




Date: February 1, 2011

To: Village Community Development District #1 Board of Supervisors

From: Barbara E. Kays, Budget Director 

**ISSUE:**

Approval of the District #1 2010/11 – 2014/15 Capital Improvement Plan

**BACKGROUND:**

As you know, one of the goals for the Board and District staff was to complete a Capital Improvement Plan 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 which consists mostly of roads and fences. 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 working copy of the District's Capital Improvement Plan Fiscal Years 2010/11 – 2014/15 along with the methodologies, assumptions and funding options. Revisions were made after the August workshop to include additional irrigation and landscaping costs in a second draft that was discussed during the January 14, 2011 regular board meeting. The attached final copy incorporates the recommended funding option that includes a 7% maintenance assessment increase along with the additional landscaping and irrigation costs as discussed at the January board meeting. Once the CIP is approved, the document will be made available on the District's website.

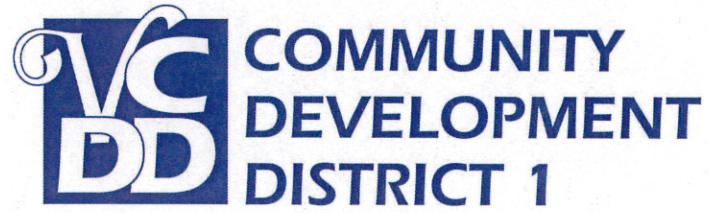
This Capital Improvement Plan includes total estimated capital and major maintenance expenditures of \$943,582 over the five year period with \$260,608 for roads, \$320,870 for fences, \$13,104 for wall/entry sign painting and \$349,000 for the landscaping, irrigation and zoysia projects. The majority of the funding for these projects will come from the Road R & R funds, General R & R, Operating and Working Capital along with the additional funding from the seven percent increase in the maintenance assessments.

**RECOMMENDATION:**

Staff recommends the Board approve the District #1 Capital Improvement Plan Fiscal Years 2010/11 – 2014/15.

