The Villages®
Community Development Districts
District 7

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

# District 7
# CIP Reserve Usage

| | | FY25-26 | FY26-27 | FY27-28 | FY28-29 | FY29-30 |
|---|---|---|---|---|---|---|
| **Working Capital** | | | | | | |
| | No Budgeted Projects | - | - | - | - | - |
| | | - | - | - | - | - |
| **General R&R** | | | | | | |
| 462 | Project Wide Fund | - | - | - | - | - |
| 462 | Villa Wall Painting | 32,105 | - | 34,591 | 39,405 | 54,424 |
| 462 | Fence Painting/Replacement | - | 5,927 | - | - | 1,837 |
| 633 | No Budgeted Projects | - | - | - | - | - |
| | | 32,105 | 5,927 | 34,591 | 39,405 | 56,261 |
| **Road R&R** | | | | | | |
| 462 | Project Wide Fund | - | 30,794 | - | - | 10,679 |
| 462 | Road Rejuvenator | - | 28,180 | 42,614 | 29,503 | 27,648 |
| 633 | No Budgeted Projects | - | - | - | - | - |
| | | - | 58,974 | 42,614 | 29,503 | 38,327 |
| **Restricted Capital** | | | | | | |
| 633 | Project Wide Fund | - | 206,570 | - | - | - |
| 633 | Mill & Overlay | - | 591,992 | - | - | - |
| | | - | 798,562 | - | - | - |
| | **Annual Expenditures** | **32,105** | **863,463** | **77,205** | **68,908** | **94,588** |
| | | | | | | **1,136,269** |

## DISTRICT # 7 CAPITAL IMPROVEMENT PLAN - ROADS

| VILLA | Recorded Date | SQ YARDS | Recommended Work | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|---|
| **Adriana Villas** | Oct-06 | 6,620 | Rejuvenator FY26-27 | | $8,411 | | | |
| **Allandale Villas** | Jul-06 | 7,348 | Rejuvenator 27-28 | | | $9,336 | | |
| **Anita Villas** | Apr-08 | 4,876 | Rejuvenator FY26-27 | | $6,195 | | | |
| **Bainbridge Villas** | Apr-07 | 5,404 | Mill & Overlay 26-27 | | $139,056 | | $7,389 | |
| **Bonita Villas** | Apr-06 | 5,030 | Mill & Overlay 26-27 | | $129,886 | | $6,878 | |
| **Crestwood Villas** | Mar-06 | 4,433 | Rejuvenator 27-28 | | | $5,633 | | |
| **Double Palm Villas** | Jul-06 | 6,027 | Rejuvenator 27-28 | | | $7,658 | | |
| **Grovewood Villas** | Feb-07 | 6,647 | Mill & Overlay 26-27 | | $169,531 | | $9,089 | |
| **Hillcrest Villas** | Feb-07 | 4,495 | Mill & Overlay 26-27 | | $116,769 | | $6,147 | |
| **Holly Hill Villas** | May-06 | 6,808 | Rejuvenator 27-28 | | | $8,650 | | |
| **Kenya Villas** | Jun-07 | 4,862 | Rejuvenator 27-28 | | | $6,178 | | |
| **Keystone Villas** | Nov-06 | 5,048 | Rejuvenator FY26-27 | | $6,414 | | | |
| **Margaux Villas** | Oct-06 | 5,635 | Rejuvenator FY26-27 | | $7,160 | | | |
| **Mariel Villas** | Oct-06 | 4,239 | Rejuvenator 29-30 | | | | | $5,796 |
| **Pilar Villas** | Apr-08 | 4,060 | Rejuvenator 27-28 | | | $5,159 | | |
| **Rosedale Villas** | Feb-06 | 6,647 | Rejuvenator 29-30 | | | | | $9,089 |
| **Sandhill Villas** | Jul-06 | 4,473 | Rejuvenator 29-30 | | | | | $6,116 |
| **Seneca Villas** | Oct-06 | 4,861 | Rejuvenator 29-30 | | | | | $6,647 |
| ***Mobilization - Mill and Overlay** | | | | | $36,750 | | | |
| **TOTAL ROADS DISTRICT # 7** | | 97,513 | | **$0** | **$620,172** | **$42,614** | **$29,503** | **$27,648** |

| | | | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|
| **District # 7 Capital CIP Costs** | **$1,152,373** | | **$0** | **$591,992** | **$0** | **$0** | **$0** |
| **District # 7 Maintenance CIP Costs** | **$125,988** | | **$0** | **$28,180** | **$42,614** | **$29,503** | **$27,648** |
| **GRAND TOTAL** | **$1,278,361** | | | | | | |
| | | | **$0** | **$620,172** | **$42,614** | **$29,503** | **$27,648** |

