



Date: December 7, 2010  
To: Village Community Development District #5 Board of Supervisors  
From: Barbara E. Kays, Budget Director

**ISSUE:**

Approval of the District #5 2010/11 – 2014/15 Capital Improvement Plan

*OK*  
*BEK*

**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.

As you know, the maintenance and replacement costs of certain 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 5 General Fund.

During the March 22, 2010 workshop, the Board discussed and provided direction for the PCI level, road maintenance and priority road projects. At the August 30, 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. The attached Final CIP incorporates the Board's request to move the micro-resurfacing of the Arlington Villas roads to Fiscal Year 10-11. 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 \$487,046 over the five year period with \$245,408 for roads, \$4,130 for fences, \$149,508 for wall/entry sign painting and \$88,000 for ribbon curbing. The majority of the funding for these projects will come from the Working Capital and Road R & R funds.

**RECOMMENDATION:**

Staff recommends the Board approve the District #5 Capital Improvement Plan Fiscal Years 2010/11 – 2014/15.

**MOTION:**

**Motion to approve the District #5 Capital Improvement Plan Fiscal Years 2010/11 – 2014/15.**



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

**COMMUNITY DEVELOPMENT DISTRICT #5 ELECTED OFFICIALS**

**Ron Kaissling Chair  
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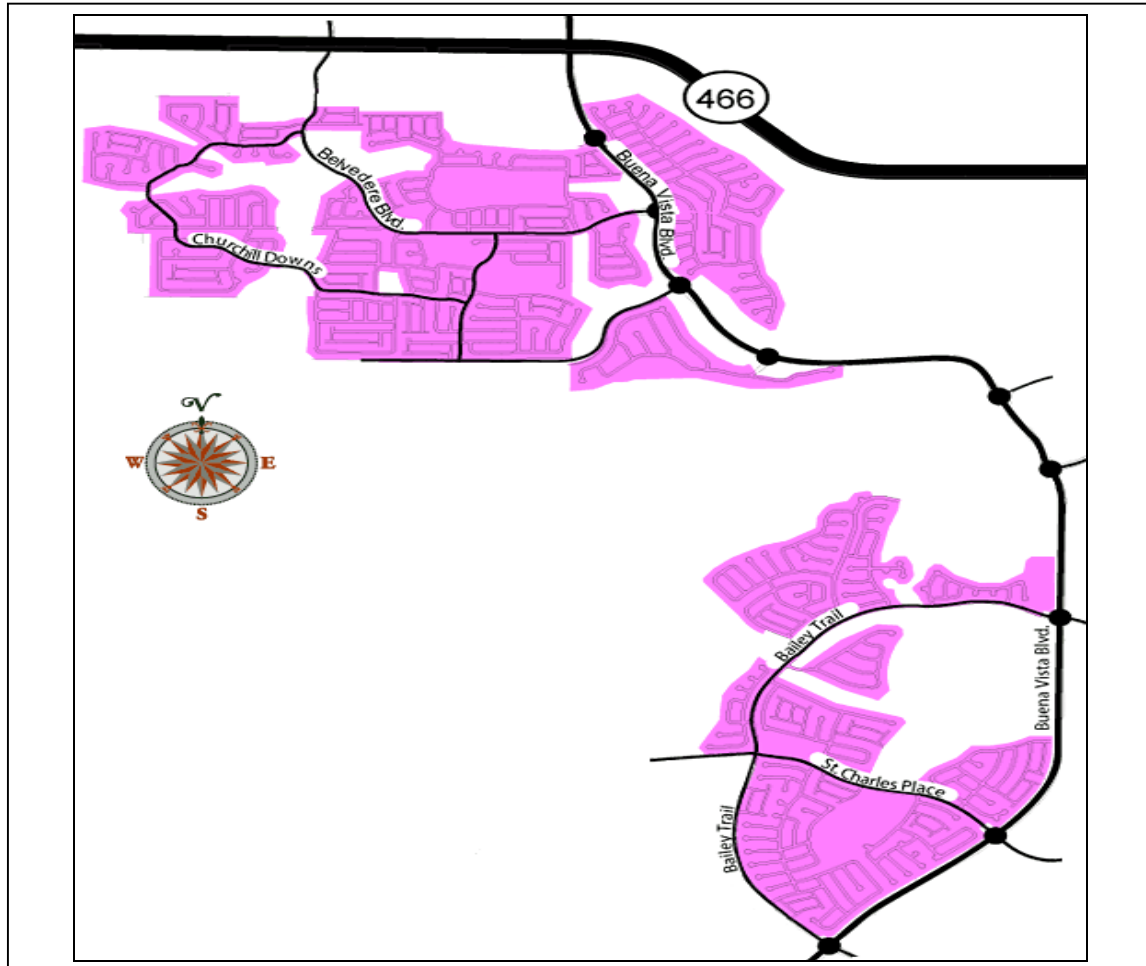
**Walter Martin Vice Chair  
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**Diane Spencer  
Term through 2014  
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# Community Development District #5



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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.