**MOTION:**

**Motion to approve the District #1 Capital Improvement Plan Fiscal Years 2010/11 – 2014/15.**



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

**COMMUNITY DEVELOPMENT DISTRICT #1 ELECTED OFFICIALS**

Allie DeBenedittis Chair

Term through 2012

750-0810

Allie.DeBenedittis@districtgov.org

Charlie Decker Vice Chair

Term through 2012

750-3794

Charlie.Decker@districtgov.org

Bill Mapel

Term through 2012

750-5037

Bill.Mapel@districtgov.org

Ellen Cora

Term through 2014

750-0167

Ellen.Cora@districtgov.org

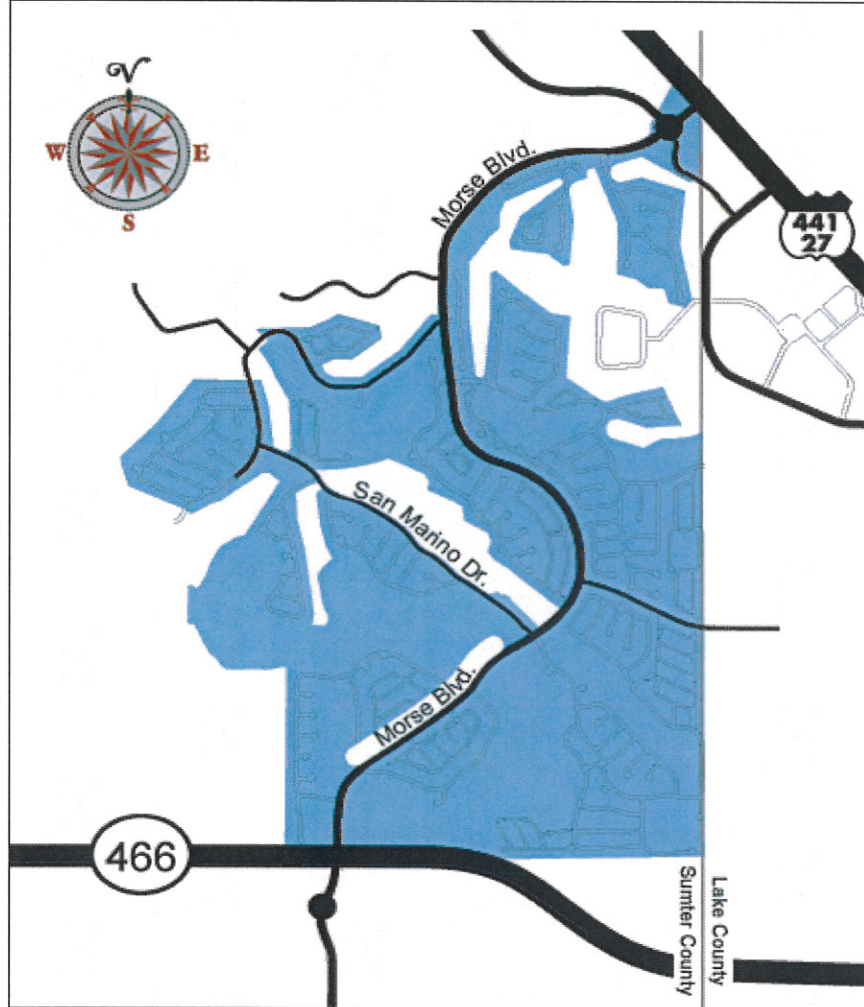
Clyde Long

Term through 2014

750-6511

Clyde.Long@districtgov.org

# COMMUNITY DEVELOPMENT DISTRICT #1



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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.

Every capital project included in this CIP has an adequate funding source identified for the project. Included in this five-year plan is a seven percent increase in maintenance assessments beginning in Fiscal Year 2011-12.

While determining available resources, several assumptions were made: operating expenditures would increase annually by one percent; 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 # 1 PROJECT FUNDING SUMMARY

PROJECT TOTAL BY SOURCE		ROADS		FENCE		WALL	OTHER	TRF to ROAD R&R
		Capital	Maint.	Capital	Maint.			
<b>2010-11</b>								
Operating	\$500					\$500		
Working Capital	\$35,000						\$35,000	Entry-Pit/Irrig.
General R & R	\$20,000			\$20,000				
Road R & R	\$42,476	\$42,476						
<b>2011-12</b>								
Operating	\$0							
Working Capital	\$157,796		\$17,296				\$65,000	Irrigation
General R & R	\$135,750			\$20,750			\$115,000	Irrigation
Road R & R	\$0							
<b>2012-13</b>								
Operating	\$0							
Working Capital	\$85,800		\$10,800					\$75,000
General R & R	\$154,740			\$75,740			\$79,000	Zoysia sprigging
Road R & R	\$63,086	\$63,086						
<b>2013-14</b>								
Operating	\$0							
Working Capital	\$76,800		\$10,800					\$66,000
General R & R	\$140,830			\$85,830			\$55,000	Landscape-Morse
Road R & R	\$49,687	\$49,687						
<b>2014-15</b>								
Operating	\$14,304				\$1,700	\$12,604		
Working Capital	\$80,400		\$14,400					\$66,000
General R & R	\$116,850			\$116,850				
Road R & R	\$52,063	\$52,063						

<b>TOTAL CIP FY 2010-2015 BY EXPENSE TYPE</b>	<b>\$207,312</b>	<b>\$53,296</b>	<b>\$319,170</b>	<b>\$1,700</b>	<b>\$13,104</b>	<b>\$349,000</b>	<b>\$282,500</b>
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Project Expense Capital/Maint. Recap			
Project	Capital	Maint.	Total
Road	\$207,312	\$53,296	\$260,608
Fence	\$319,170	\$1,700	\$320,870
Wall	\$0	\$13,104	\$13,104
Other	\$349,000	0	\$349,000
<b>FIVE YEAR TOTAL</b>	<b>\$875,482</b>	<b>\$68,100</b>	<b>\$943,582</b>

Project Funding/Expense Recap	
Funding Source	Expense
Operating	\$14,804
Working Capital	\$153,296
General R & R	\$568,170
Road R & R	\$207,312
<b>TOTAL</b>	<b>\$943,582</b>

## **DISTRICT # 1 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 7.04 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.

