



**CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2012/13 - 2016/17**

COMMUNITY DEVELOPMENT DISTRICT #6 ELECTED OFFICIALS

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Community Development District #6

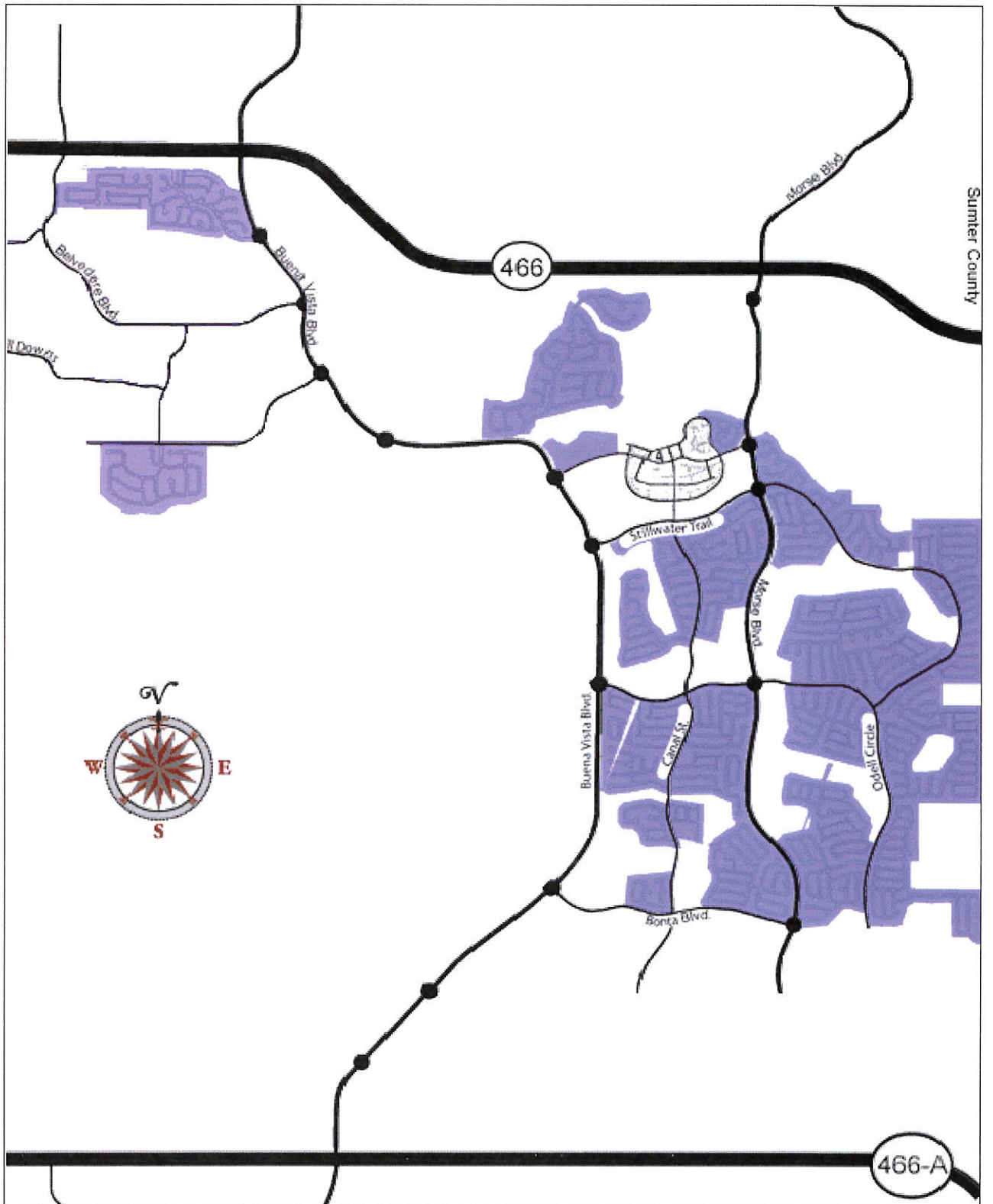


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COMMUNITY DEVELOPMENT DISTRICT #6 ELECTED OFFICIALS

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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 FY 2013-14 projects are incorporated into the adopted 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 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 reserve funds in addition to the available working capital funds were considered to determine the funding for the five-year plan.

