The Villages®
Community Development Districts
District 4

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

District 4 CIP - Funding Summary By Project

	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31
WORKING CAPITAL					
Fence Painting / Repl under $10,000	18,042	0	13,634	10,510	2,981
Villa and Tunnel Wall Painting	38,916	18,590	4,072	15,882	0
Rejuvenator - Roads	110,342	129,729	213,686	128,827	81,650
Rejuvenator - Cart Paths	0	0	0	0	0
Storm Pipe Inspection/Repairs	50,000	100,000	100,000	100,000	100,000
	217,300	248,319	331,392	255,219	184,631
GENERAL R&R					
Fence Replacement	61,836	24,763	16,047	255,367	0
MC-24 Roof Replacement	166,000	0	0	0	0
MC-24 Skid Replacement	290,739	0	0	0	0
	518,575	24,763	16,047	255,367	0
ROAD R & R					
MILL & OVERLAY PROJECTS					
Unit 45				413,532	
Unit 46				376,882	
Unit 47					
Unit 48		372,561			
Unit 49					
Unit 50					399,727
Unit 51		466,116			
Unit 52	506,775				
Unit 53					
Unit 54					
Unit 55					
Unit 56					
Unit 57					
Unit 58			172,448		
Unit 59					
Unit 60					151,207
Unit 61					
Unit 62					
Unit 63					
Unit 64					
Unit 65			614,694		
Mobilization	18,375	18,375	18,375	19,775	19,775
	525,150	857,052	805,517	810,189	570,709
RESTRICTED CAPITAL FUNDS - PHASE I					
NO PROJECTS BUDGETED					
	0	0	0	0	0
	635,492	986,781	1,019,203	939,016	652,359
RESTRICTED CAPITAL FUNDS - PHASE II					
NO PROJECTS BUDGETED					
	0	0	0	0	0
Annual Expenditures	**1,261,025**	**1,130,134**	**1,152,956**	**1,320,775**	**755,340**

5 Year Total Capital Improvement Plan Expenditures **5,620,230**

DISTRICT #4 CAPITAL IMPROVEMENT COSTS - ROADS

VILLA	Phase	Recorded Date	SQ YARDS	Recommended Work	2026-27	2027-28	2028-29	2029-30	2030-31
Ashleigh Villas	2	Nov-02	4,482	Rejuvenator 24-25				6,129	
Birchbrook Villas	3	Nov-02	2,698	Rejuvenator 28-29			3,689		
Bromley Villas	2	Feb-02	4,050	Rejuvenator 28-29			5,538		
Cameron Villas	2	Mar-02	7,407	Rejuvenator 26-27	9,411				
Chadwick Villas	1	Oct-01	6,478	Rejuvenator 28-29			8,858		
Fairlawn Villas	1	Nov-00	7,594	Rejuvenator 26-27	9,649				
Forsyth Villas	3	Nov-02	3,805	Rejuvenator 24-25				5,203	
Greenbriar Villas	1	Nov-01	10,216	Rejuvenator 26-27	12,980				
Greenwood Villas	2	Dec-02	6,779	Rejuvenator 28-29			9,269		
Ivystone Villas	1	May-01	6,156	Rejuvenator 28-29			8,418		
Legacy Villas	3	Nov-02	2,829	Rejuvenator 25-26					3,869
Mayfield Villas	3	May-03	1,364						
Merry Oak Villas	2	Jun-02	7,579	Rejuvenator 28-29			10,364		
Morningview Villas	2	Sep-02	6,789	Rejuvenator 24-25				9,283	
Phillips Villas	4	Apr-17	16,972	Rejuvenator 26-27	21,563				
Pinecrest Villas	1	Oct-00	4,828	Rejuvenator 28-29			6,602		
Quail Ridge Villa	1	Dec-01	5,991	Rejuvenator 25-26					8,192
Sherwood Villas	2	May-02	10,220	Rejuvenator 28-29			13,974		
Soulliere Villas	4	Apr-18	15,400	Rejuvenator 24-25				21,057	
Sunnyside Villas	1	Dec-01	4,396	Rejuvenator 24-25				6,011	
Waverly Villas	1	Oct-01	4,884	Rejuvenator 25-26					6,678
TOTAL VILLA ROADS DISTRICT 4			**140,917**		**$53,603**	**$0**	**$66,712**	**$47,683**	**$18,739**

