



Date: January 4, 2011

To: Village Community Development District #4 Board of Supervisors

From: Barbara E. Kays, Budget Director *BEK* *[Signature]*

**ISSUE:**

Approval of the District #4 Capital Improvement Plan – Fiscal Years 2010/11 – 2019/20

**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 – 2019/20 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 ten-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 ten-year plan.

During the March 23, 2010 workshop, the Board discussed and provided direction for the PCI level, road maintenance and priority road projects. During a bond workshop on August 30, 2010, the Board reviewed and discussed various capital projects. During the December 10, 2010 regular meeting, the Board reviewed the working copy and discussed the various fencing options. The attached final copy incorporates the approved wood/composite fence replacement option along with the approved transfer amounts for the newly-created Fence R & R and the Road R & R as discussed at the December 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 \$3,261,546 over the ten year period with \$2,716,456 for roads, \$415,121 for fences and \$129,969 for wall/entry sign painting. The majority of the funding for these projects will come from the Road R & R funds, the newly-created Fence R & R, Operating funds and Working Capital.

**RECOMMENDATION:**

Staff recommends the Board approve the District #4 Capital Improvement Plan Fiscal Years 2010/11 – 2019/20.

**MOTION:**

**Motion to approve the District #4 Capital Improvement Plan Fiscal Years 2010/11 – 2019/20.**



**CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2010/11-2019/20**

**COMMUNITY DEVELOPMENT DISTRICT #4 ELECTED OFFICIALS**

**Paul Kelly Chair  
Term through 2014  
751-3596  
Paul.Kelly@districtgov.org**

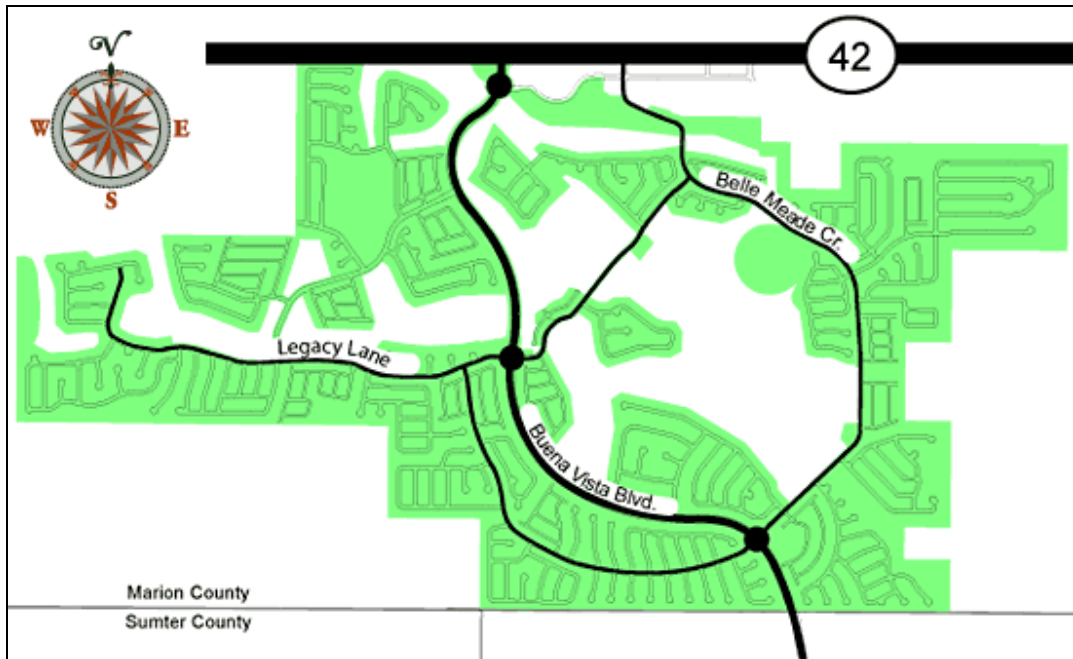
**Don Deakin Vice Chair  
Term through 2014  
750-5395  
Don.Deakin@districtgov.org**

**Rich Lambrecht  
Term through 2012  
751-4380  
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**Chuck Kazlo  
Term through 2012  
259-4216  
Chuck.Kazlo@districtgov.org**

**James A. Murphy Chair  
Term through 2014  
259-1581  
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# Community Development District # 4



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## COMMUNITY DEVELOPMENT DISTRICT #4 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 multi-year 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 ten-year plan.

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 ten-year plan.

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

A Project Funding Summary found on page 3 provides an overview of the project totals and the funding source by fiscal year with total recaps by project type and by funding source. The Working Capital and R & R Fund Balances found at the end of the plan is a summary of the funding sources by type by fiscal year. This report reflects the balances of the funding sources by fiscal year and highlights the funding source ending balance at the end of the ten-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 # 4 PROJECT FUNDING SUMMARY**

PROJECT TOTAL BY SOURCE			ROADS		FENCE		WALL	OTHER	TRF to R & R
			Capital	Maint.	Capital	Maint.			
<b>2010-11</b>									
Operating	\$25,293					\$9,375	\$15,918		
Working Capital	\$328,308								\$328,308
General R & R	\$0								
Road R & R	\$0								
Fence R & R	\$0								
<b>2011-12</b>									
Operating	\$31,810				\$12,763		\$19,047		
Working Capital	\$260,000								\$260,000
General R & R	\$0								
Road R & R	\$91,102	\$91,102							
Fence R & R	\$0								
<b>2012-13</b>									
Operating	\$22,810				\$9,013		\$13,797		
Working Capital	\$260,000								\$260,000
General R & R	\$0								
Road R & R	\$259,836	\$259,836							
Fence R & R	\$0								
<b>2013-14</b>									
Operating	\$0								
Working Capital	\$260,000								\$260,000
General R & R	\$0								
Road R & R	\$438,083	\$438,083							
Fence R & R	\$0								
<b>2014-15</b>									
Operating	\$1,913				\$1,913				
Working Capital	\$274,400		\$14,400						\$260,000
General R & R	\$0								
Road R & R	\$0								
Fence R & R	\$178,518			\$178,518					
<b>2015-16</b>									
Operating	\$13,020						\$13,020		
Working Capital	\$299,600		\$39,600						\$260,000
General R & R	\$0								
Road R & R	\$102,891	\$102,891							
Fence R & R	\$41,790			\$41,790					
<b>2016-17</b>									
Operating	\$19,425						\$19,425		
Working Capital	\$335,600		\$75,600						\$260,000
General R & R	\$0								
Road R & R	\$515,051	\$515,051							
Fence R & R	\$141,571			\$141,571					
<b>2017-18</b>									
Operating	\$11,172						\$11,172		
Working Capital	\$274,400		\$14,400						\$260,000
General R & R	\$0								
Road R & R	\$693,917	\$693,917							
Fence R & R	\$0								
<b>2018-19</b>									
Operating	\$30,108		\$3,600		\$2,715		\$23,793		
Working Capital	\$270,000				\$10,000				\$260,000
General R & R	\$0								
Road R & R	\$252,917	\$252,917							
Fence R & R	\$0								
<b>2019-20</b>									
Operating	\$24,860		\$3,600		\$7,463		\$13,797		
Working Capital	\$260,000								\$260,000
General R & R	\$0								
Road R & R	\$211,459	\$211,459							
Fence R & R	\$0								