For the numbered districts south of County Road 466, a Project Wide Fund was created in recognition that certain infrastructure would extend beyond the geographic boundaries of the numbered districts and would benefit all residents. The maintenance and replacement costs of infrastructure located in specific areas such as Morse Boulevard, Buena Vista Boulevard to name a few will be budgeted in the Project Wide Fund. The revenues and expenses for the pertinent infrastructure will be identified in the Project Wide Fund CIP. This Capital Improvement Plan includes infrastructure maintenance and capital costs to be funded by the District 6 General Fund.

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 greater than 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 on page 4 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 # 6 PROJECT FUNDING SUMMARY

PROJECT TOTAL BY SOURCE		ROADS		FENCE		WALL		TRF to R&R
		Capital	Maint.	Capital	Maint.	Capital	Maint.	
2012-13								
Operating	\$2,423,850							
Working Capital	\$24,298		\$16,300				\$7,998	\$2,423,850
General R & R	\$0							
Road R & R	\$0							
2013-14								
Operating	\$550,000							
Working Capital	\$64,639		\$14,400		\$860		\$49,379	\$550,000
General R & R	\$0							
Road R & R	\$0							
2014-15								
Operating	\$500,000							
Working Capital	\$31,521		\$18,000				\$13,521	\$500,000
General R & R	\$0							
Road R & R	\$94,954							
2015-16								
Operating	\$450,000							
Working Capital	\$64,620						\$64,620	\$450,000
General R & R	\$0							
Road R & R	\$0							
Restricted Cap (2013)	\$97,266							
2016-17								
Operating	\$400,000							
Working Capital	\$33,851		\$25,200				\$8,651	\$400,000
General R & R	\$0							
Road R & R	\$0							
Restricted Cap (2013)	\$21,551							
TOTAL CIP FY 2012-2017 BY EXPENSE TYPE		\$ 213,771	\$ 73,900	\$ -	\$ 860	\$ -	\$ 144,169	\$ 4,323,850

Project Expense Capital/Maint. Recap			
Project	Capital	Maint.	Total
Road	\$213,771	\$73,900	\$287,671
Fence	\$0	\$860	\$860
Wall	\$0	\$144,169	\$144,169
Other	\$0	\$0	\$0
FIVE YEAR TOTAL	\$213,771	\$218,929	\$432,700

Project Funding/Expense Recap	
Funding Source	Expense
Operating	\$0
Working Capital	\$218,929
General R & R	\$0
Road R & R	\$94,954
Restricted Cap (2013)	\$118,817
TOTAL	\$432,700

FIVE YEAR CAPITAL IMPROVEMENT PLAN
DISTRICT # 6 WORKING CAPITAL & R & R FUNDS BALANCES

	Amended Budget				
	2012-13	2013-14	2014-15	2015-16	2016-17
Working Capital					
Beginning Balance	3,363,573	1,568,489	1,523,390	1,521,430	1,508,031
Deposits	3,409,584	3,375,469	3,363,549	3,363,549	3,363,549
Expenditures - Operating	2,756,520	2,805,929	2,833,988	2,862,328	2,890,951
Capital Improvement Plan Expenditures	24,298	64,639	31,521	64,620	33,851
Transfer/ Deposit to R & R	2,423,850	550,000	500,000	450,000	400,000
Ending Balance	1,568,489	1,523,390	1,521,430	1,508,031	1,546,777

RESERVES

	Amended Budget				
	2012-13	2013-14	2014-15	2015-16	2016-17
General R & R					
Beginning Balance	2,083,418	4,507,268	5,057,268	5,557,268	6,007,268
Deposits	2,423,850	550,000	500,000	450,000	400,000
Capital Improvement Plan Expenditures	0	0	0	0	0
Ending Balance	4,507,268	5,057,268	5,557,268	6,007,268	6,407,268

