



**CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2011/12 - 2015/16**

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## COMMUNITY DEVELOPMENT DISTRICT #6 ELECTED OFFICIALS

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**COMMUNITY DEVELOPMENT DISTRICT #6 ELECTED OFFICIALS**

**Sally Moss Chair  
Term through 2014  
753-1594  
Sally.Moss@districtgov.org**

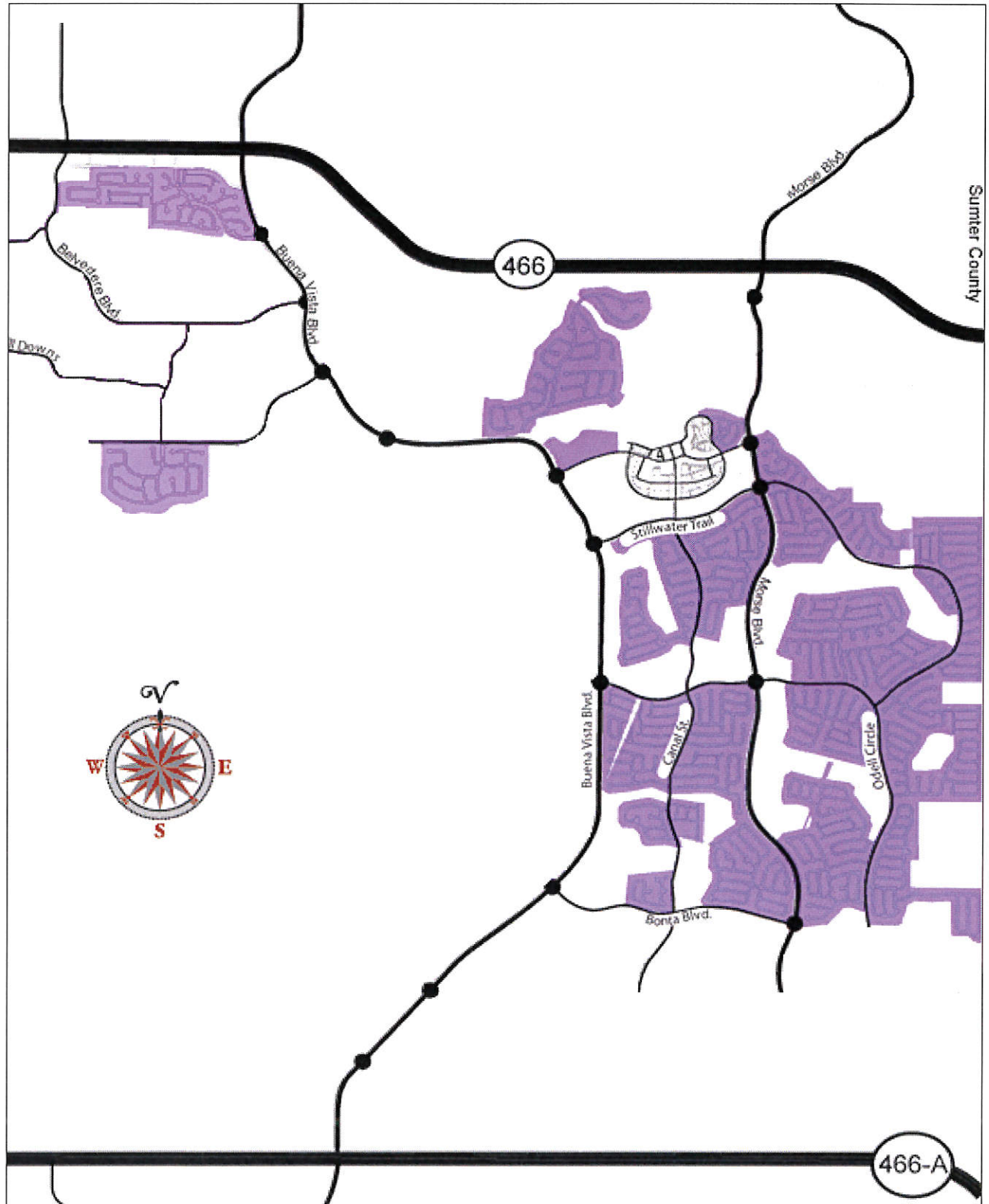
**Peter Moeller Vice Chair  
Term through 2014  
751-4117  
Peter.Moeller@districtgov.org**

