The Villages®
Community Development Districts
District 10

CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2026/27-2030/31

District 10
CIP Reserve Usage

Working Capital

		FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
462	Road Rejuvenator	0	0	0	0	0
462	Villa Wall Painting	23,204	25,646	8,105	27,941	23,149
		23,204	25,646	8,105	27,941	23,149

General R&R

		FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
462	Road Rejuvenator	135,997	0	0	11,782	0
462	Villa Wall Painting	0	0	0	0	0
462/633	Project Wide CIP Projects	379,199	215,687	72,142	267,925	
		515,196	215,687	72,142	279,707	0

Roads R&R

		FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
633	Infrastructure	0	0	0	0	0
		0	0	0	0	0

	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
Annual Expenditures	**538,400**	**241,333**	**80,247**	**307,648**	**23,149**

5 Year Total Capital Improvement Plan Expenditures **1,190,777**

DISTRICT 10 CAPITAL IMPROVEMENT PLAN - VILLA ROADS

Villa	Recorded Date	Sq Yards	Recommended Work	2026-27	2027-28	2028-29	2029-30	2030-31
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**		**$135,997**	**$0**	**$0**	**$11,782**	**$0**

5 Year Costs	
Capital Costs	**$0**
Maintenance Costs	**$147,779**
Grand Total	**$147,779**

	2026-27	2027-28	2028-29	2029-30	2030-31
Capital Costs	**$0**	**$0**	**$0**	**$0**	**$0**
Maintenance Costs	**$135,997**	**$0**	**$0**	**$11,782**	**$0**

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	2026-27	2027-28	2028-29	2029-30	2030-31
Alden Bungalows	Wall	49,880	SF	41	12,596	Paint 30-31					$23,149
Antrim Dells	Entry Wall	24,326	SF	53	34,952	Paint 29-30				$16,001	
Beauclair Villas	Entry Sign	36	SF	30	270	Paint 28-29			$229		
Belle Glade	Entry Sign	36	SF	32	270	Paint 28-29			$215		
Callahan Villas	Villa Wall	36	SF	28	270	Paint 28-29			$195		
Carrabelle Villas	Entry Sign	30	SF	32	240	Paint FY27-28		$208			
Charlotte (492)	Entry Wall	15,405	SF	31	12,596	Paint FY27-28		$8,207			
Collier North	Entry Wall	2,790	SF	29	2,872	Paint FY29-30				$1,777	
Collier South	Entry Wall	8,496	SF	29	12,966	Paint FY29-30				$5,763	
Harlow Villas	Entry Sign	36	SF	24	270	Paint 28-29			$175		
Hillsborough North	Entry Wall	3,915	SF	55	8,770	Paint 28-29			$3,157		
Hillsborough South	Entry Wall	6,288	SF	22	10,432	Paint 29-30				$4,400	
Kelsea Villas	Entry Sign	36	SF	24	270	Paint 28-29			$175		
LaBelle North	Entry Wall	240	SF	55	1,125	Paint FY27-28		$696			
LaBelle South	Entry Wall	240	SF	55	1,125	Paint FY27-28		$696			
Leyton Villas	Entry Sign	36	SF	24	270	Paint 28-29			$175		
Marianna Villas	Villa Wall	270	SF	28	28	Paint 28-29			$428		
Melbourne Villas	Villa Wall	36	SF	30	270	Paint 27-28		$229			
New Heaven	Wall	36	SF	28	270	Paint 28-29			$219		
Osceola @ Lake Deaton North	Entry Wall	3,904	SF	44	9,030	Paint 28-29			$3,137		
Osceola @ Lake Deaton South	Entry Wall	8,850	SF	44	9,030	Paint FY27-28		$5,115			
Osceola @ Soaring Eagle	Entry Wall	8,488	SF	25	9,030	Paint FY27-28		$4,875			
Pensacola Villas	Entry Sign	36	SF	30	270	Paint FY27-28		$205			
Perry Villas	Entry Sign	36	SF	22	270	Paint FY27-28		$165			
Pineland Villas	Entry Sign	36	SF	28	270	Paint FY27-28		$195			
Ventura Villas	Villa Wall	11,747	SF	26	270	Paint FY27-28		$4,870			
Whitney Villas	Entry Sign	36	SF	26	270	Paint FY27-28		$185			
LaBelle Entry Walls	Entry Wall	8,460	SF		17,492	Paint FY26-27	$23,204				
Total		64,012	SF				$23,204	$25,646	8,105	27,941	23,149