RESIDENTIAL	Phase	Recorded Date	SQ YARDS	Recommended Work	2026-27	2027-28	2028-29	2029-30	2030-31
Unit 44	1	Jan-02	33,754	Rejuvenator 28-29			46,152		
Unit 45	2	Apr-02	15,987	M&O 29-30				413,532	
Unit 46	1	Dec-01	14,016	M&O 29-30				376,882	
Unit 47	1	Nov-00	23,538	Rejuvenator 27-28		29,906			
Unit 48	1	Nov-01	15,492	M&O 27-28		372,561			
Unit 49	1	Sep-01	12,532	Rejuvenator 28-29			17,136		
Unit 50	1	Feb-02	15,444	M&O 30-31					399,727
Unit 51	1	Mar-02	19,452	M&O 27-28		466,116			
Unit 52	1	Dec-01	21,173	M&O 26-27	506,775				
Unit 53	1	Dec-01	16,562	Rejuvenator 27-28		21,043			
Unit 54	1	Jan-02	29,680	Rejuvenator 29-30				40,582	
Unit 55	1	Dec-01	8,669	Rejuvenator 29-30				11,854	
Unit 56	2	Jul-02	11,382	Rejuvenator 26-27	14,461				
Unit 57	2	Oct-02	9,536	Rejuvenator 28-29			13,039		
Unit 58	1	Nov-01	6,766	M&O 28-29			172,448		
Unit 59	2	Jul-02	14,847	Rejuvenator 27-28		18,864			
Unit 60	2	Mar-02	5,463	M&O 30-31					151,207
Unit 61	2	Oct-02	14,617	Rejuvenator 28-29			19,986		
Unit 62	2	Jan-03	21,656	Rejuvenator 30-31					29,611
Unit 63	2	Jan-03	13,335	Rejuvenator 30-31					18,233
Unit 64	2	Dec-02	11,019	Rejuvenator 30-31					15,067
Unit 65	2	Oct-02	25,741	M&O 28-29			614,694		
Unit 66	2	Jul-02	15,278	Rejuvenator 27-28		19,411			
TOTAL RESIDENTIAL ROADS DISTRICT # 4			**672,189**		**$521,236**	**$927,901**	**$883,455**	**$842,850**	**$613,845**

COLLECTOR	Phase	Recorded Date	SQ YARDS	Recommended Work	2026-27	2027-28	2028-29	2029-30	2030-31
Belle Meade E	1	Jan-01	33,276	Rejuvenator 26-27	42,278				
Belle Meade W	1	Jan-01	21,326	Rejuvenator 27-28		27,095			
Calumet	2	Jan-02	13,371	Rejuvenator 28-29			18,283		
Gate Areas PH 1	1	Jan-01	8,040	Rejuvenator 27-28		10,215			
Gate Areas PH 2	2	Jan-02	2,514	Rejuvenator 27-28		3,195			
LegacyE1	1	Jan-01	4,671	Rejuvenator 28-29			6,387		
LegacyE2	1	Jan-01	8,491	Rejuvenator 28-29			11,610		
LegacyW1	2	Jan-02	9,281	Rejuvenator 29-30				12,690	
LegacyW2 - PH1	1	Jan-01	640	Rejuvenator 29-30				876	
LegacyW2 - PH2	2	Jan-02	11,074	Rejuvenator 29-30				15,142	
Mulberry	1	Jan-01	7,093	Rejuvenator 28-29			9,699		
Phillips Ct 42 to Bullnose	2		3,424	Rejuvenator 28-29			4,682		
TOTAL COLLECTOR ROADS DISTRICT # 4			**123,201**		**$42,278**	**$40,505**	**$50,661**	**$28,708**	**$0**
Mobilization-M&O					$18,375	$18,375	$18,375	$19,775	$19,775
TOTAL ALL DISTRICT # 4 ROADS			**936,308**		**$635,492**	**$986,781**	**$1,019,203**	**$939,016**	**$652,359**

5 Year Costs			2026-27	2027-28	2028-29	2029-30	2030-31
District #4 Road Capital Costs	**$3,568,617**		**$525,150**	**$857,052**	**$805,517**	**$810,189**	**$570,709**
District #4 Road Maintenance Costs	**$664,234**		**$110,342**	**$129,729**	**$213,686**	**$128,827**	**$81,650**
Grand Total	**$4,232,851**		**$635,492**	**$986,781**	**$1,019,203**	**$939,016**	**$652,359**

