

The Villages®
Community Development Districts
District 6

**CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2015/16 - 2019/20**

DISTRICT # 6 PROJECT FUNDING SUMMARY

PROJECT TOTAL BY SOURCE		ROADS		FENCE		WALL		TRF to R&R
		Capital	Maint.	Capital	Maint.	Capital	Maint.	
2015-16								
Operating	\$0							
Working Capital	\$547,995					82,995		\$465,000
General R & R	\$0							
Road R & R	\$71,874	\$71,874						
Restricted Cap (2013)	\$600,939	\$600,939						
2016-17								
Operating	\$0							
Working Capital	\$406,879					\$6,879		\$400,000
General R & R	\$0							
Road R & R	\$70,650	\$70,650						
Restricted Cap (2013)	\$626,401	\$626,401						
2017-18								
Operating	\$0							
Working Capital	\$412,769		\$55,909	\$708		\$6,152		\$350,000
General R & R	\$0							
Road R & R	\$0							
Restricted Cap (2013)	\$0							
2018-19								
Operating	\$0							
Working Capital	\$348,977		\$57,833			\$41,144		\$250,000
General R & R	\$0							
Road R & R	\$0							
Restricted Cap (2013)	\$0							
2019-20								
Operating	\$0							
Working Capital	\$323,374				\$7,399	\$15,975		\$300,000
General R & R	\$0							
Road R & R	\$0							
Restricted Cap (2013)	\$0							
TOTAL CIP FY 2016-2020 BY EXPENSE TYPE		\$ 1,369,864	\$ 113,742	\$ -	\$ 8,107	\$ -	\$ 153,145	\$ 1,765,000

Project Expense Capital/Maint. Recap			
Project	Capital	Maint.	Total
Road	\$1,369,864	\$113,742	\$1,483,606
Fence	\$0	\$8,107	\$8,107
Wall	\$0	\$153,145	\$153,145
Other	\$0	\$0	\$0
FIVE YEAR TOTAL	\$1,369,864	\$274,994	\$1,644,858

Project Funding/Expense Recap	
Funding Source	Expense
Operating	\$0
Working Capital	\$274,994
General R & R	\$0
Road R & R	\$142,524
Restricted Cap (2013)	\$1,227,340
TOTAL	\$1,644,858

District 6 CIP Reserve Usage

FY15-16 FY16-17 FY17-18 FY18-19 FY19-20

Working Capital

462	Villa Wall Painting	82,995	6,879	6,152	41,144	15,975
462	Fence Painting		-	708	-	7,399
462	Road Rejuvenator			55,909	57,833	-
		<u>82,995</u>	<u>6,879</u>	<u>62,769</u>	<u>98,977</u>	<u>23,374</u>

General R&R

		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

Road R&R

633	Mill Overlay - Ph II - Audrey Villas	71,874				
633	Mill Overlay - Ph II - Madison		70,650			
		<u>71,874</u>	<u>70,650</u>	<u>-</u>	<u>-</u>	<u>-</u>

Restricted Capital Phase I

633	Mill Overlay - Alexa, Carlton, Cherry Vale, Elizabeth, Hampton, Janeann, Natalie, Richmond, Stillwater, and Virginia Vine Villas	600,939				
633	Mill Overlay - Edgewater, Emmalee, Katherine, Kaylee, Lake Shore Cottages, Newport, Oak Bend, Oleander, and Tanglewood Villas		626,401			
		<u>600,939</u>	<u>626,401</u>	<u>-</u>	<u>-</u>	<u>-</u>

Annual Expenditures 755,808 703,930 62,769 98,977 23,374

5 Year Total Capital Improvement Plan Expenditures 1,644,858

DISTRICT # 6 - WORKING CAPITAL & R & R FUNDS BALANCES

Working Capital	Amended Budget				
	2015-16	2016-17	2017-18	2018-19	2019-20
Beginning Balance	1,746,590	1,569,356	1,587,287	1,561,268	1,570,903
Deposits (5% Maintenance Decrease 15-16)	3,194,774	3,210,774	3,200,574	3,200,574	3,200,574
Expenditures - Operating	2,842,388	2,785,964	2,813,824	2,841,962	2,870,381
Capital Improvement Plan Expenditures	64,620	6,879	62,769	98,977	23,374
Transfer/ Deposit to R & R	465,000	400,000	350,000	250,000	300,000
Ending Balance	1,569,356	1,587,287	1,561,268	1,570,903	1,577,722

