



Date: December 1, 2010

To: Village Community Development District #2 Board of Supervisors

From: Barbara E. Kays, Budget Director *B.E.K.*

ISSUE:

Approval of the District #2 Capital Improvement Plan – Fiscal Years 2010/11 – 2014/15

BACKGROUND:

As you know, one of the goals for the Board and District staff was to complete a Capital Improvement Plan (CIP) for the District. After the Fixed Assets records were completed, work began on creating a capital improvement plan which included staff completing physical surveys of the District's assets. After months of preparation and discussion, attached is the final Capital Improvement Plan – Fiscal Years 2010/11 – 2014/15 for your approval.

The Capital Improvement Plan is a management and planning tool to help ensure the sustainability of the District. The CIP provides a five-year plan for identifying capital and major maintenance projects along with a funding plan. It also is an excellent communication tool for residents in understanding when specific projects/areas are planned to be completed and how the projects will be funded. This document becomes the foundation for future CIPs as it will be updated on an annual basis during the budget process. The first year will be dropped and a year will be added at the end to continue as a five-year plan.

During the March 15, 2010 workshop, the Board discussed and provided direction for the PCI level, road maintenance and priority road projects. At the August 26, 2010 workshop, the Board reviewed and discussed the draft copy of the District's Capital Improvement Plan – Fiscal Years 2010/11 – 2014/15 along with the methodologies, assumptions and funding options. The attached final copy incorporates the recommended funding option as discussed. Once the CIP is approved, the document will be added to the District's website for everyone to view.

This Capital Improvement Plan includes total estimated capital and major maintenance expenditures of \$530,578 over the five year period with \$241,987 for roads, \$261,051 for fences and \$27,540 for wall/entry sign painting. The majority of the funding for these projects will come from the Capital Projects Fund, Road R & R funds and Working Capital.

RECOMMENDATION:

Staff recommends the Board approve the District #2 Capital Improvement Plan – Fiscal Years 2010/11 – 2014/15.

MOTION:

Motion to approve the District #2 Capital Improvement Plan – Fiscal Years 2010/11 – 2014/15.



**CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2010/11-2014/15**

COMMUNITY DEVELOPMENT DISTRICT #2 ELECTED OFFICIALS

**Art Terrill Chair
Term through 2014
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Art.Terrill@districtgov.org**

**Ed Nowe Vice Chair
Term through 2014
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**Robert Gilmartin
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**Nick Jones
Term through 2012
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COMMUNITY DEVELOPMENT DISTRICT #2

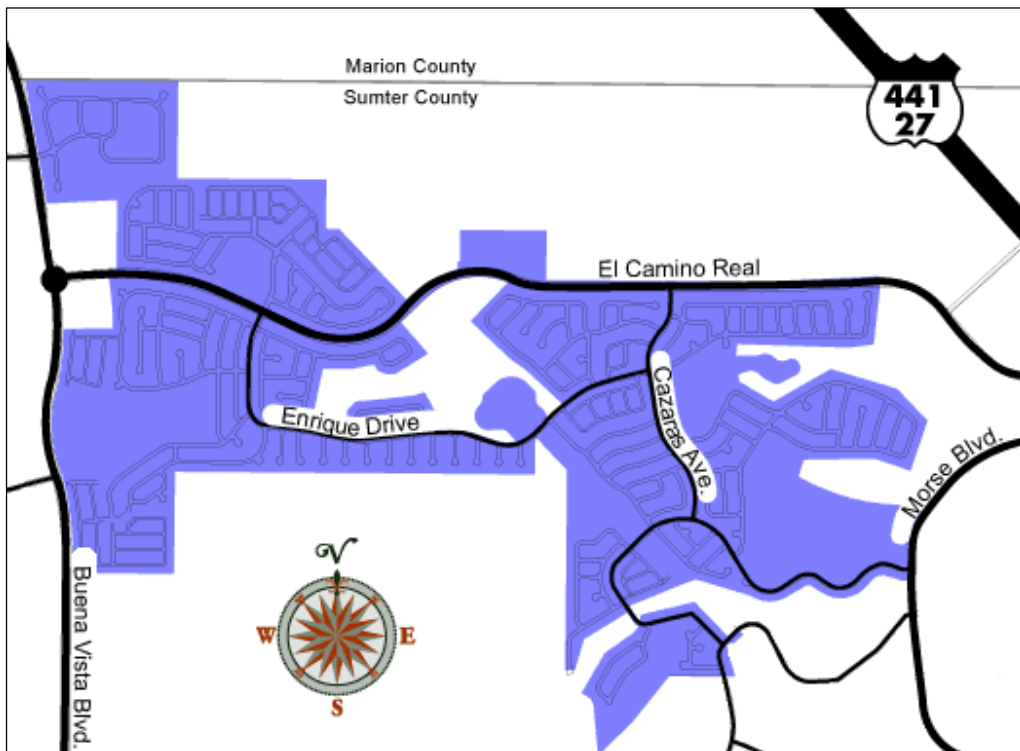


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COMMUNITY DEVELOPMENT DISTRICT #2 ELECTED OFFICIALS

MAP OF DISTRICT #2

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CAPITAL IMPROVEMENT PLAN OVERVIEW

The District Board recognizes that the development of a multi-year capital improvement plan (CIP) is important to provide a comprehensive and cost effective approach to identifying capital needs of the District.

The Capital Improvement Plan is beneficial to the District for many reasons such as:

1. Focuses attention on long range community goals and needs. Capital projects can be brought into line with the District's objectives, allowing projects to be prioritized based on need and funding availability.
2. Allows for an informed public. The CIP reporting document keeps residents informed about the future capital investment plans of the District, as well as becoming aware of projects, timelines and associated costs.
3. Encourages efficient program administration. Knowing in advance what, when and where projects will be undertaken leads to effective scheduling of available personnel, equipment and financial resources.
4. Identifies the most economically sound manner of funding projects. By fiscally constraining all five years of the CIP, the District is able to identify projects without a funding source and work to put in place sources of funding, smoothing the need for sharp increases in assessments.

The development of the Capital Improvement Plan is a continual process and, consequently, should be viewed as a working document. Therefore, the CIP document is developed from a multiyear planning perspective, evaluated and revised every year during the budget process in order to include new projects, reflect changes in ongoing projects and extend the program an additional year.

The first year of the plan is incorporated into the annual budget to appropriate funds. Improvements identified in subsequent years are approved only on a planning basis with no official appropriation.

