



CAPITAL IMPROVEMENT PLAN

FISCAL YEARS 2025/26 - 2029/30

DISTRICT 6 - WORKING CAPITAL & R & R FUNDS BALANCES

Working Capital (Unassigned)

	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	2,911,473	1,842,608	1,640,919	1,488,694	1,306,550
Deposits	3,662,731	3,662,731	3,662,731	3,662,731	3,662,731
Transfer from R&R	0	900,000	1,200,000	200,000	1,300,000
Expenditures - Operating	4,561,163	4,699,420	4,748,095	3,834,982	4,954,062
Plant Replacements Non-Recurring	65,000	65,000	65,000	65,000	65,000
Capital Improv Plan Expenditures	105,433	0	201,861	144,893	130,515
Transfer to R & R	0	0	0	0	0
Ending Balance	1,842,608	1,640,919	1,488,694	1,306,550	1,119,704

\$ 1,068,865.00 \$ 201,689.00 \$ 152,225.00 \$ 182,144.00 \$ 186,846.00

RESERVES

General R & R (Committed)

	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	8,691,753	8,691,753	7,791,753	6,591,753	6,391,753
Deposits	0	0	0	0	0
Capital Improv Plan Expenditures	0	0	0	0	0
Transfer/ Deposit to Working Capital	0	900,000	1,200,000	200,000	1,300,000
Ending Balance	8,691,753	7,791,753	6,591,753	6,391,753	5,091,753

Working Capital/Resv Grand Total	10,534,361	9,432,672	8,080,447	7,698,303	6,211,457
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Restricted Capital Project 2022 -

Phase I Excess Revenue

	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	249,999	249,999	249,999	249,999	249,999
Deposits	0	0	0	0	0
Capital Improv Plan Expenditures	0	0	0	0	0
Project Wide Fund Expenditures	0	0	0	0	0
Ending Balance	249,999	249,999	249,999	249,999	249,999

Restricted Capital Project 2017 -

Phase II Excess Revenue

	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	890,987	890,987	890,987	890,987	890,987
Deposits					
Capital Improv Plan Expenditures	0	0	0	0	0
Project Wide Fund Expenditures	0	0	0	0	0
Ending Balance	890,987	890,987	890,987	890,987	890,987

FY25-26 Operating Budget	\$ 4,626,163
3 Months	\$ 1,156,541
4 Months	\$ 1,542,054

Target Reserve Policy

	2025-26	2026-27	2027-28	2028-29	2029-30
35% of Revenues	1,281,956	1,281,956	1,281,956	1,281,956	1,281,956
4 Months of Operating Expenses	1,542,054	1,588,140	1,604,365	1,299,994	1,673,021
Target Reserve Fund Balance	2,824,010	2,870,096	2,886,321	2,581,950	2,954,977

Additional Reserves Above Target Minimur	7,710,351	6,562,577	5,194,127	5,116,354	3,256,481
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District 6
CIP Reserve Usage

Working Capital		FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30
462	Villa Wall Painting	105,433	0	125,386	43,680	118,630
462	Fence Painting	0	0	3,013	0	11,885
462	Road Rejuvenator	0	0	73,462	101,213	0
Total		105,433	0	201,861	144,893	130,515
General R&R						
633	No Budgeted Projects					
		0	0	0	0	0
Road R&R						
633	No Budgeted Projects					
		0	0	0	0	0
Restricted Capital Phase I						
633	No Budgeted Projects					
		0	0	0	0	0
Restricted Capital Phase II						
633	No Budgeted Projects					
		0	0	0	0	0
Annual Expenditures		105,433	0	201,861	144,893	130,515