**John Calandro  
Term through 2012  
430-3425  
John.Calandro@districtgov.org**

**Curt Thomas  
Term through 2012  
753-1518  
Curt.Thomas@districtgov.org**

**Russ D'Emidio  
Term through 2014  
750-4486  
Russ.D'Emidio@districtgov.org**

# Community Development District #6



## ***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 2012-13 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 ROAD R&R
	Capital	Maint.	Capital	Maint.	Capital	Maint.	
<b>2011-12</b>							
Operating		\$8,651				\$8,651	
Working Capital		\$24,666					
General R & R		\$0					\$24,666 Ribbon Curbing
Road R & R		\$0					
<b>2012-13</b>							
Operating		\$7,998				\$7,998	
Working Capital		\$2,440,150					
General R & R		\$0					
Road R & R		\$0					\$2,423,850
<b>2013-14</b>							
Operating		\$8,651				\$8,651	
Working Capital		\$48,604		\$860		\$33,344	
General R & R		\$0					
Road R & R		\$45,372					
<b>2014-15</b>							
Operating		\$8,651				\$8,651	
Working Capital		\$22,870				\$4,870	
General R & R		\$0					
Road R & R		\$86,990					
<b>2015-16</b>							
Operating		\$8,651				\$8,651	
Working Capital		\$55,969				\$55,969	
General R & R		\$0					
Road R & R		\$101,087					
<b>TOTAL CIP FY 2011-2016 BY EXPENSE TYPE</b>	<b>\$ 233,449</b>	<b>\$ 48,700</b>	<b>\$ -</b>	<b>\$ 860</b>	<b>\$ -</b>	<b>\$ 136,785</b>	<b>\$ 24,666</b>

Project Expense Capital/Maint. Recap		
Project	Capital	Maint. Recap
Road	\$233,449	\$48,700
Fence	\$0	\$860
Wall	\$0	\$136,785
Other	\$24,666	\$0
<b>FIVE YEAR TOTAL</b>	<b>\$258,115</b>	<b>\$186,345</b>
<b>TOTAL</b>	<b>\$444,460</b>	<b>\$444,460</b>

Project Funding/Expense Recap		
Funding Source	Expense	
Operating	\$42,602	
Working Capital	\$168,409	
General R & R	\$0	
Road R & R	\$233,449	
<b>TOTAL</b>	<b>\$444,460</b>	

**FIVE YEAR CAPITAL IMPROVEMENT PLAN**

**DISTRICT # 6 WORKING CAPITAL & R & R FUNDS BALANCES**

<b>Working Capital</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>
Beginning Balance	2,615,649	3,289,084	1,500,000	2,045,407	2,588,392
Deposits	3,449,757	3,409,584	3,409,584	3,409,584	3,409,584
Expenditures - Operating	2,751,656	2,758,518	2,815,573	2,843,729	2,872,166
Capital Improvement Plan Expenditures	24,666	16,300	48,604	22,870	55,969
Transfer/ Deposit to R & R		2,423,850			
Ending Balance	3,289,084	1,500,000	2,045,407	2,588,392	3,069,841

**RESERVES**

<b>General R &amp; R</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>
Beginning Balance	2,083,418	2,083,418	4,507,268	4,507,268	4,507,268
Deposits		2,423,850			
Capital Improvement Plan Expenditures					
Transfer/ Deposit to Road R & R					
Ending Balance	2,083,418	4,507,268	4,507,268	4,507,268	4,507,268

<b>Villa Road R &amp; R</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>
Beginning Balance	831,523	831,523	831,523	786,151	699,161
Deposits					
Capital Improvement Plan Expenditures			45,372	86,990	101,087
Ending Balance	831,523	831,523	786,151	699,161	598,074

FY 11-12 Operating Budget	\$	2,751,656
3 Months	\$	687,914
4 Months	\$	917,219



## **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 9.80 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.

The Fiscal Year 2012-13 budget includes funds for Transmap to resurvey and update the pavement scores based on the current condition of the roads. The updated PCI scores will be utilized to reprioritize the road work presented in the next updated CIP.