<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 #1 as 2.20% poor, 13.19% fair, 48.35% satisfactory and 36.29% 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 be no less than 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 \$207,312 and a total maintenance cost of \$53,296 and includes the following:

### **FY 2010-11**

Mill and Overlay/Mobilization – Patio Villas

**Total Capital Cost: \$42,476 Total Maintenance Cost: \$0**

### **FY 2011-12**

Rejuvenator - Patio Villas

Crack Sealing - Villa de la Mesa, Villa de Laguna West and Villa Valdez.

**Total Capital Cost: \$0 Total Maintenance Cost: \$17,296.**

### **FY 2012-13**

Double Micro-Resurfacing - Villa de la Mesa, Villa de Laguna West and Villa Valdez

Crack Sealing - Villa de la Vista North, Villa de Laguna and the San Pedro

**Total Capital Cost: \$63,086 Total Maintenance Cost: \$10,800.**

### **FY 2013-14**

Double Micro-Resurfacing - Villa de la Vista North, Villa de Laguna and the San Pedro Villas

Crack Sealing - Villa de la Vista South, Villa de la Vista West and San Antonio Villas

**Total Capital Cost: \$49,687 Total Maintenance Cost: \$10,800.**

### **FY 2014-15**

Double Micro-Resurfacing - Villa de la Vista West and San Antonio Villas

Crack Sealing - Rio Grande, Villa de la Paloma, San Miguel Villas and the Tierra Grande Villas

**Total Capital Cost: \$52,063 Total Maintenance Cost: \$14,400.**

**DISTRICT # 1 CAPITAL IMPROVEMENT PLAN (CIP) - ROADS**

VILLA	SQ YARDS	Recommended Work	2010-11	2011-12	2012-13	2013-14	2014-15
Patio Villa	8,120.00	Mill & Overlay 10-11/ REJ 11-12	\$38,976	\$6,496			
Rio Grande	6,343.89	Crack Seal 14-15/Double Micro-Resurface 15-16/REJ 17-18					\$3,600
Villa de la Mesa	11,435.33	Crack Seal 11-12/Double Micro-Resurface 12-13/REJ 15-16		\$3,600	\$35,907		
Villa de la Paloma	5,839.78	Crack Seal 14-15/Double Micro-Resurface 15-16/REJ 17-18					\$3,600
Villa de la Vista North	5,285.00	Crack Seal 12-13/Double Micro-Resurface 13-14/REJ 15-16			\$3,600	\$16,595	
Villa de la Vista South	6,376.33	Crack Seal 13-14/Double Micro-Resurface 15-16/REJ 16-17				\$3,600	
Villa de la Vista West	10,927.44	Crack Seal 13-14/Double Micro-Resurface 14-15/REJ 16-17				\$3,600	\$34,312
Villa de Laguna	4,579.89	Crack Seal 12-13/Double Micro-Resurface 13-14/REJ 15-16			\$3,600	\$14,381	
Villa de Laguna West	3,831.00	Crack Seal 11-12/Double Micro-Resurface 12-13/REJ 15-16		\$3,600	\$12,029		
San Antonio Villa	5,653.33	Crack Seal 13-14/Double Micro-Resurface 14-15/REJ 16-17				\$3,600	\$17,751
San Miguel Villa	4,137.11	Crack Seal 14-15/Double Micro-Resurface 15-16/REJ 17-18					\$3,600
San Pedro Villa	5,958.89	Crack Seal 12-13/Double Micro-Resurface 13-14/REJ 15-16			\$3,600	\$18,711	
Tierra Grande	5,917.56	Crack Seal 14-15/Double Micro-Resurface 15-16/REJ 17-18					\$3,600
Villa Valdez	4,824.89	Crack Seal 11-12/Double Micro-Resurface 12-13/REJ 15-16		\$3,600	\$15,150		
Mobilization*			\$3,500				
<b>VILLA SQUARE YARDS TOTAL</b>	<b>89,230.44</b>						