This Capital Improvement Plan includes capital costs and some maintenance costs such as wall and entry sign painting. Capital costs included in this plan include new or improvements to infrastructure (roads and fencing) that have a unit cost of \$10,000 or more and a useful life that exceeds one year. The estimated costs are based on current year dollars.

FUNDING SOURCES

The original construction of the District's infrastructure was funded through a bond issue however; the objective was to fund the ongoing maintenance and replacement costs with the District's maintenance assessment revenues. One of the purposes of developing the CIP is to minimize the spikes in the assessment through long-term planning. Over the past years, the Districts have designated funds to be placed in reserves for roads, multi-modal paths and general purposes. These funds were considered in addition to available working capital funding to determine the funding plan for the five-year plan.

District 2 also has remaining funds in their Capital Projects Fund that will be utilized in the beginning of the CIP to fund capital projects. When these funds are depleted the other above-mentioned sources will be used to provide the funding for the remaining fiscal years.

Every capital project included in this CIP has an adequate funding source identified for the project. There is not an increase in maintenance assessments included in this five-year plan.

While determining available resources, several assumptions were made: operating expenditures would increase annually by 1%; working capital would remain at a level equal to three months of operating expenditures and estimates were based on current dollars using current bid prices when available.

A Project Funding Summary found on page 3 provides an overview of the project totals and the funding source by fiscal year with total recaps by project type and by funding source. The Working Capital and R & R Fund Balances found at the end of the plan is a summary of the funding sources by type by fiscal year. This report reflects the balances of the funding sources by fiscal year and highlights the funding source ending balance at the end of the five-year plan.

This Capital Improvement Plan is an end result of numerous hours of work by the District's staff and the Board of Supervisors working collaboratively to provide a planning and financial tool for the sustainability of the District.

DISTRICT # 2 PROJECT FUNDING SUMMARY

PROJECT TOTAL BY SOURCE			ROADS		FENCE		WALL	OTHER	TRF to ROAD R&R
			Capital	Maint.	Capital	Maint.			
2010-11									
Operating	\$7,200			\$7,200		\$0			
Capital Projects Fund	\$110,047		\$22,500		\$87,547				
Working Capital	\$35,000				\$35,000				\$0
General R & R	\$0								
Road R & R	\$0		\$0						
2011-12									
Operating	\$3,600			\$3,600					
Capital Projects Fund	\$77,371		\$77,371						
Working Capital	\$49,395					\$17,395			\$32,000
General R & R	\$0								
Road R & R	\$0								
2012-13									
Operating	\$7,181					\$7,181			
Capital Projects Fund	\$61,633		\$24,667		\$36,966				
Working Capital	\$53,283						\$21,283		\$32,000
General R & R	\$0								
Road R & R	\$0								
2013-14									
Operating	\$13,632					\$7,375	\$6,257		
Capital Projects	\$20,208				\$20,208				
Working Capital	\$42,800			\$10,800					\$32,000
General R & R	\$0								
Road R & R	\$19,713		\$19,713						
2014-15									
Operating	\$6,786			\$6,786					
Capital Projects	\$0								
Working Capital	\$81,379				\$27,000	\$22,379			\$32,000
General R & R	\$0								
Road R & R	\$69,350		\$69,350						
TOTAL CIP FY 2010-2015 BY EXPENSE TYPE			\$213,601	\$28,386	\$206,721	\$54,330	\$27,540	\$0	\$128,000

Project Expense Capital/Maint. Recap			
Project	Capital	Maint.	Total
Road	\$213,601	\$28,386	\$241,987
Fence	\$206,721	\$54,330	\$261,051
Wall	\$0	\$27,540	\$27,540
Other			
FIVE YEAR TOTAL	\$420,322	\$110,256	\$530,578

Project Funding/Expense Recap	
Funding Source	Expense
Operating	\$38,399
Working Capital	\$133,857
General R & R	\$0
Road R & R	\$89,063
Capital Projects Fund	\$269,259
TOTAL	\$530,578

DISTRICT # 2 PAVEMENT AND ROAD MANAGEMENT

Included within the District are three types of roads: villa, residential and collector roads. The District is only responsible for maintaining approximately 5.31 miles of villa roads. The maintenance responsibilities for the residential and collector roads have been conveyed to Sumter County.

Pavements are an important District infrastructure investment and our goal is to create an effective pavement maintenance program to address pavement needs before the onset of serious damage with efforts towards maximizing the value and extending the remaining service life of our pavement network.

PAVEMENT MANAGEMENT SYSTEM PROCESS

The District has incorporated a pavement management system that combines engineering principles with cost effective activities to facilitate a more organized and logical approach to pavement decision-making.

In 2009, Districts 1-7 participated in a Request for Proposal (RFP) to contract for a vendor to develop a consistent methodology with regard to data collection, management and maintenance of the road network throughout The Villages. The District contracted with Transmap Corporation to survey the villa road systems along with the resident and collector roads for District 4. The data collected by Transmap was incorporated into a Pavement Management System program. This program utilizes coding of roadway conditions coupled with the cost options to determine maintenance or re-construction activities.

In July, 2009 Transmap used its mapping van and technology to collect road images and data. The mapping van captured the pavement features and distresses at fifteen foot intervals. The data was input into the pavement management system to produce a pavement condition index (PCI) for each road surveyed. The road information, a map with the pavement condition index score and access to the web based pavement management system was provided to the District Board in November, 2009.

PAVEMENT CONDITION INDEX (PCI)

The Pavement Condition Index (PCI) is a numerical index between 0 and 100 and is used to indicate the condition of a roadway. Pavement scores are based on 100 as good and 0 as failed. All roads on the map are color coded based on their condition and pavement condition index (PCI). The PCI range and road condition description are listed in the chart below.

PCI	Description
86-100	Good
71-85	Satisfactory
56-70	Fair
41-55	Poor
26-40	Very Poor
11-25	Serious
0-10	Failed

Transmap identified the road conditions in District # 2 as 3.66% fair, 45.12% satisfactory and 51.22% as good.

At the March 15, 2010 District Budget Workshop, the Board of Supervisors established that for maintenance and planning purposes the pavement condition index shall not fall below a PCI of 70.