<b>TOTAL CIP FY 2010-2020 BY EXPENSE TYPE</b>	<b>\$ 2,565,256</b>	<b>\$ 151,200</b>	<b>\$ 361,879</b>	<b>\$ 53,242</b>	<b>\$ 129,969</b>	<b>\$ -</b>	<b>\$ 2,668,308</b>
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Project Expense Capital/Maint. Recap			
Project	Capital	Maint.	Total
Road	\$2,565,256	\$151,200	\$2,716,456
Fence	\$361,879	\$53,242	\$415,121
Wall	\$0	\$129,969	\$129,969
<b>TEN YEAR TOTAL</b>	<b>\$2,927,135</b>	<b>\$334,411</b>	<b>\$3,261,546</b>

Project Funding/Expense Recap	
Funding Source	Expense
Operating	\$180,411
Working Capital	\$222,308
General R & R	\$0
Fence R & R	\$361,879
Road R & R	\$2,565,256
<b>TOTAL</b>	<b>\$3,329,854</b>



## DISTRICT # 4 WORKING CAPITAL and R & R FUND BALANCES

### Wood & Composite

Road Reserve Transfer \$199,000 beginning FY 11/12 through FY 16/17  
 Road Reserve Transfer \$245,000 beginning FY 17/18 through FY 19/20  
 Fence R & R Transfer \$61,000 beginning FY 11/12 through FY 16/17  
 Fence R & R Transfer \$15,000 beginning FY 17/18 through FY 19/20

<b>Working Capital</b>	<b>2010-11</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>
Beginning Balance	596,238	596,238	650,066	689,268	713,700	708,812	663,656	567,281	516,734	455,063
Add Deposits	1,776,338	1,776,338	1,776,338	1,776,338	1,776,338	1,776,338	1,776,338	1,776,338	1,776,338	1,776,338
Less Expenditures - Operating	1,448,030	1,462,510	1,477,135	1,491,907	1,506,826	1,521,894	1,537,113	1,552,484	1,568,009	1,583,689
Less Capital Improvement Plan Expenditures	0	0	0	0	14,400	39,600	75,600	14,400	10,000	0
Less Transfer	328,308	260,000	260,000	260,000	260,000	260,000	260,000	260,000	260,000	260,000
Ending Balance	596,238	650,066	689,268	713,700	708,812	663,656	567,281	516,734	455,063	387,712

### RESERVES

<b>General R &amp; R</b>	<b>2010-11</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>
Beginning Balance	707,771	707,771	707,771	707,771	707,771	707,771	707,771	707,771	707,771	707,771
Add Deposits										
Less Capital Improvement Plan Expenditures										
Less Transfer/Add Deposits										
Ending Balance	707,771	707,771	707,771	707,771	707,771	707,771	707,771	707,771	707,771	707,771

<b>Road Maintenance R &amp; R</b>	<b>2010-11</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>
Beginning Balance	1,418,882	1,747,190	1,855,088	1,794,252	1,555,169	1,754,169	1,850,278	1,534,227	1,085,310	1,077,393
Add Deposits	328,308	199,000	199,000	199,000	199,000	199,000	199,000	245,000	245,000	245,000
Less Capital Improvement Plan Expenditures	0	91,102	259,836	438,083	0	102,891	515,051	693,917	252,917	211,459
Ending Balance	1,747,190	1,855,088	1,794,252	1,555,169	1,754,169	1,850,278	1,534,227	1,085,310	1,077,393	1,110,934

<b>Fence R &amp; R</b>	<b>2010-11</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>
Beginning Balance	0	0	61,000	122,000	183,000	65,482	84,692	4,121	19,121	34,121
Add Deposits	0	61,000	61,000	61,000	61,000	61,000	61,000	15,000	15,000	15,000
Less Capital Improvement Plan Expenditures	0	0	0	0	178,518	41,790	141,571	0	0	0
Ending Balance	0	61,000	122,000	183,000	65,482	84,692	4,121	19,121	34,121	49,121

FY 09-10 Operating Budget	\$1,537,815
3 Months	\$384,454
4 Months	\$512,605

Final 1-14-10  
 Updated 12-2-10  
 Draft Presented 9-9-10

## **DISTRICT # 4 PAVEMENT AND ROAD MANAGEMENT**

Included within the District are three types of roads: villa, residential and collector roads. District 4 is responsible for maintaining approximately 9.37 miles of villa roads, approximately 27.31 miles of residential roads and approximately 8.06 miles of collector roads.

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 # 4 as .18% fair, 7.09% satisfactory and 92.73% as good.

At the March 23, 2010 District Budget Workshop, the Board of Supervisors established that for maintenance and planning purposes the pavement condition index for the District will not fall below 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.

## **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 ten (10) fiscal years is included and provides project details for each year. The summary identifies the Villa, square yardage of the villa road, the unit, square yardage of the residential road, the total collector roads along with the 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 ten (10) 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 2010-11 and ending in fiscal year 2019-20 and has a total capital cost of \$2,565,256 and a total maintenance cost of \$151,200 and includes the following:

**FY 2010-11**

No Projects Planned.

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

**FY 2011-12**

Surface Rejuvenator – All Villa Roads

**Total Capital Cost: \$91,102 Total Maintenance Cost: \$0.**

**FY 2012-13**

Surface Rejuvenator – All Residential Roads

**Total Capital Cost: \$259,836 Total Maintenance Cost: \$0.**

**FY 2013-14**

Double Micro-resurfacing – All Collector Roads

**Total Capital Cost: \$438,083 Total Maintenance Cost: \$0.**

**FY 2014-15**

Crack Sealing – Ashleigh, Greenbriar and Ivystone Villas and Unit 50

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

**FY 2015-16**

Double Micro-resurfacing – Ashleigh, Greenbriar and Ivystone Villas and Unit 50

Crack Sealing – Chadwick, Merry Oak, Morningview, Pincecrest and Sunnyside Villas and Unit 46, Unit 54, Unit 59, Unit 61, Unit 62, and Unit 64

**Total Capital Cost: \$102,891 Total Maintenance Cost: \$39,600.**

**FY 2016-17**

Rejuvenator – All Collector Roads

Double Micro-resurfacing- Chadwick, Merry Oak, Morningview, Pincecrest and Sunnyside Villas and Unit 46, Unit 54, Unit 59, Unit 61, Unit 62, and Unit 64

Crack Sealing – Birchbrook, Bromley, Cameron, Fairlawn, Forsyth, Greenwood, Legacy, Mayfield, Sherwood, Waverly Villas and Unit 44, Unit 45, Unit 47, Unit 48, Unit 52, Unit 53, Unit 55, Unit 56, Unit 57, Unit 58 and Unit 65

