

**The Villages®**  
Community Development Districts  
District 3

**CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2016/17 - 2020/21**

## DISTRICT # 3 PROJECT FUNDING SUMMARY

PROJECT TOTAL BY SOURCE		ROADS		FENCE		WALL	OTHER		TRF to R&R
		Capital	Maint.	Capital	Maint.		Capital	Maint.	
<b>2016-17</b>									
Working Capital	\$177,706				4,840	3,556	29,310	100,000	40,000
General R & R	\$115,222			89,222			26,000		
Road R & R	\$94,000	94,000							
Cart Path R&R	\$18,820							18,820	
Restricted Cap Proj 2012	\$0								
Restricted Cap Proj 2013	\$74,325	74,325							
<b>2017-18</b>									
Working Capital	\$162,000							12,000	150,000
General R & R	\$0								
Road R & R	\$0								
Cart Path R&R	\$0								
Restricted Cap Proj 2012	\$0								
Restricted Cap Proj 2013	\$0								
<b>2018-19</b>									
Working Capital	\$186,284		9,437		923	924			175,000
General R & R	\$333,925						333,925		
Road R & R	\$0								
Cart Path R&R	\$0								
Restricted Cap Proj 2012	\$38,091	38,091							
Restricted Cap Proj 2013	\$0								
<b>2019-20</b>									
Working Capital	\$98,523		-			23,523			75,000
General R & R	\$0								
Road R & R	\$87,075	87,075							
Cart Path R&R	\$0								
Restricted Cap Proj 2012	\$0								
Restricted Cap Proj 2013	\$0								
<b>2020-21</b>									
Working Capital	\$109,021		4,511		13,378	16,132			75,000
General R & R	\$0								
Road R & R	\$0								
Cart Path R&R	\$0								
Restricted Cap Proj 2012	\$0								
Restricted Cap Proj 2013	\$96,938	96,938							
<b>GRAND TOTAL CIP FY 2017-2021 BY EXPENSE TY</b>		<b>\$ 390,429</b>	<b>\$ 13,948</b>	<b>\$ 89,222</b>	<b>\$ 19,141</b>	<b>\$ 44,135</b>	<b>\$ 389,235</b>	<b>\$ 130,820</b>	<b>\$ 515,000</b>

Project Expense Capital/Maint. Recap			
Project	Capital	Maint.	Total
Road	\$390,429	\$13,948	\$404,377
Fence	\$89,222	\$19,141	\$108,363
Wall	\$0	\$44,135	\$44,135
Other	\$389,235	\$130,820	\$520,055
<b>5 YEAR TOTAL</b>	<b>\$868,886</b>	<b>\$208,044</b>	<b>\$1,076,930</b>

Project Funding/Expense Recap	
Funding Source	Expense
Working Capital	\$218,534
General R & R	\$449,147
Road R & R	\$181,075
Cart Path	\$18,820
Restricted Cap Proj 2012	\$38,091
Restricted Cap Proj 2013	\$171,263
<b>TOTAL</b>	<b>\$1,076,930</b>

## District 3 CIP Reserve Usage

FY16-17    FY17-18    FY18-19    FY19-20    FY20-21

### Working Capital

462	Fence Painting / Repl under \$10,000	4,840		923		13,378
462	Villa Wall Painting	3,556		924	23,523	16,132
462	Villa Road Rejuvenator			9,437		4,511
462	Storm Pipe Repairs	100,000				
462	Pump Rebuild		12,000			
642	BVB Pump Station (B) Chemical System	16,310				
642	Pump Control System	13,000				
		137,706	12,000	11,284	23,523	34,021

### General R&R

633	Tunnel Repair B4, B7	26,000				
633	Irrigation Upgrade			333,925		
633	Fence Replacement	89,222				
		115,222	-	333,925	-	-

### Road R&R

633	Mill/Overlay Villa Berea	94,000				
633	Mill/Overlay St Simons				87,075	
633	Mill/Overlay Villa Alexandria and Valdosta					
		94,000	-	-	87,075	-

### Cart Path R&R

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

### Restricted Capital Phase I

633	Mill/Overlay Villa Natchez			38,091		
		-	-	38,091	-	-

### Restricted Capital Phase II

633	Micro-Resurface - Cottages of Summerchase and Carriage Houses at Glenview	74,325				
633	Mill/Overlay Amelia Villas					49,876
634	Mill/Overlay Fernandina Villas					47,062
		74,325	-	-	-	96,938

