



CAPITAL IMPROVEMENT PLAN

FISCAL YEARS 2026/27 - 2030/31

District 6
CIP Reserve Usage

Working Capital		FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
462	Villa Wall Painting	0	37,385	11,828	37,350	35,980
462	Fence Painting	0	3,186	0	12,019	0
462	Road Rejuvenator	0	73,462	101,213	0	0
Total		0	114,033	113,041	49,369	35,980
General R&R						
633	No Budgeted Projects					
		0	0	0	0	0
Road R&R						
633	No Budgeted Projects					
		0	0	0	0	0
Restricted Capital Phase I						
633	No Budgeted Projects					
		0	0	0	0	0
Restricted Capital Phase II						
633	No Budgeted Projects					
		0	0	0	0	0
Annual Expenditures		0	114,033	113,041	49,369	35,980

5 Year Total Capital Improvement Plan Expenditures 312,423

DISTRICT 6 CAPITAL IMPROVEMENT PLAN - ROADS

Villa	Phase	Sq Yards	Latest Improvements	Recommended Work	2026-27	2027-28	2028-29	2029-30	2030-31
Alexa Villas	1	5,558	Rejuvenator 22-23	Rej 27-28/Rej 32-33		\$7,062			
Audrey Villas	2	6,956	Rejuvenator 23/24	Rej 28-29/Rej 33-34			\$9,511		
Carlton Villas	1	8,829	Rejuvenator 22-23	Rej 27-28/Rej 32-33		\$11,218			
Cherry Vale Villas	1	5,255	Rejuvenator 22-23	Rej 27-28/Rej 32-33		\$6,677			
Edgewater Villas (Cottages West)	1	10,852	Rejuvenator 23/24	Rej 28-29/Rej 33-34			\$14,838		
Elizabeth Villas	1	5,855	Rejuvenator 22-23	Rej 27-28/Rej 32-33		\$7,439			
Emmalee Villas	1	6,616	Rejuvenator 23/24	Rej 28-29/Rej 33-34			\$9,047		
Hampton Villas	1	5,513	Rejuvenator 22-23	Rej 27-28/Rej 32-33		\$7,005			
Janeann Villas	1	4,988	Rejuvenator 22-23	Rej 27-28/Rej 32-33		\$6,338			
Katherine Villas	1	5,817	Rejuvenator 23/24	Rej 28-29/Rej 33-34			\$7,954		
Kaylee Villas	1	4,932	Rejuvenator 23/24	Rej 28-29/Rej 33-34			\$6,744		
Lake Shore Cottages	1	8,696	Rejuvenator 23/24	Rej 28-29/Rej 33-34			\$11,891		
Madison Villas	2	6,795	Rejuvenator 23/24	Rej 28-29/Rej 33-34			\$9,291		
Natalie Villas	1	5,605	Rejuvenator 22-23	Rej 27-28/Rej 32-33		\$7,122			
Newport Villas	1	6,129	Rejuvenator 23/24	Rej 28-29/Rej 33-34			\$8,381		
Oak Bend Villas	1	5,474	Rejuvenator 23/24	Rej 28-29/Rej 33-34			\$7,485		
Oleander Villas	1	6,505	Rejuvenator 23/24	Rej 28-29/Rej 33-34			\$8,895		
Richmond Villas	1	5,984	Rejuvenator 22-23	Rej 27-28/Rej 32-33		\$7,603			
Stillwater Villas	1	5,544	Rejuvenator 22-23	Rej 27-28/Rej 32-33		\$7,044			
Tanglewood Villas	1	5,248	Rejuvenator 23/24	Rej 28-29/Rej 33-34			\$7,176		
Virginia Vine Villas	1	4,686	Rejuvenator 22-23	Rej 27-28/Rej 32-33		\$5,954			
TOTAL VILLA ROADS DISTRICT 6		131,837			\$0	\$73,462	\$101,213	\$0	\$0

