The Villages®
Community Development Districts
District 2

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

District 2
CIP Reserve Usage

Working Capital

		FY25-26	FY26-27	FY27-28	FY28-29	FY29-30
462	Fence Painting / Repl under $10,000	3,453	0	0	62,912	80,958
462	Villa Wall Painting	0	0	92,085	0	20,842
462	Multi Modal Path rejuvenator El Camino Real	0	23,505	0	0	0
462	Tunnel Repair	0	0	0	0	0
462	Road Rejuvenator	41,218	0	26,654	12,269	7,369
		44,671	23,505	118,739	75,181	109,169

General R&R

		FY25-26	FY26-27	FY27-28	FY28-29	FY29-30
633	Fence Replacement	0	213,370	68,915	0	195,327
642	Other	0	275,000	0	0	0
		0	488,370	68,915	0	195,327

Road R&R

		FY25-26	FY26-27	FY27-28	FY28-29	FY29-30
633	Mill Overlay	0	0	0	0	0
		0	0	0	0	0

Restricted Capital Phase I

		FY25-26	FY26-27	FY27-28	FY28-29	FY29-30
633	Mill Overlay	0	0	0	0	0
		0	0	0	0	0

Restricted Capital Phase II

		FY25-26	FY26-27	FY27-28	FY28-29	FY29-30
633	Fence Replacement	0	2,552	0	0	0
		0	2,552	0	0	0

	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30
Annual Expenditures	**44,671**	**514,427**	**187,654**	**75,181**	**304,496**

5 Year Total Capital Improvement Plan Expenditures **1,126,429**

DISTRICT 2 CAPITAL IMPROVEMENT PLAN (CIP) - ROADS

Villa	Phase	Recorded Date	Sq Yards	Miles	Recommended Work	2025-26	2026-27	2027-28	2028-29	2029-30
Villa de la Ramona	1	Sep-97	5,389	0.45	Rejuvenator 24-25/ 29-30					$7,369
Villa de Leon	1	May-97	13,027	0.93	Rejuvenator 25-26 / 30-31	$16,551				
Villa del Canto	1	Oct-97	12,806	1.01	Rejuvenator 25-26 / 30-31	$16,271				
Villa Escandido	2	Jul-98	6,608	0.53	Rejuvenator 25-26 / 30-31	$8,396				
Villa la Crescenta	2	Apr-98	9,191	0.76	Rejuvenator 27-28 / 32-33			$11,678		
Villa San Leandro	2	Mar-98	7,804	0.62	Rejuvenator 27-28 / 32-33			$9,915		
Villa Santo Domingo	1	Apr-97	3,983	0.29	Rejuvenator 27-28 / 32-33			$5,061		
Villa Vera Cruz	1	Oct-96	8,973	0.71	Rejuvenator 28-29/33-34				$12,269	
TOTAL CIP VILLA ROAD COST DISTRICT 2			**67,781**	**5.30**		**$ 41,218**	**$ 0**	**$ 26,654**	**$ 12,269**	**$ 7,369**

5 Year Costs	
District 2 Capital CIP Costs	**$ 0**
District 2 Maintenance CIP Costs	**$ 87,510**
Grand Total	**$ 87,510**

$0	**$0**	**$0**	**$0**	**$0**
$ 41,218	**$0**	**$ 26,654**	**$ 12,269**	**$ 7,369**

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.

Mill & overlay is completed every 20 years.