*** Unrealized Gain of \$301,516 not included in FY15-16 Beginning Balance

RESERVES

General R & R	Amended Budget				
	2015-16	2016-17	2017-18	2018-19	2019-20
Beginning Balance	5,557,268	6,022,268	6,422,268	6,772,268	7,022,268
Deposits	465,000	400,000	350,000	250,000	300,000
Capital Improvement Plan Expenditures	0	0	0	0	0
Ending Balance	6,022,268	6,422,268	6,772,268	7,022,268	7,322,268

Villa Road R & R	Amended Budget				
	2015-16	2016-17	2017-18	2018-19	2019-20
Beginning Balance	831,253	759,379	688,729	688,729	688,729
Deposits	0	0	0	0	0
Capital Improvement Plan Expenditures	71,874	70,650	0	0	0
Ending Balance	759,379	688,729	688,729	688,729	688,729

Working Capital/Reserves Grand Total	8,351,003	8,698,284	9,022,265	9,281,900	9,588,719
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Restricted Capital Project 2013 - Phase I Excess Revenue	Amended Budget				
	2015-16	2016-17	2017-18	2018-19	2019-20
Beginning Balance	1,327,325	1,157,594	954,197	1,370,568	1,789,164
Deposits	431,208	423,004	416,371	418,596	424,577
Capital Improvement Plan Expenditures	600,939	626,401	0	0	0
Ending Balance	1,157,594	954,197	1,370,568	1,789,164	2,213,741

FY 15-16 Operating Budget	\$ 2,907,008
3 Months	\$ 726,752
4 Months	\$ 969,003

DISTRICT # 6 CAPITAL IMPROVEMENT PLAN - ROADS

VILLA	Phase	Recorded Date	SQ YARDS	Miles	Latest Improvements	Recommended Work	2015-16	2016-17	2017-18	2018-19	2019-20
Alexa Villas	1	May-05	5,558	0.43		Mill Overlay 15-16 / Rejuvenate 17-18	\$57,894		\$4,669		
Carlton Villas	1	Nov-05	8,829	0.72	Grip Flex 2008-09	Mill Overlay 15-16 / Rejuvenate 17-18	\$90,604		\$7,416		
Cherry Vale Villas	1	Jun-03	5,255	0.42		Mill Overlay 15-16 / Rejuvenate 17-18	\$54,912		\$4,414		
Edgewater Villas (Cottages West)	1		10,852			Mill Overlay 16-17 / Rejuvenate 18-19		\$113,004		\$9,116	
Elizabeth Villas	1	Jun-05	5,855	0.45		Mill Overlay 15-16 / Rejuvenate 17-18	\$60,624		\$4,918		
Emmalee Villas	1	Dec-05	6,616	0.52		Mill Overlay 16-17 / Rejuvenate 18-19		\$68,499		\$5,557	
Hampton Villas	1	Dec-05	5,513	0.45		Mill Overlay 15-16 / Rejuvenate 17-18	\$57,452		\$4,631		
Janeann Villas	1	Dec-05	4,988	0.38	Grip Flex 2008-09	Mill Overlay 15-16 / Rejuvenate 17-18	\$52,104		\$4,190		
Katherine Villas	1	Oct-05	5,817	0.47		Mill Overlay 16-17 / Rejuvenate 18-19		\$60,398		\$4,886	
Kaylee Villas	1	Sep-05	4,932	0.40		Mill Overlay 16-17 / Rejuvenate 18-19		\$51,798		\$4,143	
Lake Shore Cottages	1	Jul-04	8,696	0.74		Mill Overlay 16-17 / Rejuvenate 18-19		\$90,254		\$7,305	
Natalie Villas	1	Jul-05	5,605	0.45		Mill Overlay 15-16 / Rejuvenate 17-18	\$58,412		\$4,708		
Newport Villas	1	Feb-06	6,129	0.50		Mill Overlay 16-17 / Rejuvenate 18-19		\$63,761		\$5,148	
Oak Bend Villas	1	Mar-05	5,474	0.44		Mill Overlay 16-17 / Rejuvenate 18-19		\$56,868		\$4,598	
Oleander Villas	1	Jan-06	6,505	0.53	Grip Flex 2008-09	Mill Overlay 16-17 / Rejuvenate 18-19		\$67,033		\$5,464	
Richmond Villas	1	Jul-04	5,984	0.48		Mill Overlay 15-16 / Rejuvenate 17-18	\$62,154		\$5,027		
Stillwater Villas	1	May-05	5,544	0.45		Mill Overlay 15-16 / Rejuvenate 17-18	\$57,707		\$4,657		
Tanglewood Villas	1	Dec-05	5,248	0.42		Mill Overlay 16-17 / Rejuvenate 18-19		\$54,786		\$4,408	
Virginia Vine Villas	1	Aug-04	4,686	0.38		Mill Overlay 15-16 / Rejuvenate 17-18	\$49,076		\$3,936		
Audrey Villas	2	Apr-06	6,956	0.59		Mill Overlay 15-16 / Rejuvenate 17-18	\$71,874		\$5,843		
Madison Villas	2	Apr-06	6,795	0.57		Mill Overlay 16-17 / Rejuvenate 18-19		\$70,650		\$5,708	
*Mobilization - Rejuvenator									\$1,500	\$1,500	

