The Villages®
Community Development Districts
District 4

CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2024/25 - 2028/29

District 4 CIP - Funding Summary By Project

	FY24-25	FY25-26	FY26-27	FY27-28	FY28-29
WORKING CAPITAL					
Fence Painting / Repl under $10,000	59,305	0	9,704	0	27,096
Villa and Tunnel Wall Painting	48,009	11,181	128,867	48,679	18,588
Rejuvenator - Roads	81,998	17,413	110,342	129,729	217,468
Rejuvenator - Cart Paths			29,996	0	
Storm Pipe Inspection/Repairs	260,000	100,000	100,000	100,000	100,000
	449,312	128,594	378,909	278,408	363,152
GENERAL R&R					
MC-24 Well-Site Roof Replacement	185,000				
MC-24 Roof Replacement		165,000			
MC-24 Skid Replacement			200,000		
	185,000	165,000	200,000	0	0
ROAD R & R					
MILL & OVERLAY PROJECTS					
Unit 48				356,366	
Unit 51				466,116	
Unit 52			460,545		
Unit 54	674,050				
Unit 58					172,259
Unit 62		518,186			
Unit 63		333,504			
Unit 64		276,721			
Unit 65					673,236
Mobilization	17,500	18,375	18,375	18,375	20,125
	691,550	1,146,786	478,920	840,857	865,620
RESTRICTED CAPITAL FUNDS - PHASE I					
Unit 48				16,195	
Unit 52			46,230		
Unit 58					16,613
	0	0	46,230	16,195	16,613
Annual Expenditures	**1,325,862**	**1,440,380**	**1,104,059**	**1,135,460**	**1,245,385**

5 Year Total Capital Improvement Plan Expenditures **6,251,146**

DISTRICT #4 CAPITAL IMPROVEMENT COSTS - ROADS

VILLA	Phase	Recorded Date	SQ YARDS	Latest Improvements	Recommended Work	2024-25	2025-26	2026-27	2027-28	2028-29
						0%	5%	5%	5%	15%
						5%	5%	5%	5%	15%
Ashleigh Villas	2	Nov-02	4,482	Rejuvenator 19-20	Rejuvenator 24-25	5,695				
Birchbrook Villas	3	Nov-02	2,698	Rejuvenator 23-24	Rejuvenator 28-29					3,754
Bromley Villas	2	Feb-02	4,050	Rejuvenator 23-24	Rejuvenator 28-29					5,636
Cameron Villas	2	Mar-02	7,407	Rejuvenator 21-22	Rejuvenator 26-27			9,411		
Chadwick Villas	1	Oct-01	6,478	Rejuvenator 23-24	Rejuvenator 28-29					9,015
Fairlawn Villas	1	Nov-00	7,594	Rejuvenator 21-22	Rejuvenator 26-27			9,649		
Forsyth Villas	3	Nov-02	3,805	Rejuvenator 19-20	Rejuvenator 24-25	4,835				
Greenbriar Villas	1	Nov-01	10,216	Rejuvenator 21-22	Rejuvenator 26-27			12,980		
Greenwood Villas	2	Dec-02	6,779	Rejuvenator 23-24	Rejuvenator 28-29					9,433
Ivystone Villas	1	May-01	6,156	Rejuvenator 23-24	Rejuvenator 28-29					8,567
Legacy Villas	3	Nov-02	2,829	Rejuvenator 20-21	Rejuvenator 25-26		3,595			
Mayfield Villas	3	May-03	1,364	Pitch Black 13-14						
Merry Oak Villas	2	Jun-02	7,579	Rejuvenator 23-24	Rejuvenator 28-29					10,547
Morningview Villas	2	Sep-02	6,789	Rejuvenator 19-20	Rejuvenator 24-25	8,626				
Phillips Villas	4	Apr-17	16,972	Rejuvenator 21-22	Rejuvenator 26-27			21,563		
Pinecrest Villas	1	Oct-00	4,828	Rejuvenator 23-24	Rejuvenator 28-29					6,719
Quail Ridge Villa	1	Dec-01	5,991	Rejuvenator 20-21	Rejuvenator 25-26		7,612			
Sherwood Villas	2	May-02	10,220	Rejuvenator 23-24	Rejuvenator 28-29					14,222
Soulliere Villas	4	Apr-18	15,400	Rejuvenator 19-20	Rejuvenator 24-25	19,566				
Sunnyside Villas	1	Dec-01	4,396	Rejuvenator 19-20	Rejuvenator 24-25	5,586				
Waverly Villas	1	Oct-01	4,884	Rejuvenator 20-21	Rejuvenator 25-26		6,206			
TOTAL VILLA ROADS DISTRICT 4			**140,917**			**$44,308**	**$17,413**	**$53,603**	**$0**	**$67,893**

