The Villages®
Community Development Districts
District 7

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

District 7
CIP Reserve Usage

		FY26-27	FY27-28	FY28-29	FY29-30	FY30-31
Working Capital						
	No Budgeted Projects	-	-	-	-	-
		-	-	-	-	-
General R&R						
462	Project Wide Fund	-	-	-	-	-
462	Villa Wall Painting	3,488	15,872	8,864	12,955	11,657
462	Fence Painting/Replacement	5,477	-	-	935	-
633	No Budgeted Projects	-	-	-	-	-
		8,965	15,872	8,864	13,890	11,657
Road R&R						
462	Project Wide Fund	30,794	-	-	10,679	-
462	Road Rejuvenator	28,180	42,614	29,503	27,648	-
633	No Budgeted Projects	-	-	-	-	-
		58,974	42,614	29,503	38,327	-
Restricted Capital						
633	Project Wide Fund	186,300	-	-	-	-
633	Mill & Overlay	591,992	-	-	-	-
		778,292	-	-	-	-
	Annual Expenditures	**846,231**	**58,486**	**38,367**	**52,217**	**11,657**
						1,006,958

DISTRICT # 7 CAPITAL IMPROVEMENT PLAN - ROADS

VILLA	Recorded Date	SQ YARDS	Recommended Work	2026-27	2027-28	2028-29	2029-30	2030-31
Adriana Villas	Oct-06	6,620	Rejuvenator FY26-27	$8,411				
Allandale Villas	Jul-06	7,348	Rejuvenator 27-28		$9,336			
Anita Villas	Apr-08	4,876	Rejuvenator FY26-27	$6,195				
Bainbridge Villas	Apr-07	5,404	Mill & Overlay 26-27	$139,056		$7,389		
Bonita Villas	Apr-06	5,030	Mill & Overlay 26-27	$129,886		$6,878		
Crestwood Villas	Mar-06	4,433	Rejuvenator 27-28		$5,633			
Double Palm Villas	Jul-06	6,027	Rejuvenator 27-28		$7,658			
Grovewood Villas	Feb-07	6,647	Mill & Overlay 26-27	$169,531		$9,089		
Hillcrest Villas	Feb-07	4,495	Mill & Overlay 26-27	$116,769		$6,147		
Holly Hill Villas	May-06	6,808	Rejuvenator 27-28		$8,650			
Kenya Villas	Jun-07	4,862	Rejuvenator 27-28		$6,178			
Keystone Villas	Nov-06	5,048	Rejuvenator FY26-27	$6,414				
Margaux Villas	Oct-06	5,635	Rejuvenator FY26-27	$7,160				
Mariel Villas	Oct-06	4,239	Rejuvenator 29-30				$5,796	
Pilar Villas	Apr-08	4,060	Rejuvenator 27-28		$5,159			
Rosedale Villas	Feb-06	6,647	Rejuvenator 29-30				$9,089	
Sandhill Villas	Jul-06	4,473	Rejuvenator 29-30				$6,116	
Seneca Villas	Oct-06	4,861	Rejuvenator 29-30				$6,647	
***Mobilization - Mill and Overlay**				$36,750				
TOTAL ROADS DISTRICT # 7		97,513		**$620,172**	**$42,614**	**$29,503**	**$27,648**	**$0**

District # 7 Capital CIP Costs	**$591,992**	**$591,992**	**$0**	**$0**	**$0**	**$0**
District # 7 Maintenance CIP Costs	**$127,945**	**$28,180**	**$42,614**	**$29,503**	**$27,648**	**$0**
GRAND TOTAL	**$719,937**					
		$620,172	**$42,614**	**$29,503**	**$27,648**	**$0**

Capital Costs - Includes mill and overlay and micro resurfacing projects.

Maintenance Costs - Includes rejuvenator projects and mill/overlay or micro resurfacing projects less than $10,000

Mill & overlay is completed every 20 years.

Rejuvenator is applied two years after mill/overlay and every five years thereafter.

