

Ponderosa Condominiums Association Reserve Study

2025 - 2034

	Project Title	Last Year Completed	Life (Years)	Life Left	Last Cost	Estimate 2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1	Paint Interior Hallways/ Doors/Trim	2008	15	-2	3,690	5,300		5,623								
2	Carpet Hallways	2008	15	-2	6,164	8,846		9,385								
3	Patio Furniture	2004	20	-1	732	1,220		1,294								
4	Hot Tub	2004	20	-1	Incl in 29	Unknown	30,000									
5	Seal Coat/Crack Seal/Stripe Parking Lot	2022	3	0	9,264	9,870	10,166			11,109			12,139			
6	Alarm System	2001	25	1	3,400	6,047		6,415								
7	Crawl Space Vapor Barrier	2016	10	1	1,320	1,732		1,837								
8	Paint Exterior Stucco & Painted Wood Trim	2002	25	2	16,650	29,183			31,889							
9	Seal Exterior Natural Wood	2024	3	2	15,880	15,880			17,353			18,962			20,720	
10	Overhead Doors-Bldg 2	2000	30	5	4,600	8,403					10,034					
11	Front Entry Doors (3)	2001	30	6	Incl in 27	Unknown							Unknown			
12	Deck Railings	2001	30	6	Incl in 27	Unknown							Unknown			
13	Patio - Level Pavers	2011	20	6	2,993	4,182							5,143			
14	Water Heaters-Sauna Showers (2)	2016	15	6	2,079	2,727							3,354			
15	Backflow Preventers	2016	15	6	4,588	6,019							7,403			
16	Seal Chimney Chases Wood	2016	15	6	5,000	6,559							8,067			
17	Overhead Doors-Bldg 1	2002	30	7	4,600	8,062								10,213		
18	Rear Entry Doors (4)	2003	30	8	2,064	3,543									4,623	
20	Garage Roof Snow Brakes	2008	30	13	7,000	10,045										
21	Rebuild Bldg 3 Front Stairs	2019	20	14	3,771	4,640										
22	Repave Parking Lots/Walks	2019	20	14	75,985	93,486										
23	Garage Man Doors (2)	2019	20	14	1,479	1,820										
24	Water Meters	2023	20	18	6,036	6,233										
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	446,527										
28	Concrete Floor Bldg 1	2003	>30		18,905	32,450										
29	Hot Tub Renovation, Shed, Stairs	2004	>30		111,164	185,272										
30	Roofs	2006	>30		107,340	166,503										
31	Bldg 3 Porch Supports & Retaining Wall	2007	>30		26,078	39,520										
32	Windows & Patio Doors	2008	>30		154,894	222,284										
33	Attic Insulation	2009	>30		2,565	3,460										
34	Crawl Space & Exterior Drainage Repairs	2009	>30		76,598	112,278										
35	Retaining Walls - North	2011	>30		44,393	62,027										
36	Main Water Shutoff	2011	>30		750	1,048										
37	Metal Trim - Chimney Chases	2014	>30		1,200	1,590										
38	Retaining Walls - Front Parking Lot	2018	>30		66,250	82,985										
39	Cultured Stone Veneer Bldg 3 Foundation	2022	>30		3,000	3,196			3,492							
	Annual Totals:				1,041,517	1,619,437	40,166	24,555	52,734	11,109	-	28,995	36,105	10,213	25,343	-