MAINTENANCE PLAN

District Property Management has developed a maintenance plan and associated costs utilizing this pavement condition index as a baseline along with ongoing physical surveys by Property Management staff. District Property Management's maintenance and rehabilitation approach utilizes continuous and preventive maintenance to prolong the life span of Villa pavement and recommends the following schedule:

- Year One: Crack Sealing and Patching the Pavement,
- Year Two: Double Micro-Resurfacing the Pavement,
- Year Four: Applying a Surface Rejuvenator to the Pavement.

Year One - Crack Sealing

Crack sealing is the placement of liquid materials into or above existing cracks in the pavement. This process prevents water and materials from penetrating into these cracks, which left untreated, would cause further deterioration of the street. Crack sealing is only applied to cracks in the pavement and will not present a uniform appearance to the road, yet may change the PCI. Crack sealing prevents further deterioration of the existing pavement from 2-3 years and is considered maintenance for the purposes of the Capital Improvement Plan.

Year Two – Micro-Resurfacing

Micro-resurfacing is an application of ¼ inch (single application) or ½ inch (double application) of a mixture that is overlaid on the entire existing asphalt surface of the street. This process will provide a uniform appearance to the street surface and using the micro-resurfacing process should improve the PCI and extend the life of existing pavement for an estimated 3 to 5 years. The micro-resurfacing process is categorized as a capital cost.

Year Four- Surface Rejuvenator

Once pavement micro resurfacing has been performed, the asphalt will harden. Property Management is recommending the use of rejuvenator to restore the pavement surface and prevent premature cracking or raveling.

A one-coat application of rejuvenator is sprayed to penetrate into the pavement, replenishing the oily fraction of the asphalt and then enhance the properties of the micro-resurfacing. While surface rejuvenators will not change the PCI, they are an inexpensive treatment to prolong pavement life and delay major maintenance or reconstruction. The surface rejuvenator program is considered a capital cost for the District's Capital Improvement Plan.

Project Review

Once the pavement work is completed, the overall pavement condition will be assessed by District Property Management to see if the goals and objectives that were originally set have been met. Project review will include noting the treatment type, treatment date, the improvement in condition, the improvement in serviceability, and other feedback information. District Staff will send updated information to Transmap to be input into the pavement management system. The PCI for the road may be adjusted to reflect the completed maintenance.

Project Costs

Cost prices were calculated using FY 09-10 bid prices and consist of the following:

- Crack Sealing and Patching, is estimated at \$100 per Villa with mobilization of \$3,500 per project,
- Double Micro-Resurfacing is calculated at \$3.14 per square yard,
- Surface Rejuvenator is calculated using \$.80 per square yard.
- Mill and Overlay is calculated using \$4.80 per square yard.
- Mobilization, unless indicated otherwise, is calculated at \$3,500 and is placed in a fiscal year where crack sealing is not occurring. Depending upon when projects are implemented the cost of mobilization may adjust.

CAPITAL IMPROVEMENT PLAN ROAD SUMMARY

The data collected by Transmap was compiled into a villa road report. This report was used to prepare a cost work plan for the District. A spreadsheet summary utilizing the proposed preventative maintenance schedule for the upcoming five (5) fiscal years is included and provides project details for each year. The summary identifies the Villa, square yardage of the villa road, recommended work, the year the cost would occur, and annual/cumulative capital and maintenance costs. Crack Sealing is also included identifying operating costs and work timetables.

CAPITAL IMPROVEMENT PLAN FUNDING ANALYSIS

A Project Funding Summary is provided that reflects the dollar amount for road capital and maintenance projects by year for five fiscal years. The funding analysis considers several funding sources including working capital, General R & R funds, and Road R & R funds. Current operating expenses were also reviewed to determine if current operating funds would be available for the crack seal maintenance costs. Also included is a spreadsheet reflecting several funding options to assist the Board in determining future funding requirements. Some of these options may require an increase to the maintenance assessment in future years. The Capital Improvement Plan will be updated on an annual basis during the budget process to make any necessary adjustments and to add another year of recommendations.

ROAD PROJECT LIST

The Capital Improvement Plan focuses on the fiscal year beginning 2010-11 and ending in fiscal year 2014-15 and has a total capital cost of \$213,601 and a total maintenance cost of \$28,386 and includes the following:

FY 2010-11

Double Micro-Resurfacing - Villa Escandido
Crack Sealing - Villa de Leon and Villa del Canto

Total Capital Cost: \$22,500 Total Maintenance Cost: \$7,200.

FY 2011-12

Double Micro-Resurfacing - Villa de Leon and Villa del Canto
Crack Sealing - Villa Santo Domingo

Total Capital Cost: \$77,371 Total Maintenance Cost: \$3,600.

FY 2012-13

Rejuvenator – Villa Escandido
Double Micro-Resurfacing - Villa Santo Domingo

Total Capital Cost: \$24,667 Total Maintenance Cost: \$0.

FY 2013-14

Rejuvenator - Villa de Leon and Villa del Canto
Crack Sealing - Villa de la Ramona, Villa San Lendro and Villa Vera Cruz

Total Capital Cost: \$19,713 Total Maintenance Cost: \$10,800.

FY 2014-15

Rejuvenator - Villa Santo Domingo
Double Micro-Resurfacing - Villa de la Ramona, Villa San Lendro and Villa Vera Cruz
Crack Sealing - Villa la Cresenta

Total Capital Cost: \$69,350 Total Maintenance Cost: \$6,786.

DISTRICT # 2 CAPITAL IMPROVEMENT PLAN (CIP) - ROADS

VILLA	SQ YARDS	Recommended Work	2010-11	2011-12	2012-13	2013-14	2014-15
Villa de la Ramona	5,388.89	Crack Seal 13-14/Double Micro-Resurface 14-15/REJ 16-17				\$3,600	\$16,921
Villa de Leon	11,889.67	Crack Seal 10-11/Double Micro-Resurface 11-12/REJ 13-14	\$3,600	\$37,334		\$9,512	
Villa del Canto	12,750.78	Crack Seal 10-11/Double Micro-Resurface 11-12/REJ 13-14	\$3,600	\$40,037		\$10,201	
Villa Escandido	6,608.19	Double Micro-Resurface 10-11/REJ 12-13	\$20,750		\$8,661		
Villa la Cresenta	9,190.78	Crack Seal 14-15/Double Micro-Resurface 15-16/REJ 17-18					\$3,600
Villa San Leandro	7,770.33	Crack Seal 13-14/Double Micro-Resurface 14-15/REJ 16-17				\$3,600	\$24,399
Villa Santo Domingo	3,982.89	Crack Seal 11-12/Double Micro-Resurface 12-13/REJ 14-15		\$3,600	\$12,506		\$3,186
Villa Vera Cruz	8,926.89	Crack Seal 13-14/Double Micro-Resurface 14-15/REJ 16-17				\$3,600	\$28,030
*Mobilization			\$1,750		\$3,500		
VILLA SQUARE YARDS TOTAL	66,508.42						
TOTAL CIP VILLA ROAD COST DISTRICT 2	\$241,987		\$29,700	\$80,971	\$24,667	\$30,513	\$76,136