TOTAL VILLA ROADS DISTRICT # 6			131,837	9.79			\$672,813	\$697,051	\$55,909	\$57,833	\$0
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District #6 Capital Costs			\$1,369,864								
District #6 Maintenance Costs			\$113,742								
GRAND TOTAL FY 2016-2020 CIP COSTS			\$1,483,606								

\$672,813	\$697,051	\$0	\$0	\$0
\$0	\$0	\$55,909	\$57,833	\$0

Capital Costs - Includes mill/overlay and micro resurfacing projects.
 Maintenance Costs - Includes rejuvenator projects and mill/overlay or micro resurfacing projects less than \$10,000
 Rejuvenator applied two years after mill/overlay and every five years thereafter. Current contract - \$.84 per sq. ft

DISTRICT # 6 WALL & ENTRY PAINTING

Descriptor/ Location	Phase	Type	LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY		2015-16	2016-17	2017-18	2018-19	2019-20
			Date								
Alexa Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21	\$1,366				
Audrey Villas	2	Dura Tek Pre-Cast Concrete Villa Wall	2011/12	Painted	COST X SQ FT	Paint 16-17 / 21-22		\$1,124			
Carlton Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	2012/13	Painted	COST X SQ FT	Paint 17-18 / 22-23			\$5,032		
Cherry Vale Villas	1	Poured Concrete Villa Wall	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21	\$13,562				
Edgewater Villas	1	Dura Tek Pre-Cast Concrete Villa Wall			COST X SQ FT	Paint 15/16 / 20-21	\$9,641				
Elizabeth Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	2013/14	Painted	COST X SQ FT	Paint 18-19 / 23/24				\$4,209	
Emmalee Villas	1	PVC sign post with lattice backing, Sign is Styrofoam covered with Stucco	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21	\$98				
Hampton Villas	1	Dura Tek Pre-Cast Concrete Villa Wall			COST X SQ FT	Paint 16-17 / 21-22		\$5,455			
Janeann Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21	\$1,405				
Katherine Villas	1	PVC sign post with lattice backing, Sign is Styrofoam covered with Stucco	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21	\$98				
Kaylee Villas	1	PVC sign post with lattice backing, Sign is Styrofoam covered with Stucco	2014/15	Painted	COST X SQ FT	Paint 19-20 /24-25					\$300
Madison Villas	2	Dura Tek Pre-Cast Concrete Villa Wall	2012/13	Painted	COST X SQ FT	Paint 17-18 / 22-23			\$1,120		
Natalie Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21	\$1,823				
Newport Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21	\$7,357				
Oak Bend Villas	1	PVC sign post with lattice backing, Sign is Styrofoam covered with Stucco	2014/15	Painted	COST X SQ FT	Paint 19-20 / 24-25					\$300
Oleander Villas	1	PVC sign post with lattice backing, Sign is Styrofoam covered with Stucco	2011/12	Painted sign	COST X SQ FT	Paint 16-17 / 21-22		\$300			
Richmond Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	2013/14	Painted	COST X SQ FT	Paint 18-19 / 23-24				\$4,833	
Stillwater Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	2013/14	Painted	COST X SQ FT	Paint 18-19 / 23/24				\$9,790	
Tanglewood Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21	\$1,482				
Virginia Vine Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	2013/14	Painted	COST X SQ FT	Paint 18-19 / 23/24				\$7,154	
