



CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2017/18 - 2021/22

# District 1 CIP Reserve Usage

FY17-18    FY18-19    FY19-20    FY20-21    FY21-22

## Working Capital

462	Fence Painting / Repl under \$10,000	10,715	8,464	7,325	6,815	10,715
462	Villa Wall Painting				28,991	
462	Road Rejuvenator			6,577	-	17,628
462	Multimodal Path - Rejuvenator	-	-	-	-	5,154
642	Upgrade Programmable Controller	12,000				
		<u>\$ 22,715</u>	<u>\$ 8,464</u>	<u>\$ 13,902</u>	<u>\$ 35,806</u>	<u>\$ 33,497</u>

## General R&R

633						
		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

## Road R&R

633	Mill/Overlay: Patio Villa	86,570				
633	Mill/Overlay: Villa de la Mesa			131,481		
633	Mill/Overlay: Villa de Laguna West			44,640		
633	Mill/Overlay: Villa Valdez-Split w/ Restricted PhII			12,850		
633	Mill/Overlay: Villa de la Vista North				55,950	
633	Mill/Overlay: Villa de la Vista South				66,876	
633	Mill/Overlay: Villa de Laguna				49,127	
633	Mill/Overlay: San Pedro Villa				67,629	
633	Mill/Overlay: Villa de Laguna West					113,624
633	Mill/Overlay: San Antonio Villa					63,855
633	Mill/Overlay: San Miguel Villa					43,774
633	Mill/Overlay: Rio Grande					68,221
633	Mill/Overlay: Villa de la Paloma					
633	Mill/Overlay: Tierra Granda					
		<u>\$86,570</u>	<u>\$0</u>	<u>\$188,971</u>	<u>\$239,582</u>	<u>\$289,474</u>

## Restricted Capital Phase II

633	Mill/Overlay: Villa Valdez-Split w/ Road R&R			38,991		
		<u>\$0</u>	<u>\$0</u>	<u>\$38,991</u>	<u>\$0</u>	<u>\$0</u>

**Annual Expenditures**    \$109,285    \$8,464    \$241,864    \$275,388    \$322,971

**Total Capital Improvement Plan Expenditures**    \$957,972

## DISTRICT 1 - WORKING CAPITAL / R & R FUND BALANCES

<b>Working Capital</b>	<b>Amended</b>				
	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
Beginning Balance	792,005	635,089	585,946	584,561	552,381
Deposits	1,119,766	1,126,691	1,126,691	1,126,691	1,126,691
Expenditures - Operating	1,024,107	880,370	889,174	898,065	907,046
Plant Replacements Non-Recurring	79,860	62,000	0	0	0
Capital Improvement Plan Expenditures	22,715	8,464	13,902	35,806	33,497
Transfer/ Deposit to R & R	150,000	225,000	225,000	225,000	225,000
Ending Balance	635,089	585,946	584,561	552,381	513,529

1) FY16-17 audited ending balance includes \$30,005 Hurricane Irma expenses.

2) Unrealized gain of \$121,300 not included in FY 17-18 beginning balance

3) Per June 2018 Financial Statement there has been \$45,280 spent for unbudgeted Hurricane Irma expenses.

## RESERVES

<b>General R &amp; R</b>	<b>Amended</b>				
	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
Beginning Balance	470,070	470,070	470,070	470,070	470,070
Deposits	0	0	0	0	0
Capital Improvement Plan Expenditures	0	0	0	0	0
Ending Balance	470,070	470,070	470,070	470,070	470,070

<b>Villa Roads R &amp; R</b>	<b>Amended</b>				
	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
Beginning Balance	354,606	418,036	643,036	679,065	664,483
Deposits	150,000	225,000	225,000	225,000	225,000
Capital Improvement Plan Expenditures	86,570	0	188,971	239,582	289,474
Ending Balance	418,036	643,036	679,065	664,483	600,009

1) Road repairs and maintenance pricing subject to change based upon final outcome of current solicitation.

