The Villages®
Community Development Districts
District 4

# CAPITAL IMPROVEMENT PLAN
# FISCAL YEARS 2025/26 - 2029/30

## District 4 CIP - Funding Summary By Project

| | FY25-26 | FY26-27 | FY27-28 | FY28-29 | FY29-30 |
|---|---|---|---|---|---|
| **WORKING CAPITAL** | | | | | |
| Fence Painting / Repl under $10,000 | 0 | 19,527 | 0 | 26,793 | 24,170 |
| Villa and Tunnel Wall Painting | 11,181 | 115,980 | 43,810 | 16,730 | 58,488 |
| Rejuvenator - Roads | 17,413 | 110,342 | 129,729 | 213,686 | 128,827 |
| Rejuvenator - Cart Paths | | 29,996 | 0 | | |
| Storm Pipe Inspection/Repairs | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 |
| | 128,594 | 375,845 | 273,539 | 357,209 | 311,485 |
| **GENERAL R&R** | | | | | |
| Fence Replacement | 0 | 66,924 | 26,801 | 17,306 | 233,073 |
| MC-24 Skid Replacement | | 0 | 200,000 | | |
| | 0 | 66,924 | 226,801 | 17,306 | 233,073 |
| **ROAD R & R** | | | | | |
| **MILL & OVERLAY PROJECTS** | | | | | |
| Unit 48 | | | 372,561 | | |
| Unit 51 | | | 466,116 | | |
| Unit 52 | | 506,775 | | | |
| Unit 54 | | | | | |
| Unit 58 | | | | 172,448 | |
| Unit 62 | 493,510 | | | | |
| Unit 63 | 317,623 | | | | |
| Unit 64 | 263,544 | | | | |
| Unit 65 | | | | 614,694 | |
| Mobilization | 35,000 | 18,375 | 18,375 | 18,375 | 19,775 |
| | 1,109,677 | 525,150 | 857,052 | 805,517 | 810,189 |
| **RESTRICTED CAPITAL FUNDS - PHASE I** | | | | | |
| NO PROJECTS BUDGETED | | | | | |
| | 0 | 0 | 0 | 0 | 0 |
| **RESTRICTED CAPITAL FUNDS - PHASE II** | | | | | |
| NO PROJECTS BUDGETED | | | | | |
| | 0 | 0 | 0 | 0 | 0 |
| **Annual Expenditures** | **1,238,271** | **967,919** | **1,357,392** | **1,180,032** | **1,354,747** |