5 Year Total Capital Improvement Plan Expenditures **582,702**

DISTRICT 6 CAPITAL IMPROVEMENT PLAN - ROADS

Villa	Phase	Sq Yards	Latest Improvements	Recommended Work	2025-26	2026-27	2027-28	2028-29	2029-30
Alexa Villas	1	5,558	Rejuvenator 22-23	Rej 27-28/Rej 32-33			\$7,062		
Audrey Villas	2	6,956	Rejuvenator 23/24	Rej 28-29/Rej 33-34				\$9,511	
Carlton Villas	1	8,829	Rejuvenator 22-23	Rej 27-28/Rej 32-33			\$11,218		
Cherry Vale Villas	1	5,255	Rejuvenator 22-23	Rej 27-28/Rej 32-33			\$6,677		
Edgewater Villas (Cottages West)	1	10,852	Rejuvenator 23/24	Rej 28-29/Rej 33-34				\$14,838	
Elizabeth Villas	1	5,855	Rejuvenator 22-23	Rej 27-28/Rej 32-33			\$7,439		
Emmalee Villas	1	6,616	Rejuvenator 23/24	Rej 28-29/Rej 33-34				\$9,047	
Hampton Villas	1	5,513	Rejuvenator 22-23	Rej 27-28/Rej 32-33			\$7,005		
Janeann Villas	1	4,988	Rejuvenator 22-23	Rej 27-28/Rej 32-33			\$6,338		
Katherine Villas	1	5,817	Rejuvenator 23/24	Rej 28-29/Rej 33-34				\$7,954	
Kaylee Villas	1	4,932	Rejuvenator 23/24	Rej 28-29/Rej 33-34				\$6,744	
Lake Shore Cottages	1	8,696	Rejuvenator 23/24	Rej 28-29/Rej 33-34				\$11,891	
Madison Villas	2	6,795	Rejuvenator 23/24	Rej 28-29/Rej 33-34				\$9,291	
Natalie Villas	1	5,605	Rejuvenator 22-23	Rej 27-28/Rej 32-33			\$7,122		
Newport Villas	1	6,129	Rejuvenator 23/24	Rej 28-29/Rej 33-34				\$8,381	
Oak Bend Villas	1	5,474	Rejuvenator 23/24	Rej 28-29/Rej 33-34				\$7,485	
Oleander Villas	1	6,505	Rejuvenator 23/24	Rej 28-29/Rej 33-34				\$8,895	
Richmond Villas	1	5,984	Rejuvenator 22-23	Rej 27-28/Rej 32-33			\$7,603		
Stillwater Villas	1	5,544	Rejuvenator 22-23	Rej 27-28/Rej 32-33			\$7,044		
Tanglewood Villas	1	5,248	Rejuvenator 23/24	Rej 28-29/Rej 33-34				\$7,176	
Virginia Vine Villas	1	4,686	Rejuvenator 22-23	Rej 27-28/Rej 32-33			\$5,954		
TOTAL VILLA ROADS DISTRICT 6		131,837			\$0	\$0	\$73,462	\$101,213	\$0