<b>Restricted Capital Project 2003B - Phase II Excess Revenue</b>	<b>Amended</b>				
	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
Beginning Balance	38,991	38,991	38,991	0	0
Deposits	0	0	0	0	0
Expenditures	0	0	0	0	0
Capital Improvement Plan Expenditures	0	0	38,991	0	0
Ending Balance	38,991	38,991	0	0	0

FY 17-18 Operating Budget	\$ 1,114,682
3 Months	\$ 278,671
4 Months	\$ 371,561

**DISTRICT # 1 CAPITAL IMPROVEMENT PLAN (CIP) - ROADS**

VILLA	Phase	Recorded Date	SQ YARDS	Miles	Latest Improvement	Recommended Work	2017-18	2018-19	2019-20	2020-21	2021-22
Patio Villa	1	Oct-93	8,120	0.59	Rejuvenator 2014-15	Mill/Overlay 17-18 / Rejuvenate 19-20 / 24-25	\$ 86,570		\$ 6,577		
Rio Grande	1	Nov-92	6,522	0.51	Double Micro-Resurface 14-15	Mill/Overlay 21-22 / Rejuvenate 23-24					\$ 68,221
Villa de la Mesa	1	Jun-93	12,635	0.97	Rejuvenator 2014-15	Mill/Overlay 19-20 / Rejuvenate 21-22			\$ 131,481		\$ 10,234
Villa de la Vista North	1	Mar-94	5,285	0.40	Rejuvenator 2015-16	Mill/Overlay 20-21 / Rejuvenate 22-23				\$ 55,950	
Villa de la Vista South	1	Jan-94	6,376	0.51	Rejuvenator 2015-16	Mill/Overlay 20-21 / Rejuvenate 22-23				\$ 66,876	
Villa de Laguna	1	Apr-93	4,631	0.35	Rejuvenator 2015-16	Mill/Overlay 20-21 / Rejuvenate 22-23				\$ 49,127	
Villa de Laguna West	1	Jun-94	4,205	0.29	Rejuvenator 2014-15	Mill/Overlay 19-20 / Rejuvenate 21-22			\$ 44,640		\$ 3,406
San Pedro Villa	1	Oct-96	6,455	0.47	Rejuvenator 2015-16	Mill/Overlay 20-21 / Rejuvenate 22-23				\$ 67,629	
Villa de la Paloma	2	May-97	6,060	0.46	Double Micro-Resurface 16-17	Mill/Overlay 23-24 / Rejuvenate 25-27					
Villa de la Vista West	2	Aug-95	10,928	0.87	Double Micro 14-15	Mill/Overlay 21-22 / Rejuvenate 23-24					\$ 113,624
San Antonio Villa	2	Jan-95	6,093	0.45	Double Micro 14-15	Mill/Overlay 21-22 / Rejuvenate 23-24					\$ 63,855
San Miguel Villa	2	Jan-95	4,137	0.33	Double Micro 14-15	Mill/Overlay 21-22 / Rejuvenate 23-24					\$ 43,774
Tierra Grande	2	Oct-96	7,791	0.46	Double Micro-Resurface 16-17	Mill/Overlay 23-24 / Rejuvenate 25-27					
Villa Valdez	2	Jan-95	4,923	0.38	Double Micro 2014-15	Mill/Overlay 19-20 / Rejuvenate 21-22			\$ 51,841		\$ 3,988
Mobilization - Rejuvenator											
Mobilization - Micro-Resurface											
Prep Work - Micro-Resurface											

<b>TOTAL CIP VILLA ROAD COST DISTRICT 1</b>			<b>94161</b>	<b>7.04</b>			<b>\$86,570</b>	<b>\$0</b>	<b>\$234,539</b>	<b>\$239,582</b>	<b>\$307,102</b>
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District #1 Capital CIP Costs			<b>\$843,588</b>
District #1 Maintenance CIP Costs			<b>\$24,205</b>
<b>GRAND TOTAL ROAD CIP COSTS FY 2018-22</b>			<b>\$867,793</b>

<b>\$86,570</b>	<b>\$0</b>	<b>\$227,962</b>	<b>\$239,582</b>	<b>\$289,474</b>
<b>\$0</b>	<b>\$0</b>	<b>\$6,577</b>	<b>\$0</b>	<b>\$17,628</b>

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.

