



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

District 3 CIP Reserve Usage

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

Working Capital

462	Fence Painting / Repl under \$10,000		923		13,378	
462	Villa Wall Painting		924	23,523	16,132	3,311
462	Villa Road Rejuvenator		11,937		4,511	30,732
462	Storm Pipe Replacements		40,000	30,000	30,000	
462	Pump Rebuild	12,000				
642	Pump Control System	13,000				
		25,000	53,784	53,523	64,021	34,043

General R&R

633	Irrigation Upgrade		446,731			
		-	446,731	-	-	-

Road R&R

633	Mill/Overlay St Simons			87,075		
633	Mill/Overlay Villa Alexandria and Valdosta					141,577
		-	-	87,075	-	141,577

Cart Path R&R

462	Multi Modal Path Rejuvenator - Maintenance					18,820
		-	-	-	-	18,820

Restricted Capital Phase I

633	Mill/Overlay Villa Natchez		40,591			
		-	40,591	-	-	-

Restricted Capital Phase II

633	Micro-Resurface - Cottages of Summerchase and Carriage Houses at Glenview	1,400				
633	Mill/Overlay Amelia Villas				49,876	
633	Mill/Overlay Fernandina Villas				47,062	
633	Mill/Overlay - Cottages of Summerchase and Carriage Houses at Glenview					
		1,400	-	-	96,938	-

Annual Capital Expenditures	26,400	487,322	87,075	96,938	141,577
Annual Maintenance Expenditures	-	13,784	23,523	34,021	52,863
Annual CIP Expenditures	26,400	541,106	140,598	160,959	194,440

5 Year Total Capital Improvement Plan Expenditures **1,063,503**

DISTRICT # 3 - WORKING CAPITAL & R & R FUNDS BALANCES

Working Capital	2017-18				
	Amended	2018-19	2019-20	2020-21	2021-22
Beginning Balance	755,715	540,505	493,137	498,911	486,996
Deposits	1,192,472	1,371,725	1,371,725	1,371,725	1,371,725
Expenditures - Operating	673,692	711,922	719,041	726,232	733,494
Landscape Contract & Pinestraw	443,387	443,387	443,387	443,387	443,387
Plant Replacement Non-recurring	115,603	110,000	0	0	0
Capital Improvement Plan Expenditures	25,000	53,784	53,523	64,021	34,043
Transfer/ Deposit to R & R	150,000	100,000	150,000	150,000	150,000
Ending Balance	540,505	493,137	498,911	486,996	497,797

- 1) FY16-17 audited ending balance includes \$78,829 Hurricane Irma expenses.
- 2) Per June 2018 Financial Statements there has been \$66,018 spent for unbudgeted Hurricane Irma expenses.
- 3) Unrealized Gain of \$149,429 not included in FY17-18 Beginning Balance

RESERVES

General R & R	2017-18				
	Amended	2018-19	2019-20	2020-21	2021-22
Beginning Balance	729,202	729,202	382,471	432,471	482,471
Deposits	0	100,000	50,000	50,000	50,000
Capital Improvement Plan Expenditures	0	446,731	0	0	0
Ending Balance	729,202	382,471	432,471	482,471	532,471

Villa Road R & R	2017-18				
	Amended	2018-19	2019-20	2020-21	2021-22
Beginning Balance	47,708	197,708	197,708	210,633	310,633
Deposits	150,000	0	100,000	100,000	100,000
Capital Improvement Plan Expenditures	0	0	87,075	0	141,577
Ending Balance	197,708	197,708	210,633	310,633	269,056

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

Cart Path Reserve	2017-18				
	Amended	2018-19	2019-20	2020-21	2021-22
Beginning Balance	21,392	21,392	21,392	21,392	21,392
Deposits	0	0	0	0	0
Capital Improvement Plan Expenditures	0	0	0	0	18,820
Ending Balance	21,392	21,392	21,392	21,392	2,572