## 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.

<b>PCI</b>	<b>Description</b>
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 # 6 as 8.53% satisfactory and 91.47% as good.

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. 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 2009-10 bid prices for crack sealing and micro-resurfacing and FY 2010-11 bid prices for rejuvenator 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 and \$0.10 for Rolling
- Surface Rejuvenator is calculated using \$0.76 per square yard
- Mobilization is calculated at \$3,500 for micro-resurfacing and \$1,500 for surface rejuvenator.

## 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. 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 2011-12 and ending in fiscal year 2015-16 and has a total capital cost of \$233,449 and a total maintenance cost of \$48,700. Cost breakdown by year is shown below.

### **FY 2011-12**

No Projects

**Total Capital Cost: \$0 Total Maintenance Cost: \$0**

### **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  
Double Micro-Resurfacing - Madison and Newport Villas

**Total Capital Cost: \$45,372 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: \$86,990 Total Maintenance Cost: \$18,000**

**FY 2015-16**

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

**Total Capital Cost: \$101,087 Total Maintenance Cost: \$0**

**DISTRICT # 6 CAPITAL IMPROVEMENT PLAN - ROADS**

VILLA	SQ YARDS	Recommended Work	2011-12	2012-13	2013-14	2014-15	2015-16
Alexa Villas	5,306.33	Crack Seal 13-14/Double Micro-resurface 14-15/ Rej. 16-17			\$3,600	\$17,193	
Audrey Villas	6,955.56	Crack Seal 17-18/Double Micro-resurface 18-19 / Rej 20-21					
Carlton Villas	8,670.89	Crack Seal 17-18/Double Micro-resurface 18-19 / Rej 20-21					
Cherry Vale Villas	5,254.78	Crack Seal 16-17/Double Micro-resurface 17-18 / Rej 19-20					
Edgewater Villas (Cottages West)	10,000.00	Rejuvenator 12-13 / Rejuvenator 17-18 / Crack Seal 22-23		\$7,600			
Elizabeth Villas	5,589.33	Crack Seal 16-17/Double Micro-resurface 17-18 / Rej 19-20					
Emmalee Villas	6,253.11	Crack Seal 13-14/Double Micro-resurface 14-15/ Rej. 16-17			\$3,600	\$20,260	
Hampton Villas	5,512.89	Crack Seal 13-14/Double Micro-resurface 14-15/ Rej. 16-17			\$3,600	\$17,862	
Janeann Villas	4,763.00	Crack Seal 17-18/Double Micro-resurface 18-19 / Rej 20-21					
Katherine Villas	5,641.00	Crack Seal 14-15/Double Micro-resurface 15-16 / Rej 17-18				\$3,600	\$18,277
Kaylee Villas	4,818.78	Crack Seal 14-15/Double Micro-resurface 15-16 / Rej 17-18				\$3,600	\$15,613
Lake Shore Cottages	8,696.00	Crack Seal 13-14/Double Micro-resurface 14-15/ Rej. 16-17			\$3,600	\$28,175	
Madison Villas	6,794.56	Crack Seal 12-13/Double Micro-resurface 13-14/ Rej 15-16		\$3,600	\$22,014		\$5,164
Natalie Villas	5,604.78	Crack Seal 14-15/Double Micro-resurface 15-16 / Rej 17-18				\$3,600	\$18,159
Newport Villas	6,128.89	Crack Seal 12-13/Double Micro-resurface 13-14/ Rej 15-16		\$3,600	\$19,858		\$4,658
Oak Bend Villas	5,312.33	Crack Seal 14-15/Double Micro-resurface 15-16 / Rej 17-18				\$3,600	\$17,212
Oleander Villas	6,311.56	Crack Seal 17-18/Double Micro-resurface 18-19 / Rej 20-21					
Richmond Villas	5,984.33	Crack Seal 16-17/Double Micro-resurface 17-18 / Rej 19-20					
Stillwater Villas	5,538.00	Crack Seal 16-17/Double Micro-resurface 17-18 / Rej 19-20					
Tanglewood Villas	5,248.11	Crack Seal 14-15/Double Micro-resurface 15-16 / Rej 17-18				\$3,600	\$17,004
Virginia Vine Villas	4,685.56	Crack Seal 16-17/Double Micro-resurface 17-18 / Rej 19-20					
*Mobilization - Micro Surfacing					\$3,500	\$3,500	\$3,500
*Mobilization - Rejuvenator				\$1,500			\$1,500
<b>VILLA SQUARE YARDS TOTAL</b>	<b>129,069.79</b>						

