

**Ponderosa Condominiums Association Reserve Study**

**2024-2033**

	Project Title	Last Year	Life	Life	Last	Estimate	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
		Completed	(Years)	Left	Cost	2023										
1	Bear-Resistant Dumpster	2007	15	-2	1,832	2,689	2,770									
2	Paint Interior Hallways/ Doors/Trim	2008	15	-1	3,690	5,284	5,443									
3	Carpet Hallways	2008	15	-1	6,164	8,667	8,927									
4	Seal Exterior Natural Wood	2020	3	-1	11,421	13,495	13,900			15,189			16,597			18,136
5	Patio Furniture	2004	20	0	732	1,187	1,223									
6	Hot Tub	2004	20	0	Incl in 29	20,000	20,600									
7	Seal Coat/Crack Seal/Stripe Parking Lot	2022	3	1	9,264	9,619		10,205			11,151			12,185		
8	Alarm System	2001	25	2	3,400	5,877			6,422							
9	Crawl Space Vapor Barrier	2016	10	2	1,320	1,685			1,841							
10	Paint Exterior Stucco & Painted Wood Trim	2002	25	3	16,650	28,475			32,049							
11	Overhead Doors-Bldg 2	2000	30	6	4,600	8,209							10,096			
12	Front Entry Doors (3)	2001	30	7	Incl in 27	6,000								7,601		
13	Deck Railings	2001	30	7	Incl in 27	Unknown								Unknown		
14	Patio - Level Pavers	2011	20	7	2,993	4,080								5,168		
15	Water Heaters-Sauna Showers (2)	2016	15	7	2,079	2,654								3,362		
16	Backflow Preventers	2016	15	7	4,588	5,857								7,419		
17	Seal Chimney Chases Wood	2016	15	7	5,000	6,383								8,086		
18	Overhead Doors-Bldg 1	2002	30	8	4,600	7,867									10,265	
19	Stonework Repairs	2022	10	8	1,365	1,365										
20	Rear Entry Doors (4)	2003	30	9	2,064	6,000										8,063
21	Garage Roof Snow Brakes	2008	30	14	7,000	9,843										
22	Rebuild Bldg 3 Front Stairs	2019	20	15	3,771	4,530										
23	Repave Parking Lots/Walks	2019	20	15	75,985	91,271										
24	Garage Man Doors (2)	2019	20	15	1,479	2,000										
25	Unit Entry Doors	1978	>30		Unknown	18,000										
26	Electrical Equipment (per bldg)	1978	>30		Unknown	8,500										
27	Decks/Roof Extension	2001	>30		251,085	434,000										
28	Concrete Floor Bldg 1	2003	>30		18,905	31,663										
29	Hot Tub Renovation, Shed, Stairs	2004	>30		111,164	180,295										
30	Roofs	2006	>30		107,340	162,767										
31	Bldg 3 Porch Supports & Retaining Wall	2007	>30		26,078	38,509										
32	Windows & Patio Doors	2008	>30		154,894	217,793										
33	Attic Insulation	2009	>30		2,565	3,540										
34	Crawl Space & Exterior Drainage Repairs	2009	>30		76,598	109,262										
35	Retaining Walls - North	2011	>30		44,393	60,510										
36	Main Water Shutoff	2011	>30		750	989										
37	Metal Trim - Chimney Chases	2014	>30		1,200	1,549										
38	Retaining Walls - Front Parking Lot	2018	>30		66,250	80,900										
39	Cultured Stone Veneer Bldg 3 Foundation	2022	>30		3,000	3,000				3,377						
	Annual Totals:				1,034,219	1,604,314	52,862	10,205	8,263	50,614	11,151	-	26,693	43,821	10,265	26,200