5 Year Costs	
District 6 Capital Costs	\$0
District 6 Maintenance Costs	\$174,675
Grand Total	\$174,675

\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$73,462	\$101,213	\$0

DISTRICT 6 WALL & ENTRY PAINTING

Descriptor/ Location	Phase	Type		2025-26	2026-27	2027-28	2028-29	2029-30
Alexa Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall	3,504				
Audrey Villas	2	Dura Tek Pre-Cast Concrete Villa Wall	Wall			8,376		
Bridgeport of Lake Sumter Entry	1	Dura Tek Pre-Cast Concrete Entry Wall w/wood/Styrofoam moldings	Sign				1,422	
Bridgeport of Miona Shores	2	Dura Tek Pre-Cast Concrete Entry Wall w/wood/Styrofoam moldings	Wall			23,057		
Carlton Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall			8,291		
Caroline Gate	1	Dura Tek Pre-Cast Concrete Entry Wall w/wood/Styrofoam moldings	Wall				14,617	
Cherry Vale Villas	1	Poured Concrete Villa Wall	Wall	13,792				
Edgewater Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall			31,052		
Elizabeth Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall				17,669	
Emmalee Villas	1	PVC sign post w/lattice backing, Styrofoam sign covered w/stucco	Sign	721				
Hampton Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall			8,766		
Janeann Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall			7,146		
Katherine Villas	1	PVC sign post w/lattice backing, Styrofoam sign covered w/stucco	Sign	753				
Kaylee Villas	1	PVC sign post w/lattice backing, Styrofoam sign covered w/stucco	Sign					780
Lake Shore		Concrete and Stucco	Sign				1,041	
Largo Gate	2	Dura Tek Pre-Cast Concrete Entry Wall w/wood/Styrofoam moldings	Wall				8,931	
Madison Villas	2	Dura Tek Pre-Cast Concrete Villa Wall	Wall			3,898		
Mallory Hill Gate	1	Concrete block with stucco, Wood and Styrofoam trim	Wall	16,172				
Natalie Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall			5,346		
Newport Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall	13,144				
Oak Bend Villas	1	PVC sign post w/lattice backing, Styrofoam sign covered w/stucco	Sign					798
Oleander Villas	1	PVC sign post w/lattice backing, Styrofoam sign covered w/stucco	Sign			780		
Richmond Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall					17,342
Stillwater Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall					33,435
Tall Trees Basin	1	Poured Concrete with Stucco dividing wall	Wall					18,294
Tall Trees East	1	Concrete block with brick veneer, wood and Styrofoam trim	Sign	12,729				
Tall Trees North Gate	1	Dura Tek Pre-Cast Concrete Entry Wall w/wood/Styrofoam moldings	Wall	17,057				
Tall Trees South Face	2	Dura Tek Pre-Cast Concrete Wall	Wall					24,286
Tanglewood Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall			6,191		
Unit 101, 104 Perimeter Wall	1	Poured Concrete with Stucco dividing wall	Wall	13,710				
Virginia Trace East	1	Dura Tek Pre-Cast Concrete Entry Wall w/wood/Styrofoam moldings	Wall	13,851				
Virginia Trace North	1	Dura Tek Pre-Cast Concrete Entry Wall w/wood/Styrofoam moldings	Wall			8,534		
Virginia Trace West	1	Dura Tek Pre-Cast Concrete Entry Wall w/wood/Styrofoam moldings	Wall			13,949		
Virginia Vine Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall					23,695
Grand Total				\$105,433	\$0	\$125,386	\$43,680	\$118,630

5 Year Costs	
District 6 Capital Costs	\$0
District 6 Maintenance Costs	\$393,129
Grand Total	\$393,129

\$0	\$0	\$0	\$0	\$0
\$105,433	\$0	\$125,386	\$43,680	\$118,630

DISTRICT 6 CAPITAL IMPROVEMENT PLAN - FENCES

Descriptor/Location		Phase	Year Built/ Acquired	Useful Life in Yrs	Measurement		Fence	Paint	Style of Boards	Latest Major Improvement		Recommended Work & Methodology		2025-26	2026-27	2027-28	2028-29	2029-30
					LF or SF		Condition	Condition5		Date	Explanation							
Unit 110	Stillwater Borders	1	2004/05	15	708	LF	Good	Excellent	3	22-23	Replaced	LF x Cost	Paint FY27-28			3,013		
Unit 122	Bonita Blvd	2			1,678	LF			4	21-22	Painted	LF x Cost	Paint FY24-25/ Paint FY29-30					7,964
Unit 124	Bonita Blvd	2			826	LF			4	21-22	Painted	LF x Cost	Paint FY24-25/ Paint FY29-30					3,921
TOTAL DISTRICT 6 FENCE					3,212									\$0	\$0	\$3,013	\$0	\$11,885

5 Year Costs	
District 6 Capital Costs	\$0
District 6 Maintenance Costs	\$14,898
Grand Total	\$14,898

\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$3,013	\$0	\$11,885