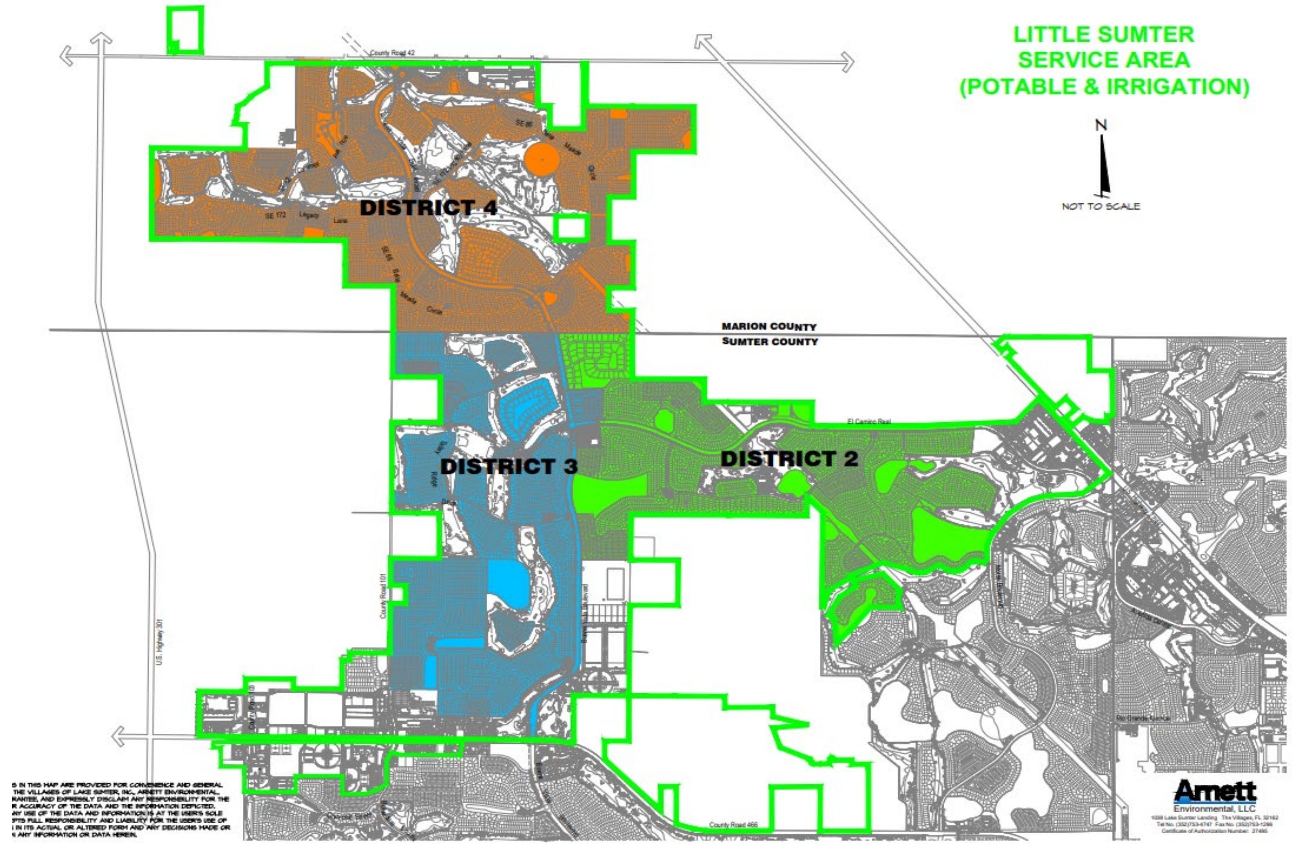
LITTLE SUMTER SEVICE AREA
FIVE YEAR CAPITAL IMPROVEMENT PLAN
2026/27 – 2030/31

LITTLE SUMTER SEVICE AREA

Area Map



CAPITAL IMPROVEMENT PLAN OVERVIEW

This development of a multi-year Capital Improvement Plan (CIP) is an important tool to provide a comprehensive and cost effective approach to identifying and funding capital needs of the Lake Sumter Service Area

The Capital Improvement Plan is beneficial for many reasons, such as:

- Provides for the sustainability of the current utilities infrastructure. Provides for a plan to preserve and replace the current infrastructure within available funds.

- Provides a guide to District staff, Board of Directors, Development District Board, and residents that improves project planning and allows decisions to be made with regards to long-term impact.

- Allows for an informed public. The Capital Improvement Plan keeps residents informed about the future capital plans of the District, as well as becoming aware of projects, timelines, and associated costs.