**Total Capital Cost: \$515,051 Total Maintenance Cost: \$75,600.**

**FY 2017-18**

Rejuvenator - Ashleigh, Greenbriar and Ivystone Villas and Unit 50

Double Micro-resurfacing- Birchbrook, Bromley, Cameron, Fairlawn, Forsyth, Greenwood, Legacy, Mayfield, Sherwood, Waverly Villas and Unit 44, Unit 45, Unit 47, Unit 48, Unit 52, Unit 53, Unit 55, Unit 56, Unit 57, Unit 58 and Unit 65

Crack Sealing – Quail Ridge Villa, Unit 51, Unit 63 and Unit 66

**Total Capital Cost: \$693,917 Total Maintenance Cost: \$14,400.**

**FY 2018-19**

Rejuvenator - Chadwick, Merry Oak, Morningview and Pincecrest and Sunnyside Villas and Unit 46, Unit 54, Unit 59, Unit 61, Unit 62, and Unit 64

Double Micro-resurfacing - Quail Ridge Villa, Unit 51, Unit 63 and Unit 66

Crack Sealing – Unit 49

**Total Capital Cost: \$252,917 Total Maintenance Cost: \$3,600.**

**FY 2019-20**

Rejuvenator- Birchbrook, Bromley, Cameron, Fairlawn, Forsyth, Greenwood, Legacy, Mayfield, Sherwood, Waverly Villas and Unit 44, Unit 45, Unit 47, Unit 48, Unit 52, Unit 53, Unit 55, Unit 56, Unit 57, Unit 58 and Unit 65

Double Micro-resurfacing – Unit 49

Crack Sealing – Unit 60

**Total Capital Cost: \$211,459 Total Maintenance Cost: \$3,600.**

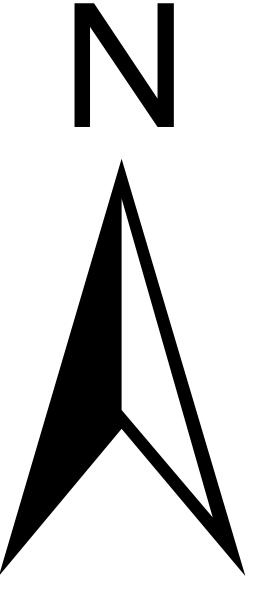
### DISTRICT #4 CAPITAL IMPROVEMENT COSTS - ROADS

VILLA	SQ YARDS	Recommended Work	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Ashleigh Villas	4,565.89	Rej 11-12 Crack Seal 14-15 Double Microresurface 15-16 Rej. 17-18		\$3,653			\$3,600	\$14,337		\$3,653		
Birchbrook Villas	2,577.56	Rej 11-12 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20		\$2,062					\$3,600	\$8,094		\$2,062
Bromley Villas	3,976.67	Rej 11-12 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20		\$3,181					\$3,600	\$12,487		\$3,181
Cameron Villas	7,227.56	Rej 11-12 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20		\$5,782					\$3,600	\$22,695		\$5,782
Chadwick Villas	6,351.56	Rej 11-12 Crack Seal 15-16 Double Microresurface 16-17 Rej 18-19		\$5,081				\$3,600	\$19,944		\$5,081	
Fairlawn Villas	6,456.89	Rej 11-12 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20		\$5,166					\$3,600	\$20,275		\$5,166
Forsyth Villas	3,977.56	Rej 11-12 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20		\$3,182					\$3,600	\$12,490		\$3,182
Greenbriar Villas	9,720.89	Rej 11-12 Crack Seal 14-15 Double Microresurface 15-16 Rej. 17-18		\$7,777			\$3,600	\$30,524		\$7,777		
Greenwood Villas	6,916.67	Rej 11-12 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20		\$5,533					\$3,600	\$21,718		\$5,533
Ivystone Villas	6,370.67	Rej 11-12 Crack Seal 14-15 Double Microresurface 15-16 Rej. 17-18		\$5,097			\$3,600	\$20,004		\$5,097		
Legacy Villas	2,862.00	Rej 11-12 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20		\$2,290					\$3,600	\$8,987		\$2,290
Mayfield Villas	1,386.67	Rej 11-12 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20		\$1,109					\$3,600	\$4,354		\$1,109
Merry Oak Villas	7,384.00	Rej 11-12 Crack Seal 15-16 Double Microresurface 16-17 Rej 18-19		\$5,907				\$3,600	\$23,186		\$5,907	
Morningview Villas	6,786.29	Rej 11-12 Crack Seal 15-16 Double Microresurface 16-17 Rej 18-19		\$5,429				\$3,600	\$21,309		\$5,429	
Pincrest Villas	4,096.89	Rej 11-12 Crack Seal 15-16 Double Microresurface 16-17 Rej 18-19		\$3,278				\$3,600	\$12,864		\$3,278	
Quail Ridge Villa	5,794.11	Rej 11-12 Crack Seal 17-18 Double Microresurface 18-19 Rej 20-21		\$4,635						\$3,600	\$18,193	
Sherwood Villas	9,893.33	Rej 11-12 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20		\$7,915					\$3,600	\$31,065		\$7,915
Sunnyside Villas	7,610.22	Rej 11-12 Crack Seal 15-16 Double Microresurface 16-17 Rej 18-19		\$6,088				\$3,600	\$23,896		\$6,088	
Waverly Villas	5,546.67	Rej 11-12 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20		\$4,437					\$3,600	\$17,417		\$4,437
*Mobilization - Villa				\$3,500							\$3,500	\$3,500
<b>TOTAL VILLA ROADS DISTRICT 4</b>	<b>109,502.10</b>		<b>\$0</b>	<b>\$91,102</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,800</b>	<b>\$82,865</b>	<b>\$137,199</b>	<b>\$179,709</b>	<b>\$47,476</b>	<b>\$44,157</b>
