The Villages®
Community Development Districts
District 3

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

District 3
CIP Reserve Usage

		2026-27	2027-28	2028-29	2029-30	2030-31
Working Capital						
462	Fence Painting / Repl under $10,000	5,448	-	-	20,083	-
462	Villa Wall Painting	20,224	-	-	8,765	-
462	Villa Road Rejuvenator	10,632	11,799	33,902	19,183	4,902
462	Other	-	-	-	-	5,794
		36,304	11,799	33,902	48,031	10,696
General R&R						
622	Pump Station Roof Replacement	-	-	-	-	-
633	Fence Replacement	-	75,922	-	227,160	-
		-	75,922	-	227,160	-
Road R&R						
633	Mill & Overlay	-	-	-	-	-
		-	-	-	-	-
Cart Path R&R						
462	Multi Modal Path Rejuvenator - Maintenance	26,198		-	-	-
		26,198	-	-	-	-
	Annual Expenditures	**62,502**	**87,721**	**33,902**	**275,191**	**10,696**

Total Capital Improvement Plan Expenditures **470,012**

DISTRICT # 3 CAPITAL IMPROVEMENT PLAN - WALLS

Column1	Description/Location	Type	Measurement		Lettering (EA)	Trim (LF)	RECOMMENDED WORK	2026-27	2027-28	2028-29	2029-30	2030-31
Unit 609 Villa Valdosta	Talley Ridge Dr	Stucco	10,802	SF	24	8563	PAINT 26-27	$5,726				
Unit 632 Fernandina Villa	Woodridge Drive	Pre cast Concrete	3,900	SF	0	3250	PAINT 26-27	$2,048				
Unit 633 Amelia Villa	Woodridge Drive	Pre cast Concrete	2,680	SF	0	2975	PAINT 26-27	$1,519				
Unit 634 Summerchase Villa	Buena Vista Blvd	Pre cast Concrete	11,316	SF	42	14754	PAINT 29-30				$7,297	
Unit 608 Villa Berea Wall Sign	Archer Avenue	Stucco / Lattice	504	SF	10	1694	PAINT 29-30				$531	
Unit 610 Villa Natchez Wall Sign	Southern Trace	Stucco / Hardy	250	SF	24	410	PAINT 26-27	$444				
Unit 611 St Simons Villa Signs	Talley Ridge Dr	Urethane	52	SF	26	120	PAINT 29-30				$213	
Unit 612 Alexandria Villa Wall Sign	Reston Drive	Stucco	176	SF	30	332	PAINT 29-30				$404	
Polo Entry Sign/Walls	Buena Vista Blvd	Stucco / Hardy	3,980	SF	42	5756	PAINT 26-27	$2,666				
Sunbury of Glenbrook	Buena Vista Blvd	Stucco	3,350	SF	36	5020	PAINT 26-27	$2,273				
Glenview Entry Signs	Buena Vista Blvd	Urethane	114	SF	27	328	PAINT 29-30				$320	
Belle Aire Entry Sign/Walls	Buena Vista Blvd	Stucco	2,940	SF	42	4980	PAINT 26-27	$2,133				
Summerhill Entry Sign	County Road 101	Stucco	150	SF	22	444	PAINT 26-27	$335				
Summerhill Entry Sign	Woodbridge Dr	Stucco	150	SF	22	444	PAINT 26-27	$335				
Entry Sign	Woodbridge drive SummerhHill / Polo	Stucco	150	SF	43	444	PAINT 26-27	$440				
Wall	Polo Ridge Southern Trace	Stucco/Hardy	640	SF	36	448	PAINT 26-27	$920				
Village of Glenbrook Entry Wall	Glenbrook Entry		980	SF	42	5216	PAINT 26-27	$1,385				
GRAND TOTAL DISTRICT #3 WALL & ENTRY PAINTING			**14,251**	**SF**				**$ 20,224**	**$ -**	**$ -**	**$ 8,765**	**$ -**

District #3 Capital Costs	**$0**
District #3 Maintenance Costs	**$28,989**
GRAND TOTAL	**$28,989**

$0	**$0**	**$0**	**$0**	**$0**
$20,224	**$0**	**$0**	**$8,765**	**$0**

DISTRICT # 3 CAPITAL IMPROVEMENT PLAN (CIP) - ROADS

VILLA	Phase	SQ YARDS	Recommended Work	2026-27	2027-28	2028-29	2029-30	2030-31
Villa Berea	1	11234	Rejuvenator 28-29			$15,361		
Villa Alexandria	1	5224	Rejuvenator 28-29			$7,143		
Villa Natchez	1	3585	Rejuvenator 30-31					$4,902
Villa St. Simons	1	8368	Rejuvenator 26-27	$10,632				
Villa Valdosta	1	8336	Rejuvenator 28-29			$11,398		
Amelia Villas	2	4779	Rejuvenator 27-28		$6,072			
Fernandina Villas	2	4507	Rejuvenator 27-28		$5,727			
Cottages at Summerchase	2	11191	Rejuvenator 29-30				$15,302	
Carriage Houses at Glenview	2	2838	Rejuvenator 29-30				$3,881	
TOTAL CIP VILLA ROAD COST DISTRICT 3				**$ 10,632**	**$ 11,799**	**$ 33,902**	**$ 19,183**	**$ 4,902**