5 Year Costs	
District 6 Capital Costs	\$0
District 6 Maintenance Costs	\$174,675
Grand Total	\$174,675

\$0	\$0	\$0	\$0	\$0
\$0	\$73,462	\$101,213	\$0	\$0

DISTRICT 6 WALL & ENTRY PAINTING

Descriptor/ Location	Phase	Type		Year Built or Acquired	Useful Life of Asset in Years	Measurement SF	Lettering (EA)	Trim (LF)	Recommended Work & Methodology		2026-27	2027-28	2028-29	2029-30	2030-31
Alexa Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall	1/23/2006	100	2,649	SF	24	3,290	Cost x Sq Ft	Paint 25-26/30-31				1,757
Audrey Villas	2	Dura Tek Pre-Cast Concrete Villa Wall	Wall	7/16/2006	100	2,247	SF	24	4,752	Cost x Sq Ft	Paint 27-28/32-33		1,732		
Bridgeport of Lake Sumter Entry	1	Dura Tek Pre-Cast Concrete Entry Wall w/wood/Styrofoam moldings	Sign	4/18/2005	100	128	SF	33	714	Cost x Sq Ft	Paint 28-29/33-34			407	
Bridgeport of Miona Shores	2	Dura Tek Pre-Cast Concrete Entry Wall w/wood/Styrofoam moldings	Wall	6/1/2006	100	12,500	SF	34	12,696	Cost x Sq Ft	Paint 27-28/32-33		7,075		
Carlton Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall	3/20/2006	100	10,064	SF	26	714	Cost x Sq Ft	Paint 27-28/32-33		4,263		
Caroline Gate	1	Dura Tek Pre-Cast Concrete Entry Wall w/wood/Styrofoam moldings	Wall	8/3/2005	100	4,374	SF	34	9,211	Cost x Sq Ft	Paint 28-29/33-34			3,302	
Cherry Vale Villas	1	Poured Concrete Villa Wall	Wall	11/21/2005	100	14,996	SF	32	11,080	Cost x Sq Ft	Paint 25-26/30-31				8,212
Edgewater Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall	2010/11	100	9,708	SF	36	21,277	Cost x Sq Ft	Paint 26-27/31-32		7,255		
Elizabeth Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall	11/14/2005	100	8,939	SF	30	9,681	Cost x Sq Ft	Paint 28-29/33-34			5,178	
Emmalee Villas	1	PVC sign post w/lattice backing, Styrofoam sign covered w/stucco	Sign	6/19/2006	30	120	SF	26	296	Cost x Sq Ft	Paint 25-26/30-31				316
Hampton Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall	7/19/2006	100	10,910	SF	26	714	Cost x Sq Ft	Paint 27-28/32-33		4,602		
Janeann Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall	3/20/2006	100	3,922	SF	32	2,739	Cost x Sq Ft	Paint 27-28/32-33		2,140		
Katherine Villas	1	PVC sign post w/lattice backing, Styrofoam sign covered w/stucco	Sign	4/19/2006	30	120	SF	30	296	Cost x Sq Ft	Paint 25-26/30-31				337
Kaylee Villas	1	PVC sign post w/lattice backing, Styrofoam sign covered w/stucco	Sign	11/14/2005	30	48	SF	24	216	Cost x Sq Ft	Paint 24-25/29-30				213
Lake Shore		Concrete and Stucco	Sign			200	SF	34	328	Cost x Sq Ft	Paint 28-29/33-34			430	
Largo Gate	2	Dura Tek Pre-Cast Concrete Entry Wall w/wood/Styrofoam moldings	Wall	3/15/2006	100	4,536	SF	14	4,173	Cost x Sq Ft	Paint 28-29/33-34			2,511	
