

	C	D	E	F	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	
1	Vista Ridge Master Homeowners Association, Inc.																														
2	Twenty Year Reserve Plan																														
3	2026 Budget																										Revised: 11/13/2025				
4	Item	Measurement	Base Cost	Estimated Frequency of Item (years)	Fiscal Year																									Year Next Event Scheduled	Amount of Next Expense
5					Actual	Actual	Actual																								
6	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045							
7	42" Rail Fence - Replace	7,810 lf	65,596	20					>>>			178,273																	2049	390,617	
8	42" Rail Fence - Repaint	7,810 lf	8,916	5					>>>			19,584				23,827					28,989							35,270		2049	42,911
9	Asphalt seal coat and crack, Clubhouse Parking	50,250 sf	7,200	4			71,710					10,429			12,201					14,273				16,698				19,534		2049	22,852
10	Asphalt mill and overlay, Clubhouse Parking	50,250 sf	138,188	20		>>>							208,177																2050	456,140	
11	Asphalt seal coat and crack, replace damaged sections, 2nd pool parking lot	20,000 sf		4	>>>		>>>				33,892			39,648				46,383					54,262					63,478		2048	74,261
12	Asphalt mill and overlay, 2nd pool parking lot	20,000 sf	55,000	20		>>>	>>>				76,605																			2048	167,852
13	Asphalt Striping, Clubhouse & Skyline		2,120	2	>>>		>>>				3,454		3,736		4,041		4,371		4,727		5,113		5,530		5,982		6,470		2046	6,998	
14	Concrete curbing, remove and replace, clubhouse	2,150 lf		10	>>>		>>>		>>>		19,553									28,943									2048	42,843	
15	Concrete curbing, remove and replace, Skyline			10	>>>		>>>				12,221									18,089									2048	26,777	
16	Concrete walkways, remove and replace	76,800 sf	21,926	5				>>>			100,000				43,466					52,883							64,340		2048	78,280	
17	Community Center Concrete Pool Deck - Remove/Replace	15,300 sf	225,000	5										39,168				47,654					57,979						2046	70,540	
18	Skyline Pool Concrete Pool Deck - Remove/Replace		100,000				>>>		>>>				126,532																		
19	Steel Structure Pavilions, prep and repaint	9 ea		5				>>>		34,821				42,365					51,543					62,710					2047	76,296	
20	Metal Benches, remove and replace	41 ea	105,000	5/25		>>>			>>>								105,000												2060	513,041	
21	Metal Tables, remove and replace	32 ea	100,000	5/25	>>>		>>>			>>>								100,000											2061	470,514	
22	Metal Trashcans, remove and replace	31 ea	32,081	5/25															100,000										2062	176,324	
23	Pet Waste disposal stations, remove and replace	19 ea	16,240	5				>>>												34,823					42,367				2048	51,546	
24	Irrigation Control Timers, remove and replace	14 electric & 1 solar	39,330	8	39,330	42,836							54,861					72,194									95,002		2052	130,017	
25	Backflow Preventers, remove and replace	16 ea	24,000	20		>>>		>>>				36,155																	2050	79,221	
26	Landscaping - Major Improvements			1	96,199	38,546	55,877	201,356	400,000	200,000																					
27	Drainage Repairs & Improvements				5,226	4,630	172,306	6,362																							
28	Community Center & Skyline Pool Heater/Boiler - Replace	2 ea	76,208	10								90,000								176,738									2049	261,616	
29	Community Center & Skyline Pool Boiler Burners - Repair		4,032	4		>>>	>>>	6,074				7,106			8,313				9,725				11,377					13,309	2049	15,570	
30	Community Center & Skyline Pool Filters, replace	5 ea		15		>>>		>>>			133,611														240,627			2058	433,355		
31	Community Center and Skyline Pool Filter - Replace Sand		10,000	5				>>>			15,065				18,329					22,300						27,131			2048	33,009	
32	Community Center and Skyline Pool Pumps, refurbish	5 ea	25,000	2		>>>		>>>	34,821		37,662		40,735	44,059		47,654		51,543		55,749		60,298		65,218		70,540			2046	76,296	
33	Community Center and Skyline Pool Pumps, replace	5 ea	25,572	12								43,333									69,378								2053	111,076	
34	Community Center and Skyline Pool Chlorinators - Replace	3 ea	15,000	10		>>>	>>>									28,593											42,324	2055	62,650		
35	Community Center and Skyline Pool UV Filters - Cleaning		10,000			>>>	>>>																								
36	Community Center Pool Water Features		105,708		10,233																										
37	Community Center Pool Coping - Repair/Replace		55,000																												
38	Community Center and Skyline Electrical Repairs/Upgrades		25,000		>>>	4,922	>>>																								
39	Skyline Pool Locker Room Repairs/Upgrades		100,000			>>>		>>>			100,000																				
40	Community Center Hot Water Heaters, remove and replace	2 ea	23,095	15											36,000														n/a		
41	Hot Water heater,Skyline, remove and replace	1 ea		15		>>>			>>>		15,000																18,000		n/a		
42	Community Center and Skyline Pool Mastic - Replace		8,000	3	>>>			>>>			13,035			14,663		16,494			18,553				20,870			23,476			2046	26,407	
43	Community Center and Skyline Pool Lifeguard Chair/Umbrella - Replace		5,000	5		>>>		>>>					8,147			9,912						12,060					14,672	2050	17,851		
44	Skyline Pool Lap Lane Markers - Replace		5,000	3	>>>			>>>	5,000			5,624			6,327		7,117			8,005		9,005					10,129		2047	11,394	
45	Community Center and Skyline Pool Cover, replace		30,000	8		32,610		>>>					52,871							72,358									2046	99,026	
46	Community Center Play Structure/Slide Pumps / Jets - Replace																														
47	Community Center Play Structure/Slide, refurbish		17,535	5				>>>			15,065				18,329					22,300						27,131			2048	33,009	
48	Community Center Play Structure/Slide, replace		115,721	15	31,029													204,245											2051	367,834	
49	Community Center Pool Play Structure/Slide - Repaint		10,100	3				>>>			15,824		17,800		20,022				22,523				25,335			28,498			2046	32,057	
50	Community Center, Skyline and Spa Pool, resurface		115,000	10										77,626									114,906						2051	170,089	
51	Community Center Spa Heater, Filter, Pumps - General Repair	10hp, 3 phase	5,000	2		>>replacement	15,640		10,434		11,285		12,206		13,202		14,279		15,444		16,705		18,068		19,542		21,137		2046	22,862	
52	Community Center and Skyline Shade Structures, replace		10,000	7	>>>		>>>				15,043						19,795							26,049					2049	34,278	
53	Community Center & Skyline Pool Furniture, replace		14,825	1																		37,187							2050	55,046	
54	Pool Repairs							19,328																							
55	Pool Remodel				30,168	6,178																									
56	Skyline Awning Canvas, replace		6,650	5		>>>	>>>				10,419					12,676				15,422						18,764			2048	22,829	
57	Community Center and Skyline Metal Pool Fence, replace	950 lf	28,500	30												48,296													2063	156,642	
58	Community Center and Skyline Metal Pool Fence, repaint	950 lf	2,200	5		>>>		>>>		3,314					>>>					5,102					6,208				2048	7,552	
59	Community Center, Reroof	8800 sf	32,926	20																76,361									2058	167,316	
60	Skyline, asphalt - Reroof	2700 sf		20	>>>			>>>			23,501																		2048	51,494	

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