	Amended Budget				
	2012-13	2013-14	2014-15	2015-16	2016-17
Villa Road R & R					
Beginning Balance	831,253	831,253	831,253	736,299	736,299
Deposits	0	0	0	0	0
Capital Improvement Plan Expenditures	0	0	94,954	0	0
Ending Balance	831,253	831,253	736,299	736,299	736,299

Working Capital/Reserves Grand Total	6,907,010	7,411,911	7,814,997	8,251,598	8,690,344
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	Amended Budget				
	2012-13	2013-14	2014-15	2015-16	2016-17
Restricted Capital Project 2013 - Phase I					
Excess Revenue					
Beginning Balance	0	0	20,228	474,851	821,690
Deposits	0	20,228	454,623	444,105	431,208
Capital Improvement Plan Expenditures	0	0	0	97,266	21,551
Ending Balance	0	20,228	474,851	821,690	1,231,347

FY 12-13 Operating Budget	\$	2,780,818
3 Months	\$	695,205
4 Months	\$	926,939

DISTRICT # 6 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 9.79 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.

In Fiscal Year 2012-13 Transmap was utilized to resurvey the roads and provide updated pavement scores based on the current condition of the roads. A final report had not been received by the time this project work plan was completed. The 2009 Transmap report along with the District Property Management's review and Fiscal Year 2013-2014 recommendations have been utilized to prepare this Capital Improvement Plan. As discussed at the August 2013 Budget Workshop, the process of surveying and PCI coding of the roads along with work plan recommendations will be handled in-house by District Property Management Department in the future.

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 attached 2009 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

District Property Management has established that for maintenance and planning purposes the pavement condition index shall be no less than a PCI of 75.

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; however, if the annual rejuvenator program costs are less than \$10,000 it is considered a maintenance expenditure.

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. The PCI for the road may be adjusted to reflect the completed maintenance.

Project Costs

Cost prices were calculated using Fiscal Year 2012-2013 current year pricing 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 \$3.05 per square yard, \$0.10 per square yard for Rolling, and \$3,200 per mile for tape and/or pressure washing of driveways
- Surface Rejuvenator is calculated using \$0.76 per square yard
- Mobilization is calculated at \$5,000 for micro-resurfacing and \$1,500 for surface rejuvenator

CAPITAL IMPROVEMENT PLAN ROAD SUMMARY

The data collected by Transmap in 2009 was compiled into a villa road report. This report along with District Property Management's review and Fiscal Year 2013-2014 recommendations were 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 Reserve, Road R & R Reserve, and Restricted Capital Project Reserve. Current operating expenses were also reviewed to determine if current operating funds would be available for the crack seal maintenance costs. 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 2012-13 and ending in Fiscal Year 2016-17 and has a total capital cost of \$213,771 and a total maintenance cost of \$73,900. Cost breakdown by year is shown below.

FY 2012-13

Crack Sealing – Madison and Newport Villas
Rejuvenator – Edgewater Villas

Total Capital Cost: \$0 Total Maintenance Cost: \$16,300

FY 2013-14

Crack Sealing - Alexa, Emmalee, Hampton and Lake Shore Cottages

Total Capital Cost: \$0 Total Maintenance Cost: \$14,400

FY 2014-15

Crack Sealing – Katherine, Kaylee, Natalie, Oak Bend and Tanglewood Villas
Double Micro-Resurfacing - Alexa, Emmalee, Hampton and Lake Shore Cottages

Total Capital Cost: \$94,954 Total Maintenance Cost: \$18,000

FY 2015-16

Double Micro-Resurfacing – Katherine, Kaylee, Natalie, Oak Bend, and Tanglewood Villas

Total Capital Cost: \$97,266 Total Maintenance Cost: \$0

FY 2016-17

Crack Sealing – Cherry Vale, Elizabeth, Newport, Richmond, Stillwater, Virginia Vane, and Madison Villas
Rejuvenator - Alexa, Emmalee, Hampton and Lake Shore Cottages