Total Working Capital & Reserves	1,488,806	1,094,707	1,163,406	1,301,492	1,301,896
---	------------------	------------------	------------------	------------------	------------------

Restricted Capital Project 2012 Phase I Excess Revenue	2017-18				
	Amended	2018-19	2019-20	2020-21	2021-22
Beginning Balance	47,055	53,329	15,164	15,164	15,164
Deposits	6,274	2,426	0	0	0
Capital Improvement Plan Expenditures	0	40,591	0	0	0
Ending Balance	53,329	15,164	15,164	15,164	15,164

Restricted Capital Project 2013 Phase II Excess Revenue	2017-18				
	Amended	2018-19	2019-20	2020-21	2021-22
Beginning Balance	47,906	79,829	112,588	145,052	80,503
Deposits	33,323	32,759	32,464	32,389	31,018
Capital Improvement Plan Expenditures	1,400	0	0	96,938	0
Ending Balance	79,829	112,588	145,052	80,503	111,521

FY 17-18 Operating Budget	\$ 1,319,682
3 Months	\$ 329,921
4 Months	\$ 439,894

DISTRICT # 3 CAPITAL IMPROVEMENT PLAN (CIP) - ROADS

VILLA	Phase	Recorded Date	SQ YARDS	Miles	Latest Improvements	Recommended Work	2017-18	2018-19	2019-20	2020-21	2021-22
Villa Berea	1	Mar-99	11,234	0.87	Mill & Overlay 16-17	Rejuvenator 18-29 / 23-24		\$ 9,437			
Villa Alexandria	1	Jun-00	5,224	0.39	Double Micro 15-16	Mill & Overlay 21-22 / Rejuvenator 23-24					\$ 54,844
Villa Natchez	1	Jan-00	3,585	0.26	Rejuvenator 14-15	Mill & Overlay 18-19 / Rejuvenator 20-21		\$ 40,591		\$ 3,011	
Villa St. Simons	1	Mar-00	8,368	0.68	Double Micro 13-14	Mill & Overlay 19-20 / Rejuvenator 21-22			\$ 87,075		\$ 30,732
Villa Valdosta	1	Aug-99	8,336	0.65	Double Micro 15-16	Mill & Overlay 21-22 / Rejuvenator 23-24					\$ 86,733
Amelia Villas	2	Oct-02	4,779	0.38	Double Micro 14-15	Mill & Overlay 20-21 / Rejuvenator 22-23				\$ 49,876	
Fernandina Villas	2	Oct-02	4,507	0.36	Double Micro 14-15	Mill & Overlay 20-21 / Rejuvenator 22-23				\$ 47,062	
Cottages at Summerchase	2	Oct-02	11,191	0.89	Double Micro 16-17	Mill&Overlay 22-23					
Carriage Houses at Glenview	2	Jul-01	2,838	0.19	Double Micro 16-17	Mill&Overlay 22-23					
*Mobilization - Rejuvenator								\$ 2,500		\$ 1,500	
*Mobilization/Prep- Micro-Resurfacing							\$ 1,400				

TOTAL CIP VILLA ROAD COST DISTRICT 3	60062	4.67					\$ 1,400	\$ 52,528	\$ 87,075	\$ 101,449	\$ 172,309
---	--------------	-------------	--	--	--	--	-----------------	------------------	------------------	-------------------	-------------------

District #3 Capital CIP Costs		\$367,581
District #3 Maintenance CIP Costs		\$47,180
GRAND TOTAL ROAD FY2018-22		\$414,761

\$ 1,400	\$ 40,591	\$ 87,075	\$ 96,938	\$ 141,577
\$ -	\$ 11,937	\$ -	\$ 4,511	\$ 30,732

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 (462) 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 # 3 CAPITAL IMPROVEMENT PLAN - WALLS