DISTRICT # 7 CAPITAL IMPROVEMENT PLAN - WALLS

Descriptor/ Location	Type	Measurement Square Ft	Condition Wall	Lettering (EA)	Trim (LF)	RECOMMENDED Work	2026-27	2027-28	2028-29	2029-30	2030-31
Adriana Villas	Villa Wall Duratek	3,894	Excellent	26	4,709	Paint 29-30				$2,514	
Allandale Villas	Villa Wall Duratek	5,070	Excellent	30	7,505	Paint 30-31					$3,469
Anita Villas	Villa Wall Duratek	1,423	Excellent	22	2,247	Paint 29-30				$1,068	
Bainbridge Villas	Villa Wall Duratek	1,692	Excellent	32	2,675	Paint 29-30				$1,300	
Bonita Entry Wall Unit 141	Azek & PVC	1,224	Excellent	15	1,688	Paint 29-30				$859	
Bonita Villas	Villa Wall Duratek	4,770	Excellent	24	9,566	Paint 26-27	$3,488				
Crestwood Villas	PVC Sign Wall & Sign	120	Excellent	30	296	Paint 30-31					$337
Double Palm Villas	Villa Wall Duratek	10,516	Excellent	32	240	Paint 27-28		$4,403			
Duval Entrance Wall Unit 145/146	Duratek	4,470	Good	30	11,596	Paint 28-29			$3,678		
Grovewood Villas	Villa Wall Duratek	2,495	Excellent	30	2,247	Paint 27-28		$1,486			
Hadley Entrance Wall Unit 133/134	Duratek Wall & Azek	4,196	Excellent	30	7,264	Paint 28-29			$2,918		
Hemingway Entrance Wall Unit 138/139	Block, Stone, PVC	2,194	Excellent	18	4,719	Paint 28-29			$1,676		
Hillcrest Villas	Villa Wall Duratek	8,253	Excellent	30	466	Paint 27-28		$3,522			
Holly Hill Villas	PVC Sign Wall & Sign	120	Excellent	30	296	Paint 27-28		$321			
Kenya Villas	Villa Wall Duratek	1,596	Excellent	22	2,566	Paint 29-30				$1,190	
Keystone Villas	Villa Wall Duratek	3,339	Excellent	28	4,604	Paint 29-30				$2,275	
Margaux Villas	PVC Sign Wall & Sign	120	Excellent	26	296	Paint 28-29			$301		
Mariel Villas	PVC Sign Wall & Sign	120	Excellent	24	296	Paint 28-29			$291		
Pilar Villas	PVC Stack Block	6,116	Excellent	11	7,127	Paint 29-30				$3,749	
Rosedale Villas	Villa Wall Duratek	12,996	Excellent	28	14,258	Paint 30-31					$7,851
Sandhill Villas	PVC Sign Wall & Sign	120	Excellent	28	296	Paint 27-28		$311			
Seneca Villas	Villa Wall Duratek	11,288	Excellent	24	240	Paint 27-28		$4,672			
Turtle Mound Wall Unit 146	Duratek	2,716	Good	0	466	Paint 27-28		$1,157			
TOTAL WALL & ENTRY PAINTING		**88,848**					**$3,488**	**$15,872**	**$8,864**	**$12,955**	**$11,657**

			2026-27	2027-28	2028-29	2029-30	2030-31
District #7 Capital Costs	**$0**		**$0**	**$0**	**$0**	**$0**	**$0**
District #7 Maintenance Costs	**$52,836**		**$3,488**	**$15,872**	**$8,864**	**$12,955**	**$11,657**
GRAND TOTAL	**$52,836**						

Walls painted every five years.

DISTRICT # 7 CAPITAL IMPROVEMENT PLAN - FENCE COSTS

FENCE REPLACEMENT

Fence Replacement	Description/Location	Phase	Measurement		RECOMMENDED WORK	2026-27	2027-28	2028-29	2029-30	2030-31
Unit 136	Southside of Bonita Blvd behind Unit 136	Phase 1	387			$0				
TOTALS			**387**	**LF**		**$0**	**$0**	**$0**	**$0**	**$0**

FENCE PAINTING

Fence Painting	Description/Location	Phase	Measurement		RECOMMENDED WORK	2026-27	2027-28	2028-29	2029-30	2030-31
Unit 136	Southside of Bonita Blvd behind Unit 136	Phase 1	387		Paint 26-27	5,477			935	
TOTALS			**387**	**LF**		**$5,477**	**$0**	**$0**	**$935**	**$0**

CAPITAL IMPROVEMENT PLAN FENCE COSTS

		2026-27	2027-28	2028-29	2029-30	2030-31
District #7 Capital Costs	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
District #7 Maintenance Costs	**$6,412**	**$5,477**	**$0**	**$0**	**$935**	**$0**
GRAND TOTAL	**$6,412**					

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

District 7 - Project Wide Fund CIP Fence & Road Projects

			2026-27	2027-28	2028-29	2029-30	2030-31
Fences							
PW	633	466A Southside - Morse to BVB - Fencing	186,300				
PW		Buena Vista Blvd. at Kenya - Unit 141, 145 and Kenya Golf Course					
PW		Buena Vista Blvd. East ROW at Turtle Mound GC Unit 147					
PW		BV East ROW - Unit 146					
PW		Morse Blvd. East ROW at Hemingway Unit 133					
PW		Morse Blvd. East ROW at Homes East Unit 134					
PW		Morse Blvd. East ROW at Homes East Unit 134					
PW		Morse Blvd. East ROW at Kilimarjaro GC East Unit 135					
PW		Morse Blvd. East ROW at Unit 134					
PW		Morse Blvd. East ROW Unit 133					
PW		Morse Blvd. West ROW at Kenya GC Unit 136					
PW		Morse Blvd. West ROW at Kilimarjaro GC West Unit 139					
PW		Morse Blvd. West ROW Unit 136					
Roads/Multi-Modal Trails							
PW	462	Colony Boulevard - Road				10,679	
PW	462	Bonita Blvd. to Odell Cir. Unit 136 & Kenya Villas	6,969				
PW	462	Buena Vista to Bonita Blvd Unit 141	1,130				
PW	462	Colony Blvd. to tunnel Unit 135	692				
PW	462	Hemingway Starter to Odell Cir. Unit 133	1,072				
PW	462	Morse Blvd. Along Colony Plaza to Morse-466A Tunnel M 10	5,352				
PW	462	Odell Cir. To Colony Blvd. Unit 134 & 135	7,122				
PW	462	Odell Cir. To tunnel at Havana CC Unit 139	2,373				
PW	462	Turtle Mound Path to BV tunnel Unit 147	6,084				
		Total Maintenance Projects	30,794	-	-	10,679	-
		Total Capital Projects	186,300	-	-	-	-