DISTRICT #2 WALL & ENTRY PAINTING

Villa	Descriptor/ Location	Type	Lettering (EA)	Trim (LF)	Measurement LF or SF		Recommended Work & Methodology	2025-26	2026-27	2027-28	2028-29	2029-30
Santo Domingo Entry	Entry Wall	Wall	24	4500	3610	SF	Paint 27-28/ 32-33			$8,861		
Santo Domingo Villa	Villa Wall	Wall	34	1800	15900	SF	Paint 27-28/ 32-33			$12,846		
Santiago Gate	Entry Wall	Wall	32	6746	1312	SF	Paint 24-24/29-30					$10,607
Alhambra Gate	Entry Wall	Wall	30	6442	1312	SF	Paint 24-24/29-30					$10,235
Villas San Leandro & La Crescenta	Villa Wall	Wall	30	3200	19110	SF	Paint 27-28/32-33			$16,172		
Villa De La Ramona	Villa Wall	Wall	30	168	6735	SF	Paint 27-28/32-33			$5,849		
Villa Escandido	Villa Wall	Wall	30	2700	16750	SF	Paint 27-28/32-33			$14,290		
Villa De Leon	Sign Wall	Sign	11	182	220	SF	Paint 27-28/32-33			$692		
Villa Del Canto	Sign Wall	Sign	13	182	220	SF	Paint 27-28/32-33			$709		
Unit 30	6' Wall - Savannah Cntr	Wall	0		9130	SF	Paint 27-28/32-33			$6,748		
Harmeswood	Entry Wall	Sign	42	650	345	SF	Paint 27-28/32-33			$1,550		
Madero (Santo Domingo entry sign)	Entry Wall	Sign	42	2700	420	SF	Paint 27-28/32-33			$3,873		
Vera Cruz	Villa Signs	Sign	26	182	760	SF	Paint 27-28/32-33			$1,124		
2890 El Camino Real	Tunnel	Wall	0	2400	10724	SF	Paint 27-28/32-33			$10,313		
1530 Buena Vista Blvd	Tunnel	Wall	0	2400	8490	SF	Paint 27-28/32-33			$9,058		
GRAND TOTAL DISTRICT #2 WALL & ENTRY PAINTING								**$ 0**	**$ 0**	**$ 92,085**	**$ 0**	**$ 20,842**

5 Year Costs	
District 2 Capital Costs	**$0**
District 2 Maintenance Costs	**$112,927**
Grand Total	**$112,927**

$0	**$0**	**$0**	**$0**	**$0**
$0	**$0**	**$92,085**	**$0**	**$ 20,842**

DISTRICT 2 CAPITAL IMPROVEMENT PLAN - FENCE COSTS

FENCE REPLACEMENT

Location	Descriptor	Phase	Measurement LF or SF		Style of Boards	Recommended Work and Methodology		2025-26	2026-27	2027-28	2028-29	2029-30
El Camino Real	Power Corridor to 50-50 North Side	1/ 2	4500	LF	4	LF x Cost	Replacement 27-28			68,915		
El Camino Real	South Side Savannah to Unit 23	1	7888	LF	4	LF x Cost	Replacement 37-38					
El Camino Real	South Side Unit 23 West end to LS #2	1	3464	LF	4	LF x Cost	Replacement 37-38					
El Camino Real - Unit 24	North Entry to Power Corrider	1	2290	LF	4	LF x Cost	Replacement 26-27		35,070			
El Camino Real - Unit 31	North Tunnel to Alhambra Entry	2	1983	LF	4	LF x Cost	Replacement 26-27		30,369			
Harold S. Schwartz Preserve*		2	5140	LF	4W	LF x Cost	Replacement 29-30					101,237
Jennifer L. Parr Kestrel Preserve		1	822	LF	4	LF x Cost	Replacement 30-31					
Ronald G. Hess Preserve Unit 19	Chapparal	1	4294	LF	4	LF x Cost	Replacement 29-30					68,805
Sharon L. Morse Preserve*		1	7994	LF	4W	LF x Cost	Replacement 26-27		150,483			
Unit 201/601 Villa DeLeon	Lots 13-17	1	239	LF	4	LF x Cost	Replacement 26-27					
Unit 203/603 Villa Del Canto	Lots 55-64	1	424	LF	4	LF x Cost	Replacement 26-27					
Unit 31 - Lots 30-33		2	288	LF	4	LF x Cost	Replacement 26-27					
Unit 31 - Tract A	Lift Station	2	37	LF	4	LF x Cost	Replacement 26-27					
Unit 32 Tract A & B	Buena Vista ROW	2	1578	LF	4	LF x Cost	Replacement 29-30					25,285
TOTALS			**40,941**	**LF**				**$0**	**$215,922**	**$68,915**	**$0**	**$195,327**

