



CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2020/21 - 2024/25

## District 4 CIP - Funding Summary By Project

		FY20-21	FY21-22	FY22-23	FY23-24	FY24-25
<b>WORKING CAPITAL</b>						
462	Fence Painting / Repl under \$10,000	14,976	6,774	2,100	2,376	14,976
462	Villa Wall Painting	13,020	27,373	17,955	11,498	-
462	Rejuvenator - Roads	12,048	38,882	47,734	161,070	130,830
462	Rejuvenator - Cart Paths		23,776			
		40,044	96,805	67,789	174,944	145,806
<b>GENERAL R&amp;R</b>						
633	Irrigation System Upgrade	-				
		-	-	-	-	-
<b>ROAD R &amp; R</b>						
<b>MILL &amp; OVERLAY PROJECTS</b>						
633	Unit 46					
633	Unit 47			349,092		
633	Unit 48					
633	Unit 49				181,790	
633	Unit 51					
633	Unit 52					
633	Unit 53					243,013
633	Unit 54					
633	Unit 58					
633	Unit 59					198,588
633	Unit 60					
633	Unit 61					
633	Unit 62					
633	Unit 63			120,387		
633	Unit 64				144,804	
633	Unit 65					
633	Unit 66	209,994				
633	Belle Meade E		546,370			
633	Belle Meade W	351,521				
		561,515	546,370	469,479	326,594	441,601
<b>RESTRICTED CAPITAL FUNDS - PHASE I</b>						
633	Unit 47			13,949		
633	Unit 49				14,302	
633	Unit 51					
633	Unit 52					
633	Unit 54					
633	Unit 53					14,661
633	Unit 58					
633	Belle Meade E		13,584			
633	Belle Meade W	15,259				
		15,259	13,584	13,949	14,302	14,661
<b>RESTRICTED CAPITAL FUNDS - PHASE II</b>						
633	Unit 59					21,225
633	Unit 60					
633	Unit 62					
633	Unit 63			47,183		
633	Unit 64				22,246	
633	Unit 65					
633	Unit 66	28,792				
		28,792	-	47,183	22,246	21,225
<b>Annual Capital Improvement Plan Expenditures</b>		<b>645,610</b>	<b>656,759</b>	<b>598,400</b>	<b>538,086</b>	<b>623,293</b>
						<b>3,062,148</b>

## DISTRICT 4 - WORKING CAPITAL & R & R FUNDS BALANCES

<b>Working Capital</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>
Beginning Balance	944,685	900,467	1,126,913	1,312,099	1,419,651
Deposits	2,700,872	2,700,872	2,700,872	2,700,872	2,700,872
Less Expenditures - Operating	2,007,546	2,027,621	2,047,897	2,068,376	2,089,060
Plant Replacements Non-Recurring	102,500	0	0	0	0
Less Capital Improvement Plan Expenditures	40,044	96,805	67,789	174,944	145,806
Stormpipe inspections/repairs	220,000	0	0	0	0
Less Transfer to General R & R	75,000	50,000	50,000	0	0
Less Transfer to Road R & R	300,000	300,000	350,000	350,000	300,000
Ending Balance	900,467	1,126,913	1,312,099	1,419,651	1,585,657

Note: DPM has projected FY19-20 unspent funds of \$150,000 in Stormwater Repairs and \$70,000 in Tree maintenance increase working capital projections at year end.

## RESERVES

<b>General R &amp; R</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>
Beginning Balance	199,991	305,959	386,927	467,895	498,863
Add Ph III Assessment Revenue	31,546	31,546	31,546	31,546	31,546
Deposits	75,000	50,000	50,000	0	0
Less Ph III Exp - Tax Collector Fees	578	578	578	578	578
Less Capital Improvement Plan Expenditures	0	0	0	0	0
Ending Balance	305,959	386,927	467,895	498,863	529,831

<b>Road Maintenance R &amp; R</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>
Beginning Balance	1,198,877	937,362	690,992	571,513	594,919
Add Deposits	300,000	300,000	350,000	350,000	300,000
Less Capital Improvement Plan Expenditures	561,515	546,370	469,479	326,594	441,601
Ending Balance	937,362	690,992	571,513	594,919	453,318