<b>TOTAL VILLA ROADS DISTRICT # 6</b>	<b>\$282,149</b>		<b>\$0</b>	<b>\$16,300</b>	<b>\$59,772</b>	<b>\$104,990</b>	<b>\$101,087</b>
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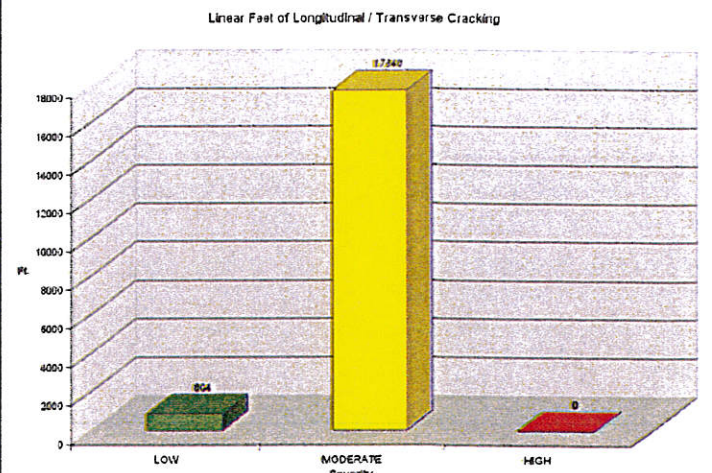
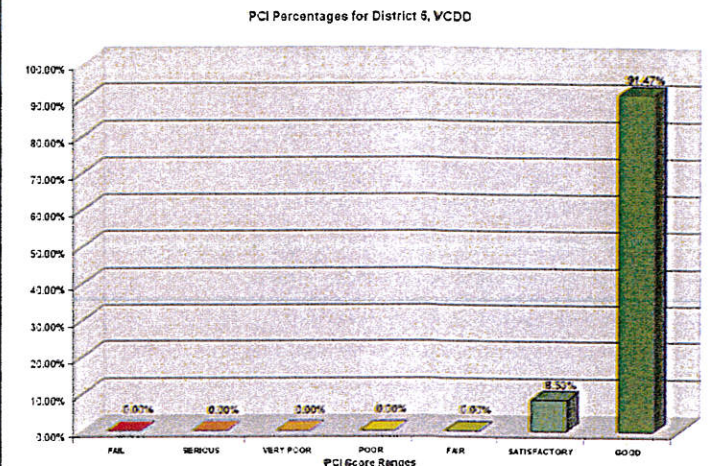
District #6 Capital Costs	\$233,449		\$0	\$0	\$45,372	\$86,990	\$101,087
District #6 Maintenance Costs	\$48,700		\$0	\$16,300	\$14,400	\$18,000	\$0
<b>TOTAL DISTRICT #6 FY 2011-2021 CIP COSTS</b>	<b>\$282,149</b>						

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)	\$ 3.14
Single Micro-Resurfacing (per sq yd)	\$ 2.17
Micro-Resurfacing Roll (per sq yd)	\$ 0.10

# VCDD, FL District 6 Pavement Analysis Project



## **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 2011-12 through Fiscal Year 2015-16 has no replacements and includes maintenance costs of \$860 for painting in Fiscal Year 2013-14.