<b>TOTAL CIP VILLA ROAD COST DISTRICT 1</b>	<b>\$260,608</b>		<b>\$42,476</b>	<b>\$17,296</b>	<b>\$73,886</b>	<b>\$60,487</b>	<b>\$66,463</b>
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District #1 Capital CIP Costs	\$207,312		\$42,476	\$0	\$63,086	\$49,687	\$52,063
District #1 Maintenance CIP Costs	\$53,296		\$0	\$17,296	\$10,800	\$10,800	\$14,400
<b>TOTAL DISTRICT #1 ROAD CIP COSTS</b>	<b>\$260,608</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

\*Mobilization Added to Fiscal Year that had no Crack Seal Work Being Done

## **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 \$1.00 - \$1.25 cents per linear foot.

### **DISTRICT # 1 FENCE REPLACEMENT PROGRAM**

District #1 hosts 206.41 acres of preserves which include: D.W. Mathews Wildlife Preserve, James A. Chichielo Wildlife Preserve, Michael E. West Wildlife Preserve, J.E. Parker Wildlife Preserve, Richard L. Murray Wildlife Preserve, Hudson Morse Parr/Mark Gary Morse/Lauren Elizabeth Matthews Kestrel & Wildlife Preserves.

Roadway fence includes County Road 466, Lozano Avenue/Juarez Way and the San Pedro Right of Way.

The District #1 Board directed Staff to explore through the Design Division the option of replacing four board wooden fences with three board wooden fence to achieve possible cost savings. Staff reported to the Board at the June 11, 2010 meeting that the Design Division approved District #1's request. Property Management Staff has incorporated a conversion from four board to three board fence where possible.

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 \$319,170 and includes the following:



### FY 2010-11

Fiscal Year 10-11 includes replacement of approximately 1,700 linear feet on the San Pedro Right of Way and phase one of three for approximately 833 linear feet of fence replacement for the DW Mathews Preserve.

**Total Capital Cost: \$20,000 Total Maintenance Cost: \$0.**

### FY 2011-12

Fiscal Year 11-12 includes phase two of three for approximately 1,730 linear feet of fence replacement for the DW Mathews Preserve.

**Total Capital Cost: \$ 20,750 Total Maintenance Cost: \$0.**

### FY 2012-13

Fiscal Year 12-13 completes the third phase for the DW Mathews Preserve by installing the approximately 2,438 linear feet remaining and replacement of approximately 800 linear feet of fencing at Unit 17 (near 16 Tee Box on Tierra Del Sol) and Replacement of approximately 6,815 linear feet of fence surrounding the Richard L. Murray Wildlife Preserve.

**Total Capital Cost: \$ 75,740 Total Maintenance Cost: \$0.**

### FY 2013-14

Fiscal Year 13-14 begins phase one of two for fence replacement for approximately 3,600 linear feet for the Mark Gary Morse Preserve and begins phase one of two for approximately 3,552.50 linear feet for the Hudson Morse Parr Preserve.

**Total Capital Cost: \$85,830 Total Maintenance Cost: \$0.**

### FY 2014-15

Fiscal Year 14-15 completes the Mark Gary Morse Preserve project with replacement of approximately 3,600 linear feet of fence, completes the Hudson Morse Parr Preserve project by installing the remaining approximately 3,552.50 linear feet of fence and will replace fence for approximately 2,720 linear feet at Unit 13 A (Allende Avenue), approximately 1,350 linear feet of fencing for phase one at Lozano Avenue/Juarez Way and approximately 1,100 linear feet of fencing for the J.E. Parker Preserve.