DISTRICT # 4 CAPITAL IMPROVEMENT PLAN - WALLS

UNIT	Phase	DESCRIPTOR/ LOCATION	Type	Measurement LF or SF		Trim (LF)	Lettering (EA)	RECOMMENDED WORK	2026-27	2027-28	2028-29	2029-30	2030-31
Unit 214 Fairlawn Villa	1	Belle Meade Circle	Stucco	17,980	SF	4120	28	PAINT 26-27	7,950				
Unit 216 Chadwick Villa	1	Belle Meade Circle	Stucco	16,020	SF	4572	28	PAINT 26-27	7,234				
Unit 218 Greenbriar Villa	1	Legacy Lane	Stucco	2,540	SF	4098	32	PAINT 26-27	1,791				
Unit 219 Quail Ridge Villa	1	Belle Meade Circle	Stucco	11,340	SF	838	32	PAINT 27-28		4,822			
Unit 227 Ashleigh Villa	2	Fieldcrest Ave	Pre cast Concrete	11,360	SF	15865	28	PAINT 26-27	7,064				
Unit 223 Cameron Villa	2	Calumet Ave	Pre cast Concrete	7,280	SF	4556	26	PAINT 27-28		3,726			
Unit 224 Morningview Villa	2	Calumet Ave	Stucco	17,290	SF	838	38	PAINT 27-28		7,232			
Unit 225 Greenwood Villa	2	Fieldcrest Ave	Pre cast Concrete	8,780	SF	9050	30	PAINT 26-27	5,020				
Unit 228 Forsyth Villa	3	Mulberry Lane	Pre cast Concrete	7,750	SF	9625	26	PAINT 29-30				4,908	
Unit 229 Birchbrook Villa	3	Belle Meade Circle	Pre cast Concrete	3,725	SF	4650	32	PAINT 29-30				2,465	
Unit 230 Legacy Villa	3	Legacy Lane	Pre cast Concrete	7,056	SF	5210	24	PAINT 29-30				3,911	
Wall Signs		District Wide						PAINT	9,857	2,810	4,072	4,598	
GRAND TOTAL DISTRICT #4 WALL & ENTRY PAINTING				**111,121**	**SF**				**$38,916**	**$18,590**	**$4,072**	**$15,882**	**$0**

5 Year Costs		
District #4 Capital Costs		**$0**
District #4 Maintenance Costs		**$77,460**
Grand Total		**$77,460**

$0	**$0**	**$0**	**$0**	**$0**
$38,916	**$18,590**	**$4,072**	**$15,882**	**$0**

Walls painted every five years.

DISTRICT # 4 CAPITAL IMPROVEMENT PLAN - FENCE COSTS

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

FENCE REPLACEMENT

District # 4 Fence Replacement	Phase		Descriptor/ Location	Useful Life in Years	2026-27	2027-28	2028-29	2029-30	2030-31
Kestrel Preserve *	1		Belle Meade Circle	15				$66,816	
Unit 62 *	2	Wetlands	Kelsea Louise Morse Preserve & Paige Mardsen Boone Preserve	15				$42,763	
Unit 44	1	Piedmont	Along Buena Vista Boulevard	15	$61,836				
Unit 46	1	Springdale	Along Buena Vista Boulevard	15				$23,093	
Unit 47	1	Tract A	Along Buena Vista Boulevard	15					
Unit 48	1	Springdale	East Boundary	15				$10,528	
Unit 50 - Tract B	1	East Bound	Dry Water Retention Area	25					
Unit 52 - Tracts A & B	1		Dry Water Retention Area	25					
Unit 53	1	Springdale	Along Buena Vista Boulevard	15				$21,565	
Unit 53	1	Erin Glen	Along Buena Vista Boulevard	15				$16,200	
Unit 56	2	Morningview	Along Buena Vista Boulevard	15		$12,169			
Unit 58	1	B/W Chadwick & Waverly	Along Buena Vista Boulevard	15				$15,282	
Unit 63	2		Karney Schwartz Hicks Preserve	15				$23,085	
Unit 65	2	CR 42	CR 42 North Lots 57-68	15				$15,588	
Unit 65	2	CR 42	CR 42 Torrey Pine	15				$20,447	
Unit 217	1	Near Waverly Villas	Along Buena Vista Boulevard	15			$16,047		
Unit 220	1	Sunnyside Villas North Side	Sunnyside Villa North Side	15					
Unit 222	2	Villas of Sherwood		15					
Unit 226	2	Near MerryOak	Along Buena Vista Boulevard	15		$12,594			
TOTALS					**$61,836**	**$24,763**	**$16,047**	**$255,367**	**$0**