	Descriptor/ Location	Phase	Type	Year Built	Useful Life of Asset in Years	Measurement LF or SF	Condition	LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY	2017-18	2018-19	2019-20	2020-21	2021-22
								Date	Explanation						
Unit 609 Villa Valdosta	Talley Ridge Dr	1	Stucco	1999	100	17,150	SF	Good	FY 15-16	Painted				\$ 8,575	
Unit 632 Fernandina Villa	Woodridge Drive	2	Pre cast Concrete	2002	100	21,000	SF	Fair	FY 14-15	Painted			\$ 10,500		
Unit 633 Ameila Villa	Woodridge Drive	2	Pre cast Concrete	2002	100	12,600	SF	Fair	FY 14-15	Painted			\$ 6,300		
Unit 634 Summerchase Villa	Buena Vista Blvd	2	Pre cast Concrete	2002	100	12,180	SF	Fair	FY 14-15	Painted			\$ 6,090		
Unit 608 Villa Berea Wall Sign	Archer Avenue	1	Stucco / Lattice	1999	100	1,320	SF		FY 13-14	Painted		\$ 924			
Unit 610 Villa Natchez Wall Sign	Southern Trace		Stucco / Hardy		100	350	SF	Fair	FY 15-16	Painted				\$ 245	
Unit 611 St Simons Villa Signs	Talley Ridget Dr		Urethane		100	36	SF	Fair	FY 14-15	Painted			\$ 72		
Unit 612 Alexandria Villa Wall Sign	Reston Drive		Stucco		100	610	SF	Fair	FY 14-15	Painted			\$ 305		
Polo Entry Sign/Walls	Buena Vista Blvd		Stucco / Hardy		100	4,730	SF	Good	FY 16-17	Painted					\$ 3,311
Glenbrook Entry Sign/Walls	Buena Vista Blvd		Stucco		100	2,300	SF	Good	FY 15-16	Painted				\$ 1,150	
Glenbrook Entry Sign	Buena Vista Blvd		Urethane		100	64	SF	Good	FY 14-15	Painted			\$ 128		
Glenbrook Entry Sign	Buena Vista Blvd		Urethane		100	64	SF	Good	FY 14-15	Painted			\$ 128		
Belle Aire Entry Sign/Walls	Buena Vista Blvd	1	Stucco		100	7,660	SF	Good	FY 15-16	Painted				\$ 5,362	
Summerhill Entry Sign	County Road 101	2	Stucco		100	175	SF	Good	FY 15-16	Painted				\$ 350	
Summerhill Entry Sign	Woodbridge Dr	2	Stucco		100	100	SF	Good	FY 15-16	Painted				\$ 200	
Villa of Polo Ridge Sign	Woodbridge Dr		Stucco		100	175	SF	Good	FY 15-16	Painted				\$ 250	
GRAND TOTAL DISTRICT #3 WALL & ENTRY PAINTING						17,584	SF				\$ -	\$ 924	\$ 23,523	\$ 16,132	\$ 3,311

District #3 Capital Costs	\$0
District #3 Maintenance Costs	\$43,890
GRAND TOTAL FY 2018-2022	\$43,890

\$0	\$0	\$0	\$0	\$0
\$0	\$924	\$23,523	\$16,132	\$3,311

Walls painted every five years.

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

DISTRICT # 3 CAPITAL IMPROVEMENT PLAN - FENCE COSTS

FENCE REPLACEMENT

District # 3 Fence Replacement	Descriptor/ Location	Phase	Measurement LF or SF	Style of Boards	LATEST MAJOR IMPROVEMENT Date Explanation		RECOMMENDED WORK & METHODOLOGY	2017-18	2018-19	2019-20	2020-21	2021-22		
H. Gary Morse Preserve *	Along Stirrup Cup Golf Course	1	4,840	LF	4	2012-13	Replaced	LF x Cost	Replacement 27/28					
Unit 33	West Side of Buena Vista	1	2,500	LF	4	2016-17	Replaced	LF x Cost	Painting 20/21 / Replacement 31/32					
Unit 34	West Side of Buena Vista	1	4,202	LF	4	2016-17	Replaced	LF x Cost	Painting 20/21 / Replacement 31/32					
Unit 42	White 3 Board	1	1,230	LF	3	2014-15	Replaced	LF x Cost	Replacement 29/30					
Unit 634 - Tract A Summerchase	Cart Path behind and across MMT	2	1,836	LF	4	2016-17	Replaced	LF x Cost	Painting 20/21 / Replacement 31/32					
TOTALS								14,608	LF	\$0	\$0	\$0	\$0	\$0

