2,000	Fixed	Funded
24 Paved Road	7/1/06, 76,750 SF, Reseal Road	6	0	\$8,000	Fixed	Funded
25 Security Gate	7/1/1999 Powered Gate	15	0	\$2,700	Fixed	Funded
26 Washer/Dryer	2024, 3 washers, 3 dryers	15	15	\$8,000	Fixed	Funded
27 Water Heaters	7/01/2007, 2 water heaters, 80 gal (1 replaced 2022)	15	1	\$2,400	Fixed	Funded
28 Wooden Fence	2021, Wooden Fence at Entrance, 1250 LF	15	13	\$2,375	Fixed	Funded
<b>Cottonwood Pool</b>						
29 Appliances-Fridge	8/1/2022 Refrigerator x2	17	15	\$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

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Table 4: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
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	18	\$17,000	Fixed	Funded
34 Exterior Furniture	7/1/2021 Picnic Tables x6	10	8	\$1,440	Fixed	Funded
35 Exterior Paint	8/1/2022 Paint, ( ) SF 3.45	10	8	\$3,900	Fixed	Funded
36 Exterior Roof	8/1/2022 ( )SF 6.75	20	18	\$18,495	Fixed	Funded
37 Exterior Shade Structures	7/1/2021 Pavilions x3	10	7	\$7,500	Fixed	Funded
38 Flagpole	2008 Flag pole	20	4	\$1,300	Fixed	Funded
39 Interior Flooring	8/1/2022 Flooring ( )SF 1.75	20	18	\$4,795	Fixed	Funded
40 Interior Furniture	7/1/2024 Wood Tables	10	10	\$2,400	Fixed	Funded
41 Interior Paint	8/1/2022 Paint, ( ) SF 2.25	15	13	\$6,165	Fixed	Funded
42 Kitchen Furnishings	8/1/2022 Countertops, Cabinets, 3 Compartment Sink	20	18	\$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	11	\$200,000	Fixed	Funded
45 Pool Fencing	6/1/2020 Chain Link, Linear Feet	15	11	\$17,000	Fixed	Funded
46 Pool Filter Tank	6/1/2020 Filter Tank	20	16	\$600	Fixed	Funded
47 Pool Heater	6/1/2020 Pool Heater x2	10	6	\$9,000	Fixed	Funded
48 Pool Keypad	6/1/2020 Security Keypad	7	3	\$1,200	Fixed	Funded
49 Pool Pump	6/1/2020 Pump x2. Repaired 23/24	10	8	\$3,500	Fixed	Funded
50 Pool Resurface	6/1/2020 Resurface pool liner 80x40	30	26	\$106,600	Fixed	Funded
51 Pool Security Gate	6/1/2020 Security Gate	15	11	\$1,700	Fixed	Funded
52 Security System	2024 Security system and cameras	10	10	\$350	Fixed	Funded
53 Wood Fence	2021 repair and paint	15	12	\$3,500	Fixed	Funded
<b>Cottonwood Rental House</b>						
54 Appliances and Furnishings	2023 Beds, Dressers, Couch, Fridge, Microwave	15	14	\$1,900	Fixed	Funded
55 Bathroom Fixtures	2023 Sink, Shower, Toilet	10	9	\$3,500	Fixed	Funded
56 Exterior Paint	7/1/2008 Paint	10	0	\$2,500	Fixed	Funded
57 Exterior Roof	2017 Roof, 624 SF	20	13	\$3,500	Fixed	Funded
58 Interior Flooring	2023 Flooring	15	14	\$2,500	Fixed	Funded
59 Interior Paint	2023 Paint	10	9	\$1,500	Fixed	Funded
