The Villages®
Community Development Districts
District 10

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

## District 10
## CIP Reserve Usage

**Working Capital**

| | | FY 25-26 | FY 26-27 | FY 27-28 | FY 28-29 | FY 29-30 |
|---|---|---|---|---|---|---|
| 462 | Road Rejuvenator | 0 | 0 | 0 | 0 | 0 |
| 462 | Villa Wall Painting | 0 | 0 | 0 | 0 | 0 |
| | | 0 | 0 | 0 | 0 | 0 |

**General R&R**

| | | FY 25-26 | FY 26-27 | FY 27-28 | FY 28-29 | FY 29-30 |
|---|---|---|---|---|---|---|
| 462 | Road Rejuvenator | 0 | 135,997 | 0 | 0 | 11,782 |
| 462 | Villa Wall Painting | 40,740 | 0 | 82,934 | 41,511 | 103,861 |
| 462/633 | Project Wide CIP Projects | 75,874 | 391,462 | 216,034 | 88,154 | 228,746 |
| | | 116,614 | 527,459 | 298,968 | 129,665 | 344,389 |

**Roads R&R**

| | | FY 25-26 | FY 26-27 | FY 27-28 | FY 28-29 | FY 29-30 |
|---|---|---|---|---|---|---|
| 633 | Infrastructure | 0 | 0 | 0 | 0 | 0 |
| | | 0 | 0 | 0 | 0 | 0 |

| | FY 25-26 | FY 26-27 | FY 27-28 | FY 28-29 | FY 29-30 |
|---|---|---|---|---|---|
| **Annual Expenditures** | **116,614** | **527,459** | **298,968** | **129,665** | **344,389** |

**5 Year Total Capital Improvement Plan Expenditures** **1,417,095**

**DISTRICT 10 CAPITAL IMPROVEMENT PLAN - VILLA ROADS**

| Villa | Recorded Date | Sq Yards | Recommended Work | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|---|
| Alden Bungalows | 2014 | 17,179 | Rejuvenator 26/27 | | 21,826 | | | |
| Antrim Dells | 2014 | 19,713 | Rejuvenator 26/27 | | 25,046 | | | |
| Beauclair | 2014 | 5,117 | Rejuvenator 26/27 | | 6,502 | | | |
| Belle Glade | 2015 | 4,447 | Rejuvenator 29/30 | | | | | 6,081 |
| Callahan | 2014 | 4,169 | Rejuvenator 29/30 | | | | | 5,701 |
| Carrabelle | 2012 | 5,209 | Rejuvenator 26/27 | | 6,619 | | | |
| Harlow | 2014 | 5,387 | Rejuvenator 26/27 | | 6,845 | | | |
| Kelsea | 2014 | 5,434 | Rejuvenator 26/27 | | 6,904 | | | |
| Leyton | 2013 | 4,905 | Rejuvenator 26/27 | | 6,232 | | | |
| Marianna | 2013 | 5,760 | Rejuvenator 26/27 | | 7,319 | | | |
| Melbourne | 2013 | 5,236 | Rejuvenator 26/27 | | 6,653 | | | |
| New Haven | 2012 | 5,443 | Rejuvenator 26/27 | | 6,916 | | | |
| Pensacola | 2013 | 6,211 | Rejuvenator 26/27 | | 7,892 | | | |
| Perry | 2013 | 6,050 | Rejuvenator 26/27 | | 7,687 | | | |
| Pineland | 2013 | 5,178 | Rejuvenator 26/27 | | 6,579 | | | |
| Ventura | 2013 | 4,755 | Rejuvenator 26/27 | | 6,042 | | | |
| Whitney | 2014 | 5,458 | Rejuvenator 26/27 | | 6,935 | | | |
| Mobilization- Mill and Overlay | | | | | | | | |
| **Total** | | **115,651** | | **$0** | **$135,997** | **$0** | **$0** | **$11,782** |

| 5 Year Costs | | | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|
| **Capital Costs** | **$0** | | **$0** | **$0** | **$0** | **$0** | **$0** |
| **Maintenance Costs** | **$147,779** | | **$0** | **$135,997** | **$0** | **$0** | **$11,782** |
| **Grand Total** | **$147,779** | | | | | | |

Capital Costs - Includes mill/overlay and micro resurfacing projects.