LSSA PLAN COST SUMMARY BY AREA

	2026-27	2027-28	2028-29	2029-30	2030-31
VCSA Waste Water Treatment Plan	3,753,042	3,877,000	851,000	90,000	1,280,000
VCSA Lift Stations & Collection	743,000	1,045,000	1,045,000	1,945,000	2,095,000
VCSA Potable Water System	2,040,000	4,055,000	13,400,000	1,450,000	-
VCSA Metering Systems	-	-	-	-	-
VCSA General	1,132,865	1,124,250	915,000	365,000	0
Capital Expenditures Total	7,668,907	10,101,250	16,211,000	3,850,000	3,375,000

LSSA PLAN COST SUMMARY BY ASSET TYPE

	2026-27	2027-28	2028-29	2029-30	2030-31
Buildings	-	-	-	-	-
Infrastructure	7,668,907	10,101,250	16,211,000	3,850,000	3,375,000
Vehicles	-				
Capital FF&E	-				
Capital Expenditures Total	7,668,907	10,101,250	16,211,000	3,850,000	3,375,000

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

LSSA

LSSA WWTP

Project Area	Description	Useful Life -Years	Recommended Work	2026-27	2027-28	2028-29	2029-30	2030-31
General WWTP								
Sludge Tank Blowers			Blowers (3) - Replacement and Building Removal	1,203,042	0	0	0	0
Headworks	Headworks Screen Replacement & Controls	10	Engineering FY2026 / Replacement FY2027	915,000	-	-	-	-
Oxidation Ditch	Anoxic Mixer & Gear Box Replacement (4)	10	Engineering FY2026 / Replacement FY2027	250,000	-	-	-	-
Oxidation Ditch	OD No. 3 - Aerator & Gear Boxes Rebuilds (3)	20	Engineering FY2026-27 / Rebuild Y2027-28	200,000	400,000	-	-	-
Traveling Bridge Filters	Filters - Electrical Upgrades (Panels, Festoons, etc)	15	Engineering FY2027-28 / Upgrade Y2028-29	-	50,000	375,000	-	-
WWR	WWTP Compound loop analyzer	15	Engineering FY2026 / Replacement FY2027	285,000	-	-	-	-
Effluent Holding Basins	Reject & Effluent Holding Basin - Re-Lining	15	Engineering FY2026-27 / Rebuild Y2027-28	40,000	525,000	-	-	-
Inplant Lift Station	Replace plant lift station control panel.	10	Replacement-Construction FY2026-29			476,000	-	-
Plant Site	Remove & replace with main-tie-main switchboard	30	Engineering FY2026 / Replacement FY2027	625,000	-	-	-	-
Electrical	Lightning Protection Implementation & Replace Surge Modules	10	Engineering FY2026 / Implementation FY2027	-	220,000	-	-	-
Electrical	Replace main power panel.	30	Engineering FY2026 / Implementation FY2027	-	242,000	-	-	-
Electrical	Repair/replace fencing of the power corridor next to the LSSA WWTP	20	Replacement FY2027	10,000	-	-	-	-
Reuse Distribution Piping	Replace Section of Reuse Distribution Piping to Hawks Bay	30	Engineering FY2026-27 / Rebuild Y2027-28	50,000	290,000	-	-	-
General WWTP	BMAP - Improvements to Reduce Nitrogen	10	Engineering FY2026-27 / Rebuild Y2027-28	175,000	2,150,000	-	-	-
RAS/WAS System	RAS/WAS Rehabilitation	25	Engineering FY2029-23 / Rebuild Y2030-31	-	-	-	90,000	1,280,000
			Subtotal	**3,753,042**	**3,877,000**	**851,000**	**90,000**	**1,280,000**
			Infrastructure	3,753,042	3,877,000	851,000	90,000	1,280,000
			GRAND TOTAL	**3,753,042**	**3,877,000**	**851,000**	**90,000**	**1,280,000**

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

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LSSA Lift Stations & Collection

Project Area	Description	Useful Life-Years	Recommended Work	2026-27	2027-28	2028-29	2029-30	2030-31
General Lift Station								
Lift Station Pumps Program	Pump Rebuild-Replacement Program	30	Placeholdes for Gral Repairs FY2027-28-29	-	150,000	150,000	150,000	-
General Lift Station	Install VEGA Radar Level Sensors (10/yr)	10	Engineering FY2026 / Installaction FY2027	27,000	-	-	-	-
Collections Systems								
Collection System	Candlebrook Force Main Relining/Replacement	45		136,000	-	-	-	-
Collection System	Future Projects	30	Placeholdes for Gral Repairs FY2029-30 /FY2030-31	-	-	-	1,400,000	1,200,000
Collection System	Collection System Repairs - Repairs Based on Inspection	30	Engineering FY 2027-28 / and Const FY2027	-	500,000	500,000	-	500,000
LSSA Lift Stations								
LSSA LS 2								
Lift Station No 2	Purchase Pump Spare	3	Purchse FY2026-27	45,000	-	-	-	-
LSSA LS 3								
Lift Station No 3	LS 3 - Rehab Station (Mech, Electrical and Coating)	30	Engineering FY2029 / Rehabilatation Y2030			-	395,000	-
LSSA LS 4								
Lift Station No 4	LS 4 - Rehab Station (Mech, Elect, Pumps and Coating)	30	Engineering FY2028 / Rehabilatation Y2029	-	-	395,000	-	-
LSSA LS 10								
Lift Station No 10	Replace Generator	10	Replacement FY2026-2027	140,000	-	-	-	-
Lift Station No 10	LS 10 - Rehab Station (Mech, Elect, Pumps and Coating)	30	Engineering FY2026 / Rehabilatation Y2027	395,000	-	-	-	-
LSSA LS 12								
Lift Station No 12	LS 12 - Rehab Station (Mech, Elect, Pumps and Coating)	30	Engineering FY2027 / Rehabilatation Y2028	-	395,000	-	-	-
LSSA LS 16								
Lift Station No 16	LS 16 - Rehab Station (Mech, Elect, Pumps and Coating)	30	Engineering FY2030 / Rehabilatation Y2031					395,000
			Subtotal	**743,000**	**1,045,000**	**1,045,000**	**1,945,000**	**2,095,000**
			Buildings	-	-	-	-	-
			Infrastructure	743,000	1,045,000	1,045,000	1,945,000	2,095,000
			Vehicles	-	-	-	-	-
			Capital FF&E	-	-	-	-	-
			GRAND TOTAL	**743,000**	**1,045,000**	**1,045,000**	**1,945,000**	**2,095,000**