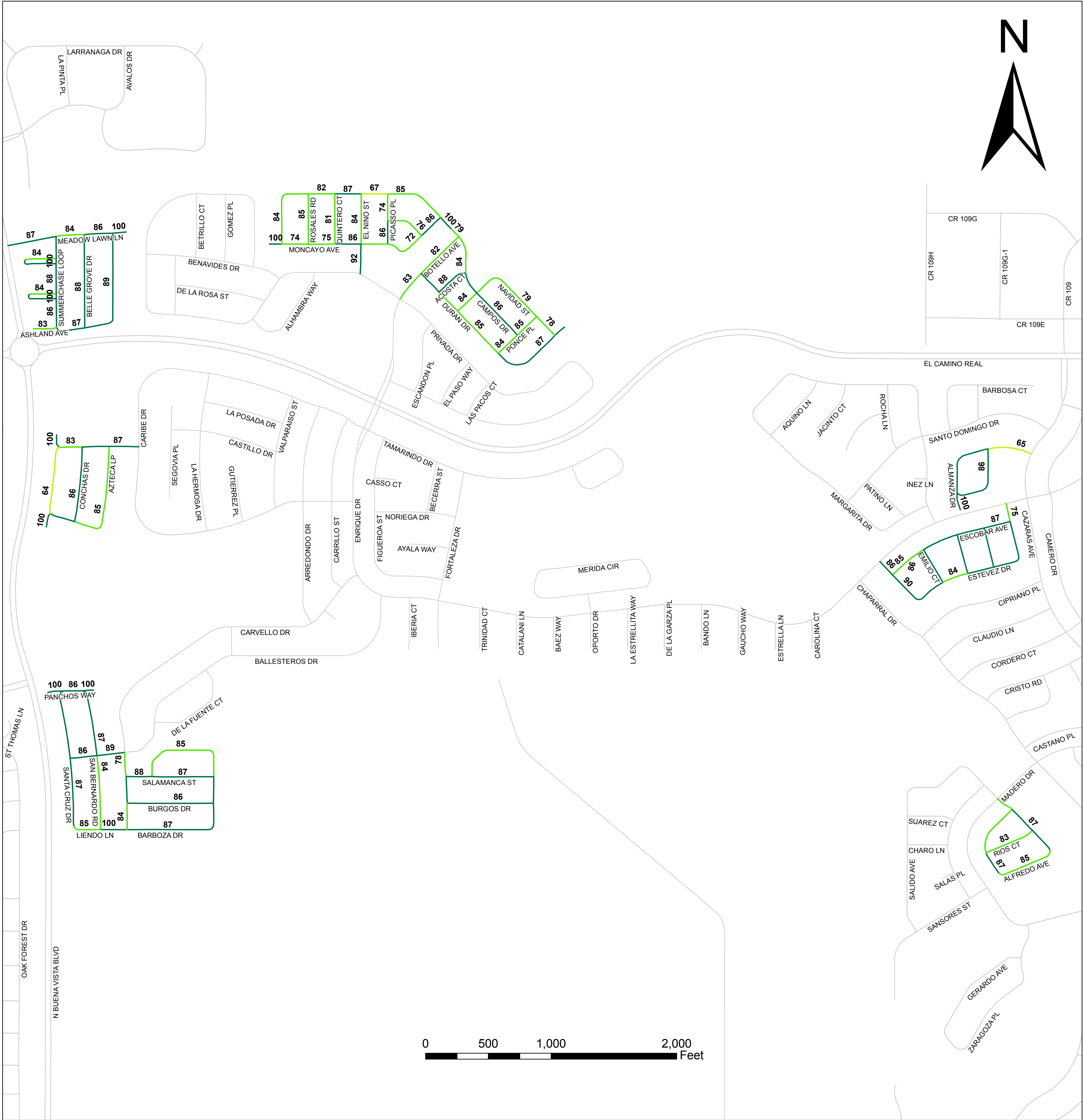
District #2 Capital CIP Costs	\$213,601		\$22,500	\$77,371	\$24,667	\$19,713	\$69,350
District #2 Maintenance CIP Costs	\$28,386		\$7,200	\$3,600	\$0	\$10,800	\$6,786
TOTAL DISTRICT #2 ROAD CIP COSTS	\$241,987						

Capital Costs are for projects that receive mill and overlay, micro resurfacing and surface rejuvenator program

Maintenance Costs are for projects that will receive crack seal or surface rejuvenator costing under \$10,000 for the total year