FENCE PAINTING

Location	Descriptor	Phase	Measurement LF or SF		Style of Boards	Recommended Work and Methodology		2025-26	2026-27	2027-28	2028-29	2029-30
El Camino Real	Power Corridor to 50-50 North Side	1/ 2	4500	LF	4	LF x Cost	Paint 29-30					21,357
El Camino Real	South Side Savannah to Unit 23	1	7888	LF	4	LF x Cost	Paint 24-25 / 28-29					37,437
El Camino Real	South Side Unit 23 West end to LS #2	1	4670	LF	4	LF x Cost	Paint 24-25 / 28-29					22,164
El Camino Real - Unit 24	North Entry to Power Corrider	1	2290	LF	4	LF x Cost	Paint 28-29				10,869	
El Camino Real - Unit 31	North Tunnel to Alhambra Entry	2	1983	LF	4	LF x Cost	Paint 28-29				9,412	
Harold S. Schwartz Preserve		2	5140	LF	4W	LF x Cost	Paint 24-25/ 31-32					
Jennifer L. Parr Kestrel Preserve		1	822	LF	4	LF x Cost	Paint 25-26/ 32-33	3,453				
Ronald G. Hess Preserve Unit 19	Chapparal	1	4294	LF	4	LF x Cost	Paint 24-25/ 31-32					
Sharon L. Morse Preserve		1	7994	LF	4W	LF x Cost	Paint 28-29				37,940	
Unit 201/601 Villa DeLeon	Lots 13-17	1	239	LF	4	LF x Cost	Paint 28-29				1,135	
Unit 203/603 Villa Del Canto	Lots 55-64	1	424	LF	4	LF x Cost	Paint 28-29				2,013	
Unit 31 - Lots 30-33		2	288	LF	4	LF x Cost	Paint 28-29				1,367	
Unit 31 - Tract A	Lift Station	2	37	LF	4	LF x Cost	Paint 28-29				176	
Unit 32 Tract A & B	Buena Vista ROW	2	1578	LF	4	LF x Cost	Paint 24-25/ 31-32					
TOTALS			**42,147**	**LF**				**$3,453**	**$0**	**$0**	**$62,912**	**$80,958**

5 Year Costs	
District 2 Capital Costs	**$480,164**
District 2 Maintenance Costs	**$147,323**
Grand Total	**$627,487**

$0	**$215,922**	**$68,915**	**$0**	**$195,327**
$3,453	**$0**	**$0**	**$62,912**	**$80,958**

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

DISTRICT 2 CAPITAL IMPROVEMENT PLAN - OTHER PROJECTS

Descriptor/ Location	Latest Major Improvement Date	Latest Major Improvement Explanation	Recommended Work and Methodology	2025-26	2026-27	2027-28	2028-29	2029-30
Irrigation / Landscape - Morse El Camino								
Irrigation Upgrade								
Multi Modal Path - El Camino Real	2016/17	Reclamate	Rejuvenator 26-27		$23,505			
Tunnel - B5			Tunnel Painting					
Tunnel - B6			Tunnel Painting					
El Camino Pump Station (Privada Dr)			Pump Replacement/Repair		$275,000			
			Roof Replacement					
Total				$0	$298,505	$0	$0	$0

5 Year Costs			2025-26	2026-27	2027-28	2028-29	2029-30
District 2 Capital Costs	**$ -**		**$0**	**$0**	**$0**	**$0**	**$0**
District 2 Maintenance Costs	**$ 298,505**		**$0**	**$298,505**	**$0**	**$0**	**$0**
Grand Total	**$ 298,505**						