For the numbered districts south of 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 5 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 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 # 5 PROJECT FUNDING SUMMARY**

PROJECT TOTAL BY SOURCE		ROADS		FENCE		WALL		OTHER	TRF to ROAD R&R
		Capital	Maint.	Capital	Maint.	Capital	Maint.		
<b>2010-11</b>									
Operating	\$450,909						\$909		\$450,000
Working Capital	\$106,731	\$ 18,731						\$88,000 ribbon curbing	
General R & R	\$0								
Road R & R	\$0								
<b>2011-12</b>									
Operating	\$450,000								\$450,000
Working Capital	\$0								
General R & R	\$0								
Road R & R	\$0								
<b>2012-13</b>									
Operating	\$453,600		\$3,600						\$450,000
Working Capital	\$13,354					\$13,354			
General R & R	\$0								
Road R & R	\$0								
<b>2013-14</b>									
Operating	\$453,600		\$3,600						\$450,000
Working Capital	\$94,737		\$28,800			\$65,937			
General R & R	\$0								
Road R & R	\$14,591	\$14,591							
<b>2014-15</b>									
Operating	\$453,600		\$3,600						\$450,000
Working Capital	\$91,693		\$18,255		\$4,130	\$69,308			
General R & R	\$0								
Road R & R	\$139,355	\$139,355							
<b>TOTAL CIP FY 2010-2015 BY EXPENSE TYPE</b>		<b>\$ 172,677</b>	<b>\$ 57,855</b>	<b>\$ -</b>	<b>\$ 4,130</b>	<b>\$ -</b>	<b>\$ 149,508</b>	<b>\$ 88,000</b>	<b>\$ 2,250,000</b>

Project Expense Capital/Maint. Recap			
Project	Capital	Maint.	Total
Road	\$172,677	\$57,855	\$230,532
Fence	\$0	\$4,130	\$4,130
Wall	\$0	\$149,508	\$149,508
Other	\$88,000		\$88,000
<b>FIVE YEAR TOTAL</b>	<b>\$260,677</b>	<b>\$211,493</b>	<b>\$472,170</b>

Project Funding/Expense Recap	
Funding Source	Expense
Operating	\$11,709
Working Capital	\$306,515
General R & R	\$0
Road R & R	\$153,946
<b>TOTAL</b>	<b>\$472,170</b>



## **DISTRICT # 5 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 10.81 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 # 5 as 15.72% satisfactory and 84.28% as good.

At the March 22, 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 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 Five: 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 Five- 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. 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 \$187,808 and a total maintenance cost of \$57,600 and includes the following:

### **FY 2010-11**

Crack Sealing and Double Micro Resurfacing – Arlington Villas

**Total Capital Cost: \$18,731 Total Maintenance Cost: \$0.**

### **FY 2011-12**

No Projects

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

### **FY 2012-13**

Crack Sealing - Bailey Ridge Villas

**Total Capital Cost: \$ 0 Total Maintenance Cost: \$3,600.**

### **FY 2013-14**

Double Micro-Resurfacing - Bailey Ridge Villas

Crack Sealing - Belmont, Collington, Eagle Ridge, Edgefield, Hickory Grove, Lime Grove,

Mount Pleasant, Mount Vernon and Sullivan Villas

Scrivener's Correction 12-21-10

**Total Capital Cost: \$14,591 Total Maintenance Cost: \$32,400.**

### **FY 2014-15**

Double Micro-Resurfacing - Belmont, Collington, Eagle Ridge, Edgefield, Hickory Grove, Lime Grove, Mount Pleasant, Mount Vernon and Sullivan Villas

Crack Sealing - Broyhill, Chesterfield, Rainey, Southern Oaks, and Swainwood Villas