### Restricted Capital Project 2010 - Phase I

<b>Excess Revenue</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>
Beginning Balance	2,009	0	0	0	0
Add Deposits based upon availability	13,250	13,584	13,949	14,302	14,661
Less Capital Improvement Plan Expenditures	15,259	13,584	13,949	14,302	14,661
Ending Balance	0	0	0	0	0

### Restricted Capital Project 2012 - Phase II

<b>Excess Revenue</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>
Beginning Balance	5,074	0	24,018	0	0
Add Deposits based upon availability	23,718	24,018	23,165	22,246	21,225
Less Capital Improvement Plan Expenditures	28,792	0	47,183	22,246	21,225
Ending Balance	0	24,018	0	0	0

FY 19-20 Operating Budget	\$ 2,526,973
3 Month	\$ 631,743
4 Month	\$ 842,324

**DISTRICT #4 CAPITAL IMPROVEMENT COSTS - ROADS**

VILLA	Phase	Recorded Date	SQ YARDS	Latest Improvements	Recommended Work	2020-21	2021-22	2022-23	2023-24	2024-25
Ashleigh Villas	2	Nov-02	4,486	Rejuvenator 19-20	Rejuv 24-25					\$12,017
Birchbrook Villas	3	Nov-02	2,698	Rejuvenator 18-19	Rejuv 23-24				\$2,374	
Bromley Villas	2	Feb-02	4,048	Rejuvenator 18-19	Rejuv 23-24				\$3,562	
Cameron Villas	2	Mar-02	7,401	Mill & Overlay 19-20	Rejuv 21-22		\$6,513			
Chadwick Villas	1	Oct-01	6,479	Rejuvenator 18-19	Rejuv 23-24				\$5,701	
Fairlawn Villas	1	Nov-00	7,577	Mill & Overlay 19-20	Rejuv 21-22		\$6,668			
Forsyth Villas	3	Nov-02	3,802	Rejuvenator 19-20	Rejuv 24-25					\$3,346
Greenbriar Villas	1	Nov-01	9,333	Mill & Overlay 19-20	Rejuv 21-22		\$8,213			
Greenwood Villas	2	Dec-02	6,778	Rejuvenator 18-19	Rejuv 23-24				\$5,965	
Ivystone Villas	1	May-01	6,153	Rejuvenator 18-19	Rejuv 23-24				\$5,415	
Legacy Villas	3	Nov-02	2,818	Mill & Overlay 18-19	Rejuv 20-21	\$2,480				
Mayfield Villas	3	May-03	1,364	Pitch Black 13-14						
Merry Oak Villas	2	Jun-02	7,579	Rejuvenator 18-19	Rejuv 23-24				\$6,670	
Morningview Villas	2	Sep-02	6,794	Rejuvenator 19-20	Rejuv 24-25					\$5,978
Phillips Villas	4	Apr-17	16,972	Rejuvenator 16-17	Rejuv 21-22		\$12,501			
Pinecrest Villas	1	Oct-00	4,828	Rejuvenator 18-19	Rejuv 23-24				\$4,249	
Quail Ridge Villa	1	Dec-01	5,986	Mill & Overlay 18-19	Rejuv 20-21	\$5,268				
Sherwood Villas	2	May-02	10,220	Rejuvenator 18-19	Rejuv 23-24				\$8,994	
Soulliere Villas	4	Apr-18	15,400	Rejuvenator 19-20	Rejuv 24-25					\$13,552
Sunnyside Villas	1	Dec-01	4,398	Rejuvenator 19-20	Rejuv 24-25					\$3,870
Waverly Villas	1	Oct-01	4,887	Mill & Overlay 18-19	Rejuv 20-21	\$4,300				
<b>TOTAL VILLA ROADS DISTRICT 4</b>			<b>140,001</b>			<b>\$12,048</b>	<b>\$33,895</b>	<b>\$0</b>	<b>\$42,930</b>	<b>\$38,763</b>