Unit 44	26,506.67	Rej 12-13 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20			\$21,205				\$3,600	\$83,231		\$21,205
Unit 45	14,475.56	Rej 12-13 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20			\$11,580				\$3,600	\$45,453		\$11,580
Unit 46	13,591.11	Rej 12-13 Crack Seal 15-16 Double Microresurface 16-17 Rej 18-19			\$10,873			\$3,600	\$42,676		\$10,873	
Unit 47	18,933.33	Rej 12-13 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20			\$15,147				\$3,600	\$59,451		\$15,147
Unit 48	14,104.44	Rej 12-13 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20			\$11,284				\$3,600	\$44,288		\$11,284
Unit 49	11,148.89	Rej 12-13 Crack Seal 18-19 Double Microresurface 19-20 Rej 21-22			\$8,919						\$3,600	\$35,008
Unit 50	10,995.56	Rej 12-13 Crack Seal 14-15 Double Microresurface 15-16 Rej.17-18			\$8,796		\$3,600	\$34,526		\$8,796		
Unit 51	17,804.44	Rej 12-13 Crack Seal 17-18 Double Microresurface 18-19 Rej 20-21			\$14,244					\$3,600	\$55,906	
Unit 52	19,184.44	Rej 12-13 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20			\$15,348				\$3,600	\$60,239		\$15,348
Unit 53	15,064.44	Rej 12-13 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20			\$12,052				\$3,600	\$47,302		\$12,052
Unit 54	25,500.00	Rej 12-13 Crack Seal 15-16 Double Microresurface 16-17 Rej 18-19			\$20,400			\$3,600	\$80,070		\$20,400	
Unit 55	7,913.33	Rej 12-13 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20			\$6,331				\$3,600	\$24,848		\$6,331
Unit 56	10,022.22	Rej 12-13 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20			\$8,018				\$3,600	\$31,470		\$8,018
Unit 57	8,562.22	Rej 12-13 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20			\$6,850				\$3,600	\$26,885		\$6,850
Unit 58	5,606.67	Rej 12-13 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20			\$4,485				\$3,600	\$17,605		\$4,485
Unit 59	13,131.11	Rej 12-13 Crack Seal 15-16 Double Microresurface 16-17 Rej 18-19			\$10,505			\$3,600	\$41,232		\$10,505	
Unit 60	2,688.89	Rej 12-13 Crack Seal 19-20 Double Microresurface 20-21 Rej 22-23			\$2,151							\$3,600
Unit 61	13,842.22	Rej 12-13 Crack Seal 15-16 Double Microresurface 16-17 Rej 18-19			\$11,074			\$3,600	\$43,465		\$11,074	
Unit 62	18,482.22	Rej 12-13 Crack Seal 15-16 Double Microresurface 16-17 Rej 18-19			\$14,786			\$3,600	\$58,034		\$14,786	
Unit 63	8,720.00	Rej 12-13 Crack Seal 17-18 Double Microresurface 18-19 Rej 20-21			\$6,976					\$3,600	\$27,381	
Unit 64	9,762.22	Rej 12-13 Crack Seal 15-16 Double Microresurface 16-17 Rej 18-19			\$7,810			\$3,600	\$30,653		\$7,810	
Unit 65	20,617.78	Rej 12-13 Crack Seal 16-17 Double Microresurface 17-18 Rej 19 -20			\$16,494				\$3,600	\$64,740		\$16,494
Unit 66	13,760.00	Rej 12-13 Crack Seal 17-18 Double Microresurface 18-19 Rej 20-21			\$11,008					\$3,600	\$43,206	
*Mobilization					\$3,500			\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
<b>TOTAL RESIDENTIAL ROADS DISTRICT # 4</b>	<b>320,417.76</b>		<b>\$0</b>	<b>\$0</b>	<b>\$259,836</b>	<b>\$0</b>	<b>\$3,600</b>	<b>\$59,626</b>	<b>\$339,230</b>	<b>\$528,608</b>	<b>\$209,041</b>	<b>\$170,902</b>
COLLECTOR ROADS DISTRICT # 4		Double Microresurface 13-14 Biodegradable Rejuvenator 16-17					\$434,583			\$110,722		
*Mobilization - Collector							\$3,500			\$3,500		
<b>TOTAL COLLECTOR ROADS DISTRICT # 4</b>	<b>138,402.25</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$438,083</b>	<b>\$0</b>	<b>\$0</b>	<b>\$114,222</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL ALL DISTRICT # 4 ROADS</b>	<b>568,322.11</b>		<b>\$0</b>	<b>\$91,102</b>	<b>\$259,836</b>	<b>\$438,083</b>	<b>\$14,400</b>	<b>\$142,491</b>	<b>\$590,651</b>	<b>\$708,317</b>	<b>\$256,517</b>	<b>\$215,059</b>
District #4 Road Capital Costs	\$2,565,256		\$0	\$91,102	\$259,836	\$438,083	\$0	\$102,891	\$515,051	\$693,917	\$252,917	\$211,459
District #4 Road Maintenance Costs	\$151,200		\$0	\$0	\$0	\$0	\$14,400	\$39,600	\$75,600	\$14,400	\$3,600	\$3,600
<b>TOTAL FY 2010-2020</b>	<b>\$2,716,456</b>											