**Total Capital Cost: \$139,355 Total Maintenance Cost: \$21,855.**

**DISTRICT # 5 CAPITAL IMPROVEMENT PLAN - ROADS**

VILLA	SQ YARDS	Recommended Work	2010-11	2011-12	2012-13	2013-14	2014-15
Arlington Villas	4,818.89	Crack Seal & Double Micro-resurface 10-11 / Rej 15-16	\$18,731				\$3,855
Bailey Ridge Villas	4,646.89	Crack Seal 12-13/Double Micro-resurface 13-14 / Rej 16-17			\$3,600	\$14,591	
Bellamy Villas	3,606.67	Crack Seal 16-17/Double Micro-resurface 17-18 / Rej 20-21					
Belmont Villas	4,391.33	Crack Seal 13-14/Double Micro-resurface 14-15 / Rej 17-18				\$3,600	\$13,789
Broyhill Villas	4,847.67	Crack Seal 14-15/Double Micro-resurface 15-16 / Rej 18-19					\$3,600
Cherry Hill Villas	5,252.78	Crack Seal 16-17/Double Micro-resurface 17-18 / Rej 20-21					
Chesterfield Villas	4,368.44	Crack Seal 14-15/Double Micro-resurface 15-16 / Rej 18-19					\$3,600
Clayton Villas	4,761.89	Crack Seal 16-17/Double Micro-resurface 17-18 / Rej 20-21					
Clifton Villas	4,696.56	Crack Seal 16-17/Double Micro-resurface 17-18 / Rej 20-21					
Collington Villas	5,350.56	Crack Seal 13-14/Double Micro-resurface 14-15 / Rej 17-18				\$3,600	\$16,801
Eagle Ridge Villas	5,118.33	Crack Seal 13-14/Double Micro-resurface 14-15 / Rej 17-18				\$3,600	\$16,072
Edgefield Villas	4,186.78	Crack Seal 13-14/Double Micro-resurface 14-15 / Rej 17-18				\$3,600	\$13,146
Ezell Villas	6,285.78	Crack Seal 16-17/Double Micro-resurface 17-18 / Rej 20-21					
Heritage Villas	6,026.56	Crack Seal 16-17/Double Micro-resurface 17-18 / Rej 20-21					
Hialeah Villas	5,031.11	Crack Seal 17-18/Double Micro-resurface 18-19 / Rej 21-22					
Hickory Grove Villas	4,949.89	Crack Seal 13-14/Double Micro-resurface 14-15 / Rej 17-18				\$3,600	\$15,543
Inglewood Villas	5,298.78	Crack Seal 15-16/Double Micro-resurface 16-17 / Rej 19-20					
Jasper Villas	4,777.67	Crack Seal 17-18/Double Micro-resurface 18-19 / Rej 21-22					
Latrobe Villas	6,848.44	Crack Seal 15-16/Double Micro-resurface 16-17 / Rej 19-20					
Lime Grove Villas	4,865.78	Crack Seal 13-14/Double Micro-resurface 14-15 / Rej 17-18				\$3,600	\$15,279
Mount Pleasant Villas	6,068.44	Crack Seal 13-14/Double Micro-resurface 14-15 / Rej 17-18				\$3,600	\$19,055
Mount Vernon Villas	4,459.00	Crack Seal 13-14/Double Micro-resurface 14-15 / Rej 17-18				\$3,600	\$14,001
Rainey Villas	5,456.44	Crack Seal 14-15/Double Micro-resurface 15-16 / Rej 18-19					\$3,600
Southern Oak Villas	5,642.22	Crack Seal 14-15/Double Micro-resurface 15-16 / Rej 18-19					\$3,600
Sullivan Villas	4,990.11	Crack Seal 13-14/Double Micro-resurface 14-15 / Rej 17-18				\$3,600	\$15,669
Swainwood Villas	4,476.56	Crack Seal 14-15/Double Micro-resurface 15-16 / Rej 18-19					\$3,600
*Mobilization							
<b>VILLA SQUARE YARDS TOTAL</b>	<b>131,223.57</b>						

<b>TOTAL VILLA ROADS DISTRICT # 5</b>	<b>\$230,532</b>		<b>\$18,731</b>	<b>\$0</b>	<b>\$3,600</b>	<b>\$46,991</b>	<b>\$161,210</b>
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District #5 Capital CIP Costs	\$172,677		\$18,731	\$0	\$0	\$14,591	\$139,355
District #5 Maintenance CIP Costs	\$57,855		\$0	\$0	\$3,600	\$32,400	\$21,855
<b>TOTAL DISTRICT #5 FY 2010-2015 CIP COSTS</b>	<b>\$230,532</b>						