RESIDENTIAL	Phase	Recorded Date	SQ YARDS	Latest Improvements	Recommended Work	2020-21	2021-22	2022-23	2023-24	2024-25
Unit 44	1	Jan-02	26,537	Rejuvenator 18-19	Rejuv 23-24				\$23,353	
Unit 45	2	Apr-02	14,596	Rejuvenator 12-13						
Unit 46	1	Dec-01	13,394	Rejuvenator 12-13						
Unit 47	1	Nov-00	18,854	Rejuvenator 12-13	M&O 22-23 / Rejuv 24-25			\$363,041		\$16,592
Unit 48	1	Nov-01	14,121	Rejuvenator 12-13						
Unit 49	1	Sep-01	11,236	Rejuvenator 12-13	M&O 23-24 / Rejuv 25-26				\$196,092	
Unit 50	1	Feb-02	14,031	Rejuvenator 12-13						
Unit 51	1	Mar-02	17,441	Rejuvenator 12-13						
Unit 52	1	Dec-01	19,560	Rejuvenator 12-13						
Unit 53	1	Dec-01	15,358	Mill & Overlay 19-20	M&O 24-25 / Rejuv 26-27					\$257,674
Unit 54	1	Jan-02	25,709	Rejuvenator 12-13						
Unit 55	1	Dec-01	7,811	Rejuvenator 19-20	Rejuv 24-25					\$6,874
Unit 56	2	Jul-02	9,799	Mill & Overlay 19-20	Rejuv 21-22		\$4,987			

**DISTRICT #4 CAPITAL IMPROVEMENT COSTS - ROADS**

						2020-21	2021-22	2022-23	2023-24	2024-25
Unit 57	2	Oct-02	8,542	Rejuvenator 18-19	Rejuv 23-24				\$12,844	
Unit 58	1	Nov-01	5,666	Rejuvenator 12-13						
Unit 59	2	Jul-02	13,179	Rejuvenator 12-13	Rejuv 24-25					\$219,813
Unit 60	2	Mar-02	2,958	Rejuvenator 12-13						
Unit 61	2	Oct-02	13,909	Rejuvenator 12-13						
Unit 62	2	Jan-03	18,725	Rejuvenator 12-13						
Unit 63	2	Jan-03	11,588	Rejuvenator 12-13	M&O 22-23 / Rejuv 24-25			\$167,570		\$16,478
Unit 64	2	Dec-02	9,622	Rejuvenator 12-13	M&O 23-24 / Rejuv 25-26				\$167,050	
Unit 65	2	Oct-02	22,363	Rejuvenator 12-13						
Unit 66	2	Jul-02	13,655	Rejuvenator 12-13	M&O 20-21 / Rejuv 22-23	\$238,786		\$19,679		
<b>TOTAL RESIDENTIAL ROADS DISTRICT # 4</b>			<b>1,110,260</b>			<b>\$238,786</b>	<b>\$4,987</b>	<b>\$550,290</b>	<b>\$399,339</b>	<b>\$517,431</b>