60 Kitchen Fixtures	2008 Sink, Countertops, Cabinets	20	5	\$4,500	Fixed	Funded
61 Wood Deck	7/1/2008, Wood deck and paint. Paint 2024	10	1	\$3,000	Fixed	Funded
<b>Gun Range</b>						
62 Appliances	2003 Refrigerator, Freezer, Microwave, AC	15	0	\$3,000	Fixed	Funded
63 Arbor	7/1/2008, Paint	10	0	\$600	Fixed	Funded
64 Building Exterior	7/1/2005, Paint, 1000 SF	10	0	\$2,500	Fixed	Funded
65 Building Exterior Roof	1995 Composite Shingle, 675 SF	20	0	\$3,500	Fixed	Funded
66 Building Interior	7/1/2003 Flooring, paint, detail	15	0	\$1,500	Fixed	Funded

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Table 4: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
67 Covered Stands	2015 Rifles Range, Shotgun Range	15	7	\$12,000	Fixed	Funded
68 Equipment	2010 Shotguns, Bows, Arrows, Targets	20	8	\$10,000	Fixed	Funded
69 Flag Pole	2008 Flag pole	20	6	\$600	Fixed	Funded
70 Furniture	2003 Tables, Desks, Chairs	20	0	\$1,000	Fixed	Funded
71 Light Fixtures	7/1/2008, 6 light fixtures	15	1	\$600	Fixed	Funded
72 Pole Lights	7/1/2008, 2 pole lights	15	1	\$800	Fixed	Funded
73 Storage	2008 Storage Shipping Container	30	15	\$2,000	Fixed	Funded
74 Trap Machine Lower Clays	2022 Trap machine	7	5	\$4,300	Fixed	Funded
75 Trap Machines Upper Skeet	7/1/07, 3 machines	7	0	\$12,000	Fixed	Funded
<b>Headquarters</b>						
76 Air Conditioning	2019/2023 AC x 5	10	7	\$1,000	Fixed	Funded
77 Bathroom Fixtures	7/1/2003 Toilets, sinks, showers	15	0	\$1,200	Fixed	Funded
78 Carport	7/1/2004, Composition, 6750 SF	20	1	\$7,200	Fixed	Funded
79 Computers	2022 Desktop and laptops, 7 units	7	5	\$7,000	Fixed	Funded
80 Covered Patio	7/1/2004, Composition,	20	1	\$7,066	Fixed	Funded
81 Deck	7/1/2008, Wood Deck 790 SF	10	0	\$10,000	Fixed	Funded
82 Exterior Paint	2021, Paint 10,850 SF	10	7	\$8,000	Fixed	Funded
83 Exterior Roof	7/1/1995, Composition shingle, 5850 SF	20	0	\$18,000	Fixed	Funded
84 Furnishings	7/1/2008, Desks, Chairs, Filing Cabinets, more	15	1	\$10,000	Fixed	Funded
85 Gazebo	2023, Wood Gazebo	30	29	\$6,000	Fixed	Funded
86 Heaters	2013 Heater. Repaired 2024	15	6	\$1,800	Fixed	Funded
87 Interior Detail/Paint	7/1/2008 Paint, Wood panel	15	1	\$3,500	Fixed	Funded
88 Interior Flooring	7/1/2006, Carpet, Linoleum, 1935 SF	10	0	\$3,000	Fixed	Funded
89 Kitchen Appliances	7/1/2008 Fridge, microwave	15	1	\$1,000	Fixed	Funded
90 Kitchen Fixtures	7/1/2008 Sink, countertops, cabinets	20	4	\$4,000	Fixed	Funded
91 Light Fixtures	7/1/2008 Lights x14	15	1	\$560	Fixed	Funded
92 Paved Parking Overlay	7/1/2000 Asphalt, 39,200 SF	21	0	\$85,000	Fixed	Funded
93 Paved Parking Seal	7/1/2006 Seal, 39,200 SF	6	0	\$15,000	Fixed	Funded