LSSA Potable Water System

Project Area	Description	Useful Life -Years	Recommended Work	2026-27	2027-28	2028-29	2029-30	2030-31
General Water								
Future Water Projects	Future Water Projects	-	Engineering FY2029-30 / Construction FY2029-30	-	-	-	1,450,000	-
LSSA Potable	PFAS/PFOS Improvements	5	Evaluation FY2026-27 / Testing FY2029-30 / Cosntruction FY2028-29	90,000	450,000	13,400,000	-	-
LSSA WTP NO. 2								
Disinfection System	WTP 2 - Chlorine Injection Rehab	10	Engineering FY2026-27 / Construction FY2027-28	50,000	375,000	-	-	-
Disinfection System	WTP2 - Replace Hypochlorite Tanks & add Pumps	5	Replacement FY2028-29	-	50,000	-	-	-
Electrical	WTP2 - Replace Generator and Transfer Switch	15	Engineering FY2026-27 / Construction FY2026-27	330,000	-	-	-	-
Electrical	WTP2 - Electrical Room Rehab	30	Engineering FY2027-28 / Construction FY2027-28		330,000	-	-	-
LSSA WTP NO. 3 - WELL HOUSE LSSA-WS-4, 5 & 6								
Electrical	WTP3 - Electrical Room Rehab at	30	Engineering FY2026-27 / Construction FY2027-28	65,000	635,000	-	-	-
Electrical	WTP3 - Replace Transfer Switch	15	Engineering FY2027-28 / Construction FY2028-29		280,000	-	-	-
LSSA WTP NO. 3 - 2.5 MG GROUND STORAGE TANK								
Distribution System	WTP 3-2.5 Belle Meade - Water Main Replacement and Looping	43	Engineering FY2026-27 / Construction FY2026-27	1,300,000	-	-	-	-
LSSA WTP NO. 4- WELL HOUSE LSSA WS 7 & 8								
Distribution System	Interconnect Rehab (1-Morse/Modero, 2-El Camino, 4-Bob Evans)	20	Engineering FY2026-27 / Construction FY2027-28	55,000	135,000	-	-	-
Iron Treatment	WTP 4 Well Rehabilitation	30	Engineering FY2027-28 / Construction FY2027-28		1,800,000	-	-	-
Iron Treatment	WTP 4 Iron Filtration Improvements	15	Engineering FY2026-27	150,000	-	-	-	-
			Subtotal	**2,040,000**	**4,055,000**	**13,400,000**	**1,450,000**	**-**
			Buildings	0	0	0	0	-
			Infrastructure	2,040,000	4,055,000	13,400,000	1,450,000	-
			Vehicles	0	0	0	0	-
			Capital FF&E	0	0	0	0	-
			GRAND TOTAL	**2,040,000**	**4,055,000**	**13,400,000**	**1,450,000**	**-**

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

LSSA

LSSA General

Project Area	Description	Useful Life-Years	Recommended Work	2026-27	2027-28	2028-29	2029-30	2030-31
General	VFD Program	20	Placeholder for 4 consequtives years FY2026-27/FY2030	15,000	15,000	15,000	15,000	-
General	VRP - Collections & Distribution	10	Placeholder for 4 consequtives years FY2026-27/FY2030	147,000	50,000	50,000	50,000	-
	VRP - Stations	10	Placeholder for 4 consequtives years FY2026-27/FY2030	72,000	125,000	125,000	125,000	-
SCADA System	SCADA Master Plan	10	Placeholder for 3 consequtives years FY2026-27/FY2030	748,865	834,250	500,000	-	-
	Manhole Rehab and Replacement Program	50	Placeholder for 4 consequtives years FY2026-27/FY2030	150,000	100,000	100,000	50,000	-
			Subtotal	**1,132,865**	**1,124,250**	**915,000**	**365,000**	-
			Buildings	0	0	0	0	-
			Infrastructure	1,132,865	1,124,250	915,000	365,000	-
			Vehicles	0	0	0	0	-
			Capital FF&E	0	0	0	0	-
			GRAND TOTAL	**1,132,865**	**1,124,250**	**915,000**	**365,000**	-