RESIDENTIAL	Phase	Recorded Date	SQ YARDS	Latest Improvements	Recommended Work	2024-25	2025-26	2026-27	2027-28	2028-29
Unit 44	1	Jan-02	33,754	Rejuvenator 23-24	Rejuvenator 28-29					46,969
Unit 45	2	Apr-02	15,987	Rejuvenator 12-13	M&O 29-30					
Unit 46	1	Dec-01	14,016	Rejuvenator 12-13	M&O 28-29					
Unit 47	1	Nov-00	23,538	M&O 22-23	Rejuvenator 27-28				29,906	
Unit 48	1	Nov-01	15,492	Rejuvenator 12-13	M&O 27-28				372,561	
Unit 49	1	Sep-01	12,532	M&O 23-24	Rejuvenator 28-29					17,439
Unit 50	1	Feb-02	15,444	Rejuvenator 12-13	M&O 30-31					
Unit 51	1	Mar-02	19,452	Rejuvenator 12-13	M&O 27-28				466,116	
Unit 52	1	Dec-01	21,173	Rejuvenator 12-13	M&O 26-27			506,775		
Unit 53	1	Dec-01	16,562	M&O 22-23	Rejuvenator 27-28				21,043	
Unit 54	1	Jan-02	29,680	Rejuvenator 12-13	M&O 24-25 / Rejuvenator 26-27	674,050				
Unit 55	1	Dec-01	8,669	Rejuvenator 19-20	Rejuvenator 24-25	11,014				
Unit 56	2	Jul-02	11,382	Rejuvenator 21-22	Rejuvenator 26-27			14,461		
Unit 57	2	Oct-02	9,536	Rejuvenator 23-24	Rejuvenator 28-29					13,270
Unit 58	1	Nov-01	6,766	Rejuvenator 12-13	M&O 28-29					188,872
Unit 59	2	Jul-02	14,847	M&O 22-23	Rejuvenator 27-28				18,864	
Unit 60	2	Mar-02	5,463	Rejuvenator 12-13	M&O 30-31					
Unit 61	2	Oct-02	14,617	M&O 23-24	Rejuvenator 28-29					20,340

DISTRICT #4 CAPITAL IMPROVEMENT COSTS - ROADS

						0%	5%	5%	5%	15%
						5%	5%	5%	5%	15%
Unit 62	2	Jan-03	21,656	Rejuvenator 12-13	M&O 25-26		518,186			
Unit 63	2	Jan-03	13,335	Rejuvenator 12-13	M&O 25-26		333,504			
Unit 64	2	Dec-02	11,019	Rejuvenator 12-13	M&O 25-26		276,721			
Unit 65	2	Oct-02	25,741	Rejuvenator 12-13	M&O 27-28					673,236
Unit 66	2	Jul-02	15,278	Rejuvenator 22-23	Rejuvenator 27-28				19,411	
TOTAL RESIDENTIAL ROADS DISTRICT # 4			**672,189**			**$685,064**	**$1,128,411**	**$521,236**	**$927,901**	**$960,126**