94 Paved Road Overlay	7/1/2008 Asphalt, 34,300 SF	21	5	\$72,000	Fixed	Funded
95 Paved Road Seal	7/1/2008 Seal, 34,300 SF	6	0	\$13,000	Fixed	Funded
96 Security System	2023 Security system and cameras	10	9	\$350	Fixed	Funded
97 Water Heater	7/1/2000 Water Heater 30 gal	15	0	\$500	Fixed	Funded
<b>Klamath Campground</b>						
98 Campsite Improvements	2020 Water Spigots 50 units	20	18	\$1,000	Fixed	Funded
99 Campsite Improvements	2022 Power Pedestals 41 units	20	18	\$41,000	Fixed	Funded
100 Gravel Roads	2022 Gravel roads repaired	15	13	\$15,000	Fixed	Funded
101 Irrigation Systems	2021 Replace pump, repair sprinklers	20	17	\$19,000	Fixed	Funded
102 Lower Bath Exterior Paint	1998 paint	10	0	\$2,500	Fixed	Funded

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Table 4: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
103 Lower Bath Fixtures	1/31/2011 Sinks, Counters, Stall, Toilets, Showers	15	3	\$13,000	Fixed	Funded
104 Lower Bath Heater	2007 Wall heater	30	4	\$600	Fixed	Funded
105 Lower Bath Interior Paint	2000 paint	15	0	\$1,500	Fixed	Funded
106 Lower Bath Laundry	08/10/2023 Dryer, older Washer x2, Dryer	15	5	\$5,000	Fixed	Funded
107 Lower Bath Water Heater	7/1/2007 Water Heater, 80 gal	15	1	\$1,000	Fixed	Funded
108 Lower Bathhouse Roof	2017 Roof, 1,100 SF	20	13	\$5,500	Fixed	Funded
109 Paved Roads	7/01/2009 Asphalt, 82,900 SF	6	0	\$160,000	Fixed	Funded
110 Paved Roads	7/1/2000 Seal, 82,900 SF	21	0	\$20,000	Fixed	Funded
111 Security Gate	7/1/1999 Power Gate	15	0	\$2,500	Fixed	Funded
112 Upper Bath Exterior Paint	1998 paint	10	0	\$2,500	Fixed	Funded
113 Upper Bath Fixtures	2000 remodel, sinks, toilets, showers, stalls	10	0	\$7,000	Fixed	Funded
114 Upper Bath Heater	2007 Wall heater	30	4	\$600	Fixed	Funded
115 Upper Bath Interior Paint	2015 paint	15	4	\$1,500	Fixed	Funded
116 Upper Bath Laundry	7/1/2006 Washer x2, Dryer x2	15	0	\$2,400	Fixed	Funded
117 Upper Bath Water Heater	2007, 2024 water heater, 60 gal	15	15	\$700	Fixed	Funded
118 Upper Bathhouse Roof	2023 roof	20	19	\$6,000	Fixed	Funded
<b>Klamath Lodge</b>						
119 AC unit	2023 Rebuilt 2 of the 3 units	15	12	\$4,000	Fixed	Funded
120 Bathrooms	2018 Sinks, Counters, Stalls, Toilets	10	4	\$15,000	Fixed	Funded
121 Deck	2024 repair Wood Deck 1,500 SF	10	10	\$5,000	Fixed	Funded
122 Entry Key Pad	1999 Security Keypad	7	0	\$900	Fixed	Funded
123 Exterior Paint	7/1/2002 Paint 3,250 SF	10	0	\$5,660	Fixed	Funded
124 Exterior Roof	7/1/1995, 11,100 SF	20	0	\$36,000	Fixed	Funded
125 Furniture	2006 Couches, tables, chairs, rec equipment	20	2	\$10,000	Fixed	Funded
126 Ice Machine	2019 Ice Machine	15	10	\$2,500	Fixed	Funded