**5 Year Total Capital Improvement Plan Expenditures** **6,098,361**

## DISTRICT #4 CAPITAL IMPROVEMENT COSTS - ROADS

| VILLA | Phase | Recorded Date | SQ YARDS | Recommended Work | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|---|---|
| Ashleigh Villas | 2 | Nov-02 | 4,482 | Rejuvenator 24-25 | | | | | 6,129 |
| Birchbrook Villas | 3 | Nov-02 | 2,698 | Rejuvenator 28-29 | | | | 3,689 | |
| Bromley Villas | 2 | Feb-02 | 4,050 | Rejuvenator 28-29 | | | | 5,538 | |
| Cameron Villas | 2 | Mar-02 | 7,407 | Rejuvenator 26-27 | | 9,411 | | | |
| Chadwick Villas | 1 | Oct-01 | 6,478 | Rejuvenator 28-29 | | | | 8,858 | |
| Fairlawn Villas | 1 | Nov-00 | 7,594 | Rejuvenator 26-27 | | 9,649 | | | |
| Forsyth Villas | 3 | Nov-02 | 3,805 | Rejuvenator 24-25 | | | | | 5,203 |
| Greenbriar Villas | 1 | Nov-01 | 10,216 | Rejuvenator 26-27 | | 12,980 | | | |
| Greenwood Villas | 2 | Dec-02 | 6,779 | Rejuvenator 28-29 | | | | 9,269 | |
| Ivystone Villas | 1 | May-01 | 6,156 | Rejuvenator 28-29 | | | | 8,418 | |
| Legacy Villas | 3 | Nov-02 | 2,829 | Rejuvenator 25-26 | 3,595 | | | | |
| Mayfield Villas | 3 | May-03 | 1,364 | | | | | | |
| Merry Oak Villas | 2 | Jun-02 | 7,579 | Rejuvenator 28-29 | | | | 10,364 | |
| Morningview Villas | 2 | Sep-02 | 6,789 | Rejuvenator 24-25 | | | | | 9,283 |
| Phillips Villas | 4 | Apr-17 | 16,972 | Rejuvenator 26-27 | | 21,563 | | | |
| Pinecrest Villas | 1 | Oct-00 | 4,828 | Rejuvenator 28-29 | | | | 6,602 | |
| Quail Ridge Villa | 1 | Dec-01 | 5,991 | Rejuvenator 25-26 | 7,612 | | | | |
| Sherwood Villas | 2 | May-02 | 10,220 | Rejuvenator 28-29 | | | | 13,974 | |
| Soulliere Villas | 4 | Apr-18 | 15,400 | Rejuvenator 24-25 | | | | | 21,057 |
| Sunnyside Villas | 1 | Dec-01 | 4,396 | Rejuvenator 24-25 | | | | | 6,011 |
| Waverly Villas | 1 | Oct-01 | 4,884 | Rejuvenator 25-26 | 6,206 | | | | |
| | | | | | | | | | |
| **TOTAL VILLA ROADS DISTRICT 4** | | | **140,917** | | **$17,413** | **$53,603** | **$0** | **$66,712** | **$47,683** |

| RESIDENTIAL | Phase | Recorded Date | SQ YARDS | Recommended Work | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|---|---|
| Unit 44 | 1 | Jan-02 | 33,754 | Rejuvenator 28-29 | | | | 46,152 | |
| Unit 45 | 2 | Apr-02 | 15,987 | M&O 29-30 | | | | | 413,532 |
| Unit 46 | 1 | Dec-01 | 14,016 | M&O 28-29 | | | | | 376,882 |
| Unit 47 | 1 | Nov-00 | 23,538 | Rejuvenator 27-28 | | | 29,906 | | |
| Unit 48 | 1 | Nov-01 | 15,492 | M&O 27-28 | | | 372,561 | | |
| Unit 49 | 1 | Sep-01 | 12,532 | Rejuvenator 28-29 | | | | 17,136 | |
| Unit 50 | 1 | Feb-02 | 15,444 | M&O 30-31 | | | | | |
| Unit 51 | 1 | Mar-02 | 19,452 | M&O 27-28 | | | 466,116 | | |
| Unit 52 | 1 | Dec-01 | 21,173 | M&O 26-27 | | 506,775 | | | |
| Unit 53 | 1 | Dec-01 | 16,562 | Rejuvenator 27-28 | | | 21,043 | | |
| Unit 54 | 1 | Jan-02 | 29,680 | M&O 24-25 / Rejuvenator 26-27 | | | | | 40,582 |
| Unit 55 | 1 | Dec-01 | 8,669 | Rejuvenator 24-25 | | | | | 11,854 |
| Unit 56 | 2 | Jul-02 | 11,382 | Rejuvenator 26-27 | | 14,461 | | | |
| Unit 57 | 2 | Oct-02 | 9,536 | Rejuvenator 28-29 | | | | 13,039 | |
| Unit 58 | 1 | Nov-01 | 6,766 | M&O 28-29 | | | | 172,448 | |
| Unit 59 | 2 | Jul-02 | 14,847 | Rejuvenator 27-28 | | | 18,864 | | |
| Unit 60 | 2 | Mar-02 | 5,463 | M&O 30-31 | | | | | |
| Unit 61 | 2 | Oct-02 | 14,617 | Rejuvenator 28-29 | | | | 19,986 | |
| Unit 62 | 2 | Jan-03 | 21,656 | M&O 25-26 | 493,510 | | | | |
| Unit 63 | 2 | Jan-03 | 13,335 | M&O 25-26 | 317,623 | | | | |
| Unit 64 | 2 | Dec-02 | 11,019 | M&O 25-26 | 263,544 | | | | |
| Unit 65 | 2 | Oct-02 | 25,741 | M&O 27-28 | | | | 614,694 | |
| Unit 66 | 2 | Jul-02 | 15,278 | Rejuvenator 27-28 | | | 19,411 | | |
| | | | | | | | | | |
| **TOTAL RESIDENTIAL ROADS DISTRICT # 4** | | | **672,189** | | **$1,074,677** | **$521,236** | **$927,901** | **$883,455** | **$842,850** |