Capital Costs are for projects that receive mill and overlay or micro resurfacing and as part of the biodegradable rejuvenator project  
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

<b>ALL ROAD COSTS DISTRICT # 4 FY 2010-2015</b>	<b>\$803,421</b>
<b>ALL ROAD COSTS DISTRICT # 4 FY 2015-2020</b>	<b>\$1,913,035</b>
<b>ALL ROAD COSTS TOTAL FY 2010-2020</b>	<b>\$2,716,456</b>

# VCDD, FL District 4 Pavement Analysis Project

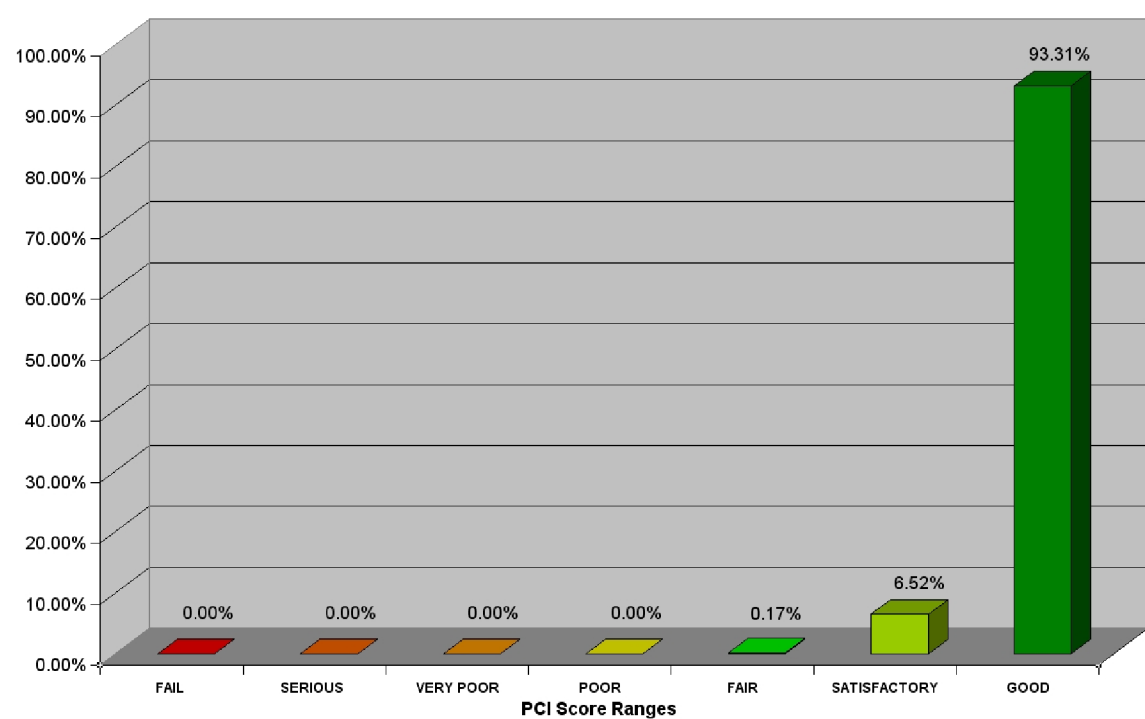


## Legend

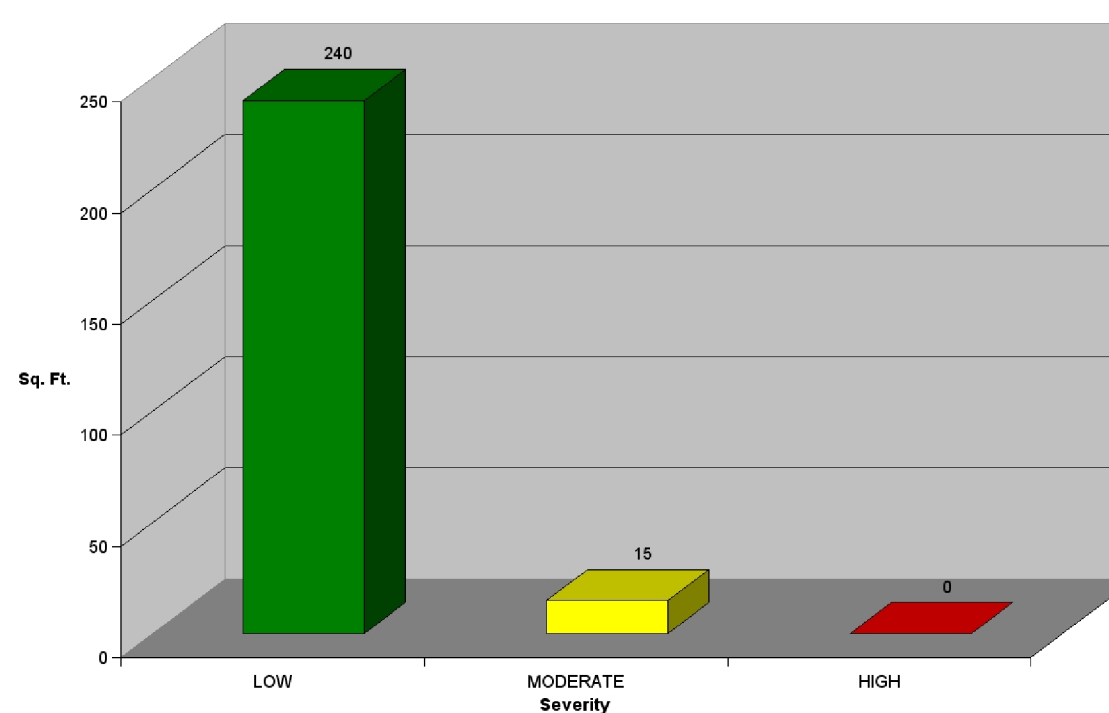
### PCI

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

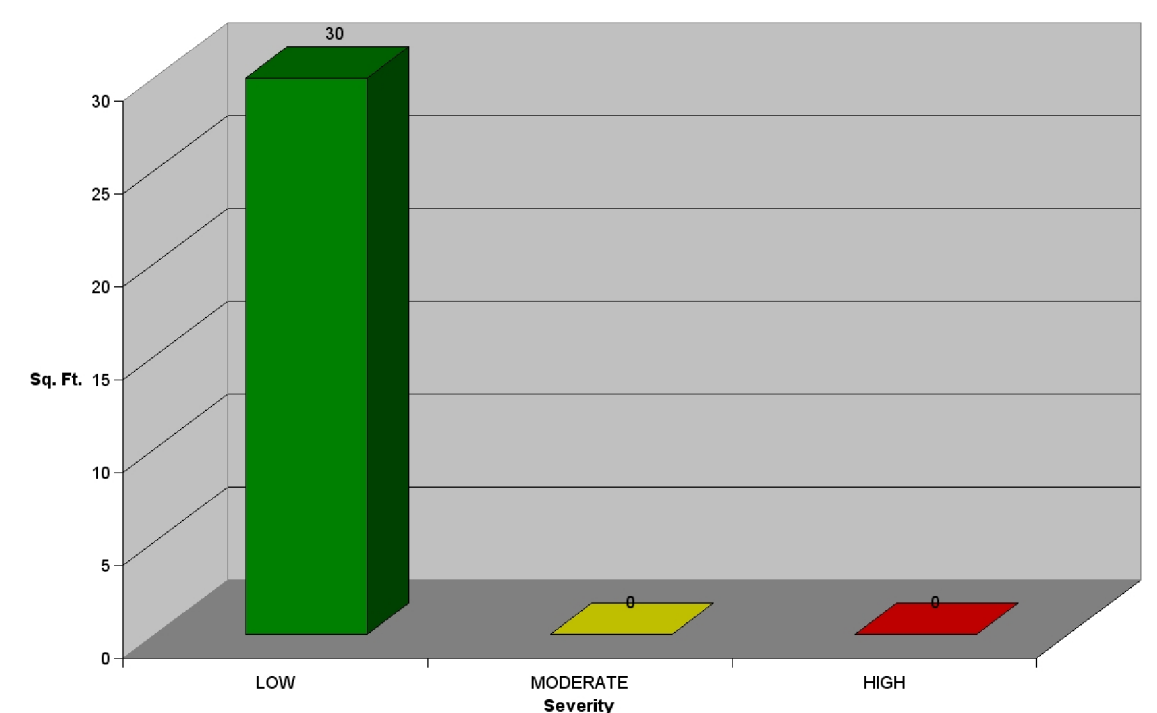
PCI Percentages for District 4, VCDD



Square Footage of Alligator Cracking



Square Footage of Block Cracking





## **DISTRICT FENCE**

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

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

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

## **FENCE SURVEY**

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

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

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

## **FENCE PROGRAM**

At the December 10, 2010 regular meeting, the Board decided to utilize a lumber composite type fencing to replace the wood fence along Buena Vista Boulevard and County Road 42. The remaining 35% of the District's fencing would continue to be replaced with wood fencing. The composite fencing does not require painting and has a longer expected life, thus increasing the number of years before replacement is required.

## **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. Wood fence painting is done approximately every four (4) years.

## FENCE REPLACEMENT

Wood fence replacement is estimated to occur approximately every fifteen (15) years. Composite fence replacement is estimated to occur approximately every twenty (20) 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 ten (10) 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 wood fence replacement is calculated at \$5.85 - \$6.00 per linear foot,
- 4 board wood 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,
- Composite lumber fencing is calculated at \$13.70 per linear foot, installed.
- Fence painting is calculated at \$1.25 per linear foot.

### DISTRICT # 4 FENCE REPLACEMENT PROGRAM

District #4 hosts the 29.99 acres which includes the Lindsey More Mathews Kestrel Preserve, the Karney Schwartz Hicks Preserve, the Paige Marsden Boone Preserve and the Kelsea Louise Morse Preserve.