Road repairs and maintenance pricing subject to change based upon final outcome of current solicitation.

**DISTRICT #1 WALL & ENTRY PAINTING**

	Descriptor/ Location	LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY		2017-18	2018-19	2019-20	2020-21	2021-22
		Date	Explanation							
Palo Alto	Entry Wall	2009	Painted	LF x HGT x Cost	PAINT 20-21 / 25-26				\$252	
De Laguna West	Entry Wall	2009	Painted	LF x HGT x Cost	PAINT 20-21 / 25-27				\$300	
Villa de Laguna & Villa de Laguna West	4 Steel Gates	2010/11	Painted	LF x HGT x Cost	PAINT 20-21 / 25-28				\$1,668	
Soledad - Hacienda South	Entry Wall	2009	Painted	LF x HGT x Cost	PAINT 20-21 / 25-29				\$417	
Unit 10 - Rio Ranchero	Entry Wall 2@Juani	2009	Painted	LF x HGT x Cost	PAINT 20-21 / 25-30				\$1,050	
Villa la Paloma		FY 08-09	Painted	LF x HGT x Cost	PAINT 20-21 / 25-31				\$1,050	
Villa Tierra Grande	6' Wall			LF x HGT x Cost	PAINT 20-21 / 25-32				\$1,500	
Tunnel @ Hacienda Hills (M2)					PAINT 20-21 / 25-33				\$2,500	
Morse & Rio Grande Intersection		2009	Painted	LF x HGT x Cost	PAINT 20-21 / 25-34				\$501	
Unit 4 Entry - Ponderosa	Entry Wall			LF x HGT x Cost	PAINT 20-21 / 25-35				\$624	
Carrera Drive	3 Entry Walls	2009	Painted	LF x HGT x Cost	PAINT 20-21 / 25-36				\$750	
Aldama Ave & Morse - De La Vista West	1 Entry Wall	2009	Painted	LF x HGT x Cost	PAINT 20-21 / 25-37				\$336	
Villa de la Vista West	2 Entry Walls	2009	Painted	LF x HGT x Cost	PAINT 20-21 / 25-38				\$551	
Unit 17 Barraza - Tierra Del Sol South	Entry Wall			LF x HGT x Cost	PAINT 20-21 / 25-39				\$252	
Cimarron - Tierra Del Sol North					PAINT 20-21 / 25-40				\$300	
Unit 8 @ San Fernando - Hacienda West	Entry Wall	2009	Painted	LF x HGT x Cost	PAINT 20-21 / 25-41				\$252	
Unit 9 @ de Silva - Hacienda North	Entry Wall	2009	Painted	LF x HGT x Cost	PAINT 20-21 / 25-42				\$252	
Unit 9 @ San Juan - Hacienda East	Entry Wall	2009	Painted	LF x HGT x Cost	PAINT 20-21 / 25-43				\$252	
JE Parker & DW Mathews Preserve	Wall	2016	Painted	\$6.00 per LF	PAINT 20-21 / 25-44				\$9,900	
Unit 4 - Visable from Church	Sea Wall				PAINT 20-21 / 25-45				\$3,392	
Unit 5 - From Morse to Church	Sea Wall				PAINT 20-21 / 25-46				\$2,892	
<b>TOTAL COST WALL &amp; ENTRY PAINTING</b>						<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28,991</b>	<b>\$0</b>

District #1 Capital Costs	\$0
District #1 Maintenance Costs	\$28,991
<b>GRAND TOTAL CIP COSTS 2018-22</b>	<b>\$28,991</b>

<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28,991</b>	<b>\$0</b>

Walls painted every five years.