Maintenance Costs - Includes Rejuvenator projects and mill/overlay or micro resurfacing projects less than $10,000

Rejuvenator applied two years after mill/overlay and every five years thereafter.

**DISTRICT 10 WALL & ENTRY PAINTING**

| Descriptor/Location | Type | Measurement | | Lettering (EA) | Trim (LF) | Recommended Work & Methodology | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Alden Bungalows | Wall | 49,880 | SF | 41 | 12,596 | Paint 25-26 | $40,740 | | | | |
| Antrim Dells | Entry Wall | 24,326 | SF | 53 | 34,952 | Paint 29-30 | | | | | $57,149 |
| Beauclair Villas | Entry Sign | 36 | SF | 30 | 270 | Paint 28-29 | | | | $850 | |
| Belle Glade | Entry Sign | 36 | SF | 32 | 270 | Paint 28-29 | | | | $2,218 | |
| Callahan Villas | Villa Wall | 36 | SF | 28 | 270 | Paint 28-29 | | | | $2,183 | |
| Carrabelle Villas | Entry Sign | 30 | SF | 32 | 240 | Paint FY27-28 | | | $2,181 | | |
| Charlotte (492) | Entry Wall | 15,405 | SF | 31 | 12,596 | Paint FY27-28 | | | $24,552 | | |
| Collier North | Entry Wall | 2,790 | SF | 29 | 2,872 | Paint FY24-25 | | | | | $6,940 |
| Collier South | Entry Wall | 8,496 | SF | 29 | 12,966 | Paint FY24-25 | | | | | $22,041 |
| Harlow Villas | Entry Sign | 36 | SF | 24 | 270 | Paint 28-29 | | | | $2,148 | |
| Hillsborough North | Entry Wall | 3,915 | SF | 55 | 8,770 | Paint 28-29 | | | | $14,050 | |
| Hillsborough South | Entry Wall | 6,288 | SF | 22 | 10,432 | Paint 29-30 | | | | | $17,731 |
| Kelsea Villas | Entry Sign | 36 | SF | 24 | 270 | Paint 28-29 | | | | $2,148 | |
| LaBelle North | Entry Wall | 240 | SF | 55 | 1,125 | Paint FY27-28 | | | $2,132 | | |
| LaBelle South | Entry Wall | 240 | SF | 55 | 1,125 | Paint FY27-28 | | | $2,132 | | |
| Leyton Villas | Entry Sign | 36 | SF | 24 | 270 | Paint 28-29 | | | | $2,148 | |
| Marianna Villas | Villa Wall | 270 | SF | 28 | 28 | Paint 28-29 | | | | $695 | |
| Melbourne Villas | Villa Wall | 36 | SF | 30 | 270 | Paint 27-28 | | | $850 | | |
| New Heaven | Wall | 36 | SF | 28 | 270 | Paint 28-29 | | | | $833 | |
| Osceola @ Lake Deaton North | Entry Wall | 3,904 | SF | 44 | 9,030 | Paint 28-29 | | | | $14,238 | |
| Osceola @ Lake Deaton South | Entry Wall | 8,850 | SF | 44 | 9,030 | Paint FY27-28 | | | $17,016 | | |
| Osceola @ Soaring Eagle | Entry Wall | 8,488 | SF | 25 | 9,030 | Paint FY27-28 | | | $16,648 | | |
| Pensacola Villas | Entry Sign | 36 | SF | 30 | 270 | Paint FY27-28 | | | $2,200 | | |
| Perry Villas | Entry Sign | 36 | SF | 22 | 270 | Paint FY27-28 | | | $2,131 | | |
| Pineland Villas | Entry Sign | 36 | SF | 28 | 270 | Paint FY27-28 | | | $2,183 | | |
| Ventura Villas | Villa Wall | 11,747 | SF | 26 | 270 | Paint FY27-28 | | | $8,743 | | |
| Whitney Villas | Entry Sign | 36 | SF | 26 | 270 | Paint FY27-28 | | | $2,166 | | |
| | | | | | | | | | | | |
| Total | | 55,552 | SF | | | | $40,740 | $0 | $82,934 | 41,511 | 103,861 |