Bridgeport of Lake Sumter Gate	1	Dura Tek Pre-Cast Concrete Entry Wall with wood and Styrofoam moldings	2013/14	Painted	COST X SQ FT	Paint 18-19 / 23-24				\$2,090	
Bridgeport of Miona Shores		Dura Tek Pre-Cast Concrete Entry Wall with wood and styrofoam moldings	2015/16	Painted	COST X SQ FT	Paint 19-20 /24-25	\$12,375				\$9,375
Caroline Gate	1	Dura Tek Pre-Cast Concrete Entry Wall with wood and styrofoam moldings	2013/14	Painted	COST X SQ FT	Paint 18-19 / 23-24				\$4,988	
Mallory Hill Gate		Concrete block with stucco, Wood and styrofoam trim	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21	\$2,607				
Tall Trees East	1	Concrete block with brick veneer, wood and styrofoam trim	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21	\$449				
Tall Trees North Gate	1	Dura Tek Pre-Cast Concrete Entry Wall with wood and styrofoam moldings	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21	\$2,535				
Tall Trees Basin	1	Poured Concrete with Stucco dividing wall	2013/14	Painted	COST X SQ FT	Paint 18-19 / 23-24				\$5,680	
Key Largo Gate		Dura Tek Pre-Cast Concrete Entry Wall with wood and styrofoam moldings	2013/14	Painted	COST X SQ FT	Paint 18-19 / 23/24				\$2,400	
Unit 101, 104 Perimeter Wall	1	Poured Concrete with Stucco dividing wall	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21	\$15,262				
Virgina Trace East	1	Dura Tek Pre-Cast Concrete Entry Wall with wood and styrofoam moldings	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21	\$3,179				
Virginia Trace North	1	Dura Tek Pre-Cast Concrete Entry Wall with wood and styrofoam moldings	2014/15	Painted	COST X SQ FT	Paint 19-20 / 24-25	\$6,000				\$6,000
Virginia Trace West	1	Dura Tek Pre-Cast Concrete Entry Wall with wood and styrofoam moldings	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21	\$3,756				
GRAND TOTAL DISTRICT #6 WALL & ENTRY PAINTING							\$82,995	\$6,879	\$6,152	\$41,144	\$15,975

District #6 Capital Costs	\$0
District #6 Maintenance Costs	\$153,145
GRAND TOTAL FY 2016-2020	\$153,145

\$0	\$0	\$0	\$0	\$0
\$82,995	\$6,879	\$6,152	\$41,144	\$15,975

Walls painted every five (5) years.

CURRENT PAINTING CONTRACT: \$.50 Dura-Tec Pre-Cast Concrete, \$.75 Dura-Tec Pre-Cast Concrete w/ Styrofoam Molding, \$2.00 PVC @ per Square Foot

DISTRICT # 6 CAPITAL IMPROVEMENT PLAN - FENCES

District # 6	Phase	Descriptor/ Location	Year Built or Acquired	Useful Life of Asset in Years	Measurement		Style of Boards	LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY	2015-16	2016-17	2017-18	2018-19	2019-20	
					LF or SF			Date	Explanation							
Unit 110	1	Borders Stillwater	2004/05	15	708	LF	4	2013/14	Painted	LF x Cost	Paint FY 17-18 / Replace 19-20 / Paint 23-24			\$708		\$7,399
TOTAL DISTRICT 6 FENCE					708	LF					\$0	\$0	\$708	\$0	\$7,399	

CAPITAL IMPROVEMENT PLAN FENCE PAINTING

District #6 Capital Costs	\$0
District #6 Maintenance Costs	\$8,107
GRAND TOTAL FY 2016-2020	\$8,107

\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$708	\$0	\$7,399

Fences painted every four (4) years, replaced every 15 years.
 4 Board Cost is \$1.00 per linear foot painting and \$10.45 per linear foot replacement