**Total Capital Cost: \$116,850 Total Maintenance Cost: \$1,700.**

## DISTRICT # 1 CAPITAL IMPROVEMENT PLAN - FENCE COSTS

### FENCE REPLACEMENT

District # 1 Fence Replacement	Descriptor/ Location	Useful Life of Asset in Years	Measurement LF or SF	Fence Condition	Style of Boards	LATEST MAJOR IMPROVEMENT Date	Explanation	RECOMMENDED WORK & METHODOLOGY	2010-11	2011-12	2012-13	2013-14	2014-15
Unit 17	16 Tee Box (Tierra)	15	800	LF	Fair	3		LF x Cost			\$5,600		
Unit 13 A	Allende Ave	15	2,720	LF	Good	3		LF x Cost					\$16,320
San Pedro ROW		15	1,700	LF	Fair	3		LF x Cost	\$10,000				
Lozano Avenue/Juarez Way		15	2,700	LF	Fair	3		LF x Cost					\$8,100
Hudson Morse Parr Preserve*		15	7,105	LF	Fair/Good	4		LF x Cost				\$42,630	\$42,630
Mark Gary Morse Preserve*		15	7,200	LF	Fair/Good	4		LF x Cost			\$0	\$43,200	\$43,200
J.E. Parker Preserve*		15	1,100	LF	Fair	3		LF x Cost					\$6,600
Mike West Preserve		15	5,300	LF	Fair	3		LF x Cost					
DW Matthews Preserve*	Unit 5 Behind Homes & Top of Wall	15	2,300	LF	Fair	4		LF x Cost					
DW Matthews Preserve*	Unit 4 Behind Unit 4 & Patio Villas	15	5,000	LF	Fair	4		LF x Cost	\$10,000	\$20,750	\$29,250		
Richard L. Murray Wildlife Preserve		15	6,815	LF	Fair	3		LF x Cost			\$40,890		
James A. Chichiolo Wildlife Preserve								No Fencing					
<b>TOTALS</b>			<b>42,740</b>	<b>LF</b>					<b>\$20,000</b>	<b>\$20,750</b>	<b>\$75,740</b>	<b>\$85,830</b>	<b>\$116,850</b>

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

\* REPLACEMENT COST FACTOR IS @ \$12.00 per linear foot due to all materials being hand carried into site and old materials carried out.

TOTAL NON CAPITAL

\$0

### FENCE PAINTING

District # 1 Fence Painting	Descriptor/ Location	Useful Life of Asset in Years	Measurement LF or SF	Condition	Style of Boards	LATEST MAJOR IMPROVEMENT Date	Explanation	RECOMMENDED WORK & METHODOLOGY	2010-11	2011-12	2012-13	2013-14	2014-15
Unit 17	16 Tee Box (Tierra)	15	800	LF	Fair	3		LF x Cost			R		
Unit 13 A	Allende Ave	15	2,720	LF	Good	3		LF x Cost					R
San Pedro ROW		15	1,700	LF	Fair	3		LF x Cost	R				\$1,700
Lozano Avenue/Juarez Way		15	2,700	LF	Fair	3		LF x Cost					R
Hudson Morse Parr Preserve		15	7,105	LF	Fair/Good	4		LF x Cost				R	R
Mark Gary Morse Preserve		15	7,200	LF	Fair/Good	4		LF x Cost			R	R	
J.E. Parker Preserve		15	1,100	LF	Fair	3		LF x Cost					R
Michael E. West Wildlife Preserve		15	5,300	LF	Fair	3		LF x Cost					
DW Matthews Preserve	Unit 5 Behind Homes & Top of Wall	15	2,300	LF	Fair	4		LF x Cost					
DW Matthews Preserve	Unit 4 Behind Unit 4 & Patio Villas	15	5,000	LF	Fair	4		LF x Cost	R	R	R		
Richard L. Murray Wildlife Preserve		15	6,815	LF	Fair	4		LF x Cost		R			
James A. Chichiolo Wildlife Preserve								No Fencing					
<b>TOTALS</b>			<b>42,740</b>	<b>LF</b>					<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,700</b>