# DISTRICT #4 CAPITAL IMPROVEMENT COSTS - ROADS

| COLLECTOR | Phase | Recorded Date | SQ YARDS | Recommended Work | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|---|---|
| Belle Meade E | 1 | Jan-01 | 33,276 | Rejuvenator 26-27 | | 42,278 | | | |
| Belle Meade W | 1 | Jan-01 | 21,326 | Rejuvenator 27-28 | | | 27,095 | | |
| Calumet | 2 | Jan-02 | 13,371 | Rejuvenator 28-29 | | | | 18,283 | |
| Gate Areas PH 1 | 1 | Jan-01 | 8,040 | Rejuvenator 27-28 | | | 10,215 | | |
| Gate Areas PH 2 | 2 | Jan-02 | 2,514 | Rejuvenator 27-28 | | | 3,195 | | |
| LegacyE1 | 1 | Jan-01 | 4,671 | Rejuvenator 28-29 | | | | 6,387 | |
| LegacyE2 | 1 | Jan-01 | 8,491 | Rejuvenator 28-29 | | | | 11,610 | |
| LegacyW1 | 2 | Jan-02 | 9,281 | Rejuvenator 24-25 | | | | | 12,690 |
| LegacyW2 - PH1 | 1 | Jan-01 | 640 | Rejuvenator 24-25 | | | | | 876 |
| LegacyW2 - PH2 | 2 | Jan-02 | 11,074 | Rejuvenator 24-25 | | | | | 15,142 |
| Mulberry | 1 | Jan-01 | 7,093 | Rejuvenator 28-29 | | | | 9,699 | |
| Phillips Ct 42 to Bullnose | 2 | | 3,424 | Rejuvenator 28-29 | | | | 4,682 | |
| **TOTAL COLLECTOR ROADS DISTRICT # 4** | | | **123,201** | | **$0** | **$42,278** | **$40,505** | **$50,661** | **$28,708** |
| **Mobilization-M&O** | | | | | $35,000 | $18,375 | $18,375 | $18,375 | $19,775 |
| **TOTAL ALL DISTRICT # 4 ROADS** | | | **936,308** | | **$1,127,090** | **$635,492** | **$986,781** | **$1,019,203** | **$939,016** |

| 5 Year Costs | | | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|
| **District #4 Road Capital Costs** | **$4,107,585** | | **$1,109,677** | **$525,150** | **$857,052** | **$805,517** | **$810,189** |
| **District #4 Road Maintenance Costs** | **$599,997** | | **$17,413** | **$110,342** | **$129,729** | **$213,686** | **$128,827** |
| **Grand Total** | **$4,707,582** | | **$1,127,090** | **$635,492** | **$986,781** | **$1,019,203** | **$939,016** |