| 5 Year Costs | |
|---|---|
| **Capital Costs** | **$0** |
| **Maintenance Costs** | **$269,046** |
| **Total** | **$269,046** |

| | | | | |
|---|---|---|---|---|
| **$0** | **$0** | **$0** | **$0** | **$0** |
| **$40,740** | **$0** | **$82,934** | **$41,511** | **$103,861** |

**DISTRICT # 10 - Project Wide Fund CIP Projects**

| | Fences | Recommended Work & Methodology | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|
| PW | Behind Alden Bungalows just south of SR 44A | Replace FY27-28 | | | $ 1,873 | | |
| PW | Buena Vista at Eisenhower Rec to Unit 232 | Replace FY26-27/Paint FY28-29 | | $ 1,497 | | $ 446 | |
| PW | Buena Vista Ph 6 - Evans Prairie Trail to Hillsborougl | Replace FY26-27/Paint FY28-29 | | $ 37,628 | | $ 11,661 | |
| PW | Buena Vista Ph 6 - Evans Prairie Trail to Hillsborougl | Replace FY26-27/Paint FY28-29 | | $ 39,818 | | $ 12,340 | |
| PW | Buena Vista Blvd Ph 6 - Wall to Hendry Drive West S | Replace FY27-28 | | | $ 10,613 | | |
| PW | Buena Vista Blvd Ph 6 - Mariana Villa to Eisenhower | Replace FY27-28 | | | $ 6,279 | | |
| PW | CR 141 from 44 to Sharon Rose preserve | Replace FY25-26 | $ 51,768 | | | | |
| PW | CR 44A South Side - Unit 234 and 235 | Replace FY27-28 | | | $ 58,356 | | |
| PW | East side from Deskin Lane to Kristine Way | Replace FY27-28 | | | $ 65,041 | | |
| PW | East side from Moyer Loop to Deskin Lane | Replace FY25-26 | $ 24,106 | | | | |
| PW | Morse Blvd Osceola Neighborhood rec | Replace FY29-30 | | | | | $ 10,811 |
| PW | Morse Blvd / Bursed Rec | Replace FY27-28 | | | $ 9,220 | | |
| PW | Morse Blvd Lake Deaton between Unit 188 & 189 | Replace FY26-27/Paint FY28-29 | | $ 19,759 | | $ 5,877 | |
| PW | Morse Blvd Unit 189 | Replace FY27-28 | | | $ 44,979 | | |
| PW | Morse Ph7 Unit 188 | Replace FY29-30 | | | | | $ 25,524 |
| PW | Morse unit 190 to 44 (Eagle preserve) | Replace FY26-27/Paint FY28-29 | | $ 144,948 | | $ 36,545 | |
| PW | Morse west side PH 8 unit 190 to Soaring Eagle | | | | | | |
| PW | North of Basin 10-37 | Replace FY27-28 | | | $ 4,707 | | |
| PW | State Road 44 and 141 - Villages Sign | Replace FY29-30 | | | | | $ 69,128 |
| PW | Unit 190 South end at Basin D10-58 | Replace FY26-27/Paint FY28-29 | | $ 12,801 | | $ 3,228 | |
| PW | Unit 200 Northeast side at Basin D10-01 | Replace FY29-30 | | | | | $ 9,538 |
| PW | Unit 202 South Side - Basin D10-43 | Replace FY29-30 | | | | | $ 21,126 |
| PW | Unit 202 South Side - Basin D10-44 | Replace FY26-27/Paint FY28-29 | | $ 19,164 | | $ 4,832 | |