3 Board Painting Cost is \$1.00 per linear foot

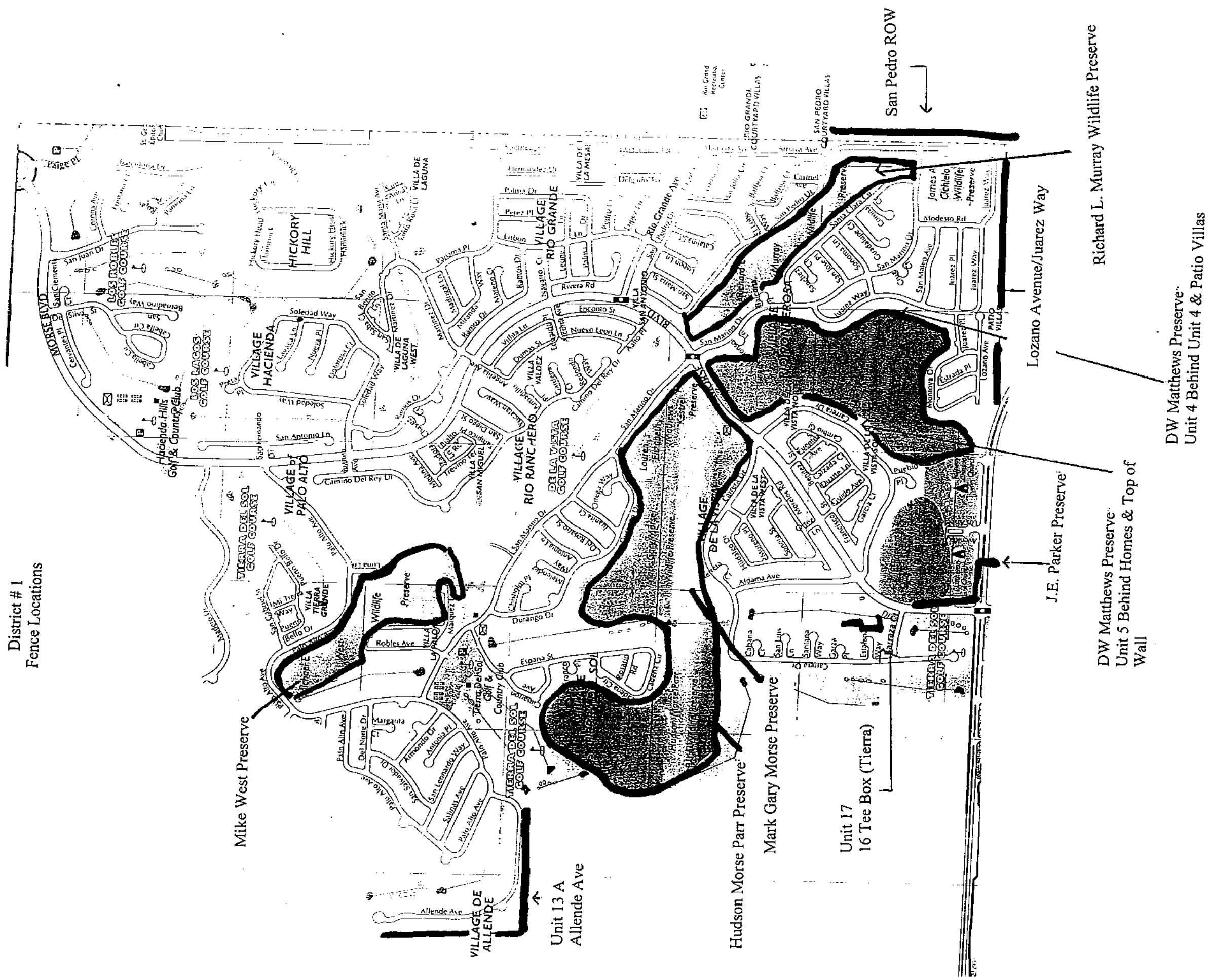
4 Board Painting Cost is \$1.25 per linear foot