COLLECTOR	Phase	Recorded Date	SQ YARDS	Latest Improvements	Recommended Work	2024-25	2025-26	2026-27	2027-28	2028-29
Belle Meade E	1	Jan-01	33,276	M&O 21-22	Rejuvenator 26-27			42,278		
Belle Meade W	1	Jan-01	21,326	Rejuvenator 22-23	Rejuvenator 27-28				27,095	
Calumet	2	Jan-02	13,371	Rejuvenator 23-24	Rejuvenator 28-29					18,606
Gate Areas	1	Jan-01	8,040	Rejuvenator 22-23	Rejuvenator 27-28				10,215	
Gate Areas	2	Jan-02	2,514	Rejuvenator 22-23	Rejuvenator 27-28				3,195	
LegacyE1	1	Jan-01	4,671	Rejuvenator 23-24	Rejuvenator 28-29					6,500
LegacyE2	1	Jan-01	8,491	Rejuvenator 23-24	Rejuvenator 28-29					11,815
LegacyW1	2	Jan-02	9,281	Rejuvenator 19-20	Rejuvenator 24-25	11,792				
LegacyW2 - PH1	1	Jan-01	640	Rejuvenator 19-20	Rejuvenator 24-25	814				
LegacyW2 - PH2	2	Jan-02	11,074	Rejuvenator 19-20	Rejuvenator 24-25	14,070				
Mulberry	1	Jan-01	7,093	Rejuvenator 23-24	Rejuvenator 28-29					9,871
Phillips Ct 42 to Bullnose	2		3,424	Rejuvenator 23-24	Rejuvenator 28-29					4,765
TOTAL COLLECTOR ROADS DISTRICT # 4			**123,201**			**$26,676**	**$0**	**$42,278**	**$40,505**	**$51,557**
Mobilization-M&O						$17,500	$18,375	$18,375	$18,375	$20,125
TOTAL ALL DISTRICT # 4 ROADS			**936,308**			**$773,548**	**$1,164,199**	**$635,492**	**$986,781**	**$1,099,701**

5 Year Costs						
District #4 Road Capital Costs	**$4,102,771**	**$691,550**	**$1,146,786**	**$525,150**	**$857,052**	**$882,233**
District #4 Road Maintenance Costs	**$556,950**	**$81,998**	**$17,413**	**$110,342**	**$129,729**	**$217,468**
Grand Total	**$4,659,721**	**$773,548**	**$1,164,199**	**$635,492**	**$986,781**	**$1,099,701**

Capital Costs are for projects that receive mill and overlay
Maintenance Costs are for projects that will receive Rejuvenator and mill overlay projects less than $10,000
Mill & overlay is completed every 20 years.
Rejuvenator is applied two years after mill/overlay and every five years thereafter.

DISTRICT # 4 CAPITAL IMPROVEMENT PLAN - WALLS

UNIT	Phase	DESCRIPTOR/ LOCATION	Type	Year Built	Useful Life	LATEST MAJOR IMPROVEMENT DATE	EXPLANATION	RECOMMENDED WORK	2024-25	2025-26	2026-27	2027-28	2028-29
Unit 214 Fairlawn Villa	1	Belle Meade Circle	Stucco	2000	100	FY 20-21	Painted	PAINT 26-27			15,839		
Unit 216 Chadwick Villa	1	Belle Meade Circle	Stucco	2001	100	FY 21-22	Painted	PAINT 26-27			12,880		
Unit 218 Greenbriar Villa	1	Legacy Lane	Stucco	2001	100	FY 21-22	Painted	PAINT 26-27			13,724		
Unit 219 Quail Ridge Villa	1	Belle Meade Circle	Stucco	2001	100	FY 22-23	Painted	PAINT 27-28				10,220	
Unit 227 Ashleigh Villa	2	Fieldcrest Ave	Pre cast Concrete	2002	100	FY 21-22	Painted	PAINT 26-27			12,399		
Unit 223 Cameron Villa	2	Calumet Ave	Pre cast Concrete	2002	100	FY 22-23	Painted	PAINT 27-28				12,224	
Unit 224 Morningview Villa	2	Calumet Ave	Stucco	2002	100	FY 22-23	Painted	PAINT 27-28				13,990	
Unit 225 Greenwood Villa	2	Fieldcrest Ave	Pre cast Concrete	2002	100	FY 21-22	Painted	PAINT 26-27			14,517		
Unit 228 Forsyth Villa	3	Mulberry Lane	Pre cast Concrete	2002	100	FY 18-19	Painted	PAINT 24-25	15,652				
Unit 229 Birchbrook Villa	3	Belle Meade Circle	Pre cast Concrete	2002	100	FY 18-19	Painted	PAINT 24-25	8,483				
Unit 230 Legacy Villa	3	Legacy Lane	Pre cast Concrete	2002	100	FY 18-19	Painted	PAINT 24-25	10,728				
Wall Signs		District Wide						PAINT	13,146		59,508	12,245	18,588
GRAND TOTAL DISTRICT #4 WALL & ENTRY PAINTING									**$48,009**	**$0**	**$128,867**	**$48,679**	**$18,588**

