The Villages®
Community Development Districts
District 2

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

District 2
CIP Reserve Usage

Working Capital

		FY26-27	FY27-28	FY28-29	FY29-30	FY30-31
462	Fence Painting / Repl under $10,000	13,982	0	65,705	10,868	0
462	Villa Wall Painting	0	42,816	0	3,506	0
462	Multi Modal Path rejuvenator El Camino Real	23,505	0	0	0	0
462	Tunnel Repair	0	0	0	0	0
462	Road Rejuvenator	0	26,654	12,486	7,369	45,144
		37,487	69,470	78,191	21,743	45,144

General R&R

633	Fence Replacement	158,913	63,675	0	242,409	13,958
	Other	0	500,000	0	0	0
		158,913	563,675	0	242,409	13,958

Road R&R

633	Mill Overlay	0	0	0	0	0
		0	0	0	0	0

Restricted Capital Phase I

633	Mill Overlay	0	0	0	0	0
		0	0	0	0	0

Restricted Capital Phase II

633	Fence Replacement	2,552	0	0	0	0
		2,552	0	0	0	0

	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31
Annual Expenditures	**198,952**	**633,145**	**78,191**	**264,152**	**59,102**

5 Year Total Capital Improvement Plan Expenditures **1,233,542**

DISTRICT 2 CAPITAL IMPROVEMENT PLAN (CIP) - ROADS

Villa	Phase	Recorded Date	Sq Yards	Miles	Recommended Work	2026-27	2027-28	2028-29	2029-30	2030-31
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					$18,128
Villa del Canto	1	Oct-97	12,806	1.01	Rejuvenator 25-26 / 30-31					$17,820
Villa Escandido	2	Jul-98	6,608	0.53	Rejuvenator 25-26 / 30-31					$9,196
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			$12,486		
TOTAL CIP VILLA ROAD COST DISTRICT 2			**67,781**	**5.30**		**$ 0**	**$ 26,654**	**$ 12,486**	**$ 7,369**	**$ 45,144**

5 Year Costs	
District 2 Capital CIP Costs	**$ 0**
District 2 Maintenance CIP Costs	**$ 91,653**
Grand Total	**$ 91,653**

$0	**$0**	**$0**	**$0**	**$0**
$0	**$ 26,654**	**$ 12,486**	**$ 7,369**	**$ 45,144**

DISTRICT #2 WALL & ENTRY PAINTING

Villa	Descriptor/ Location	Type	Lettering (EA)	Trim (LF)	Measurement LF or SF		Recommended Work & Methodology	2026-27	2027-28	2028-29	2029-30	2030-31
Santo Domingo Entry	Entry Wall	Wall	24	4500	3610	SF	Paint 27-28/ 32-33		$2,239			
Santo Domingo Villa	Villa Wall	Wall	34	1800	15900	SF	Paint 27-28/ 32-33		$6,800			
Santiago Gate	Entry Wall	Wall	32	6746	1312	SF	Paint 24-24/29-30				$1,782	
Alhambra Gate	Entry Wall	Wall	30	6442	1312	SF	Paint 24-24/29-30				$1,724	
Villas San Leandro & La Crescenta	Villa Wall	Wall	30	3200	19110	SF	Paint 27-28/32-33		$8,274			
Villa De La Ramona	Villa Wall	Wall	30	168	6735	SF	Paint 27-28/32-33		$2,870			
Villa Escandido	Villa Wall	Wall	30	2700	16750	SF	Paint 27-28/32-33		$7,255			
Villa De Leon	Sign Wall	Sign	11	182	220	SF	Paint 27-28/32-33		$314			
Villa Del Canto	Sign Wall	Sign	13	182	220	SF	Paint 27-28/32-33		$324			
Unit 30	6' Wall - Savannah Cntr	Wall	0		9130	SF	Paint 27-28/32-33		$3,652			
Harmeswood	Entry Wall	Sign	42	650	345	SF	Paint 27-28/32-33		$670			
Madero (Santo Domingo entry sign)	Entry Wall	Sign	42	2700	420	SF	Paint 27-28/32-33		$1,056			
Vera Cruz	Villa Signs	Sign	26	182	760	SF	Paint 27-28/32-33		$956			
2890 El Camino Real	Tunnel	Wall	0	2400	10724	SF	Paint 27-28/32-33		$4,650			
1530 Buena Vista Blvd	Tunnel	Wall	0	2400	8490	SF	Paint 27-28/32-33		$3,756			
GRAND TOTAL DISTRICT #2 WALL & ENTRY PAINTING								**$ 0**	**$ 42,816**	**$ 0**	**$ 3,506**	**$ 0**