						2020-21	2021-22	2022-23	2023-24	2024-25
COLLECTOR	Phase	Recorded Date	SQ YARDS	Latest Improvements	Recommended Work					
Mulberry	1	Jan-01	7,093	Rejuvenator 18-19	Rejuv 23-24 / Striping 24-25				\$6,242	\$7,500
Calumet	2	Jan-02	11,630	Rejuvenator 18-19	Rejuv & Striping 23-24				\$17,734	
Gate Areas	1	Jan-01	8,040	Rejuvenator 18-19	Rejuv 22-23			\$7,075		
Gate Areas	2	Jan-02	2,514	Rejuvenator 18-19	Rejuv 22-23			\$2,212		
LegacyE1	1	Jan-01	3,637	Rejuvenator 18-19	Rejuv & Striping 23-24				\$9,200	
LegacyE2	1	Jan-01	8,491	Rejuvenator 18-19	Rejuv & Striping 23-24				\$16,472	
LegacyW1	2	Jan-02	8,508	Rejuvenator 19-20	Rejuv & Striping 24-25					\$17,487
LegacyW2	2	Jan-02	9,742	Rejuvenator 19-20	Rejuv & Striping 24-25					\$5,563
LegacyW2	1	Jan-01	640	Rejuvenator 19-20	Rejuv & Striping 24-25					\$18,573
Belle Meade E	1	Jan-01	33,275		M&O 21-22 / Rejuv 23-24		\$559,954		\$29,282	
Belle Meade W	1	Jan-01	21,327		M&O 20-21 / Rejuv 22-23	\$366,780		\$18,768		
Mulberry Grove West	2	Apr-02	1,400							
Phillips Ct 42 to Bullnose	2		3,424	Rejuventor 18-19	Rejuv 23-24 / Striping 24-25				\$3,013	\$3,000
<b>TOTAL COLLECTOR ROADS DISTRICT # 4</b>			<b>172,571</b>			<b>\$366,780</b>	<b>\$559,954</b>	<b>\$28,055</b>	<b>\$81,943</b>	<b>\$52,123</b>
<b>TOTAL ALL DISTRICT # 4 ROADS</b>			<b>1,422,831</b>			<b>\$617,614</b>	<b>\$598,836</b>	<b>\$578,345</b>	<b>\$524,212</b>	<b>\$608,317</b>

District #4 Road Capital Costs	\$2,536,760
District #4 Road Maintenance Costs	\$390,564
<b>TOTAL FY 2020-2025</b>	<b>\$2,927,324</b>

\$605,566	\$559,954	\$530,611	\$363,142	\$477,487
\$12,048	\$38,882	\$47,734	\$161,070	\$130,830
<b>\$617,614</b>	<b>\$598,836</b>	<b>\$578,345</b>	<b>\$524,212</b>	<b>\$608,317</b>

## DISTRICT # 4 CAPITAL IMPROVEMENT PLAN - WALLS

Unit	Descriptor/ Location	LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY		2020-21	2021-22	2022-23	2023-24	2024-25
		Date	Explanation							
Unit 214 Fairlawn Villa	Belle Meade Circle	FY 15-16	Painted	LF x HGT x Cost	PAINT 20-21 / 25-26	\$ 13,020				
Unit 216 Chadwick Villa	Belle Meade Circle	FY 16-17	Painted	LF x HGT x Cost	PAINT 21-22 / 26-27		\$ 8,663			
Unit 218 Greenbriar Villa	Legacy Lane	FY 16-17	Painted	LF x HGT x Cost	PAINT 21-22 / 26-27		\$ 7,525			
Unit 219 Quail Ridge Villa	Belle Meade Circle	FY17-18	Painted	LF x HGT x Cost	PAINT 22-23 / 27-28			\$ 5,670		
Unit 227 Ashleigh Villa	Fieldcrest Ave	FY 16-17	Painted	LF x HGT x Cost	PAINT 21-22 / 26-27		\$ 3,955			
Unit 223 Cameron Villa	Calumet Ave	FY17-18	Painted	LF x HGT x Cost	PAINT 22-23 / 27-28			\$ 3,640		
Unit 224 Morningview Villa	Calumet Ave	FY17-18	Painted	LF x HGT x Cost	PAINT 22-23 / 27-28			\$ 8,645		
Unit 225 Greenwood Villa	Fieldcrest Ave	FY 16-17	Painted	LF x HGT x Cost	PAINT 21-22 / 26-27		\$ 7,230			
Unit 228 Forsyth Villa	Mulberry Lane	FY 12-13	Painted	LF x HGT x Cost	PAINT 23-24 / 28-29				\$ 6,020	
Unit 229 Birchbrook Villa	Belle Meade Circle	FY 12-13	Painted	LF x HGT x Cost	PAINT 23-24 / 28-29				\$ 3,238	
Unit 230 Legacy Villa	Legacy Lane	FY 12-13	Painted	LF x HGT x Cost	PAINT 23-24 / 28-29				\$ 2,240	