Scrivener Correction 12-21-10  
Final 12-17-10  
Draft Presented 8-30-10

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



# VCDD, FL District 5 Pavement Analysis Project

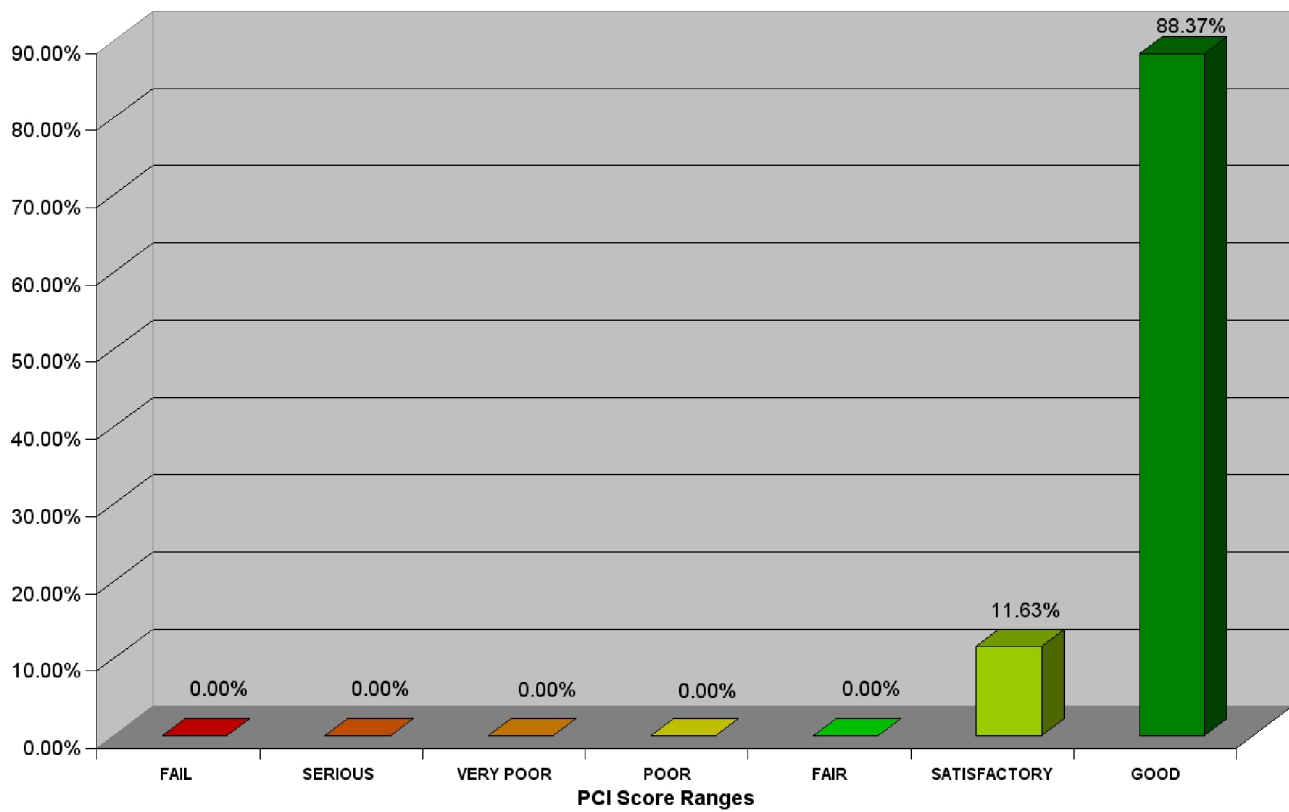


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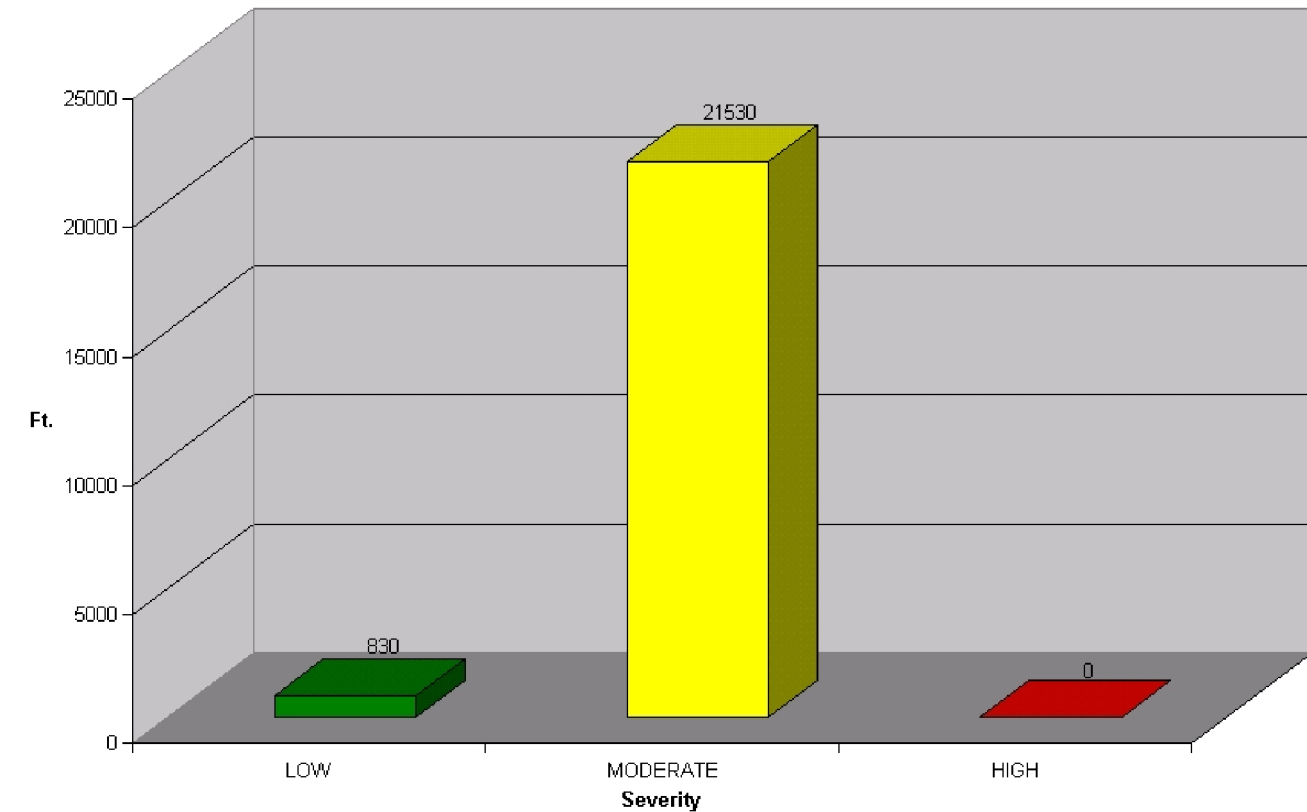
### PCI