127 Interior Flooring Carpet	7/1/2006 Carpet 3,015 SF	10	0	\$9,000	Fixed	Funded
128 Interior Flooring Linoleum	7/1/2004 Linoleum 2,160 SF	10	0	\$6,000	Fixed	Funded
129 Interior Paint	7/1/2002 Paint 3,985 SF	10	0	\$5,000	Fixed	Funded
130 Kitchen Appliances	7/01/2008 Fridge, Freezer, Oven x2, Microwave x2	15	1	\$6,000	Fixed	Funded
131 Kitchen Furnishings	1999 Sink, Counters, Cabinets	20	0	\$5,200	Fixed	Funded
132 Office Furnishings	1999 Desk, Computer, Printer, Etc	7	0	\$2,500	Fixed	Funded
133 Radiant Heaters	7/1/2006 Heaters	30	12	\$3,500	Fixed	Funded
134 Security Cameras	2023 Camerasx4 plus system	15	14	\$400	Fixed	Funded
135 Water Heater	7/01/2001 Water Heater	15	0	\$1,000	Fixed	Funded
<b>Klamath Maintenance Shed</b>						
136 Air Compressor	7/01/2007 Air Compressor	15	1	\$300	Fixed	Funded
137 Equipment	2017 Tools, shelves, fittings, parts, more	15	10	\$7,000	Fixed	Funded
138 Exterior Paint	2005 Paint	10	0	\$2,500	Fixed	Funded

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Table 4: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
139 Fuel Tank	7/1/2008 Fuel Tank x2	25	9	\$5,000	Fixed	Funded
140 Interior Flooring	None	0	0	\$1	Fixed	Funded
141 Interior Paint	None	0	0	\$1	Fixed	Funded
142 Power Tools	2017 Mowers, weed-eaters, chain saw	15	5	\$25,000	Fixed	Funded
143 Roof	1995 roof. Repaired 2017	20	5	\$5,000	Fixed	Funded
<b>Klamath Rental House</b>						
144 Bathroom Fixtures	Sinks x2, toilets x2, showers x2	10	0	\$5,000	Fixed	Funded
145 Exterior Paint	7/1/2000 Paint	10	0	\$2,500	Fixed	Funded
146 Exterior Roof	8/1/2012 Comp Roof 1837 SF	20	8	\$11,500	Fixed	Funded
147 Furniture	2022 3 beds, 4 couches, 2 tables, 10 chairs,	20	18	\$10,000	Fixed	Funded
148 Interior Flooring	1999 New Flooring	10	0	\$5,000	Fixed	Funded
149 Interior Paint	5/1/2021 Interior Paint,	10	6	\$1,500	Fixed	Funded
150 Kitchen Appliances	2022 Fridge x2, microwave x2, oven,	15	13	\$3,500	Fixed	Funded
151 Kitchen Furnishings	1999 Countertops, Cabinets, Shelves, Sinks	20	0	\$6,500	Fixed	Funded
152 Other Appliances	Washer, Dryer	15	0	\$1,400	Fixed	Funded
153 Shed	2000 Storage Shed	30	6	\$2,500	Fixed	Funded
154 Trailer Hookups	Power Pedestal, Water spigot	20	5	\$1,300	Fixed	Funded
<b>Line Shack</b>						
155 Bathhouse Exterior Paint	1998 Paint	10	0	\$1,500	Fixed	Funded
156 Bathhouse Flooring	2017 flooring	15	8	\$500	Fixed	Funded
157 Bathhouse Interior Paint	2017 paint	10	5	\$1,500	Fixed	Funded
158 Bathhouse Roof	1979 roof	20	0	\$5,000	Fixed	Funded
159 Bathhouse Water Heater	2017 water heater, 80 gal	15	3	\$1,000	Fixed	Funded