5 Year Costs							
District #4 Capital Costs		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
District #4 Maintenance Costs		**$244,143**	**$48,009**	**$0**	**$128,867**	**$48,679**	**$18,588**
Grand Total		**$244,143**					

Walls painted every five years.

DISTRICT # 4 CAPITAL IMPROVEMENT PLAN - FENCE COSTS

Fences painted every four (4) years, replaced every 15 years.

FENCE REPLACEMENT

District # 4 Fence Replacement	Phase		Descriptor/ Location	Useful Life in Years	RECOMMENDED WORK	2024-25	2025-26	2026-27	2027-28	2028-29
Kestrel Preserve *	1		Belle Meade Circle	15	Replacement 29-30					
Unit 62 *	2	Wetlands	Kelsea Louise Morse Preserve & Paige Mardsen Boone Preserve	15	Replacement 29-30					
Unit 44	1	Piedmont	Along Buena Vista Boulevard	15	Replacement 26-27			$67,845		
Unit 46	1	Springdale	Along Buena Vista Boulevard	15	Replacement 29-30					
Unit 47	1	Tract A	Along Buena Vista Boulevard	15	Replacement 29-30					
Unit 48	1	Springdale	East Boundary	15	Replacement 29-30					
Unit 50 - Tract B	1	East Bound	Dry Water Retention Area	25						
Unit 52 - Tracts A & B	1		Dry Water Retention Area	25						
Unit 53	1	Springdale	Along Buena Vista Boulevard	15	Replacement 29-30					
Unit 53	1	Erin Glen	Along Buena Vista Boulevard	15	Replacement 29-30					
Unit 56	2	Morningview	Along Buena Vista Boulevard	15	Replacement 27-28				$13,932	
Unit 58	1	B/W Chadwick & Waverly	Along Buena Vista Boulevard	15	Replacement 29-30					
Unit 63	2		Karney Schwartz Hicks Preserve	15	Replacement 29-30					
Unit 65	2	CR 42	CR 42 North Lots 57-68	15	Replacement 29-30					
Unit 65	2	CR 42	CR 42 Torrey Pine	15	Replacement 29-30					
Unit 217	1	Near Waverly Villas	Along Buena Vista Boulevard	15	Replacement 28-29					$17,496
Unit 220	1	Sunnyside Villas North Side	Sunnyside Villa North Side	15	Replacement 26-27			$10,092		
Unit 222	2	Villas of Sherwood		15	Replacement 26-27			$9,704		
Unit 226	2	Near MerryOak	Along Buena Vista Boulevard	15	Replacement 27-28				$14,418	
TOTALS						**$0**	**$0**	**$87,641**	**$28,350**	**$17,496**