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

PCI Percentages for District 5, VCDD



Linear Feet of Longitudinal / Transverse 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 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:

- Fence painting is calculated at \$1.25 cents per linear foot.

### **DISTRICT # 5 FENCE REPLACEMENT PROGRAM**

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 maintenance cost of \$4,130 and includes the following:

#### **FY 2010-11**

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

#### **FY 2011-12**

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

#### **FY 2012-13**

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

#### **FY 2013-14**

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

#### **FY 2014-15**

**Total Capital Cost: \$0 Total Maintenance Cost: \$4,130.**



### DISTRICT # 5 CAPITAL IMPROVEMENT PLAN - FENCE PAINTING COSTS

District # 5	Descriptor/ Location	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		2010-11	2011-12	2012-13	2013-14	2014-15	
Unit 89		15	3,304	LF	Good	Good	4			LF x Cost	Paint FY 14-15 / 18-19						\$4,130
<b>TOTAL DISTRICT 5 FENCE PAINTING</b>			<b>3,304</b>	<b>LF</b>								<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,130</b>	

4 Board Cost is \$1.25 per linear foot

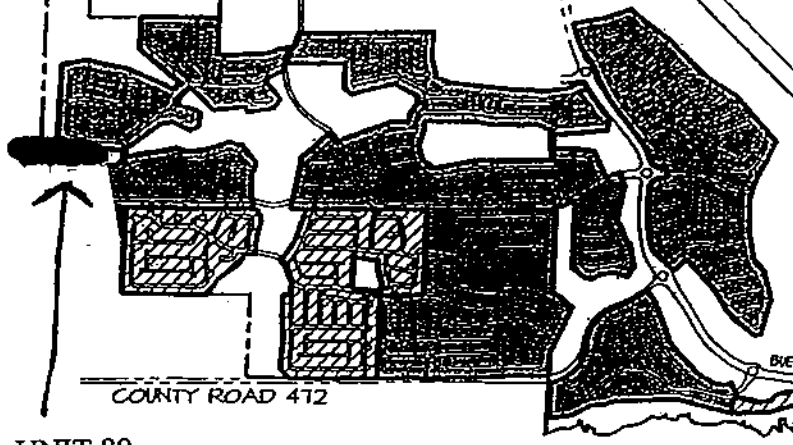
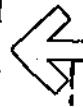
**CAPITAL IMPROVEMENT PLAN FENCE PAINTING**

<b>District #5 Capital Costs</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>District #5 Maintenance Costs</b>	<b>\$4,130</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,130</b>
<b>TOTAL DISTRICT # 5 FY 2010-2015</b>	<b>\$4,130</b>						



1" = 3,000'