160 Bathroom Fixtures	2017 Toilets, showers, sinks	10	1	\$6,500	Fixed	Funded
161 Bathroom Heaters	2017 heater	15	3	\$1,200	Fixed	Funded
162 Employee Housing	7/1/1993 Single Wide Trailer	30	1	\$50,000	Fixed	Funded
163 Employee Housing	7/1/2006 Single Wide Trailer Composition Roof 838 SF	20	3	\$3,200	Fixed	Funded
164 Exterior Paint	1998 Paint x8	10	0	\$3,500	Fixed	Funded
165 Gravel Road	2024 gravel graded	15	15	\$60,000	Fixed	Funded
166 Interior Detail	2023 Wallboard x8	30	29	\$16,000	Fixed	Funded
167 Roof	1979 Lineshack roof x8	20	0	\$18,000	Fixed	Funded
168 Water Spigots	1998 Water x8	15	0	\$180	Fixed	Funded
<b>Maintenance Yard</b>						
169 Entrance Door	7/1/1995 Man-Doors x2	20	0	\$1,000	Fixed	Funded
170 Equipment	2017 Equipment Lot, 2023 Air Compressor	15	10	\$5,000	Fixed	Funded
171 Exterior Light Fixtures	7/1/2003, 2 fixtures	15	0	\$400	Fixed	Funded
172 Exterior Paint	7/1/2004, Paint 2,000 SF	10	0	\$3,000	Fixed	Funded
173 Hand Tools	2017 Hand tool Lot	15	10	\$10,000	Fixed	Funded
174 Metal Roof	7/1/1995 Metal, 2700 SF	20	0	\$13,000	Fixed	Funded



## R-Ranch POA

Table 4: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
175 Roll-up Door	7/1/1995 Roll-up door x3	20	0	\$7,000	Fixed	Funded
<b>Recreation</b>						
176 Cottonwood Disc Golf	2018 9 hole course	20	14	\$3,000	Fixed	Funded
177 Cottonwood Horseshoe Pits	2020 Gravel, backstop	10	6	\$300	Fixed	Funded
178 Cottonwood Playsets	2018 Play structure Upper, Tire Swingset Lower	20	14	\$1,300	Fixed	Funded
179 Cottonwood Tennis Court	2008 Resurface Court	10	0	\$2,000	Fixed	Funded
180 Cottonwood Tennis Court	2008 Tennis Court	25	11	\$7,000	Fixed	Funded
181 Cottonwood Tennis Fence	7/1/1993 Chainlink Fence	25	0	\$15,000	Fixed	Funded
182 Cottonwood Tennis Lights	2003 Light Fixtures	15	0	\$2,500	Fixed	Funded
183 Gun Range Playset	2008 Play structure	20	4	\$1,000	Fixed	Funded
184 Klamath Basketball Court	2005 Resurface Court	10	0	\$2,000	Fixed	Funded
185 Klamath Basketball Court	2008 Poles, hoop	10	0	\$1,000	Fixed	Funded
186 Klamath Boat Ramp	2024 Gravel boat ramp	5	5	\$5,000	Fixed	Funded
187 Klamath Fish Cleaning	1999 wooden structure with sink	30	5	\$3,600	Fixed	Funded
188 Klamath Horseshoe Pits	2021 Gravel, backstop	10	6	\$300	Fixed	Funded
189 Klamath Picnic Area	1979 Picnic Area: Tables, Canopy, BBQ	30	2	\$4,500	Fixed	Funded
190 Klamath Playsets	2008 Swing sets x3	15	1	\$3,900	Fixed	Funded
<b>Septic</b>						
191 Cottonwood Bad Trailer Septic	1980 Septic	40	0	\$7,000	Fixed	Funded
192 Cottonwood Main Septic	2017 Septic	40	33	\$100,000	Fixed	Funded
193 Cottonwood Pool Septic	2022 Septic	40	38	\$100,000	Fixed	Funded