R = Replacement Year

### CAPITAL IMPROVEMENT PLAN FENCE COST

District #1 Capital Costs	\$319,170	\$20,000	\$20,750	\$75,740	\$85,830	\$116,850
District #1 Maintenance Costs	\$1,700	\$0	\$0	\$0	\$0	\$1,700
<b>TOTAL DISTRICT # 1 FY 2010-2015</b>	<b>\$320,870</b>	<b>\$20,000</b>	<b>\$20,750</b>	<b>\$75,740</b>	<b>\$85,830</b>	<b>\$118,550</b>

District # 1  
Fence Locations



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

## DISTRICT # 1 CAPITAL IMPROVEMENT PLAN - OTHER PROJECTS

Descriptor/ Location	Year Built or Acquired	Useful Life of Asset in Years	Measurement LF or SF	LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY	2010-11	2011-12	2012-13	2013-14	2014-15
				Date	Explanation						
Irrigation/Landscaping - 13 Entryways							\$35,000				
Irrigation - Morse Blvd.								\$180,000			
Zoysia sprigging - Morse Blvd./Rio Grande areas									\$79,000		
Landscaping - Morse Blvd., Rio Grande areas										\$55,000	
<b>TOTALS</b>							<b>\$35,000</b>	<b>\$180,000</b>	<b>\$79,000</b>	<b>\$55,000</b>	<b>\$0</b>

### CAPITAL IMPROVEMENT PLAN OTHER PROJECT COSTS

District #1 Capital Costs	\$349,000						\$35,000	\$180,000	\$79,000	\$55,000	\$0
District #1 Maintenance Costs	\$0						\$0	\$0	\$0	\$0	\$0
<b>TOTAL DISTRICT # 1 FY 2010-2015</b>	<b>\$349,000</b>						<b>\$35,000</b>	<b>\$180,000</b>	<b>\$79,000</b>	<b>\$55,000</b>	<b>\$0</b>

**DISTRICT #1 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							
Palo Alto	Entry Wall		1995	100	84	LF	6	Good	2009	Painted	LF x HGT x Cost	PAINT 14-15 / 19-20					\$302
Villa de Laguna & Villa de Laguna West	Entry Wall		1993	100	100	LF	6	Good	2009	Painted	LF x HGT x Cost	PAINT 14-15 / 19-20					\$360
Villa de Laguna & Villa de Laguna West	2 Steel Gates		1993		139	LF	6	Poor			LF x HGT x Cost	PAINT 10-11 / 15-16	\$500				
Soledad	Entry Wall		1994	100	139	LF	6	Good	2009	Painted	LF x HGT x Cost	PAINT 14-15 / 19-20					\$500
Unit 10	Entry Wall 2@Juanita 2@San Diego		1995	100	350	LF	6	Good	2009	Painted	LF x HGT x Cost	PAINT 14-15 / 19-20					\$1,260
Villa la Paloma			1997		350	LF	6	Good	FY 08-09	Painted	LF x HGT x Cost	PAINT 14-15 / 19-20					\$1,260
Villa Tierra Grande	6' Wall		1996	100	500	LF	6	Good			LF x HGT x Cost	PAINT 14-15 / 19-20					\$1,800
Villa Valdez	2 Entry Walls		1995	100	167	LF	6	Good	2009	Painted	LF x HGT x Cost	PAINT 14-15 / 19-20					\$601
Villa San Miguel	2 Entry Walls		1995	100	167	LF	6	Good	2009	Painted	LF x HGT x Cost	PAINT 14-15 / 19-20					\$601
Villa San Antonio	2 Entry Walls		1995	100	167	LF	6	Good	2009	Painted	LF x HGT x Cost	PAINT 14-15 / 19-20					\$601
Morse & Rio Intersection		Block & Stucco		100	167	LF	6	Good	2009	Painted	LF x HGT x Cost	PAINT 14-15 / 19-20					\$601
Unit 4 Entry	Entry Wall	Log	1993	100				Good	2009	Painted Walls	LF x HGT x Cost						
Carrera Drive	3 Entry Walls	Block & Stucco	1995	100	250	LF	6	Good	2009	Painted	LF x HGT x Cost	PAINT 14-15 / 19-20					\$900
Aldama Ave & Morse	1 Entry Wall	Block & Stucco	1995	100	112	LF	6	Good	2009	Painted	LF x HGT x Cost	PAINT 14-15 / 19-20					\$403
Villa de la Vista West	2 Entry Walls		1995	100	167	LF	6	Good	2009	Painted	LF x HGT x Cost	PAINT 14-15 / 19-20					\$601
Villa de la Vista North & South	4 Entry Walls & Raised Planter		1994	100	445	LF	6	Good	2009	Painted	LF x HGT x Cost	PAINT 14-15 / 19-20					\$1,602
Unit 17 Barraza Ct & Morse	Entry Wall	Stucco	1996	100	84	LF	6	Good			LF x HGT x Cost	PAINT 14-15 / 19-20					\$302
Unit 8 @ San Fernando	Entry Wall		1996	100	84	LF	6	Good	2009	Painted	LF x HGT x Cost	PAINT 14-15 / 19-20					\$302
Unit 9 @ de Silva	Entry Wall		1995	100	84	LF	6	Good	2009	Painted	LF x HGT x Cost	PAINT 14-15 / 19-20					\$302
Unit 9 @ San Juan	Entry Wall		1995	100	84	LF	6	Good	2009	Painted	LF x HGT x Cost	PAINT 14-15 / 19-20					\$302
JE Parker & DW Mathews Preserve	Wall	concrete block		100	3,300	LF	6	Good			ESTIMATE	PAINT 15-16 / 20-21					
<b>GRAND TOTAL DISTRICT #1 WALL &amp; ENTRY PAINTING</b>												<b>\$500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,604</b>