<b>GRAND TOTAL DISTRICT #4 WALL &amp; ENTRY PAINTING</b>	<b>\$13,020</b>	<b>\$27,373</b>	<b>\$17,955</b>	<b>\$11,498</b>	<b>\$0</b>
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<b>District #4 Capital Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>District #4 Maintenance Costs</b>	<b>\$69,846</b>	<b>\$13,020</b>	<b>\$27,373</b>	<b>\$17,955</b>	<b>\$11,498</b>
<b>TOTAL FY 2020-2025</b>	<b>\$69,846</b>	<b>\$13,020</b>	<b>\$27,373</b>	<b>\$17,955</b>	<b>\$11,498</b>

Walls painted every five years.

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

## DISTRICT # 4 CAPITAL IMPROVEMENT PLAN - FENCE COSTS

### FENCE REPLACEMENT

District # 4 Fence Replacement	Phase		Descriptor/ Location	Measurement LF or SF	RECOMMENDED WORK & METHODOLOGY		2020-21	2021-22	2022-23	2023-24	2024-25
Kestrel Preserve *	1		Belle Meade Circle	3,200	LF x Cost	Replacement 31-32					
Unit 62 *	2	Wetlands	Kelsea Louise Morse Preserve & Paige Mardsen Boone Preserve	2,048	LF x Cost	Replacement 31-32					
Unit 44	1	Piedmont	Along Buena Vista Boulevard	4,370	LF x Cost	Replacement 30-31					
Unit 46	1	Springdale	Along Buena Vista Boulevard	1,360	LF x Cost	Replacement 31-32					
Unit 47	1	Tract A	Along Buena Vista Boulevard	370	LF x Cost	Replacement 31-32					
Unit 48	1	Springdale	East Boundary	620	LF x Cost	Replacement 32-33					
Unit 50 - Tract B	1	East Bound	Dry Water Retention Area	314	LF x Cost						
Unit 52 - Tracts A & B	1		Dry Water Retention Area	1,020	LF x Cost						
Unit 53	1	Springdale	Along Buena Vista Boulevard	1,270	LF x Cost	Replacement 31-32					
Unit 53	1	Erin Glen	Along Buena Vista Boulevard	1,000	LF x Cost	Replacement 31-32					
Unit 56	2	Morningview	Along Buena Vista Boulevard	860	LF x Cost	Replacement 29-30					
Unit 58	1	B/W Chadwick & Waverly	Along Buena Vista Boulevard	900	LF x Cost	Replacement 30-31					
Unit 63	2		Karney Schwartz Hicks Preserve	1,425	LF x Cost	Replacement 31-32					
Unit 65	2	CR 42	CR 42 North Lots 57-68	918	LF x Cost	Replacement 31-32					
Unit 65	2	CR 42	CR 42 Torrey Pine	1,326	LF x Cost	Replacement 31-32					
Unit 217	1	Near Waverly Villas	Along Buena Vista Boulevard	1,080	LF x Cost	Replacement 30-31					
Unit 220	1	Sunnyside Villas North Side	Sunnyside Villa North Side	650	LF x Cost	Replacement 32-33					
Unit 222	2	Villas of Sherwood		625	LF x Cost	Replacement 32-33					
Unit 226	2	Near MerryOak	Along Buena Vista Boulevard	890	LF x Cost	Replacement 29-30					
<b>TOTALS</b>				<b>24,246</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