CURRENT PAINTING CONTRACT: \$.50 Dura-Tec, \$2.00 PVC, \$.75 PVC Stack Block @ per Square Foot

## DISTRICT # 1 CAPITAL IMPROVEMENT PLAN - FENCE COSTS

### FENCE REPLACEMENT

District # 1 Fence Replacement	Descriptor/ Location	Phase	Useful Life of Asset in Years	Measurement		Fence Condition	Style of Boards	LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY	2017-18	2018-19	2019-20	2020-21	2021-22	
				LF or SF				Date	Explanation							
Unit 17	16 Tee Box (Tierra)	2	15	800	LF	Excellent	3	FY 15-16	Replaced	LF x Cost	Replacement FY 30-31					
San Pedro ROW	Unit 1 - Tract 3, Unit 4 Tract K	1	15	1,700	LF	Excellent	3	FY 10-11	Replaced	LF x Cost	Replacement FY 25-26					
Juarez Way	Unit 4 - Tract H	1	15	580	LF	Fair	3	FY14-15	Replaced	LF x Cost	Replacement FY 29-30					
Hudson Morse Parr Preserve*	Unit 14 & Unit 17	2	15	7,105	LF	Fair/Good	3	FY 14-15	Replaced	LF x Cost	Replacement FY 29-30					
Mark Gary Morse Preserve*	Unit 14	2	15	7,200	LF	Fair/Good	3	FY 13-14	Replaced	LF x Cost	Replacement FY 28-29					
J.E. Parker Preserve	Unit 5	1	15	1,100	LF	Fair	3	FY 14-15	Replaced	LF x Cost	Replacement FY 30-31					
Mike West Preserve	Unit 698 Villa Paloma	2	15	5,300	LF	Fair	3	FY 13-14	Replaced	LF x Cost	Replacement FY 28-29					
DW Mathews Preserve*	Unit 5 Behind Homes & Top of Wall	1	15	2,300	LF	Excellent	3	FY 11-12	Replaced	LF x Cost	Replacement FY 26-27					
DW Mathews Preserve*	Unit 4 Behind Unit 4 & Patio Villas	1	15	5,000	LF	Excellent	3	FY 11-12	Replaced	LF x Cost	Replacement FY 26-27					
Richard L. Murray Wildlife Preserve	Unit 4	1	15	6,815	LF	Fair	3	FY 12-13	Replaced	LF x Cost	Replacement FY 27-28					
Unit 9	Morse Boulevard - Tract W		15	980	LF	Excellent	2	FY 10-11	New - path project	LF x Cost	Replacement FY 25-26					
Sediment Sump - Unit 4	Tract F & G		15	818	LF		3	FY 13-14	Replaced	LF x Cost	Replacement FY 28-29					
Sediment Sump - Unit 5	Tract 8 San Marino Drive		15	314	LF		3	FY 13-14	Replaced	LF x Cost	Replacement FY 28-29					
Sediment Sump - Unit 14	Tract C, F & G		15		LF											
<b>TOTALS</b>											<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