<b>Annual Capital Expenditures</b>	<b>312,857</b>	<b>12,000</b>	<b>372,016</b>	<b>87,075</b>	<b>96,938</b>
<b>Annual Maintenance Expenditures</b>	<b>27,216</b>	<b>-</b>	<b>11,284</b>	<b>23,523</b>	<b>34,021</b>
<b>Annual CIP Expenditures</b>	<b>440,073</b>	<b>12,000</b>	<b>383,300</b>	<b>110,598</b>	<b>130,959</b>

**5 Year Total Capital Improvement Plan Expenditures** 1,076,930

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

<b>Working Capital</b>	<b>Amended</b>				
	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>
Beginning Balance	712,226	693,026	531,315	411,364	372,347
Deposits	1,201,571	1,192,472	1,192,472	1,192,472	1,192,472
Expenditures - Operating	518,178	675,992	682,752	689,579	696,475
Landscape Contract & Pinestraw	443,387	443,387	443,387	443,387	443,387
Major Plant/Tree Replacement - non-annual	81,500	72,804	0	0	0
Capital Improvement Plan Expenditures	137,706	12,000	11,284	23,523	34,021
Transfer/ Deposit to R & R	40,000	150,000	175,000	75,000	75,000
<b>Ending Balance</b>	<b>693,026</b>	<b>531,315</b>	<b>411,364</b>	<b>372,347</b>	<b>315,935</b>

\*Unrealized Gain of \$115,165 not included in FY16-17 Beginning Balance

**RESERVES**

<b>General R &amp; R</b>	<b>Amended</b>				
	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>
Beginning Balance	844,746	729,524	729,524	395,599	395,599
Deposits	0	0	0	0	0
Capital Improvement Plan Expenditures	115,222	0	333,925	0	0
<b>Ending Balance</b>	<b>729,524</b>	<b>729,524</b>	<b>395,599</b>	<b>395,599</b>	<b>395,599</b>

<b>Villa Road R &amp; R</b>	<b>Amended</b>				
	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>
Beginning Balance	98,434	44,434	194,434	344,434	332,359
Deposits	40,000	150,000	150,000	75,000	75,000
Capital Improvement Plan Expenditures	94,000	0	0	87,075	0
<b>Ending Balance</b>	<b>44,434</b>	<b>194,434</b>	<b>344,434</b>	<b>332,359</b>	<b>407,359</b>

<b>Cart Path Reserve</b>	<b>Amended</b>				
	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>
Beginning Balance	21,392	2,572	2,572	27,572	27,572
Deposits	0	0	25,000	0	0
Capital Improvement Plan Expenditures	18,820	0	0	0	0
<b>Ending Balance</b>	<b>2,572</b>	<b>2,572</b>	<b>27,572</b>	<b>27,572</b>	<b>27,572</b>

<b>Total Working Capital &amp; Reserves</b>	<b>1,469,556</b>	<b>1,457,845</b>	<b>1,178,969</b>	<b>1,127,877</b>	<b>1,146,465</b>
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<b>Restricted Capital Project 2012 Phase I Excess Revenue</b>	<b>Amended</b>				
	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>
Beginning Balance	47,055	57,432	63,706	28,041	28,041
Deposits	10,377	6,274	2,426	0	0
Capital Improvement Plan Expenditures	0	0	38,091	0	0
<b>Ending Balance</b>	<b>57,432</b>	<b>63,706</b>	<b>28,041</b>	<b>28,041</b>	<b>28,041</b>

<b>Restricted Capital Project 2013 Phase II Excess Revenue</b>	<b>Amended</b>				
	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>
Beginning Balance	77,583	37,787	71,110	103,869	136,333
Deposits	34,529	33,323	32,759	32,464	32,389
Capital Improvement Plan Expenditures	74,325	0	0	0	96,938
<b>Ending Balance</b>	<b>37,787</b>	<b>71,110</b>	<b>103,869</b>	<b>136,333</b>	<b>71,784</b>