FENCE PAINTING

District # 4 Fence Painting	Phase		Descriptor/ Location	Useful Life in Years	RECOMMENDED WORK	2024-25	2025-26	2026-27	2027-28	2028-29
Kestrel Preserve	1		Belle Meade Circle	15	Paint 24-25	13,440				
Unit 62	2	Wetlands	Kelsea Louise Morse Preserve & Paige Mardsen Boone Preserve	15	Paint 24-25	8,602				
Unit 44	1	Piedmont	Along Buena Vista Boulevard	15	Paint 28-29					20,976
Unit 46	1	Springdale	Along Buena Vista Boulevard	15	Paint 24-25	5,712				
Unit 47	1	Tract A	Along Buena Vista Boulevard	15	Paint 24-25	1,554				
Unit 48	1	Springdale	East Boundary	15	Paint 24-25	2,604				
Unit 50 - Tract B	1		Dry Water Retention Area	25	PVC Fencing - No painting					
Unit 52 - Tracts A & B	1		Dry Water Retention Area	25	PVC Fencing - No painting					
Unit 53	1	Springdale	Along Buena Vista Boulevard	15	Paint 24-25	5,334				
Unit 53	1	Erin Glen	Along Buena Vista Boulevard	15	Paint 24-25	3,938				
Unit 56	2	Morningview	Along Buena Vista Boulevard	15	Paint 29-30					

DISTRICT # 4 CAPITAL IMPROVEMENT PLAN - FENCE COSTS

Fences painted every four (4) years, replaced every 15 years.

Unit 58	1	B/W Chadwick & Waverly	Along Buena Vista Boulevard	15	Paint 24-25	3,780				
Unit 63	2		Karney Schwartz Hicks Preserve	15	Paint 24-25	5,611				
Unit 65	2	CR 42	CR 42 North Lots 57-68	15	Paint 24-25	3,856				
Unit 65	2	CR 42	CR 42 Torrey Pine	15	Paint 24-25	4,874				
Unit 217	1	Near Waverly Villas	Along Buena Vista Boulevard	15	Paint 30-31					
Unit 220	1	Sunnyside Villas North Side	Sunnyside Villa North Side	15	Paint 28-29					3,120
Unit 222	2	Villas of Sherwood		15	Paint 28-29					3,000
Unit 226	2	Near MerryOak	Along Buena Vista Boulevard	15	Paint 29-30					
TOTALS						**$59,305**	**$0**	**$0**	**$0**	**$27,096**

5 Year Costs						
District #4 Capital Costs	**$123,783**	**$0**	**$0**	**$77,937**	**$28,350**	**$17,496**
District #4 Maintenance Costs	**$96,105**	**$59,305**	**$0**	**$9,704**	**$0**	**$27,096**
Grand Total	**$219,888**					

DISTRICT # 4 CAPITAL IMPROVEMENT PLAN - OTHER PROJECTS

Descriptor/ Location	Measurement		Year Built or Acquired	LATEST MAJOR IMPROVEMENT Date	Explanation	RECOMMENDED WORK	2024-25	2025-26	2026-27	2027-28	2028-29
Cart Path - Multi Modal Project - BVB	23,609	SY	2009-10	21-22	Rejuvenator	Rejuv & Striping 26-27			29,996		
Storm Pipe Inspection/Repairs							260,000	100,000	100,000	100,000	100,000
Tunnel B1 - BVB (south of SE 167th Forsyth St)	128	LF				Paint Walls		3,727			
Tunnel B2 - BVB (north of SE 84th Knight Ave)	128	LF				Paint Walls		3,727			
Tunnel B3 - BVB/SE 86th Belle Meade Circle	128	LF				Paint Walls		3,727			
MC-24						Pump Stations Repairs			200,000		
MC-24 Well Site						Roof Replacement	185,000				
MC-24						Roof Replacement		165,000			
TOTALS							**$445,000**	**$276,181**	**$329,996**	**$100,000**	**$100,000**

5 Year Costs						
District #4 Capital Costs	**$550,000**	**$185,000**	**$165,000**	**$200,000**	**$0**	**$0**
District #4 Maintenance Costs	**$701,177**	**$260,000**	**$111,181**	**$129,996**	**$100,000**	**$100,000**
Grand Total	**$1,251,177**					