5 Year Costs	
Capital Costs	**$0**
Maintenance Costs	**$125,636**
Total	**$125,636**

$0	**$0**	**$0**	**$0**	**$0**
$23,204	**$25,646**	**$8,105**	**$27,941**	**$23,149**

DISTRICT # 10 - Project Wide Fund CIP Projects

	Fences	Recommended Work & Methodology	2026-27	2027-28	2028-29	2029-30	2030-31
PW	Behind Alden Bungalows just south of SR 44A	Replace FY27-28		$ 1,632		$ 254	
PW	Buena Vista at Eisenhower Rec to Unit 232	Replace FY26-27/Paint FY28-29	$ 1,350		$ 216		
PW	Buena Vista Blvd and Fire Station #45 Ph 6					$ 1,527	
PW	Buena Vista Ph 6 - Evans Prairie Trail to Hillsboroug	Replace FY26-27/Paint FY28-29	$ 34,767		$ 5,934		
PW	Buena Vista Ph 6 - Evans Prairie Trail to Hillsboroug	Replace FY26-27/Paint FY28-29	$ 36,790		$ 6,279		
PW	Buena Vista Blvd Ph 6 - Wall to Hendry Drive West	Replace FY27-28		$ 9,572			
PW	Buena Vista Blvd Ph 6 - Mariana Villa to Eisenhower	Replace FY27-28		$ 5,802		$ 991	
PW	CR 141 from 44 to Sharon Rose preserve	Replace FY25-26		$ 12,474			
PW	CR 44A South Side - Unit 234 and 235	Replace FY27-28		$ 53,940		$ 13,671	
PW	East side from Deskin Lane to Kristine Way	Replace FY27-28		$ 60,096		$ 10,257	
PW	East side from Moyer Loop to Deskin Lane	Replace FY25-26		$ 3,910			
PW	Morse Blvd Osceola Neighborhood rec	Replace FY29-30				$ 10,530	
PW	Morse Blvd / Bursed Rec	Replace FY27-28		$ 8,519		$ 1,454	
PW	Morse Blvd Lake Deaton between Unit 188 & 189	Replace FY26-27/Paint FY28-29	$ 22,110		$ 5,461		
PW	Morse Blvd Unit 189	Replace FY27-28		$ 41,559		$ 7,093	
PW	Morse Ph7 Unit 188	Replace FY29-30				$ 25,470	
PW	Morse unit 190 to 44 (Eagle preserve)	Replace FY26-27/Paint FY28-29	$ 133,980		$ 33,957		
PW	Unit 220 South of Hillsborough Trail on BVB	Replace FY 26-27/PaintFY28-29	$ 8,844		$ 1,510		
PW	North of Basin 10-37	Replace FY27-28		$ 4,350		$ 1,103	
PW	State Road 44 and 141 - Villages Sign	Replace FY29-30				$ 69,009	
PW	Unit 190 South end at Basin D10-58	Replace FY26-27/Paint FY28-29	$ 11,832		$ 2,999		
PW	Unit 200 Northeast side at Basin D10-01	Replace FY29-30				$ 9,522	
PW	Unit 202 South Side - Basin D10-43	Replace FY29-30				$ 21,089	
PW	Unit 202 South Side - Basin D10-44	Replace FY26-27/Paint FY28-29	$ 17,714		$ 4,490		
PW	Unit 218 South side of Hillsborough Trail at Wetland	Replace FY29-30				$ 2,989	
PW	Unit 220 East side of Basin D10-3	Replace FY26-27/Paint FY28-29	$ 6,750		$ 1,077		
PW	Unit 221 South & East Side Basin D10-4	Replace FY26-27/Paint FY28-29	$ 20,811		$ 5,275		
PW	Unit 235 East Side - Basin D10-7	Replace FY27-28		$ 13,833		$ 3,506	
PW	Unit 237 West Side Basin D10-42	Replace FY29-30				$ 8,770	
PW	West of basin D10-57	Replace FY26-27/Paint FY28-29	$ 19,506		$ 4,944		
PW	Unit 193 East Deskin Ln/ Basin 10-49	Replace FY29-30				$ 57,817	
PW	Morse Blvd unit 183 to Harlow Villas	Replace FY29-30				$ 7,726	
PW	Morse Blvd unit 186 to Moyer	Replace FY29-30				$ 15,147	
	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 Un	Rejuvenator FY26-27	$ 2,068				
PW	Deskin Lane to Rohan Regional Rec Center Unit 1	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**	**$379,199**	**$215,687**	**$72,142**	**$267,925**	**$0**

Total Maintenance Projects	$72,845	$29,875	$72,142	$29,007	$0
Total Capital Projects	$306,354	$215,687	$0	$267,925	$0