Capital Costs - Includes mill and overlay and micro resurfacing projects.
Maintenance Costs - Includes rejuvenator projects and mill/overlay or micro resurfacing 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 # 7 CAPITAL IMPROVEMENT PLAN - WALLS

| Descriptor/ Location | Type | Measurement Square Ft | Condition Wall | Lettering (EA) | Trim (LF) | RECOMMENDED Work | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Adriana Villas | Villa Wall Duratek | 3,894 | Excellent | 26 | 4,709 | Paint 29-30 | | | | | $9,699 |
| Allandale Villas | Villa Wall Duratek | 7,644 | Excellent | 30 | 216 | Paint 25-26 | $5,938 | | | | |
| Anita Villas | Villa Wall Duratek | 1,423 | Excellent | 22 | 2,247 | Paint 29-30 | | | | | $5,346 |
| Bainbridge Villas | Villa Wall Duratek | 1,692 | Excellent | 32 | 2,675 | Paint 29-30 | | | | | $6,092 |
| Bonita Entry Wall Unit 141 | Azek & PVC | 1,224 | Excellent | 15 | 1,688 | Paint 29-30 | | | | | $4,515 |
| Bonita Villas | Villa Wall Duratek | 4,770 | Excellent | 24 | 9,566 | Paint 25-26 | $14,026 | | | | |
| Crestwood Villas | PVC Sign Wall & Sign | 30 | Excellent | 30 | 240 | Paint 25-26 | $753 | | | | |
| Double Palm Villas | Villa Wall Duratek | 10,516 | Excellent | 32 | 240 | Paint 27-28 | | | $8,070 | | |
| Duval Entrance Wall Unit 145/146 | Duratek | 4,470 | Good | 30 | 11,596 | Paint 28-29 | | | | $17,289 | |
| Grovewood Villas | Villa Wall Duratek | 2,495 | Excellent | 30 | 2,247 | Paint 27-28 | | | $5,780 | | |
| Hadley Entrance Wall Unit 133/134 | Duratek Wall & Azek | 4,196 | Excellent | 30 | 7,264 | Paint 28-29 | | | | $12,317 | |
| Hemingway Entrance Wall Unit 138/139 | Block, Stone, PVC | 2,194 | Excellent | 18 | 4,719 | Paint 28-29 | | | | $8,258 | |
| Hillcrest Villas | Villa Wall Duratek | 8,253 | Excellent | 30 | 466 | Paint 27-28 | | | $7,033 | | |
| Holly Hill Villas | PVC Sign Wall & Sign | 30 | Excellent | 30 | 240 | Paint 27-28 | | | $814 | | |
| Kenya Villas | Villa Wall Duratek | 1,596 | Excellent | 22 | 2,566 | Paint 29-30 | | | | | $5,819 |
| Keystone Villas | Villa Wall Duratek | 3,339 | Excellent | 28 | 4,604 | Paint 29-30 | | | | | $9,269 |
| Margaux Villas | PVC Sign Wall & Sign | 30 | Excellent | 26 | 240 | Paint 28-29 | | | | $779 | |
| Mariel Villas | PVC Sign Wall & Sign | 30 | Excellent | 24 | 240 | Paint 28-29 | | | | $762 | |
| Pilar Villas | PVC Stack Block | 6,116 | Excellent | 11 | 7,127 | Paint 29-30 | | | | | $13,684 |
| Rosedale Villas | Villa Wall Duratek | 17,681 | Excellent | 28 | 456 | Paint 25-26 | $11,388 | | | | |
| Sandhill Villas | PVC Sign Wall & Sign | 30 | Excellent | 28 | 240 | Paint 27-28 | | | $796 | | |
| Seneca Villas | Villa Wall Duratek | 11,288 | Excellent | 24 | 240 | Paint 27-28 | | | $8,434 | | |
| Turtle Mound Wall Unit 146 | Duratek | 2,716 | Good | 0 | 466 | Paint 27-28 | | | $3,664 | | |
| | | | | | | | | | | | |
| **TOTAL WALL & ENTRY PAINTING** | | **95,657** | | | | | **$32,105** | **$0** | **$34,591** | **$39,405** | **$54,424** |

| | | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|
| **District #7 Capital Costs** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** |
| **District #7 Maintenance Costs** | **$327,870** | **$32,105** | **$0** | **$34,591** | **$39,405** | **$54,424** |
| **GRAND TOTAL** | **$327,870** | | | | | |

Walls painted every five years.