FY 16-17 Operating Budget	\$ 1,170,281
3 Months	\$ 292,570
4 Months	\$ 390,094

**DISTRICT # 3 CAPITAL IMPROVEMENT PLAN (CIP) - ROADS**

VILLA	Phase	Recorded Date	SQ YARDS	Miles	Latest Improvements	Recommended Work	2016-17	2017-18	2018-19	2019-20	2020-21
Villa Berea	1	Mar-99	11,234	0.87	Rejuvenator 15-16	Mill & Overlay 16-17, Rejuvenator 18-29 / 23-24	\$ 94,000		\$ 9,437		
Villa Alexandria	1	Jun-00	5,224	0.39	Double Micro 15-16	Mill & Overlay 21-22 / Rejuvenator 23-24					
Villa Natchez	1	Jan-00	3,585	0.26	Rejuvenator 14-15	Mill & Overlay 18-19 / Rejuvenator 20-21			\$ 38,091		\$ 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	
Villa Valdosta	1	Aug-99	8,336	0.65	Double Micro 15-16	Mill & Overlay 21-22 / Rejuvenator 23-24					
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-Resurface 16-17 / Mill&Overlay 22-23	\$ 51,940				
Carriage Houses at Glenview	2	Jul-01	2,838	0.19		Double Micro-Resurface 16-17 / Mill&Overlay 22-23	\$ 15,885				
*Mobilization - Rejuvenator											\$ 1,500
*Mobilization - Micro-Resurfacing							\$ 1,500				
*Prep Work - Micro-Resurfacing							\$ 5,000				

<b>TOTAL CIP VILLA ROAD COST DISTRICT 3</b>			<b>60062</b>	<b>4.67</b>			<b>\$ 168,325</b>	<b>\$ -</b>	<b>\$ 47,528</b>	<b>\$ 87,075</b>	<b>\$ 101,449</b>
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District #3 Capital CIP Costs			\$296,429
District #3 Maintenance CIP Costs			\$107,948
<b>GRAND TOTAL ROAD FY2017-21</b>			<b>\$404,377</b>

\$ 74,325	\$ -	\$ 38,091	\$ 87,075	\$ 96,938
\$ 94,000	\$ -	\$ 9,437	\$ -	\$ 4,511

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.

### 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 Date Explanation		RECOMMENDED WORK & METHODOLOGY	2016-17	2017-18	2018-19	2019-20	2020-21
Unit 609 Villa Valdosta	Talley Ridge Dr	1	Stucco	1999	100	17,150 SF	Good	FY 15-16	Painted	PAINT 20-21 / 25-26					\$ 8,575
Unit 632 Fernandina Villa	Woodridge Drive	2	Pre cast Concrete	2002	100	21,000 SF	Fair	FY 14-15	Painted	PAINT 19-20 / 24-25				\$ 10,500	
Unit 633 Ameila Villa	Woodridge Drive	2	Pre cast Concrete	2002	100	12,600 SF	Fair	FY 14-15	Painted	PAINT 19-20 / 24-25				\$ 6,300	
Unit 634 Summerchase Villa	Buena Vista Blvd	2	Pre cast Concrete	2002	100	12,180 SF	Fair	FY 14-15	Painted	PAINT 19-20 / 24-25				\$ 6,090	
Unit 608 Villa Berea Wall Sign	Archer Avenue	1	Stucco / Lattice	1999	100	1,320 SF	Fair	FY 13-14	Painted	PAINT 18-19 / 23-24			\$ 924		
Unit 610 Villa Natchez Wall Sign	Southern Trace		Stucco / Hardy		100	350 SF	Fair	FY 15-16	Painted	PAINT 20-21 / 25-26					\$ 245
Unit 611 St Simons Villa Signs	Talley Ridget Dr		Urethane		100	36 SF	Fair	FY 14-15	Painted	PAINT 19-20 / 24-25				\$ 72	
Unit 612 Alexandria Villa Wall Sign	Reston Drive		Stucco		100	610 SF	Fair	FY 14-15	Painted	PAINT 19-20 / 24-25				\$ 305	
Polo Entry Sign/Walls	Buena Vista Blvd		Stucco / Hardy		100	4,730 SF	Good	FY 16-17	Painted	PAINT 21-22 / 26-27	\$ 3,556				
Glenbrook Entry Sign/Walls	Buena Vista Blvd		Stucco		100	2,300 SF	Good	FY 15-16	Painted	PAINT 20-21 / 25-26					\$ 1,150
Glenbrook Entry Sign	Buena Vista Blvd		Urethane		100	64 SF	Good	FY 14-15	Painted	PAINT 19-20 / 24-25				\$ 128	
Glenbrook Entry Sign	Buena Vista Blvd		Urethane		100	64 SF	Good	FY 14-15	Painted	PAINT 19-20 / 24-25				\$ 128	
Belle Aire Entry Sign/Walls	Buena Vista Blvd	1	Stucco		100	7,660 SF	Good	FY 15-16	Painted	PAINT 20-21 / 25-26					\$ 5,362
Summerhill Entry Sign	County Road 101	2	Stucco		100	175 SF	Good	FY 15-16	Painted	PAINT 20-21 / 25-26					\$ 350
Summerhill Entry Sign	Woodbridge Dr	2	Stucco		100	100 SF	Good	FY 15-16	Painted	PAINT 20-21 / 25-26					\$ 200
Villa of Polo Ridge Sign	Woodbridge Dr		Stucco		100	175 SF	Good	FY 15-16	Painted	PAINT 20-21 / 25-26					\$ 250
<b>GRAND TOTAL DISTRICT #3 WALL &amp; ENTRY PAINTING</b>											<b>\$ 3,556</b>	<b>\$ -</b>	<b>\$ 924</b>	<b>\$ 23,523</b>	<b>\$ 16,132</b>