*Mobilization Added to Fiscal Year that had no Crack Sealing Being Done

VCDD, FL District 2 Pavement Analysis Project

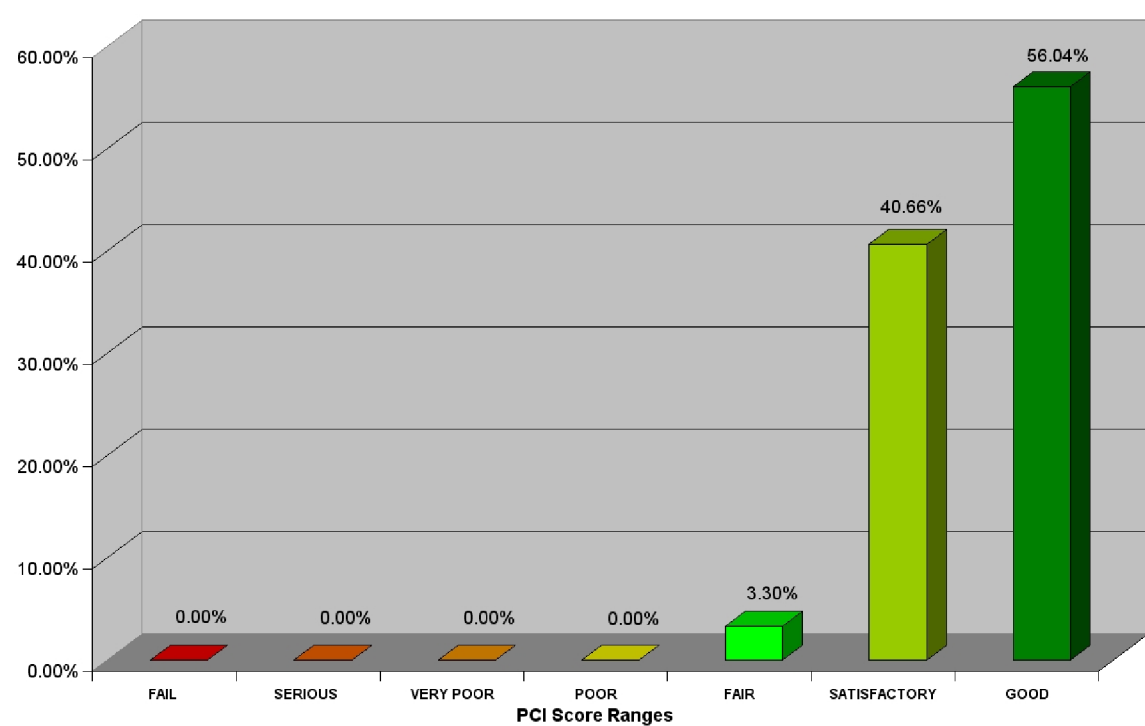


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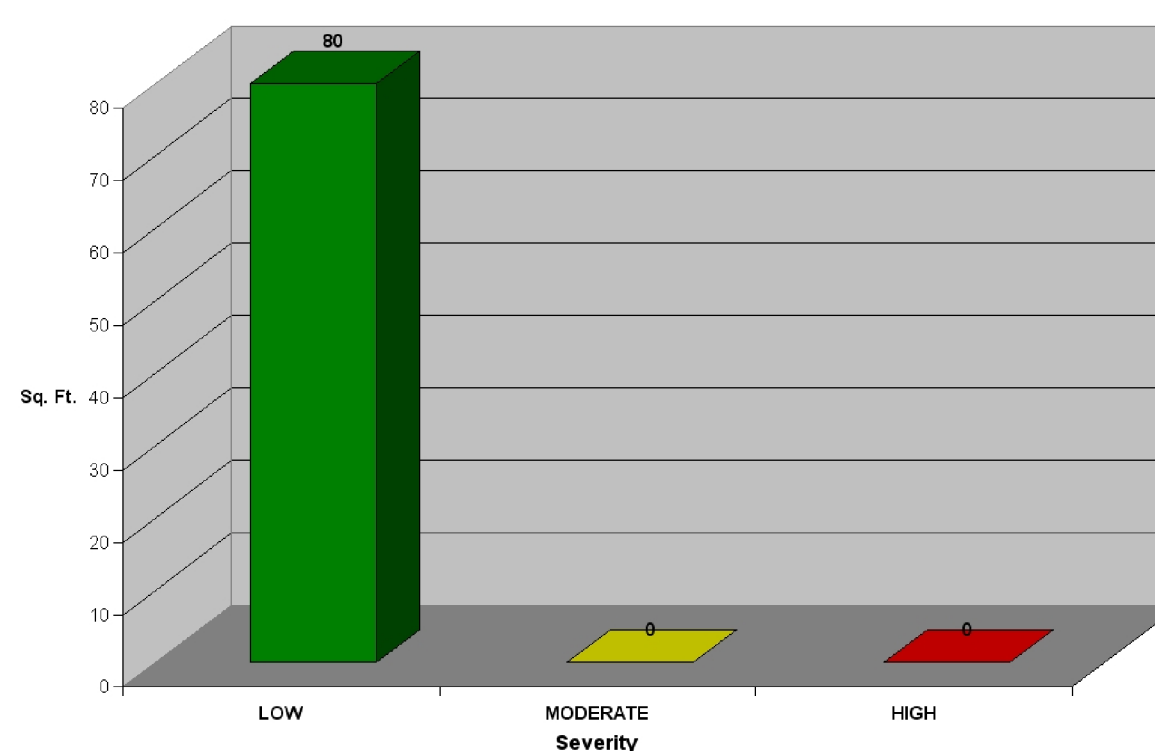
PCI

- 86 - 100
- 71 - 85
- 56 - 70
- 41 - 55
- 26 - 40
- 11 - 25
- 0 - 10

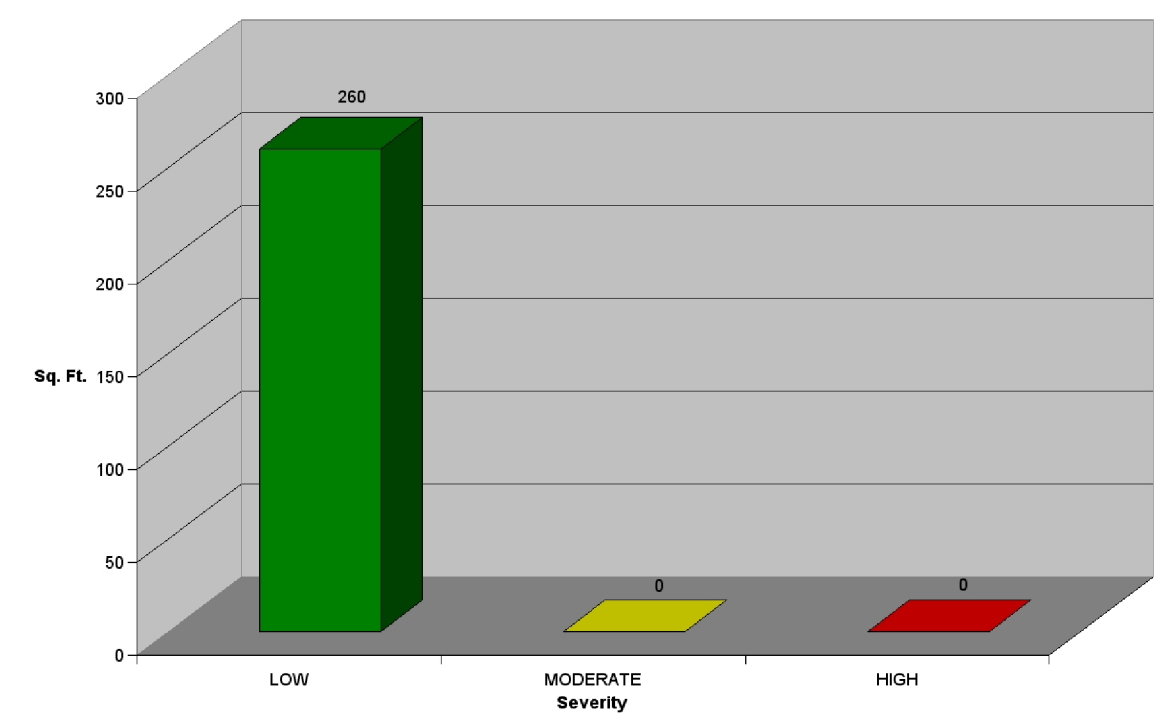
PCI Percentages for District 2, VCDD



Square Footage of Block Cracking



Square Footage of Alligator Cracking



DISTRICT FENCE

Throughout the District you will find wooden board fence outlining our roadways, neighborhoods and nature preserves. This fencing style was incorporated to distinguish our hometown community and safeguard protected lands.