Total Capital Cost: \$21,551 Total Maintenance Cost: \$25,200

DISTRICT # 6 CAPITAL IMPROVEMENT PLAN - ROADS

VILLA	Phase	Recorded Date	SQ YARDS	Miles	Recommended Work	2012-13	2013-14	2014-15	2015-16	2016-17
Alexa Villas	1	May-05	5,558	0.43	Crack Seal 13-14/Double Micro-resurface 14-15/ Rej. 16-17		\$3,600	\$18,884		\$4,224
Carlton Villas	1	Nov-05	8,829	0.72	Crack Seal 17-18/Double Micro-resurface 18-19 / Rej 20-21					
Cherry Vale Villas	1	Jun-03	5,255	0.42	Crack Seal 16-17/Double Micro-resurface 17-18 / Rej 19-20					\$3,600
Edgewater Villas (Cottages West)	1		10,852		Rejuvenator 12-13 / Rejuvenator 17-18 / Crack Seal 22-23	\$7,600				
Elizabeth Villas	1	Jun-05	5,855	0.45	Crack Seal 16-17/Double Micro-resurface 17-18 / Rej 19-20					\$3,600
Emmalee Villas	1	Dec-05	6,616	0.52	Crack Seal 13-14/Double Micro-resurface 14-15/ Rej. 16-17		\$3,600	\$22,504		\$5,028
Hampton Villas	1	Dec-05	5,513	0.45	Crack Seal 13-14/Double Micro-resurface 14-15/ Rej. 16-17		\$3,600	\$18,806		\$4,190
Janeann Villas	1	Dec-05	4,988	0.38	Crack Seal 17-18/Double Micro-resurface 18-19 / Rej 20-21					
Katherine Villas	1	Oct-05	5,817	0.47	Crack Seal 14-15/Double Micro-resurface 15-16 / Rej 17-18			\$3,600	\$19,828	
Kaylee Villas	1	Sep-05	4,932	0.40	Crack Seal 14-15/Double Micro-resurface 15-16 / Rej 17-18			\$3,600	\$16,816	
Lake Shore Cottages	1	Jul-04	8,696	0.74	Crack Seal 13-14/Double Micro-resurface 14-15/ Rej. 16-17		\$3,600	\$29,760		\$6,609
Natalie Villas	1	Jul-05	5,605	0.45	Crack Seal 14-15/Double Micro-resurface 15-16 / Rej 17-18			\$3,600	\$19,096	
Newport Villas	1	Feb-06	6,129	0.50	Crack Seal 16-17/Double Micro-resurface 17-18/ Rej 19-20	\$3,600				\$3,600
Oak Bend Villas	1	Mar-05	5,474	0.44	Crack Seal 14-15/Double Micro-resurface 15-16 / Rej 17-18			\$3,600	\$18,651	
Oleander Villas	1	Jan-06	6,505	0.53	Crack Seal 17-18/Double Micro-resurface 18-19 / Rej 20-21					
Richmond Villas	1	Jul-04	5,984	0.48	Crack Seal 16-17/Double Micro-resurface 17-18 / Rej 19-20					\$3,600
Stillwater Villas	1	May-05	5,544	0.45	Crack Seal 16-17/Double Micro-resurface 17-18 / Rej 19-20					\$3,600
Tanglewood Villas	1	Dec-05	5,248	0.42	Crack Seal 14-15/Double Micro-resurface 15-16 / Rej 17-18			\$3,600	\$17,875	
Virginia Vine Villas	1	Aug-04	4,686	0.38	Crack Seal 16-17/Double Micro-resurface 17-18 / Rej 19-20					\$3,600
Audrey Villas	2	Apr-06	6,956	0.59	Crack Seal 17-18/Double Micro-resurface 18-19 / Rej 20-21					
Madison Villas	2	Apr-06	6,795	0.57	Crack Seal 16-17/Double Micro-resurface 17-18/ Rej 19-20	\$3,600				\$3,600
*Mobilization - Micro Surfacing								\$5,000	\$5,000	
*Mobilization - Rejuvenator						\$1,500				\$1,500
VILLA SQUARE YARDS TOTAL			131,837	9.79						