FENCE PAINTING

District # 4 Fence Painting	Phase		Descriptor/ Location	Useful Life in Years	2026-27	2027-28	2028-29	2029-30	2030-31
Kestrel Preserve	1		Belle Meade Circle	15					
Unit 62	2	Wetlands	Kelsea Louise Morse Preserve & Paige Mardsen Boone Preserve	15					
Unit 44	1	Piedmont	Along Buena Vista Boulevard	15			10,554		
Unit 46	1	Springdale	Along Buena Vista Boulevard	15					
Unit 47	1	Tract A	Along Buena Vista Boulevard	15				6,283	
Unit 48	1	Springdale	East Boundary	15					
Unit 50 - Tract B	1		Dry Water Retention Area	25					
Unit 52 - Tracts A & B	1		Dry Water Retention Area	25					
Unit 53	1	Springdale	Along Buena Vista Boulevard	15					
Unit 53	1	Erin Glen	Along Buena Vista Boulevard	15					
Unit 56	2	Morningview	Along Buena Vista Boulevard	15				2,077	
Unit 58	1	B/W Chadwick & Waverly	Along Buena Vista Boulevard	15					
Unit 63	2		Karney Schwartz Hicks Preserve	15					
Unit 65	2	CR 42	CR 42 North Lots 57-68	15					
Unit 65	2	CR 42	CR 42 Torrey Pine	15					
Unit 217	1	Near Waverly Villas	Along Buena Vista Boulevard	15					2,981
Unit 220	1	Sunnyside Villas North Side	Sunnyside Villa North Side	15	9,198		1,570		
Unit 222	2	Villas of Sherwood		15	8,844		1,510		
Unit 226	2	Near MerryOak	Along Buena Vista Boulevard	15				2,150	
TOTALS					**$18,042**	**$0**	**$13,634**	**$10,510**	**$2,981**

5 Year Costs	
District #4 Capital Costs	**$358,013**
District #4 Maintenance Costs	**$45,167**
Grand Total	**$403,180**

$61,836	**$24,763**	**$16,047**	**$255,367**	**$0**
$18,042	**$0**	**$13,634**	**$10,510**	**$2,981**

DISTRICT # 4 CAPITAL IMPROVEMENT PLAN - OTHER PROJECTS

Descriptor/ Location	Measurement		Year Built or Acquired	RECOMMENDED WORK	2026-27	2027-28	2028-29	2029-30	2030-31
Cart Path - Multi Modal Project - BVB	23,609	SY	2009-10						
Storm Pipe Inspection/Repairs					50,000	100,000	100,000	100,000	100,000
Tunnel B1 - BVB (south of SE 167th Forsyth St)	128	LF		Paint Walls					
Tunnel B2 - BVB (north of SE 84th Knight Ave)	128	LF		Paint Walls					
Tunnel B3 - BVB/SE 86th Belle Meade Circle	128	LF		Paint Walls					
Marion Pump Station (MC-24a) - 16805 BVB									
Marion Pump Station (MC-24) - 16600 BVB									
Marion Pump Station (MC-24a) Pump 1 & 2									
Belle Meade & CR 42 Pump Station (MC-19)				Pumps Stations Repairs					
Belle Meade & CR 42 Pump Station (MC-19)				Roof Replacement					
MC-24				Skid Replacement	290,739				
MC-24 Well Site				Roof Replacement					
MC-24				Roof Replacement	166,000				
Irrigation Upgrades									
TOTALS					**$506,739**	**$100,000**	**$100,000**	**$100,000**	**$100,000**

5 Year Costs			2026-27	2027-28	2028-29	2029-30	2030-31
District #4 Capital Costs	**$290,739**		**$290,739**	**$0**	**$0**	**$0**	**$0**
District #4 Maintenance Costs	**$616,000**		**$216,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**
Grand Total	**$906,739**						