### FENCE PAINTING

District # 1 Fence Painting	Descriptor/ Location	Phase	Useful Life of Asset in Years	Measurement		Condition	Style of Boards	LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY	2017-18	2018-19	2019-20	2020-21	2021-22	
				LF or SF				Date	Explanation							
Unit 17	16 Tee Box (Tierra)	2	15	800	LF	Excellent	3	FY 15-16	Replaced	LF x Cost	Paint FY 19-20 / 24-26					
San Pedro ROW	Unit 1 - Tract 3, Unit 4 Tract K	1	15	1,700	LF	Excellent	3	FY 14-15	Painted	LF x Cost	Paint FY 18-19 / 22-23		\$600			
Juarez Way	Unit 4 - Tract H	1	15	580	LF	Fair	3			LF x Cost	Paint FY 18-19 / 22-23		\$435			
Hudson Morse Parr Preserve		2	15	7,105	LF	Fair/Good	3	FY 14-15	Replaced	LF x Cost	Paint FY 18-19 / 22-23		\$5,329			
Mark Gary Morse Preserve		2	15	7,200	LF	Fair/Good	3	FY 17-18	Painted	LF x Cost	Paint FY 21-22 / 25-26	\$5,400				\$5,400
J.E. Parker Preserve		1	15	1,100	LF	Fair	3	FY 14-15	Replaced	LF x Cost	Paint FY 18-19 / 22-23		\$825			
Mike West Preserve		2	15	5,300	LF	Fair	3	FY 17-18	Painted	LF x Cost	Paint FY 21-22 / 25-26	\$3,975				\$3,975
DW Mathews Preserve	Unit 5 Behind Homes & Top of Wall	1	15	2,300	LF	Excellent	3	FY 15-16	Painted	LF x Cost	Paint FY 19-20 / 24-25		\$1,725			
DW Mathews Preserve	Unit 4 Behind Unit 4 & Patio Villas	1	15	5,000	LF	Excellent	3	FY 15-16	Painted	LF x Cost	Paint FY 19-20 / 24-25		\$5,000			
Richard L. Murray Wildlife Preserve		1	15	6,815	LF	Fair	3	FY 16-17	Painted	LF x Cost	Paint FY 20-21 / 25-26				\$6,815	
Unit 9	Morse Boulevard - Tract W		15	980	LF	Excellent	2	FY 17-18	Painted	LF x Cost	Paint FY 21-22 / 25-26	\$490				\$490
Sediment Sump - Unit 4	Tract F & G Juarez		15	818	LF		3	FY 17-18	Painted	LF x Cost	Paint FY 21-22 / 25-26	\$614				\$614
Sediment Sump - Unit 5	Tract 8 San Marino Drive		15	314	LF		3	FY 17-18	Painted	LF x Cost	Paint FY 21-22 / 25-26	\$236				\$236
Sediment Sump - Unit 14	Tract C, F & G		15													
<b>TOTALS</b>											<b>\$10,715</b>	<b>\$8,464</b>	<b>\$6,725</b>	<b>\$6,815</b>	<b>\$10,715</b>	

### CAPITAL IMPROVEMENT PLAN FENCE COST

District #1 Capital Costs	\$0
District #1 462 Maintenance Costs	\$44,034
<b>GRAND TOTAL FY 2018-2022</b>	<b>\$44,034</b>

\$0	\$0	\$0	\$0	\$0
<b>\$10,715</b>	<b>\$8,464</b>	<b>\$7,325</b>	<b>\$6,815</b>	<b>\$10,715</b>

Fences painted every four (4) years, replaced every 15 years.

**DISTRICT # 1 CAPITAL IMPROVEMENT PLAN - OTHER PROJECTS**

<b>Descriptor/ Location</b>	<b>Year Built or Acquired</b>	<b>Useful Life</b>	<b>Measurement</b>	<b>RECOMMENDED WORK &amp; METHODOLOGY</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
Irrigation / Landscaping - 13 Entryways									
Irrigation - Morse Blvd									
Hydroseed - Morse Blvd, Rio Grande areas									
Multi-Modal Path - Morse/West Side - Asphalt	2010/11	25 YRS	4,350 SY	Rejuvenator FY 21-22					\$5,154
Multi-Modal Path - Unit 8 - Concrete		25 YRS	2,505.56 SY						
Multi-Modal Path - Panama and Rio Grande - Concrete		25 YRS	2,444.44 SY						
Morse Boulevard Pump Station				Upgrade Programmable Logic Controller	\$12,000				
De Luna Pond				Aerator System Replacement					
<b>TOTALS</b>					<b>\$12,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,154</b>

**CAPITAL IMPROVEMENT PLAN OTHER PROJECT COSTS**

<b>District #1 Capital Costs</b>	<b>\$12,000</b>
<b>District #1 Maintenance Costs</b>	<b>\$5,154</b>
<b>GRAND TOTAL FY 2018-2022</b>	<b>\$17,154</b>

<b>\$12,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,154</b>