Madison Villas	2	Dura Tek Pre-Cast Concrete Villa Wall	Wall	2/5/2007	100	2,240	SF	26	715	Cost x Sq Ft	Paint 27-28/32-33		1,134		
Mallory Hill Gate	1	Concrete block with stucco, Wood and Styrofoam trim	Wall	8/3/2005	100	4,116	SF	34	13,568	Cost x Sq Ft	Paint 25-26/30-31				4,045
Natalie Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall	2/6/2005	100	2,248	SF	30	1,981	Cost x Sq Ft	Paint 27-28/32-33		1,347		
Newport Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall	7/25/2006	100	4,980	SF	26	7,990	Cost x Sq Ft	Paint 25-26/30-31				3,487
Oak Bend Villas	1	PVC sign post w/lattice backing, Styrofoam sign covered w/stucco	Sign	1/9/2006	30	48	SF	26	216	Cost x Sq Ft	Paint 24-25/29-30				224
Oleander Villas	1	PVC sign post w/lattice backing, Styrofoam sign covered w/stucco	Sign	6/19/2006	30	48	SF	28	216	Cost x Sq Ft	Paint 27-28/32-33		223		
Richmond Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall	10/24/2005	100	8,506	SF	28	8,931	Cost x Sq Ft	Paint 24-25/29-30				5,127
Stillwater Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall	2/6/2006	100	19,420	SF	32	17,217	Cost x Sq Ft	Paint 24-25/29-30				11,037
Tall Trees Basin	1	Poured Concrete with Stucco dividing wall	Wall	3/15/2006	30	9,975	SF	-	9,225	Cost x Sq Ft	Paint 24-25/29-30				5,643
Tall Trees East	1	Concrete block with brick veneer, wood and Styrofoam trim	Sign	5/1/2005	100	499	SF	22	1,280	Cost x Sq Ft	Paint 25-26/30-31				868
Tall Trees North Gate	1	Dura Tek Pre-Cast Concrete Entry Wall w/wood/Styrofoam moldings	Wall	5/1/2005	100	3,216	SF	23	5,010	Cost x Sq Ft	Paint 25-26/30-31				2,261
Tall Trees South Face	2	Dura Tek Pre-Cast Concrete Wall	Wall	3/15/2006	100	13,706	SF	-	12,490	Cost x Sq Ft	Paint 24-25/29-30				7,724
Tanglewood Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall	5/29/2006	100	3,079	SF	36	2,275	Cost x Sq Ft	Paint 26-27/31-32		1,753		
Unit 101, 104 Perimeter Wall	1	Poured Concrete with Stucco dividing wall	Wall		30	17,288	SF	-	12,890	Cost x Sq Ft	Paint 25-26/30-31				9,292
Virginia Trace East	1	Dura Tek Pre-Cast Concrete Entry Wall w/wood/Styrofoam moldings	Wall	5/1/2005	100	6,508	SF	39	15,660	Cost x Sq Ft	Paint 25-26/30-31				5,405
Virginia Trace North	1	Dura Tek Pre-Cast Concrete Entry Wall w/wood/Styrofoam moldings	Wall	5/1/2005	100	4,189	SF	22	3,929	Cost x Sq Ft	Paint 26-27/31-32		2,375		
Virginia Trace West	1	Dura Tek Pre-Cast Concrete Entry Wall w/wood/Styrofoam moldings	Wall	5/1/2005	100	5,149	SF	40	8,173	Cost x Sq Ft	Paint 26-27/31-32		3,486		
Virginia Vine Villas	1	Dura Tek Pre-Cast Concrete Villa Wall	Wall	10/24/2005	100	12,509	SF	36	12,307	Cost x Sq Ft	Paint 24-25/29-30				7,382
Grand Total											\$0	\$37,385	\$11,828	\$37,350	\$35,980