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 | Measurement LF or SF | | Trim (LF) | Lettering (EA) | RECOMMENDED WORK | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unit 214 Fairlawn Villa | 1 | Belle Meade Circle | Stucco | 21,700 | SF | 185 | 28 | PAINT 26-27 | | | | | |
| Unit 216 Chadwick Villa | 1 | Belle Meade Circle | Stucco | 17,325 | SF | | 28 | PAINT 26-27 | | 11,592 | | | |
| Unit 218 Greenbriar Villa | 1 | Legacy Lane | Stucco | 15,050 | SF | 1800 | 32 | PAINT 26-27 | | 12,351 | | | |
| Unit 219 Quail Ridge Villa | 1 | Belle Meade Circle | Stucco | 11,340 | SF | 838 | 32 | PAINT 27-28 | | 14,255 | 9,198 | | |
| Unit 227 Ashleigh Villa | 2 | Fieldcrest Ave | Pre cast Concrete | 7,530 | SF | 4556 | 28 | PAINT 26-27 | | 11,159 | | | |
| Unit 223 Cameron Villa | 2 | Calumet Ave | Pre cast Concrete | 7,280 | SF | 4556 | 26 | PAINT 27-28 | | | 11,002 | | |
| Unit 224 Morningview Villa | 2 | Calumet Ave | Stucco | 17,290 | SF | 838 | 38 | PAINT 27-28 | | | 12,591 | | |
| Unit 225 Greenwood Villa | 2 | Fieldcrest Ave | Pre cast Concrete | 12,240 | SF | 3876 | 30 | PAINT 26-27 | | 13,065 | | | |
| Unit 228 Forsyth Villa | 3 | Mulberry Lane | Pre cast Concrete | 7,750 | SF | 9625 | 26 | PAINT 24-25 | | | | | 17,687 |
| Unit 229 Birchbrook Villa | 3 | Belle Meade Circle | Pre cast Concrete | 3,725 | SF | 4650 | 32 | PAINT 24-25 | | | | | 9,586 |
| Unit 230 Legacy Villa | 3 | Legacy Lane | Pre cast Concrete | 7,056 | SF | 5210 | 24 | PAINT 24-25 | | | | | 12,122 |
| Wall Signs | | District Wide | | | | | | PAINT | | 53,558 | 11,019 | 16,730 | 19,093 |
| | | | | | | | | | | | | | |
| **GRAND TOTAL DISTRICT #4 WALL & ENTRY PAINTING** | | | | **128,286** | **SF** | | | | **$0** | **$115,980** | **$43,810** | **$16,730** | **$58,488** |

| **5 Year Costs** | | |
|---|---|---|
| **District #4 Capital Costs** | | **$0** |
| **District #4 Maintenance Costs** | | **$235,008** |
| **Grand Total** | | **$235,008** |

| | | | | |
|---|---|---|---|---|
| **$0** | **$0** | **$0** | **$0** | **$0** |
| **$0** | **$115,980** | **$43,810** | **$16,730** | **$58,488** |

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<br>Fence Replacement | Phase | | Descriptor/<br>Location | Useful Life<br>in Years | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|---|---|
| Kestrel Preserve * | 1 | | Belle Meade Circle | 15 | | | | | $63,027 |
| Unit 62 * | 2 | Wetlands | Kelsea Louise Morse Preserve & Paige Mardsen Boone Preserve | 15 | | | | | $40,338 |
| Unit 44 | 1 | Piedmont | Along Buena Vista Boulevard | 15 | | $66,924 | | | |
| Unit 46 | 1 | Springdale | Along Buena Vista Boulevard | 15 | | | | | $21,792 |
| Unit 47 | 1 | Tract A | Along Buena Vista Boulevard | 15 | | | | | $5,929 |
| Unit 48 | 1 | Springdale | East Boundary | 15 | | | | | $9,935 |
| 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 | | | | | $20,350 |
| Unit 53 | 1 | Erin Glen | Along Buena Vista Boulevard | 15 | | | | | $15,662 |
| Unit 56 | 2 | Morningview | Along Buena Vista Boulevard | 15 | | | $13,171 | | |
| Unit 58 | 1 | B/W Chadwick & Waverly | Along Buena Vista Boulevard | 15 | | | | | $14,422 |
| Unit 63 | 2 | | Karney Schwartz Hicks Preserve | 15 | | | | | $22,319 |
| Unit 65 | 2 | CR 42 | CR 42 North Lots 57-68 | 15 | | | | | $14,710 |
| Unit 65 | 2 | CR 42 | CR 42 Torrey Pine | 15 | | | | | $20,453 |
| Unit 217 | 1 | Near Waverly Villas | Along Buena Vista Boulevard | 15 | | | | $17,306 | |
| Unit 220 | 1 | Sunnyside Villas North Side | Sunnyside Villa North Side | 15 | | $9,955 | | | |
| Unit 222 | 2 | Villas of Sherwood | | 15 | | $9,572 | | | |
| Unit 226 | 2 | Near MerryOak | Along Buena Vista Boulevard | 15 | | | $13,630 | | |
| | | | | | | | | | |
| **TOTALS** | | | | | **$0** | **$86,451** | **$26,801** | **$17,306** | **$248,937** |