### DISTRICT # 6 CAPITAL IMPROVEMENT PLAN - FENCES

District # 6	Descriptor/ Location	Year Built or Acquired	Useful Life of Asset in Years	Measurement LF or SF		Fence Condition	Paint Condition	Style of Boards	LATEST MAJOR IMPROVEMENT Date Explanation		RECOMMENDED WORK & METHODOLOGY		2011-12	2012-13	2013-14	2014-15	2015-16
Unit 110	Borders Stillwater	2004/05	15	860	LF	Good	Excellent	4	2010/11	Painted	LF x Cost	Paint FY 13-14 / 17-18 /Replace 19-20			\$860		
<b>TOTAL DISTRICT 6 FENCE</b>				860	LF								\$0	\$0	\$860	\$0	\$0

**CAPITAL IMPROVEMENT PLAN FENCE PAINTING**

District #6 Capital Costs	\$0
District #6 Maintenance Costs	\$860
<b>TOTAL DISTRICT # 6 FY 2011-2021</b>	<b>\$860</b>

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

4 Board Cost is \$1.00 per linear foot painting and \$9.77 per linear foot replacement

**DISTRICT # 6 WALL & ENTRY PAINTING**

Descriptor/ Location	Type	Year Built or Acquired	Useful Life of Asset in Years	Measurement LF or SF	Condition	LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY	2011-12	2012-13	2013-14	2014-15	2015-16	
						Date								
Alexa Villas	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	Dura Tek Pre-Cast Concrete Villa Wall	7/16/2006	100	2,247 SF	Good			COST X SQ FT	Paint 11-12 /16-17	\$1,461				
Carlton Villas	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	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	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	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	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	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 11-12 /16-17	\$7,092				
Janeann Villas	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	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	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				\$98	
Madison Villas	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			
Natalie Villas	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	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	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	PVC sign post with lattice backing, Sign is Styrofoam covered with Stucco	6/19/2006	30	150 SF	Good		Will need painting in a couple of years.	COST X SQ FT	Paint 11-12 /16-17	\$98				
Richmond Villas	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	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	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	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	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	6/1/2006	100	12,500 SF	Excellent	2009/10	Painted	COST X SQ FT	Paint 14-15 / 19-20				\$8,125	
Caroline Gate	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	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	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	
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	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	
Virginia Trace East	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	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	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	
<b>GRAND TOTAL DISTRICT #6 WALL &amp; ENTRY PAINTING</b>				<b>210,427 SF</b>						<b>\$8,651</b>	<b>\$7,998</b>	<b>\$41,995</b>	<b>\$13,521</b>	<b>\$64,620</b>

PAINTING @ \$.65 per Square Foot

District #6 Capital Costs	\$0													
District #6 Maintenance Costs	\$136,785									\$0	\$0	\$0	\$0	\$0
<b>GRAND TOTAL FY 2011-2016</b>	<b>\$136,785</b>									<b>\$8,651</b>	<b>\$7,998</b>	<b>\$41,995</b>	<b>\$13,521</b>	<b>\$64,620</b>

## DISTRICT # 6 CAPITAL IMPROVEMENT PLAN - OTHER PROJECTS

Descriptor/ Location	Year Built or Acquired	Useful Life of Asset in Years	Measurement		LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY	2011-12	2012-13	2013-14	2014-15	2015-16
			LF or SF		Date	Explanation						
Ribbon Curbing for Edgewater Bungalows								\$24,666				
<b>TOTALS</b>								<b>\$24,666</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

### CAPITAL IMPROVEMENT PLAN OTHER PROJECT COSTS

District #6 Capital Costs	\$24,666		\$24,666	\$0	\$0	\$0	\$0
District #6 Maintenance Costs	\$0		\$0	\$0	\$0	\$0	\$0
<b>TOTAL DISTRICT # 6 FY 2011-2016</b>	<b>\$24,666</b>		<b>\$24,666</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

## ***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](http://www.districtgov.org) to obtain more information about Community Development District #6, including budgets, audits, board meetings, agendas and minutes.