5 Year Costs	
District 6 Capital Costs	\$0
District 6 Maintenance Costs	\$122,543
Grand Total	\$122,543

\$0	\$0	\$0	\$0	\$0
\$0	\$37,385	\$11,828	\$37,350	\$35,980

DISTRICT 6 CAPITAL IMPROVEMENT PLAN - FENCES

Descriptor/Location		Phase	Year Built/ Acquired	Useful Life in Yrs	Measurement		Style of Boards	Recommended Work & Methodology		2026-27	2027-28	2028-29	2029-30	2030-31
					LF or SF									
Unit 110	Stillwater Borders	1	2004/05	15	708	LF	3	LF x Cost	Paint FY27-28		3,186			
Unit 122	Bonita Blvd	2			1,678	LF	4	LF x Cost	Paint FY24-25/ Paint FY29-30				8,054	
Unit 124	Bonita Blvd	2			826	LF	4	LF x Cost	Paint FY24-25/ Paint FY29-30				3,965	
TOTAL DISTRICT 6 FENCE					3,212					\$0	\$3,186	\$0	\$12,019	\$0

5 Year Costs	
District 6 Capital Costs	\$0
District 6 Maintenance Costs	\$15,205
Grand Total	\$15,205

\$0	\$0	\$0	\$0	\$0
\$0	\$3,186	\$0	\$12,019	\$0

D6 PW Fences

District Location	Phase	LOCATION DESCRIPTION	RECOMMENDED WORK & METHODOLOGY		FY26-27	FY27-28	FY28-29	FY29-30	FY30-31
6	Phase 2	Basin D6-29 Unit 171	Replace	36-37				\$ 2,400	
6	Phase 2	Basin D6-30 Unit 130	Replace	28-29				\$ 9,931	
6	Phase 1	BV East ROW - Key Largo Golf Course	Replace	34-35		\$ 4,599			
6	Phase 1	BV East ROW - Unit 107 Stillwater Circle to Odell	Replace	34-35		\$ 14,445			
6	Phase 1	BV East ROW - Unit 119 & 120 from Hampton Villages to Key Largo	Replace	34-35		\$ 8,822			
6	Phase 1	BV W ROW Unit 101 Tall Trees to Parr Drive	Replace	34-35		\$ 6,182			
6	Phase 1	Morse Blvd West ROW back of Unit 118	Replace	34-35		\$ 6,120			
6	Phase 1	Morse Blvd West ROW back of Unit 121	Replace	34-35		\$ 7,531			
6	Phase 2	Morse Blvd West ROW back of Unit 122	Replace	34-35		\$ 13,056			
6	Phase 1	Morse Blvd. East ROW back of unit 110	Replace	32-33	\$ 3,648				
6	Phase 2	Morse Blvd. East ROW Back of Unit 129	Replace	37-38		\$ 10,656			
6	Phase 2	Morse Blvd. East ROW bordering Mallory Amelia GC Unit 126	Replace	33-34		\$ 14,998			
6	Phase 2	Morse Blvd. East ROW bordering Mallory Amelia GC Unit 126	Replace	33-34		\$ 148			
6	Phase 1	Morse Blvd. East ROW bordering Mallory Caroline GC Unit 110/115	Replace	33-34		\$ 10,958			
6	Phase 1	Morse Blvd. East ROW bordering Mallory Caroline GC Unit 110/115	Replace	33-34		\$ 115			
6	Phase 1	Morse Blvd. East ROW Unit 125	Replace	34-35		\$ 12,222			
6	Phase 1	Morse Blvd. East ROW Unit 125	Replace	34-35		\$ 4,570			
6	Phase 1	Morse Blvd. West ROW back of units 108, 109	Replace	32-33		\$ 14,554			
6	Phase 1	Morse Blvd. West ROW bordering Mallory Virginia GC Unit 109	Replace	33-34		\$ 6,827			
6	Phase 1	Parr Drive South ROW Unit 101on Parr Drive	Replace	34-35		\$ 2,410			
6	Phase 1	South side of Stillwater between Morse/BV Unit 106 and 108	Replace	32-33	\$ 9,554				
Total					\$ 13,202	\$ 138,213	\$ -	\$ 12,331	\$ -