# DISTRICT # 7 CAPITAL IMPROVEMENT PLAN - FENCE COSTS

## FENCE REPLACEMENT

| Fence Replacement | Description/Location | Phase | Measurement | | LATEST IMPROVEMENT | | RECOMMENDED WORK | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unit 136 | Southside of Bonita Blvd behind Unit 136 | Phase 1 | 387 | | | | Replace 26-27 | | $5,927 | | | |
| **TOTALS** | | | **387** | **LF** | | | | **$0** | **$5,927** | **$0** | **$0** | **$0** |

## FENCE PAINTING

| Fence Painting | Description/Location | Phase | Measurement | | LATEST IMPROVEMENT | | RECOMMENDED WORK | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unit 136 | Southside of Bonita Blvd behind Unit 136 | Phase 1 | 387 | | 2021/22 | Painted | Paint 29-30 | | | | | 1,837 |
| | | | | | | | | | | | | |
| **TOTALS** | | | **387** | **LF** | | | | **$0** | **$0** | **$0** | **$0** | **$1,837** |

### CAPITAL IMPROVEMENT PLAN FENCE COSTS

| | | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|
| **District #7 Capital Costs** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** |
| **District #7 Maintenance Costs** | **$5,927** | **$0** | **$5,927** | **$0** | **$0** | **$1,837** |
| **GRAND TOTAL** | **$5,927** | | | | | |

## District 7 - Project Wide Fund CIP Fence & Road Projects

| | | | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 |
|---|---|---|---|---|---|---|---|
| Fences | | | | | | | |
| PW | 633 | 466A Southside - Morse to BVB - Fencing | | 206,570 | | | |
| PW | | Buena Vista Blvd. at Kenya - Unit 141, 145 and Kenya Golf Course | | | | | |
| PW | | Buena Vista Blvd. East ROW at Turtle Mound GC Unit 147 | | | | | |
| PW | | BV East ROW - Unit 146 | | | | | |
| PW | | Morse Blvd. East ROW at Hemingway Unit 133 | | | | | |
| PW | | Morse Blvd. East ROW at Homes East Unit 134 | | | | | |
| PW | | Morse Blvd. East ROW at Homes East Unit 134 | | | | | |
| PW | | Morse Blvd. East ROW at Kilimarjaro GC East Unit 135 | | | | | |
| PW | | Morse Blvd. East ROW at Unit 134 | | | | | |
| PW | | Morse Blvd. East ROW Unit 133 | | | | | |
| PW | | Morse Blvd. West ROW at Kenya GC Unit 136 | | | | | |
| PW | | Morse Blvd. West ROW at Kilimarjaro GC West Unit 139 | | | | | |
| PW | | Morse Blvd. West ROW Unit 136 | | | | | |
| | | | | | | | |
| Roads/Multi-Modal Trails | | | | | | | |
| PW | 462 | Colony Boulevard - Road | | | | | 10,679 |
| PW | 462 | Bonita Blvd. to Odell Cir. Unit 136 & Kenya Villas | | 6,969 | | | |
| PW | 462 | Buena Vista to Bonita Blvd Unit 141 | | 1,130 | | | |
| PW | 462 | Colony Blvd. to tunnel Unit 135 | | 692 | | | |
| PW | 462 | Hemingway Starter to Odell Cir. Unit 133 | | 1,072 | | | |
| PW | 462 | Morse Blvd. Along Colony Plaza to Morse-466A Tunnel M 10 | | 5,352 | | | |
| PW | 462 | Odell Cir. To Colony Blvd. Unit 134 & 135 | | 7,122 | | | |
| PW | 462 | Odell Cir. To tunnel at Havana CC Unit 139 | | 2,373 | | | |
| PW | 462 | Turtle Mound Path to BV tunnel Unit 147 | | 6,084 | | | |
| | | **Total Maintenance Projects** | - | 30,794 | - | - | 10,679 |
| | | **Total Capital Projects** | - | 206,570 | - | - | - |