194 Headquarters Septic	1973 Septic	40	0	\$50,000	Fixed	Funded
195 Klamath Rental House Septic	1975 Septic	40	0	\$7,000	Fixed	Funded
196 Klamath Septic	1974 Septic	40	0	\$100,000	Fixed	Funded
197 Lineshack Septic	1979 Septic	40	0	\$7,000	Fixed	Funded
<b>Stables</b>						
198 Arena Base	3/1/2019 Arena Base	5	1	\$2,000	Fixed	Funded
199 Arena Fence	2007 metal fence	30	13	\$7,000	Fixed	Funded
200 Arena Judging Station	7/1/2000 Wooden Structure	30	6	\$4,000	Fixed	Funded
201 Barn Paint	7/1/2005 Paint 13,000 SF	10	0	\$10,000	Fixed	Funded
202 Barn Roof	1990 Roof	20	0	\$4,500	Fixed	Funded
203 Horse	Baloo, 2014, Q horse, Cremmello Color,	20	10	\$1,000	Fixed	Funded
204 Horse	Caramel, 2009, Branded Mustang	20	6	\$1,000	Fixed	Funded
205 Horse	Cash, 2009,	20	6	\$1,000	Fixed	Funded
206 Horse	Dixie, 2003, Q-Horse, Sorrel	20	1	\$1,000	Fixed	Funded
207 Horse	Gurtie, 2004, Jenny donkey, grey	20	2	\$1,000	Fixed	Funded
208 Horse	Harley, 2006, App	20	3	\$1,000	Fixed	Funded
209 Horse	Houdini, 2009, Paint Grulla, Roan color	20	6	\$1,000	Fixed	Funded
210 Horse	Jake, 1998, Belgian Mustang, Bay/white Pinto	20	1	\$1,000	Fixed	Funded

## R-Ranch POA

Table 4: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
211 Horse	Jasper, 2007, Donkey, grey	20	5	\$1,000	Fixed	Funded
212 Horse	Kermit, 2006, Q-Horse, Flea-bitten grey	20	4	\$1,000	Fixed	Funded
213 Horse	Kody, 2015, Mustang, Pinto Roan	20	11	\$1,000	Fixed	Funded
214 Horse	Luci, 2007, Paint Baldface, Bay	20	5	\$1,000	Fixed	Funded
215 Horse	Mary, 2006, Q-Horse, Bay	20	4	\$1,000	Fixed	Funded
216 Horse	Prince, 2010, Shetland Pony, Chestnut	20	8	\$1,500	Fixed	Funded
217 Horse	Reba, 2006, Registered Paint	20	4	\$1,000	Fixed	Funded
218 Horse	Sis, 1999, Arabian, Chestnut	20	0	\$1,000	Fixed	Funded
219 Horse	Smidge, 2004, Miniature Pony, Palomino Paint	20	2	\$1,500	Fixed	Funded
220 Horse	Stormy, 2005, Q-Horse, Baldface Bay	20	3	\$1,000	Fixed	Funded
221 Horse	Sweetpea, 2008, Kiger Mustang, Dun	20	6	\$1,000	Fixed	Funded
222 Horse	Toothpick, 2008, Q-Horse, Sorrel	20	6	\$1,000	Fixed	Funded
223 Horse	Traveler, 2006, Mustang, Bay Roan	20	4	\$1,000	Fixed	Funded
224 Horse	Whiskey, 2007, Quarter Horse	20	3	\$1,000	Fixed	Funded
225 Horse	Wildflower, 2011, Mustang, Bay	20	9	\$1,000	Fixed	Funded
226 Horse	Zeus, 2001, Quarter Horse, Friesian Dark Bay/Black	20	1	\$1,000	Fixed	Funded
227 Irrigation	2020 Pumps x2, Irrigation Lines	20	16	\$30,000	Fixed	Funded
228 Office and Interior	7/1/2010 Remodel	15	2	\$1,500	Fixed	Funded
229 Q-Pens	2007 metal fence	30	13	\$30,000	Fixed	Funded
230 Saddles & Tack	2023 tack and saddles x27	7	6	\$10,000	Fixed	Funded