Roadway fence includes the western side and portions along the eastern side of Buena Vista Boulevard and perimeter fencing located behind various residential units.

The proposed fence replacement plan for Fiscal Year 2010-11 through Fiscal Year 2019-20 is estimated (using Fiscal Year 09-10 dollars) at a capital cost of \$361,879 and a maintenance cost of \$53,242 for a total estimated cost of \$415,121. Cost breakdown by year is shown below:

#### FY 2010-11

**Total Capital Cost: \$0 Total Maintenance Cost: \$9,375.**

#### FY 2011-12

**Total Capital Cost: \$0 Total Maintenance Cost: \$12,763.**

**FY 2012-13**

**Total Capital Cost: \$0 Total Maintenance Cost: \$9,013.**

**FY 2013-14**

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

**FY 2014-15**

Fiscal Year 14-15 includes replacement of approximately 3,200 linear feet for the Lindsey Morse Mathews Kestrel, Unit 44 along Buena Vista Boulevard of approximately 4,370 linear feet, Unit 56 and Unit 58 along Buena Vista Boulevard of approximately 1,760 linear feet. Unit 65 along the north and west boundary of 4,798 linear feet and Unit 217 along Buena Vista Boulevard of 1,080 linear feet and Unit 226 consisting of 660 linear feet.

**Total Capital Cost: \$178,518 Total Maintenance Cost: \$1,913.**

**FY 2015-16**

Fiscal Year 15-16 includes replacement of approximately 1,100 linear feet near Unit 59, Unit 61 along the southern boundary of approximately 1,550 linear feet, Unit 66 along the western boundary of approximately 2,200 linear feet and Unit 222 consisting of 1,120 linear feet.

**Total Capital Cost: \$41,790 Total Maintenance Cost: \$0.**

**FY 2016-17**

Fiscal Year 16-17 includes replacement of approximately 3,090 linear feet for the Wetlands located near Unit 62-63, the south and west boundary near unit 45 of approximately 1,530 linear feet, Unit 46 along Buena Vista Boulevard of approximately 1,360 linear feet, the eastern boundary of Unit 48 of approximately 1,630 linear feet. Unit 51 along the north boundary of 2,300 linear feet, Unit 53 along Buena Vista Boulevard of 2,270 linear feet, Unit 62 along the southern border consisting of 3,050 linear feet, Unit 64 along the northern border consisting of 870 linear feet and Unit 220 along the north side consisting of 650 linear feet.

**Total Capital Cost: \$141,571 Total Maintenance Cost: \$0.**

**FY 2017-18**

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

**FY 2018-19**

**Total Capital Cost: \$0 Total Maintenance Cost: \$12,715.**

**FY 2019-20**

**Total Capital Cost: \$0 Total Maintenance Cost: \$7,463.**

### DISTRICT # 4 CAPITAL IMPROVEMENT PLAN - FENCE COSTS

#### FENCE REPLACEMENT - WOOD & COMPOSITE

District # 4 Fence Replacement	Descriptor/ Location	Useful Life 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	2015-16	2016-17	2017-18	2018-19	2019-20
Kestrel Preserve	Belle Meade Circle	15	3,200 LF	Fair	4			LF x Cost Replacement 14/15					\$22,400					
Wetlands	Unit 62-63	15	3,090 LF	Fair	4	2007-08	Painted	LF x Cost Replacement 16/17							\$21,630			
Unit 44	Piedmont Along Buena Vista Boulevard	15	4,370 LF	Fair	4	07-2005	Painted/Budgeted 09-	LF x Cost Replacement 14/15					\$59,869					
Unit 45	Piedmont South & West Boundary	15	1,530 LF	Fair	4	4/19/07	Painted	LF x Cost Replacement 16/17							\$10,710			
Unit 46	Springdale Along Buena Vista Boulevard	15	1,360 LF	Good	4	9/2/09	Painted	LF x Cost Replacement 16/17							\$18,632			
Unit 47							Responsibility of Harneswood Residents											
Unit 48	Springdale East Boundary	15	1,630 LF	Good	4	9/2/09	Painted	LF x Cost Replacement 16/17							\$11,410			
Unit 51	Springdale near Sunnyside Villas	15	2,300 LF	Good	4	9/2/09	Painted	LF x Cost Replacement 16/17							\$16,100			
Unit 53	Springdale Along Buena Vista Boulevard	15	1,270 LF	Good	4	9/2/09	Painted	LF x Cost Replacement 16/17							\$17,399			
Unit 53	Erin Glen Along Buena Vista Boulevard	15	1,000 LF	Good	3	9/2/09	Painted	LF x Cost Replacement 16/17							\$13,700			
Unit 56	Morningview B/W Chadwick & Waverly	15	860 LF	Fair	4	FY 09-10	Budgeted for Paint	LF x Cost Replacement 14/15					\$11,782					
Unit 58	Along Buena Vista Boulevard	15	900 LF	Fair	4	FY 09-10	Budgeted for Paint	LF x Cost Replacement 14/15					\$12,330					
Unit 59	East of Villas of Sherwood	15	1,100 LF	Fair	4	2006-07	Painted	LF x Cost Replacement 15/16						\$7,700				
Unit 61	Flintlock Terrace South Boundary	15	1,550 LF	Fair	4	2006-07	Painted	LF x Cost Replacement 15/16						\$10,850				
Unit 62	Arlington Loop South Boundary	15	3,050 LF	Fair	4	2007-08	Painted	LF x Cost Replacement 16/17							\$21,350			
Unit 64	Calumet Grove North Boundary	15	870 LF	Fair	4	2007-08	Painted	LF x Cost Replacement 16/17							\$6,090			
Unit 65	Calumet Grove West Boundary	15	2,602 LF	Fair	4	FY 09-10	Budgeted	LF x Cost Replacement 14/15					\$18,214					
Unit 65	CR 42 CR 42 North	15	870 LF	Fair	4	FY 09-10	Budgeted	LF x Cost Replacement 14/15					\$11,919					
Unit 65	CR 42 CR 42 Torrey Pine	15	1,326 LF	Fair	2	FY 09-10	Budgeted	LF x Cost Replacement 14/15					\$18,166					
Unit 66	Piedmont/ Winterthur Loop	15	2,200 LF	Fair	4	2006-07	Painted	LF x Cost Replacement 15/16						\$15,400				
Unit 216							Residents are responsible for the Fence											
Unit 217	Near Waverly Villas	15	1,080 LF	Fair	4	FY 09-10	Budgeted	LF x Cost Replacement 14/15					\$14,796					
Unit 220	Sunnyside Villas North Side	15	650 LF	Fair	4	2008-09	Painted	LF x Cost Replacement 16/17							\$4,550			
Unit 222	Villas of Sherwood	15	1,120 LF	Fair	4	2006-07	Painted	LF x Cost Replacement 15/16						\$7,840				
Unit 226	Near MerryOak	15	660 LF	Fair	4	FY 09-10	Budgeted	LF x Cost Replacement 14/15					\$9,042					
<b>TOTALS</b>			<b>38,588 LF</b>						<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$178,518</b>	<b>\$41,790</b>	<b>\$141,571</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

