

Ponderosa Condominiums Association Reserve Study																
2026-2035																
	Project Title	Last Year Completed	Life (Years)	Life Left	Last Cost	Estimate 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1	Paint Interior Hallways/ Doors/Trim	2008	15	-3	3,690	5,500		5,835								
2	Carpet Hallways	2008	15	-3	6,164	9,200		9,760								
3	Patio Furniture	2004	20	-2	732	1,300										
4	Hot Tub	2004	20	-2	Incl in 29	65,000	Unknown									
5	Alarm System (Common Areas Only)	2001	25	0	3,400	6,300		6,684								
6	Paint Exterior Stucco & Painted Wood Trim	2002	25	1	16,650	30,100			32,891							
7	Seal Exterior Natural Wood	2024	3	1	15,880	16,400		17,399			19,012			20,775		
8	Seal Coat/Crack Seal/Stripe Parking Lot	2025	3	2	12,385	12,385			13,533			14,788			16,160	
9	Overhead Doors-Bldg 2	2000	30	4	4,600	8,700					10,086					
10	Front Entry Doors (3)	2001	30	5	Incl in 27	Unknown						Unknown				
11	Deck Railings	2001	30	5	Incl in 27	Unknown						Unknown				
12	Patio - Level Pavers	2011	20	5	2,993	4,300						5,134				
13	Backflow Preventers	2016	15	5	4,588	6,200						7,403				
14	Seal Chimney Chases Wood	2016	15	5	5,000	6,800						8,120				
15	Overhead Doors-Bldg 1	2002	30	6	4,600	8,300							10,208			
16	Rear Entry Doors (4)	2003	30	7	2,064	3,700								4,687		
17	Garage Roof Snow Brakes	2008	30	12	7,000	10,400										
18	Rebuild Bldg 3 Front Stairs	2019	20	13	3,771	4,800										
20	Repave Parking Lots/Walks	2019	20	13	75,985	96,200										
21	Garage Man Doors (2)	2019	20	13	1,479	1,900										
22	Crawl Space Vapor Barrier	2016	25	15	1,320	1,800										
23	Water Meters	2023	20	17	6,036	6,500										
24	Water Heaters-Sauna Showers (2)	2016	>30	n/a	2,079	2,900										
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	466,000										
28	Concrete Garage Floor Bldg 1	2003	>30		18,905	34,000										
29	Hot Tub Renovation, Shed, Stairs	2004	>30		111,164	195,000										
30	Roofs	2006	>30		107,340	176,000										
31	Bldg 3 Porch Supports & Retaining Wall	2007	>30		26,078	42,000										
32	Windows & Patio Doors	2008	>30		154,894	239,000										
33	Attic Insulation	2009	>30		2,565	4,000										
34	Crawl Space & Exterior Drainage Repairs	2009	>30		76,598	118,000										
35	Retaining Walls - North	2011	>30		44,393	62,027										
36	Main Water Shutoff	2011	>30		750	1,100										
37	Metal Trim - Chimney Chases	2014	>30		1,200	1,700										
38	Retaining Walls - Front Parking Lot	2018	>30		66,250	87,000										
39	Cultured Stone Veneer Bldg 3 Foundation	2022	>30		3,000	3,500										
	Annual Totals:				1,044,638	1,764,512	-	39,678	46,425	-	29,098	35,445	10,208	25,462	16,160	