District #3 Capital CIP Costs		**$0**	**$ -**	**$ -**	**$ -**		**$ -**
District #3 Maintenance CIP Costs		**$80,418**	**$10,632**	**$11,799**	**$33,902**	**$19,183**	**$4,902**
GRAND TOTAL ROAD		**$80,418**					

DISTRICT # 3 CAPITAL IMPROVEMENT PLAN - FENCE COSTS

FENCE REPLACEMENT

Fence Replacement	Description/Location	Phase	Measurement		Style of	RECOMMENDED WORK	2026-27	2027-28	2028-29	2029-30	2030-31
H. Gary Morse Preserve *	Along Stirrup Cup Golf Course	1	4840	LF	4	Replacement 29/30				$82,184	
Unit 33	West Side of Buena Vista	1	2500	LF	4	Replacement 29/30				$42,450	
Unit 34	West Side of Buena Vista	1	4202	LF	4	Replacement 29/30				$71,350	
Unit 42	White 3 Board	1	1230	LF	3	Replacement 31/32					
Unit 634 - Tract A Summerchase	Cart Path behind and across MMT	2	1836	LF	4	Replacement 29/30				$31,176	
Saddlebrook Entry			420	LF	4	Replacement 37/38					
Buena Vista & 466 (N)	White 2 Board		4326	LF	2W	Replacement 27-28		$75,922			
Saddlebrook MMP	4 Board Fence		261	LF	4	Replacement 24/25					
Saddlebrook MMP	2 Board Fence		450	LF	2	Replacement 37/38					
TOTALS			**20,065**	**LF**			**$0**	**$75,922**	**$0**	**$227,160**	**$0**

FENCE PAINTING

Fence Painting	Description/Location	Phase	Measurement		Style of	RECOMMENDED WORK	2026-27	2027-28	2028-29	2029-30	2030-31
Gary Morse Preserve	Along Stirrup Cup Golf Course		4840	LF	4	Paint 31-32					
Unit 33	West Side of Buena Vista	1	2500	LF	4	Paint 31-32					
Unit 34	West Side of Buena Vista	1	4202	LF	4	Paint 31-32					
Unit 42	White Fence	1	1230	LF	3	Paint 26-27	$4,847				
Unit 634 - Tract A Summerchase	Cart Path behind and across MMT	2	1836	LF	4	Paint 31-32					
Buena Vista & 466 (N)	White 2 Board		4326	LF	2WH	Paint 29-30				$18,170	
Saddlebrook Entry			420	LF	4	Paint 29-30				$1,015	
Saddlebrook MMP	4 Board Fence		261	LF	4	Paint 26-27	$601				
Saddlebrook MMP	2 Board Fence		450	LF	2	Paint 29-30				$898	
TOTALS			**19,354**	**LF**			**$5,448**	**$0**	**$0**	**$20,083**	**$0**

CAPITAL IMPROVEMENT PLAN FENCE COSTS

District #3 Capital Costs	**$303,082**	**$0**	**$75,922**	**$0**	**$227,160**	**$0**
District #3 Maintenance Costs	**$25,531**	**$5,448**	**$0**	**$0**	**$20,083**	**$0**
GRAND TOTAL	**$328,613**					

DISTRICT # 3 CAPITAL IMPROVEMENT PLAN - OTHER PROJECTS

Description/Location	Measurement		1339287	LATEST IMPROVEMENT		RECOMMENDED WORK	2026-27	2027-28	2028-29	2029-30	2030-31
Multi Modal Path - BVB	18,698	SY	2009/10	FY 21-22	Rejuvenator	Rejuvenator 26-27	23,756				
Multi Modal Path - Summerchase	1,922	SY	2009/10	FY 21-22	Rejuvenator	Rejuvenator 26-27	2,442				
Multi Modal Path - Glenbrook Gate				FY 13-14	Reconfigured						
BVB Pump Station (Pump House B)	640	SF		FY 20-21	Replace	Roof Replacement					
Tunnel B4				FY 20-21	Paint	Paint 30-31					$2,838
Tunnel B7				FY 20-21	Paint	Paint 30-31					$2,956
Irrigation System Upgrade											
TOTALS							**$26,198**	**$0**	**$0**	**$0**	**$5,794**

CAPITAL IMPROVEMENT PLAN OTHER PROJECT COSTS

		2026-27	2027-28	2028-29	2029-30	2030-31
District #3 Capital Costs	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
District #3 Maintenance Costs	**$31,992**	**$26,198**	**$0**	**$0**	**$0**	**$5,794**
GRAND TOTAL	**$31,992**					