PAINTING @ \$.60 per Square Foot

District #1 Capital Costs	\$0											\$0	\$0	\$0	\$0	\$0
District #1 Maintenance Costs	\$13,104											\$500	\$0	\$0	\$0	\$12,604
<b>GRAND TOTAL CIP COSTS 2010-15</b>	<b>\$13,104</b>															

## DISTRICT # 1 WORKING CAPITAL and R & R FUNDS BALANCES

7% Maint. Assessment increase incl. in FY2011-12

### Working Capital

	2010-11	2011-12	2012-13	2013-14	2014-15
Beginning Balance (Added \$55,000 estimated Unspent Funds FY 09/10)	265,029	279,281	220,048	223,948	228,403
Deposits ( 7% increase in maint. assessment included-beg. FY11-12)	877,186	934,276	934,276	934,276	934,276
Expenditures - Operating	827,934	836,213	844,575	853,021	861,551
Capital Improvement Plan Expenditures	35,000	82,296	10,800	10,800	14,400
Transfer/ Deposit to General & Road R & Rs		75,000	75,000	66,000	66,000
<b>Ending Balance</b>	<b>279,281</b>	<b>220,048</b>	<b>223,948</b>	<b>228,403</b>	<b>220,728</b>

### RESERVES

#### General R & R

	2010-11	2011-12	2012-13	2013-14	2014-15
Beginning Balance	723,196	703,196	624,446	529,706	444,876
Deposits		57,000	60,000	56,000	66,000
Capital Improvement Plan Expenditures	20,000	135,750	154,740	140,830	116,850
<b>Ending Balance</b>	<b>703,196</b>	<b>624,446</b>	<b>529,706</b>	<b>444,876</b>	<b>394,026</b>

#### Villa Roads R & R

	2010-11	2011-12	2012-13	2013-14	2014-15
Beginning Balance	165,785	123,309	141,309	93,223	53,536
Deposits	0	18,000	15,000	10,000	0
Capital Improvement Plan Expenditures	42,476	0	63,086	49,687	52,063
<b>Ending Balance</b>	<b>123,309</b>	<b>141,309</b>	<b>93,223</b>	<b>53,536</b>	<b>1,473</b>

FY 09-10 Operating Budget	\$875,742
3 Months	\$218,936
4 Months	\$291,914

## ***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](http://www.districtgov.org) to obtain more information about Community Development District #1, including budgets, audits, board meetings, agendas and minutes.