5 Year Costs	
District 2 Capital Costs	**$0**
District 2 Maintenance Costs	**$46,322**

$0	**$0**	**$0**	**$0**	**$0**
$0	**$42,816**	**$0**	**$ 3,506**	**$ 0**

DISTRICT 2 CAPITAL IMPROVEMENT PLAN - FENCE COSTS

FENCE REPLACEMENT

Location	Descriptor	Phase	Measurement LF or SF		Fence Condition	Style of Boards	Recommended Work and Methodology		2026-27	2027-28	2028-29	2029-30	2030-31
El Camino Real	Power Corridor to 50-50 North Side	1/ 2	4500	LF	Fair-Good	4	LF x Cost	Replacement 27-28		63,675			
El Camino Real	South Side Savannah to Unit 23	1	7888	LF	Excellent	4	LF x Cost	Replacement 37-38					
El Camino Real	South Side Unit 23 West end to LS #2	1	3464	LF	Excellent	4	LF x Cost	Replacement 37-38					
El Camino Real - Unit 24	North Entry to Power Corrider	1	2290	LF	Fair	4	LF x Cost	Replacement 26-27	32,404				
El Camino Real - Unit 31	North Tunnel to Alhambra Entry	2	1983	LF	Fair	4	LF x Cost	Replacement 26-27	28,060				
Harold S. Schwartz Preserve*		2	5140	LF	Excellent	4W	LF x Cost	Replacement 26-27	101,001				
Jennifer L. Parr Kestrel Preserve		1	822	LF	Fair	4	LF x Cost	Replacement 30-31					13,958
Ronald G. Hess Preserve Unit 19	Chapparal	1	4294	LF	Excellent	4	LF x Cost	Replacement 29-30				72,912	
Sharon L. Morse Preserve*		1	7994	LF	Excellent	4W	LF x Cost	Replacement 29-30				146,051	
Unit 201/601 Villa DeLeon	Lots 13-17	1	239	LF	Excellent	4	LF x Cost	Replacement 26-27	3,382				
Unit 203/603 Villa Del Canto	Lots 55-64	1	424	LF	Excellent	4	LF x Cost	Replacement 26-27	6,000				
Unit 31 - Lots 30-33		2	288	LF	Good	4	LF x Cost	Replacement 26-27	4,076				
Unit 31 - Tract A	Lift Station	2	37	LF	Good	4	LF x Cost	Replacement 26-27	524				
Unit 32 Tract A & B	Buena Vista ROW	2	1578	LF	Good	4	LF x Cost	Replacement 29-30				23,446	
TOTALS			**40,941**	**LF**					**$175,447**	**$63,675**	**$0**	**$242,409**	**$13,958**

FENCE PAINTING/REPLACEMENT

Location	Descriptor	Phase	Measurement LF or SF		Fence Condition	Style of Boards	Recommended Work and Methodology		2026-27	2027-28	2028-29	2029-30	2030-31
El Camino Real	Power Corridor to 50-50 North Side	1/ 2	4500	LF	Fair-Good	4	LF x Cost	Paint 29-30				10,868	
El Camino Real	South Side Savannah to Unit 23	1	7888	LF	Excellent	4	LF x Cost	Paint 28-29			19,050		
El Camino Real	South Side Unit 23 West end to LS #2	1	4670	LF	Excellent	4	LF x Cost	Paint 28-29			11,279		
El Camino Real - Unit 24	North Entry to Power Corrider	1	2290	LF	Fair	4	LF x Cost	Paint 28-29			5,531		
El Camino Real - Unit 31	North Tunnel to Alhambra Entry	2	1983	LF	Fair	4	LF x Cost	Paint 28-29			4,789		
Harold S. Schwartz Preserve		2	5140	LF	Excellent	4W	LF x Cost	Paint 28-29			22,668		
Jennifer L. Parr Kestrel Preserve		1	822	LF	Fair	4	LF x Cost	Paint 25-26/ 32-33					
Ronald G. Hess Preserve Unit 19	Chapparal	1	4294	LF	Excellent	4	LF x Cost	Paint 31-32					
Sharon L. Morse Preserve		1	7994	LF	Excellent	4W	LF x Cost	Paint 31-32					
Unit 201/601 Villa DeLeon	Lots 13-17	1	239	LF	Excellent	4	LF x Cost	Paint 28-29			578		
Unit 203/603 Villa Del Canto	Lots 55-64	1	424	LF	Excellent	4	LF x Cost	Paint 28-29			1,024		
Unit 31 - Lots 30-33		2	288	LF	Good	4	LF x Cost	Paint 28-29			696		
Unit 31 - Tract A	Lift Station	2	37	LF	Good	4	LF x Cost	Paint 28-29			90		
Unit 32 Tract A & B	Buena Vista ROW	2	1578	LF	Good	4	LF x Cost	Paint 31-32					
TOTALS			**42,147**	**LF**					**$0**	**$0**	**$65,705**	**$10,868**	**$0**

5 Year Costs	
District 2 Capital Costs	**$481,507**
District 2 Maintenance Costs	**$90,555**
Grand Total	**$572,062**

2026-27	2027-28	2028-29	2029-30	2030-31
$161,465	**$63,675**	**$0**	**$242,409**	**$13,958**
$13,982	**$0**	**$65,705**	**$10,868**	**$0**

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

DISTRICT 2 CAPITAL IMPROVEMENT PLAN - OTHER PROJECTS

Descriptor/ Location	Year Built or Acquired	Measurement (SY)	Latest Major Improvement Date	Explanation	Recommended Work and Methodology	2026-27	2027-28	2028-29	2029-30	2030-31
Irrigation / Landscape - Morse El Camino										
Irrigation Upgrade										
Multi Modal Path - El Camino Real	2009/10	$ 18,500	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		$500,000			
					Roof Replacement					
Total						$23,505	$500,000	$0	$0	$0

5 Year Costs	
District 2 Capital Costs	**$ 500,000**
District 2 Maintenance Costs	**$ 23,505**
Grand Total	**$ 523,505**

$0	**$500,000**	**$0**	**$0**	**$0**
$23,505	**$0**	**$0**	**$0**	**$0**