REPLACEMENT COST FACTOR @ \$7.00 per linear foot  
 REPLACEMENT COST FACTOR FOR COMPOSITE @ \$13.70 per linear foot  
 TOTAL NON CAPITAL \$0

**FENCE PAINTING - WOOD & COMPOSITE**

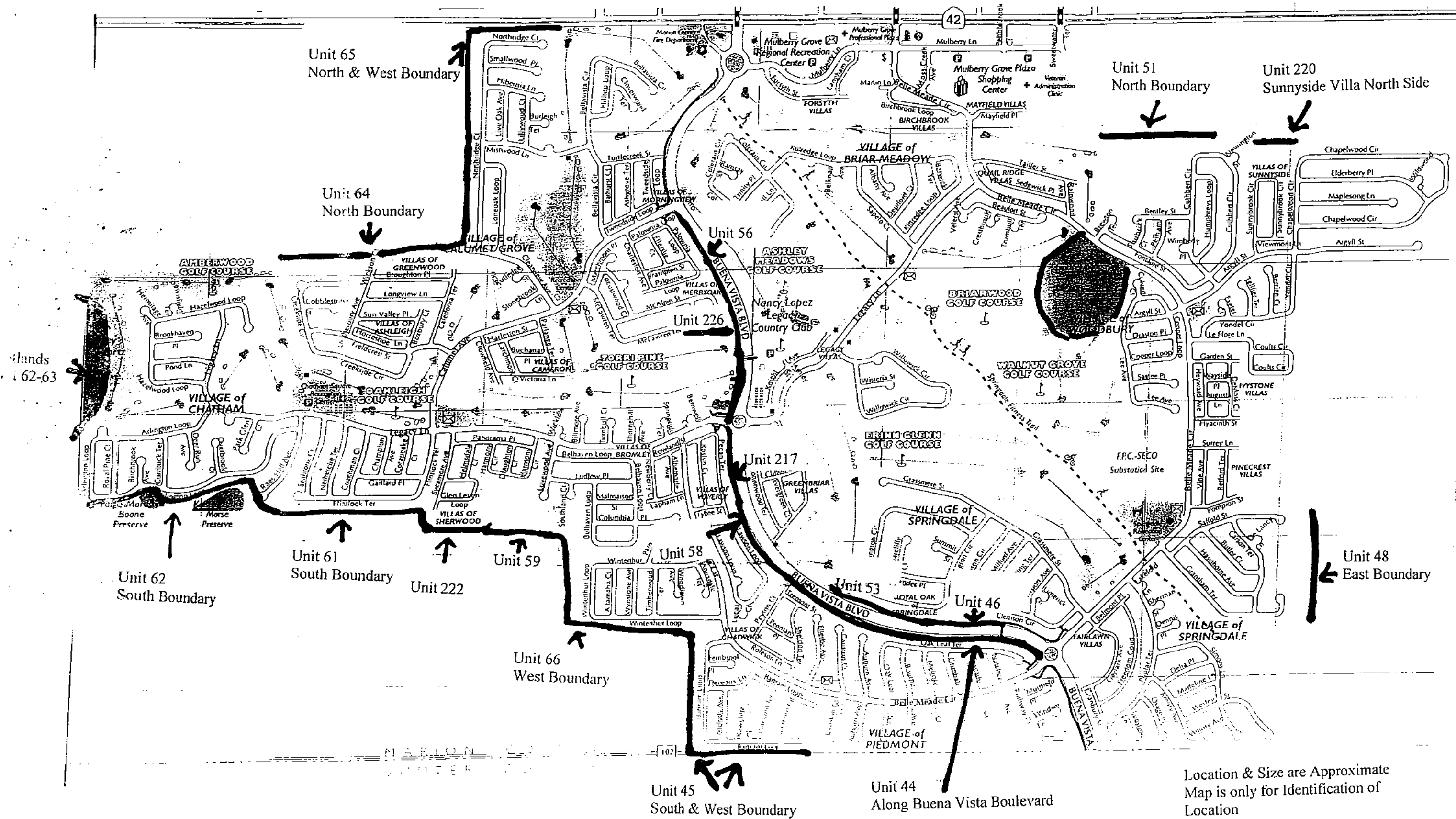
District #4 Fence Painting	Descriptor/ Location	Useful Life in Years	Measurement LF or SF	Condition	Style of Boards	LATEST MAJOR IMPROVEMENT Date	Explanation	RECOMMENDED WORK & METHODOLOGY	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20		
Kestrel Preserve	Belle Meade Circle	15	3,200	LF	Fair	4		LF x Cost										\$4,000		
Wetlands	Unit 62-63	15	3,090	LF	Fair	4	FY 07-08	Painted	LF x Cost	Paint FY 11-12 / Replacement 16-17								\$4,000		
Unit 44	Piedmont Along Buena Vista Boulevard	15	4,370	LF	Fair	4	07-2005	Painted 09-10	LF x Cost	Replacement 14-15								\$5,463		
Unit 45	Piedmont South & West Boundary	15	1,530	LF	Fair	4	4/19/07	Painted	LF x Cost	Paint FY 10-11 / 14-15 / Replacement 16-17	\$1,913									
Unit 46	Springdale Along Buena Vista Boulevard	15	1,360	LF	Good	4	9/2/09	Painted	LF x Cost	Paint FY 12-13 / Replacement 16-17		\$1,700								
Unit 47										Responsibility of Harmeswood Residents										
Unit 48	Springdale East Boundary	15	1,630	LF	Good	4	9/2/09	Painted	LF x Cost	Paint FY 12-13 / Replacement 16-17		\$2,038								
Unit 51	Springdale near Sunnyside Villas North Boundary	15	2,300	LF	Good	4	9/2/09	Painted	LF x Cost	Paint FY 12-13 / Replacement 16-17		\$2,875								
Unit 53	Springdale Along Buena Vista Boulevard	15	1,270	LF	Good	4	9/2/09	Painted	LF x Cost	Paint FY 12-13 / Replacement 16-17		\$1,588								
Unit 53	Erin Glen Along Buena Vista Boulevard	15	1,000	LF	Good	3	9/2/09	Painted	LF x Cost	Paint FY 12-13 / Replacement 16-17										
Unit 56	Morningview Along Buena Vista Boulevard	15	860	LF	Fair	4	FY 09-10	Budgeted for Paint	LF x Cost	Replacement 14-15										
Unit 58	B/W Chadwick & Waverly Along Buena Vista Boulevard	15	900	LF	Fair	4	FY 09-10	Budgeted for Paint	LF x Cost	Replacement 14-15										
Unit 59	East of Villas of Sherwood	15	1,100	LF	Fair	4	FY 06-07	Painted	LF x Cost	Paint FY 10-11 / 19-20 / Replacement 15-16	\$1,375							\$1,375		
Unit 61	Flintlock Terrace South Boundary	15	1,550	LF	Fair	4	FY 06-07	Painted	LF x Cost	Paint FY 10-11 / 19-20 / Replacement 15-16	\$1,938							\$1,938		
Unit 62	Arlington Loop South Boundary	15	3,050	LF	Fair	4	FY 07-08	Painted	LF x Cost	Paint FY 11-12 / Replacement 16-17		\$3,813								
Unit 64	Calumet Grove North Boundary	15	870	LF	Fair	4	FY 07-08	Painted	LF x Cost	Paint FY 11-12 / Replacement 16-17		\$1,088								
Unit 65	Calumet Grove West Boundary	15	2,602	LF	Fair	4	FY 09-10	Budgeted	LF x Cost	Paint 18-19 / Replacement 14-15								\$3,253		
Unit 65	CR 42 CR 42 North	15	870	LF	Fair	4	FY 09-10	Budgeted	LF x Cost	Replacement 14-15										
Unit 65	CR 42 CR 42 Torrey Pine	15	1,326	LF	Fair	2	FY 09-10	Budgeted	LF x Cost	Replacement 14-15										
Unit 66	Piedmont/ Winterthur Loop West Boundary	15	2,200	LF	Fair	4	FY 06-07	Painted	LF x Cost	Paint FY 10-11 / 19-20 / Replacement 15-16	\$2,750							\$2,750		
Unit 216										Residents are responsible for the Fence										
Unit 217	Near Waverly Villas Along Buena Vista Boulevard	15	1,080	LF	Fair	4	FY 09-10	Budgeted	LF x Cost	Replacement 14-15										
Unit 220	Sunnyside Villas North Side Sunnyside Villa North Side	15	650	LF	Fair	4	FY 08-09	Painted	LF x Cost	Paint FY 12-13 / Replacement 16-17		\$813								
Unit 222	Villas of Sherwood Near	15	1,120	LF	Fair	4	FY 06-07	Painted	LF x Cost	Paint FY 10-11 / 19-20 / Replacement 15-16	\$1,400							\$1,400		
Unit 226	Near MerryOak Along Buena Vista Boulevard	15	660	LF	Fair	4	FY 09-10	Budgeted	LF x Cost	Replacement 14-15										
<b>TOTALS</b>			<b>38,588</b>	<b>LF</b>							<b>\$9,375</b>	<b>\$12,763</b>	<b>\$9,013</b>	<b>\$0</b>	<b>\$1,913</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,715</b>	<b>\$7,463</b>