# DISTRICT # 4 CAPITAL IMPROVEMENT PLAN - FENCE COSTS

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

## FENCE PAINTING

| District # 4 Fence Painting | Phase | | Descriptor/ Location | Useful Life in Years | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |
| Kestrel Preserve | 1 | | Belle Meade Circle | 15 | | | | | |
| Unit 62 | 2 | Wetlands | Kelsea Louise Morse Preserve & Paige Mardsen Boone Preserve | 15 | | | | | |
| Unit 44 | 1 | Piedmont | Along Buena Vista Boulevard | 15 | | | | 20,741 | |
| Unit 46 | 1 | Springdale | Along Buena Vista Boulevard | 15 | | | | | |
| Unit 47 | 1 | Tract A | Along Buena Vista Boulevard | 15 | | | | | |
| Unit 48 | 1 | Springdale | East Boundary | 15 | | | | | |
| Unit 50 - Tract B | 1 | | 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 | | | | | |
| Unit 53 | 1 | Erin Glen | Along Buena Vista Boulevard | 15 | | | | | |
| Unit 56 | 2 | Morningview | Along Buena Vista Boulevard | 15 | | | | | 4,082 |
| Unit 58 | 1 | B/W Chadwick & Waverly | Along Buena Vista Boulevard | 15 | | | | | |
| Unit 63 | 2 | | Karney Schwartz Hicks Preserve | 15 | | | | | |
| Unit 65 | 2 | CR 42 | CR 42 North Lots 57-68 | 15 | | | | | |
| Unit 65 | 2 | CR 42 | CR 42 Torrey Pine | 15 | | | | | |
| Unit 217 | 1 | Near Waverly Villas | Along Buena Vista Boulevard | 15 | | | | | |
| Unit 220 | 1 | Sunnyside Villas North Side | Sunnyside Villa North Side | 15 | | | | 3,085 | |
| Unit 222 | 2 | Villas of Sherwood | | 15 | | | | 2,967 | |
| Unit 226 | 2 | Near MerryOak | Along Buena Vista Boulevard | 15 | | | | | 4,224 |
| | | | | | | | | | |
| **TOTALS** | | | | | **$0** | **$0** | **$0** | **$26,793** | **$8,306** |

| 5 Year Costs | | | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|
| **District #4 Capital Costs** | **$344,104** | | **$0** | **$66,924** | **$26,801** | **$17,306** | **$233,073** |
| **District #4 Maintenance Costs** | **$70,490** | | **$0** | **$19,527** | **$0** | **$26,793** | **$24,170** |
| **Grand Total** | **$414,594** | | | | | | |

# DISTRICT # 4 CAPITAL IMPROVEMENT PLAN - OTHER PROJECTS

| Descriptor/ Location | Measurement | | Year Built or Acquired | RECOMMENDED WORK | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |
| Cart Path - Multi Modal Project - BVB | 23,609 | SY | 2009-10 | Rejuv & Striping 26-27 | | 29,996 | | | |
| Storm Pipe Inspection/Repairs | | | | | 100,000 | 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 | | | | Skid Replacement | | | 200,000 | | |
| | | | | | | | | | |
| **TOTALS** | | | | | **$111,181** | **$129,996** | **$300,000** | **$100,000** | **$100,000** |

| 5 Year Costs | |
|---|---|
| **District #4 Capital Costs** | **$0** |
| **District #4 Maintenance Costs** | **$741,177** |
| **Grand Total** | **$741,177** |

| | | | | |
|---|---|---|---|---|
| **$0** | **$0** | **$0** | **$0** | **$0** |
| **$111,181** | **$129,996** | **$300,000** | **$100,000** | **$100,000** |