COUNTY ROAD 466



COUNTY ROAD 472



BUENA VISTA BOULEVARD

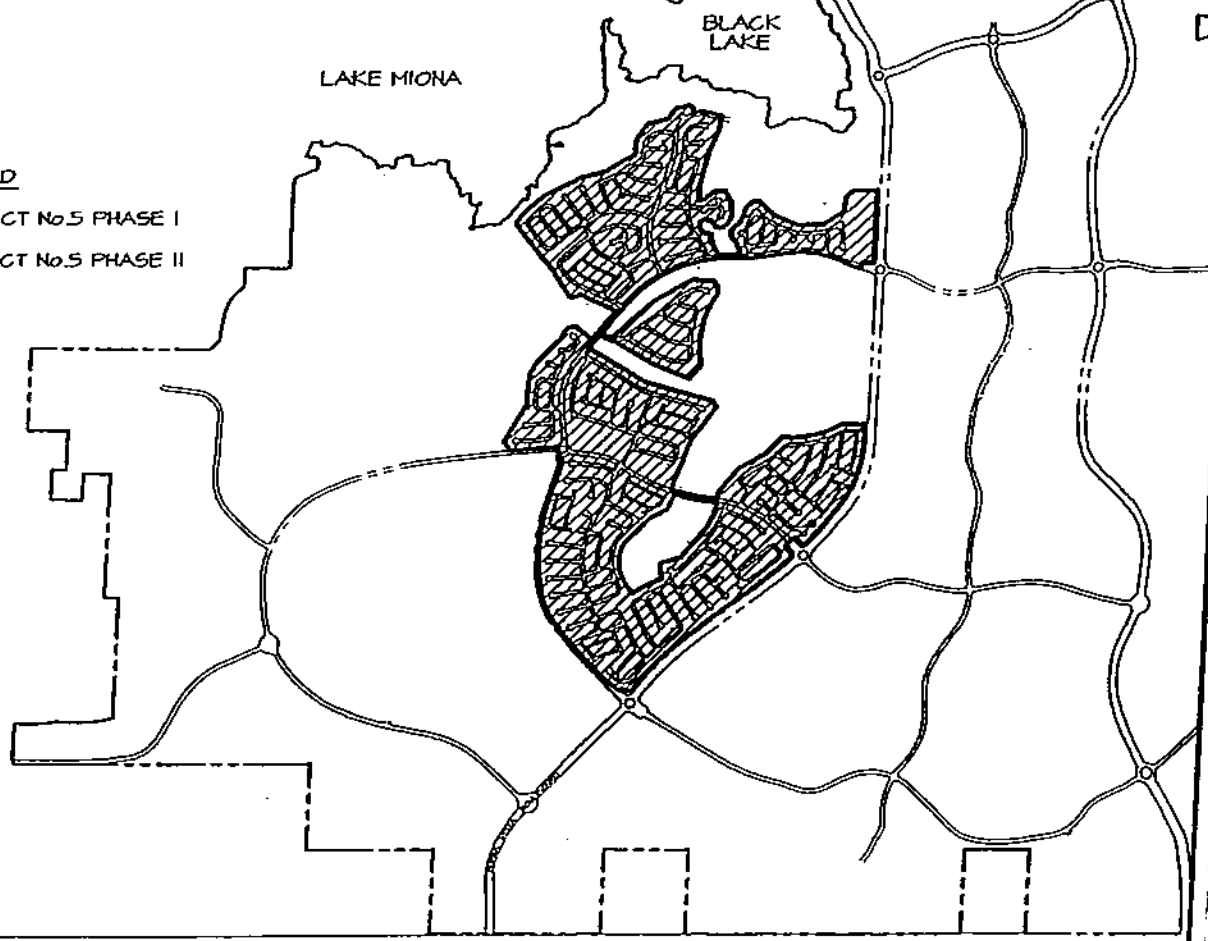
UNIT 89

LAKE MIONA

BLACK LAKE

LEGEND

-  DISTRICT No.5 PHASE I
-  DISTRICT No.5 PHASE II



COUNTY ROAD 466A



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

**GRANT & DZURO** Engineers Surveyors Planners  
 1100 Main Street The Villages, FL 32154  
 Tel No. (352) 753-6260 Fax No. (352) 753-6264

DISTRICT # 5 FENCE

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT 5 PHASE MAP**

**DISTRICT # 5 CAPITAL IMPROVEMENT PLAN - OTHER PROJECTS**

Descriptor/ Location	Year Built or Acquired	Useful Life of Asset in Years	Measurement		LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY	2010-11	2011-12	2012-13	2013-14	2014-15
			LF or SF		Date	Explanation						
Ribbon Curbing for Villa Roads								\$88,000				
<b>TOTALS</b>								<b>\$88,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**CAPITAL IMPROVEMENT PLAN OTHER PROJECT COSTS**

District #5 Capital Costs	\$88,000		\$88,000	\$0	\$0	\$0	\$0
District #5 Maintenance Costs	\$0		\$0	\$0	\$0	\$0	\$0
<b>TOTAL DISTRICT # 5 FY 2010-2015</b>	<b>\$88,000</b>		<b>\$88,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**DISTRICT # 5 WALL & ENTRY PAINTING**