231 Shed	2000 Owner Tack Shed	30	7	\$5,000	Fixed	Funded
232 Smooth Wire Fence	2023 Patch All Pastures	30	29	\$30,000	Fixed	Funded
233 Stables Exterior Paint	2021 Paint 4,650 SF	10	7	\$3,500	Fixed	Funded
234 Stables Hitching Area	7/1/2007 Hitching Rail and Mounting Platform	30	13	\$6,000	Fixed	Funded
235 Stables Roof	7/1/2001 Metal Roof, 11,500 SF	20	0	\$60,000	Fixed	Funded
236 Wash Rack Station	7/1/1981 Wash Racks	35	0	\$2,500	Fixed	Funded
237 Wooden Fence Paint	6/1/2022 Paint, 5,300 SF	10	8	\$5,000	Fixed	Funded
<b>TV Rec Room</b>						
238 Airconditioning	2019 Window Unit	10	5	\$450	Fixed	Funded
239 Bathrooms	7/1/2008, Toilets x2, Sinks x2, Showers x2	15	1	\$7,500	Fixed	Funded
240 Exterior Paint	2023 Paint	10	9	\$1,500	Fixed	Funded
241 Exterior Roof	1990 Roof	20	0	\$4,200	Fixed	Funded
242 Furnishings	7/1/2006, Couches, TV, Pool Table, 48 Chairs	15	0	\$6,500	Fixed	Funded
243 Heaters	2007 Baseboard Heaters, Bathroom Heaters	30	13	\$600	Fixed	Funded
244 Interior Flooring	7/1/2006 Carpet, 945 SF	10	0	\$2,500	Fixed	Funded
245 Interior Wood Detail	7/1/2008, Interior Wood Panel	15	1	\$2,500	Fixed	Funded
246 Meat Locker	2016 Refrigerated Meat Locker, interior paint 2023	15	7	\$5,000	Fixed	Funded

## R-Ranch POA

Table 4: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
<b>Vehicles</b>						
247 Blue Tractor	2016 Tractor	20	12	\$20,000	Fixed	Funded
248 Cottonwood Trailer Pull Truck	2018 Truck	10	4	\$44,700	Fixed	Funded
249 Dump Trailer	2018 Dump Trailer	15	7	\$3,500	Fixed	Funded
250 Flat bed Trailer	2018 Trailer	15	7	\$5,200	Fixed	Funded
251 GM car	2018 Car	12	6	\$17,000	Fixed	Funded
252 Horse Trailer	2018 Trailer	10	4	\$21,000	Fixed	Funded
253 Klamath Trailer Pull Truck	2016 Truck	10	2	\$28,700	Fixed	Funded
254 Minivan	1999 Minivan	12	0	\$5,000	Fixed	Funded
255 Pick-up Truck	2003 Truck	10	0	\$7,000	Fixed	Funded
256 Potty-Pump Truck	2018 F-700 Potty Pump Truck. Replaced pump 2021	10	4	\$130,000	Fixed	Funded
257 Rav 4	2017 Car	12	5	\$15,000	Fixed	Funded
258 Stables Truck	1998 Truck. Repaired 2024	10	2	\$12,000	Fixed	Funded
<b>Wells</b>						
259 Cottonwood Wells	1982 Water Storage Tanks, 25,000 gal. Capped off.	30	0	\$0	Fixed	Not funded
260 Cottonwood Wells	2004 Wells x2, pumps, equipment, Capped off.	0	0	\$0	Fixed	Not funded
261 Headquarters Wells	1982 Water Storage Tanks	30	0	\$15,000	Fixed	Funded
262 Headquarters Wells	2021 Wells x3, pumps, equipment,	15	12	\$30,000	Fixed	Funded
263 Klamath Wells	1982 Water Storage Tanks	30	0	\$30,000	Fixed	Funded
264 Klamath Wells	2023 Wells x2, pumps, equipment	15	14	\$20,000	Fixed	Funded