TOTAL VILLA ROADS DISTRICT # 6			\$240,920			\$16,300	\$14,400	\$112,954	\$97,266	\$46,751
District #6 Capital Costs			\$213,771			\$0	\$0	\$94,954	\$97,266	\$21,551
District #6 Maintenance Costs			\$73,900			\$16,300	\$14,400	\$18,000	\$0	\$25,200
TOTAL DISTRICT #6 FY 2012-2017 CIP COSTS			\$287,671							

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

Crack Sealing and Patching (ea proj)	\$ 3,600.00
Surface Rejuvenator (per sq yd)	\$ 0.76
Double Micro-Resurfacing (per sq yd)	\$ 3.05
Single Micro-Resurfacing (per sq yd)	\$ 2.18
Micro-Resurfacing Roll (per sq yd)	\$ 0.10
Tape and/or Pressure wash driveway (per mile)	\$ 3,200.00

VCDD, FL District 6 Pavement Analysis Project

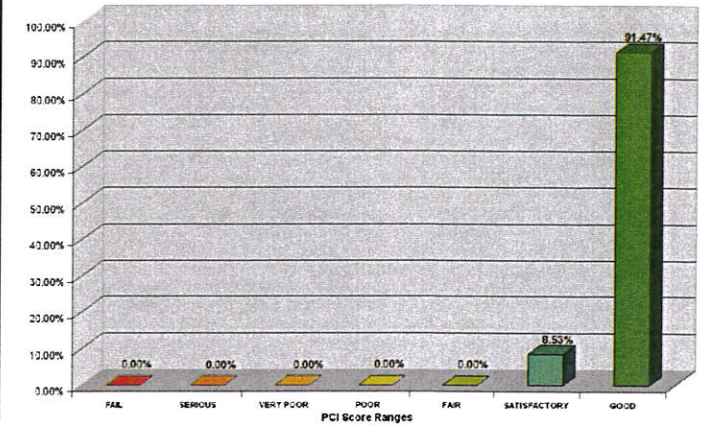


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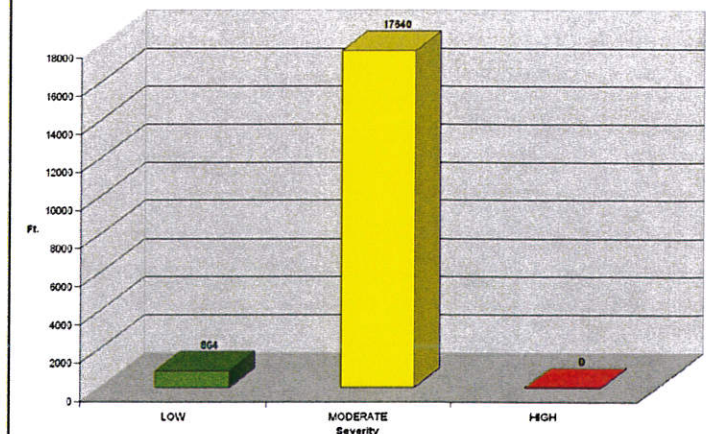
- PCI**
- 86 - 100
 - 71 - 85
 - 56 - 70
 - 41 - 55
 - 26 - 40
 - 11 - 25
 - 0 - 10



PCI Percentages for District 6, VCDD



Linear Feet of Longitudinal / Transverse Cracking



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DISTRICT FENCE

Throughout the District you will find wooden board fences outlining our roadways, neighborhoods and nature preserves. This fencing style was incorporated to distinguish our hometown community and safeguard protected lands. The majority of the fences within the District 6 area are maintained through the Project Wide Fund (see explanation on page 2). The one fence that is District 6 responsibility is in Unit 110 around Stillwater Trail.

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 fences. 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 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 2011-12 bid prices with 4 board fence replacement at \$9.77 per linear foot and painting at \$1.00 per linear foot.