The Villages overall development plan has set aside a number of refuges for protected native Florida species. These wildlife and wetland preserves were established to provide continued habitat for these animals to live, nest and thrive in natural surroundings.

Under the regulation of the Florida Fish and Wildlife Conservation Commission, the District provides, through fencing and monitoring, a secure and safe habitat for owls, kestrels, and tortoises, while also insuring our wetlands are maintained.

FENCE SURVEY

District Property Management Supervisors performed physical surveys of the fence structure to assist with the preparation of the capital improvement plan. Information from the inspections has been assembled upon a spreadsheet that includes the fence location, useful life, approximate measurement, fence condition at the time of the survey, style of boards, latest major improvements and recommended work and methodology.

Several factors are considered when assessing fence replacement: the structural integrity, which can be compromised once the post that holds the boards together is affected, the approximate remaining life of the fence, the fence location within the community, the environmental conditions upon the fence and its maintenance history.

Further consideration may also be given if wildlife or wetland regulations apply, if the fencing is highly visible to residents and visitors; or if fencing is exposed to the elements of direct sunlight or being situated in water which may require more maintenance and may deteriorate at a faster rate of speed.

FENCE MAINTENANCE PROGRAM

The District performs routine repair and fence painting maintenance on the wooden fence. Routine repairs consist of replacing broken boards and posts while trying to extend the useful life of the fence. Any work being done in the vicinity of the preserve areas requires an environmental professional to monitor the wildlife activity prior to and during any fence work. Fence painting is done approximately every four (4) years.

FENCE REPLACEMENT

Fence replacement is estimated to occur approximately every fifteen (15) years. Various conditions affect the cost calculations of fence replacement such as location, number of boards and additional fence support. A preserve is designed to protect the wildlife from direct human interaction. If the location of the preserve does not lend itself to direct access by truck, a project becomes more labor intensive as the boards and posts must be hand carried in and out for the work to be performed resulting in an increased per linear foot cost. Certain terrain conditions may require additional boards to support the fence or wire at the bottom of the structure to insure wildlife stays within a preserve and may increase the linear foot cost.

A spreadsheet summary depicting District Property Management's replacement schedule for the upcoming five (5) fiscal years is included and provides information for project work in each year. The summary identifies the fence and its location, the year the cost would occur and annual/cumulative capital and maintenance costs. Fence painting is also included identifying operating costs and work timetables.

Cost prices are calculated at FY 09-10 bid prices and consist of the following:

- 3 board fence replacement is calculated at \$5.85 - \$6.00 per linear foot,
- 4 board fence replacement is calculated at \$7.00 per linear foot,
- For areas that require hand carrying of materials the cost is calculated at \$12.00 per linear foot,
- Fence painting is calculated at \$1.25 cents per linear foot.

DISTRICT # 2 FENCE REPLACEMENT PROGRAM

District #2 hosts 113.36 acres of preserves which include: Harold S. Schwartz Wildlife Preserve, Sharon L. Morse Owl Preserve, Ronald G. Hess Wildlife Preserve and Jennifer L. Parr Kestrel Preserve. Roadway fence includes El Camino Real and perimeter fencing is behind Unit 20, 27, 28 and 29.

The proposed fence replacement plan for Fiscal Year 2010-11 through Fiscal Year 2014-15 is estimated (using Fiscal Year 09-10 dollars) at a total capital cost of \$171,475 and includes the following:

FY 2010-11

Fiscal Year 10-11 includes the final phase of replacement of approximately 3,200 linear feet for the Sharon L. Morse Owl Preserve, and replacement of approximately 5,693 linear feet for the Harold Schwartz Preserve and approximately 4,216 linear feet for the Ronald G. Hess Preserve.

Total Capital Cost: \$122,547 Total Maintenance Cost: \$0.

FY 2011-12

Fiscal Year 11-12 includes approximately 822 linear feet of fence replacement for the Jennifer L. Parr Kestrel Preserve.

Total Capital Cost: \$0 Total Maintenance Cost: \$17,639.

FY 2012-13

Fiscal Year 12-13 includes replacement fence located behind Unit 27, 28 and 29 of approximately 6,161 linear feet.

Total Capital Cost: \$36,966 Total Maintenance Cost: \$7,181.

FY 2013-14

Fiscal Year 13-14 includes replacement fence located behind Unit 20 of approximately 3,368 linear feet.

Total Capital Cost: \$20,208 Total Maintenance Cost: \$7,375.

FY 2014-15

Fiscal Year 14-15 a portion of El Camino Real, covering the area from the power corridor to the 50-50 north side of the street will replace approximately 4,500 linear feet of fencing.

Total Capital Cost: \$27,000 Total Maintenance Cost: \$22,379.