4 Board Painting Cost is \$1.25 per linear foot

**CAPITAL IMPROVEMENT PLAN FENCE COST**

District #4 Capital Costs	\$361,879	\$0	\$0	\$0	\$0	\$178,518	\$41,790	\$141,571	\$0	\$0	\$0
District #4 Maintenance Costs	\$53,242	\$9,375	\$12,763	\$9,013	\$0	\$1,913	\$0	\$0	\$0	\$12,715	\$7,463
<b>TOTAL DISTRICT # 4 FY 2010-2020</b>	<b>\$415,121</b>	<b>\$9,375</b>	<b>\$12,763</b>	<b>\$9,013</b>	<b>\$0</b>	<b>\$180,431</b>	<b>\$41,790</b>	<b>\$141,571</b>	<b>\$0</b>	<b>\$12,715</b>	<b>\$7,463</b>

District # 4  
Fence Locations



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

**DISTRICT #4 WALL & ENTRY PAINTING**

FY 2010-11 THROUGH FY 2019-20

Unit	Descriptor/ Location	Type	Year Built	Useful Life of Asset in Years	Measurement LF or SF	Height in FT	Condition	LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY		2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	
								Date	Explanation													
Unit 227 Ashleigh Villa	Fieldcrest Ave	Pre cast Concrete	2002	100	1,130 LF	7	Fair			LF x HGT x Cost	PAINT 10-11 / 18-19	\$4,746									\$4,746	
Unit 228 Forsyth Villa	Mulberry Lane	Pre cast Concrete	2002	100	1,720 LF	7	Good			LF x HGT x Cost	PAINT 12-13 / 19-20			\$7,224								\$7,224
Unit 229 Birchbrook Villa	Belle Meade Circle	Pre cast Concrete	2002	100	925 LF	7	Good			LF x HGT x Cost	PAINT 12-13 / 19-20			\$3,885								\$3,885
Unit 230 Legacy Villa	Legacy Lane	Pre cast Concrete	2002	100	640 LF	7	Good			LF x HGT x Cost	PAINT 12-13 / 19-20			\$2,688								\$2,688
Unit 214 Fairlawn Villa	Belle Meade Circle	Stucco	2000	100	3,100 LF	7	Good	FY 08-09	Painted	LF x HGT x Cost	PAINT 15-16						\$13,020					
Unit 216 Chadwick Villa	Belle Meade Circle	Stucco	2001	100	2,475 LF	7	Fair	FY 09-10	Budgeted for Paint	LF x HGT x Cost	PAINT 16-17							\$10,395				
Unit 218 Greenbriar Villa	Legacy Lane	Stucco	2001	100	2,150 LF	7	Fair	FY 09-10	Budgeted for Paint	LF x HGT x Cost	PAINT 16-17							\$9,030				
Unit 219 Quail Ridge Villa	Belle Meade Circle	Stucco	2001	100	1,620 LF	7	Good			LF x HGT x Cost	PAINT 10-11 / 17-18	\$6,804									\$6,804	
Unit 223 Cameron Villa	Calumet Ave	Pre cast Concrete	2002	100	1,040 LF	7	Good			LF x HGT x Cost	PAINT 10-11 / 17-18	\$4,368									\$4,368	
Unit 224 Morningview Villa	Calumet Ave	Stucco	2002	100	2,470 LF	7	Good			LF x HGT x Cost	PAINT 11-12 / 18-19		\$10,374								\$10,374	
Unit 225 Greenwood Villa	Fieldcrest Ave	Pre cast Concrete	2002	100	2,065 LF	7	Good			LF x HGT x Cost	PAINT 11-12 / 18-19		\$8,673								\$8,673	
<b>GRAND TOTAL DISTRICT #4 WALL &amp; ENTRY PAINTING</b>												<b>\$15,918</b>	<b>\$19,047</b>	<b>\$13,797</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,020</b>	<b>\$19,425</b>	<b>\$11,172</b>	<b>\$23,793</b>	<b>\$13,797</b>	
PAINTING @ \$.60 per Foot																						

District #4 Capital Costs	\$0											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
District #4 Maintenance Costs	\$129,969											\$15,918	\$19,047	\$13,797	\$0	\$0	\$13,020	\$19,425	\$11,172	\$23,793	\$13,797
<b>GRAND TOTAL FY 2010-2020</b>	<b>\$129,969</b>											<b>\$15,918</b>	<b>\$19,047</b>	<b>\$13,797</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,020</b>	<b>\$19,425</b>	<b>\$11,172</b>	<b>\$23,793</b>	<b>\$13,797</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 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 #4, including budgets, audits, board meetings, agendas and minutes.