Descriptor/ Location	Type	Year Built or Acquired	Useful Life of Asset in Years	Measurement or Quantity			Condition	LATEST MAJOR IMPROVEMENT		RECOMMENDED WORK & METHODOLOGY		2010-11	2011-12	2012-13	2013-14	2014-15	
				LF or SF or other													
PERIMETER WALL - DURA TEC	ARLINGTON VILLAS - UNIT 644	9/3	25	1,034	LF	7,238	SF	Good	2010	EXTERIOR OF WALL PAINTED	COST X SQ FT PLUS REPAIRS	Paint 14-15 / 19-20					\$4,705
PERIMETER WALL - DURA TEC	BAILEY RIDGE - UNIT 658	3/4	25	2,364	LF	16,548	SF	Good	7/10	EXTERIOR OF WALL PAINTED	COST X SQ FT PLUS REPAIRS	Paint 15 -16 / 20-21					
PERIMETER WALL - DURA TEC	BELMONT VILLAS - UNIT 645	9/3	25	1,562	LF	10,934	SF	Poor			COST X SQ FT PLUS REPAIRS	Paint 08-09 /13-14 / 18-19				\$7,107	
PERIMETER WALL - PVC	BROYHILL VILLAS - UNIT 635	5/3	25	1,248	LF	8,736	SF	Good				Paint 08-09 /13-14 / 18-19				\$5,678	
PERIMETER WALL - DURA TEC	CHERRY HILL VILLAS - UNIT 636	6/3	25	1,541	LF	10,787	SF	Excellent	7/10	EXTERIOR OF WALL PAINTED	COST X SQ FT PLUS REPAIRS	Paint 15 -16 / 20-21					
PERIMETER WALL - DURA TEC	CHESTERFIELD - UNIT 636	5/4	25	2,098	LF	14,686	SF	Poor			COST X SQ FT PLUS REPAIRS	Paint 09-10 /14-15 / 19-20					\$9,546
PERIMETER WALL - DURA TEC	CLIFTON VILLAS - UNIT 639	8/3	25	1,432	LF	11,456	SF	Excellent	7/9	EXTERIOR OF WALL PAINTED	COST X SQ FT PLUS REPAIRS	Paint 14-15 / 19-20					\$7,446
PERIMETER WALL - DURA TEC	EZELL VILLAS - UNIT 637	9/3	25	2,863	LF	20,041	SF	Good	9/9	EXTERIOR OF WALL PAINTED	COST X SQ FT PLUS REPAIRS	Paint 14-15 / 19-20					\$13,027
PERIMETER WALL - DURA TEC	HERITAGE VILLAS - UNIT 641	8/3	25	1,950	LF	15,600	SF	Excellent	7/10	EXTERIOR OF WALL PAINTED	COST X SQ FT PLUS REPAIRS	Paint 15 -16 / 20-21					
PERIMETER WALL - DURA TEC	HIALEAH VILLAS - UNIT 642	8/3	25	1,140	LF	9,120	SF	Good	9/9	EXTERIOR OF WALL PAINTED	COST X SQ FT PLUS REPAIRS	Paint 14-15 / 19-20					\$5,928
PERIMETER WALL - DURA TEC	INGLEWOOD VILLAS - UNIT 638	7/3	25	2,199	LF	17,598	SF	Good			COST X SQ FT PLUS REPAIRS	Paint 08-09 /13-14 / 18-19				\$11,439	
PERIMETER WALL - DURA TEC	JASPER VILLAS - UNIT 648	10/3	25	1,883	LF	15,064	SF	Good			COST X SQ FT PLUS REPAIRS	Paint 08-09 /13-14 / 18-19				\$9,792	
PERIMETER WALL - DURA TEC	LATROBE - UNIT 643	8/3	25	2,564	LF	20,512	SF	Good			COST X SQ FT PLUS REPAIRS	Paint 08-09 /13-14 / 18-19				\$13,333	
PERIMETER WALL - DURA TEC	LIME GROVE VILLAS - UNIT 655	3/4	25	2,582	LF	20,656	SF	Good			COST X SQ FT PLUS REPAIRS	Paint 09-10 /14-15 / 19-20					\$13,426
PERIMETER WALL - DURA TEC	MT PLEASANT VILLAS - UNIT 656	3/4	25	2,568	LF	20,544	SF	Good	2/7	PORTIONS REBUILT AFTER TORNADO	COST X SQ FT PLUS REPAIRS	Paint 12-13 / 17-18			\$13,354		
PERIMETER WALL - DURA TEC	SULLIVAN VILLAS - UNIT 660	3/4	25	1,923	LF	15,400	SF	Excellent	7/10	EXTERIOR OF WALL PAINTED	COST X SQ FT PLUS REPAIRS	Paint 15 -16 / 20-21					
PERIMETER WALL - DURA TEC	UNIT 78	8/3	25	1,248	LF	9,984	SF	Poor		PAINT IN AUG	COST X SQ FT PLUS REPAIRS	Paint 08-09 /13-14 / 18-19				\$6,490	
PERIMETER WALL - DURA TEC	UNIT 81	7/3	25	588	LF	4,704	SF	Poor		PAINT IN AUG	COST X SQ FT PLUS REPAIRS	Paint 08-09 /13-14 / 18-19				\$3,058	
Entry Wall Sign	466/BuenaVista	2003	20			750	SF	Good	2010	PAINTED	COST X SQ FT PLUS REPAIRS	Paint 15 -16 / 20-21					
Entry Wall Sign	Belvedere Entry	2003	20			336	SF	Good	2006	PAINTED	COST X SQ FT PLUS REPAIRS	Paint 10-11 / 15-16	\$218				
Entry Wall Sign	Lynhaven/Ashland/Bonnybrook	2003	20			4,146	SF	Good	2009	PAINTED	COST X SQ FT PLUS REPAIRS	Paint 14-15 / 19-20					\$2,695
Entry Wall Sign	Bonnybrook	2003	20			550	SF	Excellent	2010	PAINTED	COST X SQ FT PLUS REPAIRS	Paint 10-11 / 15-16	\$358				
Entry Wall Sign	Lynhaven/Ashland	2003	20			1,700	SF	Good	2008	PAINTED	COST X SQ FT PLUS REPAIRS	Paint 13-14 / 18-19				\$1,105	
Entry Wall	Lynhaven/Ashland	2003	20	922	LF	6,454	SF	Good	2008	PAINTED	COST X SQ FT PLUS REPAIRS	Paint 13-14 / 18-19				\$4,195	
Entry Wall Sign	Winifred	2003	20			336	SF	Good	2009	PAINTED	COST X SQ FT PLUS REPAIRS	Paint 14-15 / 19-20					\$218
Entry Wall Sign	Sunset Pointe	2004	20			5,432	SF	Good	2008	PAINTED	COST X SQ FT PLUS REPAIRS	Paint 13-14 / 18-19				\$3,531	
Entry Wall Sign	Bridgeport	2003	20			600	SF	Good	2009	PAINTED	COST X SQ FT PLUS REPAIRS	Paint 14-15 / 19-20					\$390
Entry Wall Sign	Sunset Ridge	2004	20			324	SF	Good	2008	PAINTED	COST X SQ FT PLUS REPAIRS	Paint 13-14 / 18-19				\$211	
Entry Wall Sign	Liberty Park	2004	20			1,165	SF	Good	2009	PAINTED	COST X SQ FT PLUS REPAIRS	Paint 14-15 / 19-20					\$757
Entry Wall	Liberty Park	2004	20	799	LF	10,070	SF	Good	2009	PAINTED	COST X SQ FT PLUS REPAIRS	Paint 14-15 / 19-20					\$6,546
Entry Wall Sign	St Charles	2004	20			3,836	SF	Poor		PAINT IN AUGUST	COST X SQ FT PLUS REPAIRS	Paint 09-10 /14-15 / 19-20					\$2,493
Entry Wall	St Charles	2004	20	311	LF	3,278	SF	Poor		PAINT IN AUGUST	COST X SQ FT PLUS REPAIRS	Paint 09-10 /14-15 / 19-20					\$2,131
Entry Wall Sign	Belvedere/CR466	2003	20			512	SF	Good	2010	PAINTED	COST X SQ FT PLUS REPAIRS	Paint 10-11 / 15-16	\$333				
<b>GRAND TOTAL DISTRICT #5 WALL &amp; ENTRY PAINTING</b>						<b>34,819</b>	<b>LF</b>	<b>289,097</b>	<b>SF</b>				<b>\$909</b>	<b>\$0</b>	<b>\$13,354</b>	<b>\$65,937</b>	<b>\$69,308</b>