DISTRICT # 6 FENCE REPLACEMENT PROGRAM

The proposed fence replacement plan for Fiscal Year 2012-13 through Fiscal Year 2016-17 has no replacements and includes maintenance costs of \$860 for painting in Fiscal Year 2013-14.

DISTRICT # 6 CAPITAL IMPROVEMENT PLAN - FENCES

District # 6	Phase	Descriptor/ Location	Year Built or Acquired	Useful Life of Asset in Years	Measurement		Style of Boards	LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY	2012-13	2013-14	2014-15	2015-16	2016-17
					LF or SF			Date	Explanation						
Unit 110	1	Borders Stillwater	2004/05	15	860	LF	4	2010/11	Painted	LF x Cost Paint FY 13-14 / 17-18 /Replace 19-20		\$860			
TOTAL DISTRICT 6 FENCE					860	LF					\$0	\$860	\$0	\$0	\$0

CAPITAL IMPROVEMENT PLAN FENCE PAINTING

District #6 Capital Costs	\$0
District #6 Maintenance Costs	\$860
TOTAL DISTRICT # 6 FY 2012-2017	\$860

\$0	\$0	\$0	\$0	\$0
\$0	\$860	\$0	\$0	\$0

DISTRICT # 6 WALL & ENTRY PAINTING

Descriptor/ Location	Phase	Type	Year Built or Acquired	Useful Life of Asset in Years	Measurement LF or SF	Condition	LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY	2012-13	2013-14	2014-15	2015-16	2016-17
							Date							
Alexa Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	1/23/2006	100	2,101 SF	Excellent	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21			\$1,366	
Audrey Villas	2	Dura Tek Pre-Cast Concrete Villa Wall	7/16/2006	100	2,247 SF	Good	2011/12	Painted	COST X SQ FT	Paint 16-17 / 21-22				\$1,461
Carlton Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	3/20/2006	100	10,064 SF	Good			COST X SQ FT	Paint 12-13 / 17-18	\$6,542			
Cherry Vale Villas	1	Poured Concrete Villa Wall	11/21/2005	100	20,864 SF	Excellent	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21			\$13,562	
Edgewater Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	2010/11	100	14,833 SF	Excellent			COST X SQ FT	Paint 15/16 / 20-21			\$9,641	
Elizabeth Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	11/14/2005	100	8,418 SF	Good	2008/09	Painted	COST X SQ FT	Paint 13-14 / 18-19	\$5,472			
Emmalee Villas	1	PVC sign post with lattice backing, Sign is Styrofoam covered with Stucco	6/19/2006	30	150 SF	Excellent	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21			\$98	
Hampton Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	7/19/2006	100	10,910 SF	Good		Little paint fading, but in good shape.	COST X SQ FT	Paint 16-17 / 21-22				\$7,092
Janeann Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	3/20/2006	100	2,161 SF	Excellent	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21			\$1,405	
Katherine Villas	1	PVC sign post with lattice backing, Sign is Styrofoam covered with Stucco	4/19/2006	30	150 SF	Excellent	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21			\$98	
Kaylee Villas	1	PVC sign post with lattice backing, Sign is Styrofoam covered with Stucco	11/14/2005	30	150 SF	Excellent	2009/10	Painted	COST X SQ FT	Paint 14-15 / 19-20				
Madison Villas	2	Dura Tek Pre-Cast Concrete Villa Wall	2/5/2007	100	2,240 SF	Good		Will need painting in a couple of years.	COST X SQ FT	Paint 12-13 / 17-18	\$1,456		\$98	
Natalie Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	2/6/2005	100	2,804 SF	Excellent	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21			\$1,823	
Newport Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	7/25/2006	100	11,319 SF	Excellent	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21			\$7,357	
Oak Bend Villas	1	PVC sign post with lattice backing, Sign is Styrofoam covered with Stucco	1/9/2006	30	150 SF	Excellent	2009/10	Painted	COST X SQ FT	Paint 14-15 / 19-20			\$98	