FENCE PAINTING

District # 3 Fence Painting	Descriptor/ Location	Phase	Measurement LF or SF	Style of Boards	LATEST MAJOR IMPROVEMENT Date Explanation		RECOMMENDED WORK & METHODOLOGY	2017-18	2018-19	2019-20	2020-21	2021-22		
Gary Morse Preserve	Along Stirrup Cup Golf Course		4,840	LF	4	2016-17	Painted	LF x Cost	Paint 20-21 / 24-25			\$4,840		
Unit 33	West Side of Buena Vista	1	2,500	LF	4	2016-17	Replaced	LF x Cost	Paint 20-21 / 24-25			\$2,500		
Unit 34	West Side of Buena Vista	1	4,202	LF	4	2016-17	Replaced	LF x Cost	Paint 20-21 / 24-25			\$4,202		
Unit 42	White Fence	1	1,230	LF	3	2014-15	Replaced	LF x Cost	Paint 18-19 / 22-23 / 26-27		\$923			
Unit 634 - Tract A Summerchase	Cart Path behind and across multi-modal trail	2	1,836	LF	4	2016-17	Replaced	LF x Cost	Paint 20-21 / 24-25			\$1,836		
TOTALS								14,608	LF	\$0	\$923	\$0	\$13,378	\$0

3 Board Painting Cost is \$0.75 per linear foot
 4 Board Painting Cost is \$1.00 per linear foot

R = Replacement Year

CAPITAL IMPROVEMENT PLAN FENCE COSTS

District #3 Capital Costs	\$0
District #3 Maintenance Costs	\$14,301
GRAND TOTAL FY 2018-22	\$14,301

\$0	\$0	\$0	\$0	\$0
\$0	\$923	\$0	\$13,378	\$0
\$0	\$923	\$0	\$13,378	\$0

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

DISTRICT # 3 CAPITAL IMPROVEMENT PLAN - OTHER PROJECTS

Descriptor/ Location	Measurement	Year Built or Acquired	LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY	2017-18	2018-19	2019-20	2020-21	2021-22		
			Date	Explanation								
Multi Modal Path Project BVB	18,698	SY	2009/10	16/17	Rejuvenator	\$0.84 per SY	Rejuvenator 21-22 / 26-27				\$17,066	
Multi Modal Path Proj - Summerchase	1,922	SY	2009/10	16/17	Rejuvenator	\$0.84 per SY	Rejuvenator 21-22 / 26-28				\$1,754	
Multi Modal Path - Glenbrook Gate				13/14	Reconfigured							
BVB Pump Station (Pump House B)							Chemical System					
BVB Pump Station (Pump House B)							Pump Control System Replacement	\$13,000				
BVB Pump Station (Pump House B)							Pump Rebuild	\$12,000				
Tunnel - B4 & B7							Tunnel Repair Stucco					
Storm Pipe Replacements								\$40,000	\$30,000	\$30,000		
Irrigation System Upgrade								\$446,731				
Lake Windsor Aerator												
TOTALS								\$25,000	\$486,731	\$30,000	\$30,000	\$18,820

CAPITAL IMPROVEMENT PLAN OTHER PROJECT COSTS

District #3 Capital Costs	\$459,731
District #3 Maintenance Costs	\$130,820
GRAND TOTAL FY 2018-2022	\$590,551

\$13,000	\$446,731	\$0	\$0	\$0
\$12,000	\$40,000	\$30,000	\$30,000	\$18,820
\$25,000	\$486,731	\$30,000	\$30,000	\$18,820