DISTRICT # 2 CAPITAL IMPROVEMENT PLAN - FENCE COSTS

FENCE REPLACEMENT

District # 2 Fence Replacement	Descriptor/ Location	Useful Life of Asset in Years	Measurement LF or SF	Fence Condition	Style of Boards	Date	LATEST MAJOR IMPROVEMENT Explanation	RECOMMENDED WORK & METHODOLOGY	2010-11	2011-12	2012-13	2013-14	2014-15		
Sharon L. Morse Preserve		15	7,994	LF	Poor	4	FY 09/10	4,800 Linear Feet replaced	LF x Cost	3,200 LF to Replacement FY 10-11	\$22,400				
Harold S. Schwartz Preserve		15	5,693	LF	Poor	4			LF x Cost	Replacement FY 10-11	\$39,851				
Unit 20	Behind the Unit	15	3,368	LF	Good	4	FY 07-08	Replaced Entire Fence	LF x Cost	Replacement FY 13-14		\$20,208			
Ronald G. Hess Preserve	Chapparal	15	4,216	LF	Good	4			LF x Cost	Replacement FY 10-11	\$25,296				
Jennifer L. Parr Kestrel Preserve		15	822	LF	Fair	4			LF x Cost	Replacement FY 11-12		\$5,754			
Unit 27, 28 & 29	Behind the Unit	15	6,161	LF	Good	4			LF x Cost	Replacement FY 12-13		\$36,966			
El Camino Real	Alhambra	15	5,900	LF	Fair-Good	4	FY 08-09	Replaced boards & painted as necessary	LF x Cost	Unit 24 & Unit 31 done in FY 09/10					
El Camino Real	Power Corridor to 50-50 North Side	15	4,500	LF	Fair-Good	4			LF x Cost	Replacement FY 14-15			\$27,000		
El Camino Real	South Side Savannah to Unit 23	15	5,745	LF	Excellent	4	FY 09-10	Replaced boards & painted as necessary	LF x Cost	Replacement FY 16-17					
El Camino Real	South Side Unit 23 West end to 50/50	15	4,813	LF	Excellent	4			LF x Cost	Replacement FY 15-16					
Alhambra	Under the Powerline	15	2,600	LF	Excellent	4	FY 08-09	Replaced	LF x Cost						
Harmeswood										Residents are Responsible for the Fence					
Environmental Professional Services											\$35,000				
TOTALS			51,812	LF							\$122,547		\$36,966	\$20,208	\$27,000

REPLACEMENT COST FACTOR @ \$6.00 - \$7.00 per linear foot

\$5,754

TOTAL NON CAPITAL \$5,754

FENCE PAINTING

District # 2 Fence Painting	Descriptor/ Location	Useful Life of Asset in Years	Measurement LF or SF	Condition	Style of Boards	Date	LATEST MAJOR IMPROVEMENT Explanation	RECOMMENDED WORK & METHODOLOGY	2010-11	2011-12	2012-13	2013-14	2014-15	
Sharon L. Morse Preserve		15	7,994	LF	4			LF x Cost	3,200 LF to Replacement FY 10-11	R			\$9,993	
Harold S. Schwartz Preserve		15	5,693	LF	4			LF x Cost	Replacement FY 10-11	R			\$7,116	
Unit 20	Behind the Unit	15	3,368	LF	4			LF x Cost	Replacement FY 13-14			R		
Ronald G. Hess Preserve	Chapparal	15	4,216	LF	4			LF x Cost	Replacement FY 10-11	R			\$5,270	
Jennifer L. Parr Kestrel Preserve		15	822	LF	4			LF x Cost	Replacement FY 11-12		R			
Unit 27, 28 & 29	Behind the Unit	15	6,161	LF	4			LF x Cost	Replacement FY 12-13		R			
El Camino Real	Alhambra	15	5,900	LF	4			LF x Cost	Unit 24 & Unit 31 done in FY 09/10				\$7,375	
El Camino Real	Power Corridor to 50-50 North Side	15	4,500	LF	4			LF x Cost	Replacement FY 14-15		\$5,625		R	
El Camino Real	South Side Savannah to Unit 23	15	5,745	LF	4			LF x Cost	Replacement FY 16-17		\$7,181			
El Camino Real	South Side Unit 23 West end to 50/50	15	4,813	LF	4			LF x Cost	Replacement FY 15-16		\$6,016			
Alhambra	Under the Powerline	15	2,600	LF	4			LF x Cost						
Harmeswood										Residents are Responsible for the Fence				
TOTALS			51,812	LF						\$0	\$11,641	\$7,181	\$7,375	\$22,379