District #3 Capital Costs	\$0
District #3 Maintenance Costs	\$44,135
<b>GRAND TOTAL FY 2017-2021</b>	<b>\$44,135</b>

\$0	\$0	\$0	\$0	\$0
<b>\$3,556</b>	<b>\$0</b>	<b>\$924</b>	<b>\$23,523</b>	<b>\$16,132</b>

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	2016-17	2017-18	2018-19	2019-20	2020-21		
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	2012-13	Painted	LF x Cost	Replacement 16/17	\$26,125				
Unit 34	West Side of Buena Vista	1	4,202	LF	4	2012-13	Painted	LF x Cost	Replacement 16/17	\$43,911				
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 multi-modal trail	2	1,836	LF	4	2012-13	Painted	LF x Cost	Replacement 16-17	\$19,186				
<b>TOTALS</b>									<b>14,608 LF</b>	<b>\$89,222</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

### FENCE PAINTING

District # 3 Fence Painting	Descriptor/ Location	Phase	Measurement LF or SF	Style of Boards	LATEST MAJOR IMPROVEMENT Date	Explanation	RECOMMENDED WORK & METHODOLOGY	2016-17	2017-18	2018-19	2019-20	2020-21		
Gary Morse Preserve	Along Stirrup Cup Golf Course		4,840	LF	4	2012-13	Replaced	LF x Cost	Paint 16-17 / 20-21 / 24-25	\$4,840			\$4,840	
Unit 33	West Side of Buena Vista	1	2,500	LF	4	2012-13	Painted	LF x Cost	Replacement 16/17 / Paint 20-21 / 24-25	R			\$2,500	
Unit 34	West Side of Buena Vista	1	4,202	LF	4	2012-13	Painted	LF x Cost	Replacement 16/17 / Paint 20-21 / 24-25	R			\$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	2012-13	Painted	LF x Cost	Replacement 16/17 / Paint 20-21 / 24-25	R			\$1,836	
<b>TOTALS</b>									<b>14,608 LF</b>	<b>\$4,840</b>	<b>\$0</b>	<b>\$923</b>	<b>\$0</b>	<b>\$13,378</b>

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	\$89,222
District #3 Maintenance Costs	\$19,141
<b>GRAND TOTAL FY 2017-21</b>	<b>\$108,363</b>

\$89,222	\$0	\$0	\$0	\$0
\$4,840	\$0	\$923	\$0	\$13,378
\$94,062	\$0	\$923	\$0	\$13,378

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	2016-17	2017-18	2018-19	2019-20	2020-21		
			Date	Explanation								
Multi Modal Path Project BVB	18,698	SY	2009/10	12/13	Rejuvenator	\$0.84 per SY	Rejuvenator 16-17 / 21-22	\$17,066				
Multi Modal Path Proj - Summerchase	1,922	SY	2009/10	12/13	Rejuvenator	\$0.84 per SY	Rejuvenator 16-17 / 21-22	\$1,754				
Multi Modal Path - Glenbrook Gate				12/13	Reconfigured							
BVB Pump Station (Pump House B)							Chemical System	\$16,310				
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	\$26,000				
Storm Pipe Replacements								\$100,000				
Irrigation System Upgrade									\$333,925			
<b>TOTALS</b>								<b>\$174,130</b>	<b>\$12,000</b>	<b>\$333,925</b>	<b>\$0</b>	<b>\$0</b>

### CAPITAL IMPROVEMENT PLAN OTHER PROJECT COSTS

District #3 Capital Costs	\$389,235
District #3 Maintenance Costs	\$130,820
<b>GRAND TOTAL FY 2017-2021</b>	<b>\$520,055</b>

\$55,310	\$0	\$333,925	\$0	\$0
\$118,820	\$12,000	\$0	\$0	\$0
<b>\$174,130</b>	<b>\$12,000</b>	<b>\$333,925</b>	<b>\$0</b>	<b>\$0</b>