| PW | Unit 218 South side of Hillsborough Trail at Wetland 4 | Replace FY29-30 | | | | | $ 2,995 |
| PW | Unit 220 East side of Basin D10-3 | Replace FY26-27/Paint FY28-29 | | $ 7,485 | | $ 2,227 | |
| PW | Unit 221 South & East Side Basin D10-4 | Replace FY26-27/Paint FY28-29 | | $ 22,514 | | $ 5,677 | |
| PW | Unit 235 East Side - Basin D10-7 | Replace FY27-28 | | | $ 14,966 | | |
| PW | Unit 237 West Side Basin D10-42 | Replace FY29-30 | | | | | $ 8,785 |
| PW | West of basin D10-57 | Replace FY26-27/Paint FY28-29 | | $ 21,103 | | $ 5,321 | |
| PW | Unit 193 East Deskin Ln/ Basin 10-49 | Replace FY29-30 | | | | | $ 57,917 |
| PW | Morse Blvd unit 183 to Harlow Villas | Replace FY29-30 | | | | | $ 7,743 |
| PW | Morse Blvd unit 186 to Moyer | Replace FY29-30 | | | | | $ 15,179 |
| | **Multi-Modal Paths** | | | | | | |
| PW | 44A North Side - BVB to the end Perry Villas | Rejuvenator FY26-27 | | $ 4,235 | | | |
| PW | BVB East Side Tunnel B23 to Evans Prairie Trail Uni | Rejuvenator FY26-27 | | $ 2,068 | | | |
| PW | Deskin Lane to Rohan Regional Rec Center Unit 19 | Rejuvenator FY26-27 | | $ 8,961 | | | |
| PW | Evans Prairie Trail to Hillsborough Trail Unit 219 | Rejuvenator FY26-27 | | $ 7,345 | | | |
| PW | Hendry Drive to 44A Unit 231 | Rejuvenator FY26-27 | | $ 5,277 | | | |
| PW | Hillsborough Trail to 44A Unit 220 | Rejuvenator FY26-27 | | $ 8,936 | | | |
| PW | Hillsborough Trail to Iron Oak Way Unit 189 | Rejuvenator FY26-27 | | $ 13,431 | | | |
| PW | Northwood Place to 44A Unit 235 | Rejuvenator FY26-27 | | $ 1,834 | | | |
| PW | Tunnel B23 to Evans Prairie Trail Unit 223 | Rejuvenator FY26-27 | | $ 2,386 | | | |
| PW | Tunnel B24 to Hendry Drive Unit 222 | Rejuvenator FY26-27 | | $ 6,442 | | | |
| PW | Tunnel M13 to Deskin Lande Unit 191 | Rejuvenator FY26-27 | | $ 1,929 | | | |
| PW | Tunnel M14 to Soaring Eagle Softball Complex | Rejuvenator FY26-27 | | $ 1,404 | | | |
| PW | Underhill Court to Eisenhower Regional Rec Center | Rejuvenator FY26-27 | | $ 497 | | | |
| | **Other** | | | | | | |
| PW | Basin 10-12 Pipe Repair | Repair FY24-25 | | | | | |
| **TOTALS** | | **$0** | **$75,874** | **$391,462** | **$216,034** | **$88,154** | **$228,746** |

| | | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|
| **Total Maintenance Projects** | | **$0** | **$73,727** | **$32,692** | **$88,154** | **$29,061** |
| **Total Capital Projects** | | **$75,874** | **$317,735** | **$216,034** | **$0** | **$228,746** |