4 Board Painting Cost is \$1.25 per linear foot

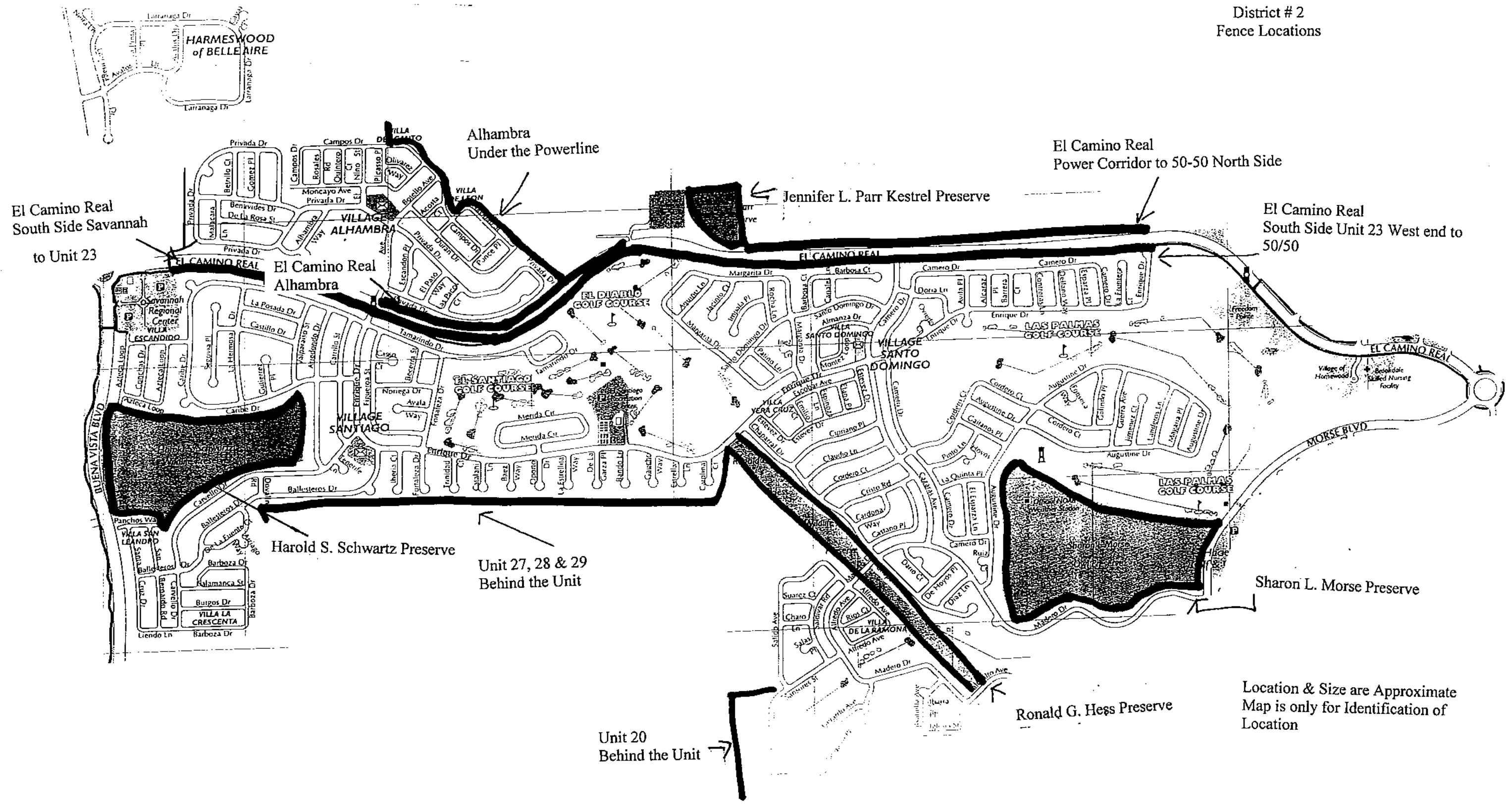
R = Replacement Year

CAPITAL IMPROVEMENT PLAN FENCE COST

District #2 Capital Costs	\$206,721													
District #2 Maintenance Costs	\$54,330													
TOTAL DISTRICT # 2 FY 2010-2015	\$261,051									\$122,547	\$17,395	\$44,147	\$27,583	\$49,379

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District # 2
Fence Locations



Location & Size are Approximate
Map is only for Identification of
Location

DISTRICT #2 WALL & ENTRY PAINTING

	Descriptor/ Location	Type	Year Built	Useful Life of Asset in Years	Measurement		Height in FT	Condition	LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY	2010-11	2011-12	2012-13	2013-14	2014-15		
					LF or SF				Date	Explanation								
Santo Domingo Villa	Villa Wall		1997	100	2,175	LF	6	Good	2009		LF x HGT x Cost	PAINT 12-13 / PAINT 17-18			\$7,830			
Santiago Gate	Entry Wall			100	200	LF	6	Excellent	2009	Replaced Wood & Painted	LF x HGT x Cost	PAINT 14-15 / PAINT 19-20				\$720		
Alhambra Gate	Entry Wall			100	200	LF	6	Excellent	2009	Replaced Wood & Painted	LF x HGT x Cost	PAINT 14-15 / PAINT 19-20				\$720		
Villa San Leandro & Villa La Cresenta	Villa Wall		1998	100	1,425	LF	6	Good	2009	Cleaned	LF x HGT x Cost	PAINT 12-13 / PAINT 17-18			\$5,130			
Villa Escandido	Villa Wall		1998	100	2,350	LF	6	Good	2009	Cleaned	LF x HGT x Cost	PAINT 12-13 / PAINT 17-18			\$8,460			
Villa De Leon	Sign Wall		1997	100	42	LF	8	Good	2009	Cleaned	LF x HGT x Cost	PAINT 12-13 / PAINT 17-18			\$202			
Villa Del Canto	Sign Wall		1997	100	42	LF	8	Good	2009	Cleaned	LF x HGT x Cost	PAINT 12-13 / PAINT 17-18			\$202			
Unit 30	6' Wall around Savannah Center		1998	100	1,338	LF	6	Good	2009	Cleaned	LF x HGT x Cost	PAINT 14-15 / PAINT 19-20				\$4,817		
GRAND TOTAL DISTRICT #2 WALL & ENTRY PAINTING																		
PAINTING @ \$.60 per Square Foot												\$0	\$0	\$21,823	\$6,257	\$0		
District #2 Capital Costs	\$0											\$0	\$0	\$0	\$0	\$0		
District #2 Maintenance Costs	\$27,540											\$0	\$0	\$21,283	\$6,257	\$0		
GRAND TOTAL FY 2010-2015	\$27,540											\$0	\$0	\$21,283	\$6,257	\$0		

DISTRICT # 2 WORKING CAPITAL and R & R FUNDS BALANCES

Capital Projects Fund	2010-11	2011-12	2012-13	2013-14	2014-15
Beginning Balance	273,403	163,356	85,985	24,352	4,144
Deposits					
Capital Improvement Plan Expenditures	110,047	77,371	61,633	20,208	
Ending Balance	163,356	85,985	24,352	4,144	4,144

Working Capital	2010-11	2011-12	2012-13	2013-14	2014-15
Beginning Balance	396,713	428,629	437,502	433,753	431,665
Deposits	931,711	931,711	931,711	931,711	931,711
Expenditures - Operating	864,795	873,443	882,177	890,999	899,909
Capital Improvement Plan Expenditures	35,000	17,395	21,283	10,800	49,379
Transfer/ Deposit to Road R & R		32,000	32,000	32,000	32,000
Ending Balance	428,629	437,502	433,753	431,665	382,087

RESERVES

General R & R	2010-11	2011-12	2012-13	2013-14	2014-15
Beginning Balance	1,134,830	1,134,830	1,134,830	1,134,830	1,134,830
Deposits					
Capital Improvement Plan Expenditures					
Ending Balance	1,134,830	1,134,830	1,134,830	1,134,830	1,134,830

Villa Road R & R	2010-11	2011-12	2012-13	2013-14	2014-15
Beginning Balance	54,172	54,172	86,172	118,172	130,459
Deposits		32,000	32,000	32,000	32,000
Capital Improvement Plan Expenditures				19,713	69,350
Ending Balance	54,172	86,172	118,172	130,459	93,109

FY 09-10 Operating Budget	\$877,668
3 Months	\$219,417
4 Months	\$292,556

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FOR ADDITIONAL INFORMATION

The District's capital improvement plans are designed to provide a comprehensive and cost effective approach to identifying capital needs of the District. We welcome resident input in the continuing development of the District's capital improvement plan so please contact us with your suggestions or if you have any questions about the report.

You may reach the Office of Management and Budget at 3201 Wedgewood Lane, The Villages, FL 32162; Telephone (352) 751-3939.

Please visit the Village Community Development District web site at www.districtgov.org to obtain more information about Community Development District #2, including budgets, audits, board meetings, agendas and minutes.