Oleander Villas	1	PVC sign post with lattice backing, Sign is Styrofoam covered with Stucco	6/19/2006	30	150 SF	Good	2011/12	Painted sign	COST X SQ FT	Paint 16-17 / 21-22				\$98
Richmond Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	10/24/2005	100	9,665 SF	Good	2008/09	Painted	COST X SQ FT	Paint 13-14 / 18-19	\$6,282			
Stillwater Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	2/6/2006	100	19,580 SF	Good	2008/09	Painted	COST X SQ FT	Paint 13-14 / 18-19	\$12,727			
Tanglewood Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	5/29/2006	100	2,280 SF	Excellent	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21			\$1,482	
Virginia Vine Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	10/24/2005	100	14,307 SF	Good	2008/09	Painted	COST X SQ FT	Paint 13-14 / 18-19	\$9,300			
Bridgeport of Lake Sumter Gate	1	Dura Tek Pre-Cast Concrete Entry Wall with wood and Styrofoam moldings	4/18/2005	100	2,786 SF	Good-Excellent	2008/09	Painted	COST X SQ FT	Paint 13-14 / 18-19	\$1,811			
Bridgeport of Miona Shores		Dura Tek Pre-Cast Concrete Entry Wall with wood and styrofoam moldings	6/1/2008	100	12,500 SF	Excellent	2009/10	Painted	COST X SQ FT	Paint 14-15 / 19-20			\$8,125	
Caroline Gate	1	Dura Tek Pre-Cast Concrete Entry Wall with wood and styrofoam moldings	8/3/2005	100	6,650 SF	Good	2008/09	Painted	COST X SQ FT	Paint 13-14 / 18-19	\$4,323			
Mallory Hill Gate		Concrete block with stucco, Wood and styrofoam trim	8/3/2005	100	4,010 SF	Excellent	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21			\$2,607	
Tall Trees East Gate	1	Concrete block with brick veneer, wood and styrofoam trim	5/1/2005	100	690 SF	Excellent	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21			\$449	
Tall Trees North Gate	1	Dura Tek Pre-Cast Concrete Entry Wall with wood and styrofoam moldings	5/1/2005	100	3,900 SF	Excellent	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21			\$2,535	
Tall Trees Basin	1	Poured Concrete with Stucco dividing wall	3/15/2006	30	11,360 SF	Excellent			COST X SQ FT	Paint 13-14 / 18-19	\$7,384			
Key Largo Gate		Dura Tek Pre-Cast Concrete Entry Wall with wood and styrofoam moldings	3/15/2006	100	3,200 SF	Good	2008/09	Painted	COST X SQ FT	Paint 13-14 / 18-19	\$2,080			
Unit 101, 104 Perimeter Wall	1	Poured Concrete with Stucco dividing wall		30	23,480 SF	Excellent	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21			\$15,262	
Virgina Trace East	1	Dura Tek Pre-Cast Concrete Entry Wall with wood and styrofoam moldings	5/1/2005	100	4,890 SF	Excellent	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21			\$3,179	
Virginia Trace North	1	Dura Tek Pre-Cast Concrete Entry Wall with wood and styrofoam moldings	5/1/2005	100	8,000 SF	Excellent	2009/10	Painted	COST X SQ FT	Paint 14-15 / 19-20			\$5,200	
Virginia Trace West	1	Dura Tek Pre-Cast Concrete Entry Wall with wood and styrofoam moldings	5/1/2005	100	5,778 SF	Excellent	2010/11	Painted	COST X SQ FT	Paint 15-16 / 20-21			\$3,756	
GRAND TOTAL DISTRICT #6 WALL & ENTRY PAINTING														
PAINTING @ \$.65 per Square Foot										\$7,998	\$49,379	\$13,521	\$64,620	\$8,651

District #6 Capital Costs	\$0													
District #6 Maintenance Costs	\$144,169									\$0	\$0	\$0	\$0	\$0
GRAND TOTAL FY 2012-2017	\$144,169									\$7,998	\$49,379	\$13,521	\$64,620	\$8,651

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 3251 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 #6, including budgets, audits, board meetings, agendas and minutes.