## DISTRICT # 4 CAPITAL IMPROVEMENT PLAN - FENCE COSTS

### FENCE PAINTING

District # 4 Fence Painting	Phase		Descriptor/ Location	Measurement LF or SF	RECOMMENDED WORK & METHODOLOGY	2020-21	2021-22	2022-23	2023-24	2024-25
Kestrel Preserve	1		Belle Meade Circle	3,200	LF x Cost Paint 20-21 / 24-25	\$3,840				\$3,840
Unit 62	2	Wetlands	Kelsea Louise Morse Preserve & Paige Mardsen Boone Preserve	2,048	LF x Cost Paint 20-21 / 24-25	\$2,458				\$2,458
Unit 44	1	Piedmont	Along Buena Vista Boulevard	4,370	LF x Cost Paint 21-22		\$5,244			
Unit 46	1	Springdale	Along Buena Vista Boulevard	1,360	LF x Cost Paint 20-21 / 24-25	\$1,632				\$1,632
Unit 47	1	Tract A	Along Buena Vista Boulevard	370	LF x Cost Paint 20-21 / 24-25	\$444				\$444
Unit 48	1	Springdale	East Boundary	620	LF x Cost Paint 20-21 / 24-25	\$744				\$744
Unit 50 - Tract B	1		Dry Water Retention Area	314						
Unit 52 - Tracts A & B	1		Dry Water Retention Area	1,020						
Unit 53	1	Springdale	Along Buena Vista Boulevard	1,270	LF x Cost Paint 20-21 / 24-25	\$1,524				\$1,524
Unit 53	1	Erin Glen	Along Buena Vista Boulevard	1,000	LF x Cost Paint 20-21 / 24-25	\$950				\$950
Unit 56	2	Morningview	Along Buena Vista Boulevard	860	LF x Cost Paint 22-23			\$1,032		
Unit 58	1	B/W Chadwick & Waverly	Along Buena Vista Boulevard	900	LF x Cost Paint 23-24				\$1,080	
Unit 63	2		Karney Schwartz Hicks Preserve	1,425	LF x Cost Paint 20-21 / 24-25	\$1,354				\$1,354
Unit 65	2	CR 42	CR 42 North Lots 57-68	918	LF x Cost Paint 20-21 / 24-25	\$1,102				\$1,102
Unit 65	2	CR 42	CR 42 Torrey Pine	1,326	LF x Cost Paint 20-21 / 24-25	\$928				\$928
Unit 217	1	Near Waverly Villas	Along Buena Vista Boulevard	1,080	LF x Cost Paint 23-24				\$1,296	
Unit 220	1	Sunnyside Villas North	Sunnyside Villa North Side	650	LF x Cost Paint 21-22		\$780			
Unit 222	2	Villas of Sherwood		625	LF x Cost Paint 21-22		\$750			
Unit 226	2	Near MerryOak	Along Buena Vista Boulevard	890	LF x Cost Paint 22-23			\$1,068		
<b>TOTALS</b>				<b>24,246</b>		<b>\$14,976</b>	<b>\$6,774</b>	<b>\$2,100</b>	<b>\$2,376</b>	<b>\$14,976</b>

### CAPITAL IMPROVEMENT PLAN FENCE COST

District #4 Capital Costs	\$0
District #4 Maintenance Costs	\$27,976
<b>TOTAL FY 2020-2025</b>	<b>\$27,976</b>

\$0	\$0	\$0	\$0	\$0
\$14,976	\$6,774	\$2,100	\$2,376	\$14,976
\$14,976	\$6,774	\$2,100	\$2,376	\$14,976

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



## DISTRICT # 4 CAPITAL IMPROVEMENT PLAN - OTHER PROJECTS

Descriptor/ Location	Measurement		Year Built or Acquired	LATEST MAJOR IMPROVEMENT Date                      Explanation		RECOMMENDED WORK & METHODOLOGY		2020-21	2021-22	2022-23	2023-24	2024-25
Cart Path - Multi Modal Project - BVB	23,609	SY	2009-10	2012-13	Rejuvenator	Rejuv & Striping 21-22	Rejuvenator every 5 years		\$ 23,776			
Irrigation Upgrades				2019-20	System Upgrade							
<b>TOTALS</b>								<b>\$0</b>	<b>\$23,776</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

### CAPITAL IMPROVEMENT PLAN OTHER PROJECT COSTS

District #4 Capital Costs	\$0
District #4 Maintenance Costs	\$23,776
<b>TOTAL FY 2020-2025</b>	<b>\$23,776</b>

	\$0	\$0	\$0	\$0	\$0
	\$0	\$23,776	\$0	\$0	\$0
	\$0	\$23,776	\$0	\$0	\$0