PAINTING @ \$.65 per Square Foot

District #5 Capital Costs	\$0																	
District #5 Maintenance Costs	\$149,508																	
<b>GRAND TOTAL FY 2010-2015</b>	<b>\$149,508</b>												<b>\$909</b>	<b>\$0</b>	<b>\$13,354</b>	<b>\$65,937</b>	<b>\$69,308</b>	

## DISTRICT # 5 WORKING CAPITAL and R & R FUNDS BALANCES

<b>Working Capital</b>	<b>2010-11</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>
Beginning Balance	4,464,199	4,592,526	4,801,497	4,970,766	5,032,041
Deposits	3,293,764	3,293,764	3,293,764	3,293,764	3,293,764
Expenditures - Operating	2,608,706	2,634,793	2,661,141	2,687,752	2,714,630
Capital Improvement Plan Expenditures	106,731		13,354	94,737	91,693
Transfer/ Deposit to Road R & R	450,000	450,000	450,000	450,000	450,000
<b>Ending Balance</b>	<b>4,592,526</b>	<b>4,801,497</b>	<b>4,970,766</b>	<b>5,032,041</b>	<b>5,069,482</b>

### 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>
Beginning Balance	2,842,200	2,842,200	2,842,200	2,842,200	2,842,200
Deposits					
Capital Improvement Plan Expenditures					
Transfer/ Deposit to Road R & R					
<b>Ending Balance</b>	<b>2,842,200</b>	<b>2,842,200</b>	<b>2,842,200</b>	<b>2,842,200</b>	<b>2,842,200</b>

<b>Villa Road R &amp; R</b>	<b>2010-11</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>
Beginning Balance	334,676	784,676	1,234,676	1,684,676	2,120,085
Deposits	450,000	450,000	450,000	450,000	450,000
Capital Improvement Plan Expenditures				14,591	139,355
<b>Ending Balance</b>	<b>784,676</b>	<b>1,234,676</b>	<b>1,684,676</b>	<b>2,120,085</b>	<b>2,430,730</b>

FY 09-10 Operating Budget	\$2,714,542
3 Months	\$678,636
4 Months	\$904,847

Scrivener Correction 12-21-10  
Final 12-17-10  
Draft Presented 8-30-10

### ***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 #5, including budgets, audits, board meetings, agendas and minutes.