

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
1	Lake St Charles - Proposed Capital Improvement Program (FY2018-2031) 7/28/16																			
2	Prepared by Property Manager																			
3																				
4	Project Name	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	Total
5																				
6	New access system and DVR camera recorder			18,000	-	-														18,000
7	Card reader to turn on tennis court lights/timer			x		-	-													-
8	Replace French Doors Front & Back & 2 Hall Access			29,530																29,530
9	Stain / Carpet clubhouse main floor and kitchen				7,000															7,000
10	Cypress/ Oak tree removal and replacement			7,125	10,000															17,125
11	Addl root pruning and bio barrier to protect wall (new)						90,000													90,000
12	New entrance, directory & neighborhood signage				50,000	55,000														105,000
13	Replace interior tables and chairs				6,500															6,500
14	Water meter, drinking fountain, spigot in park				12,000															12,000
15	Replace island planters w/ concrete planters				8,000															8,000
16	Re-pipe Clubhouse water lines					25,000														25,000
17	Renovate Clubhouse Restrooms					90,000														90,000
18	Tile pool bathroom floors					6,000														6,000
19	Replace 2 Clubhouse water heaters @ 15 yrs					1,800													2,800	4,600
20	Replace A/C @ 15 yrs					10,000													15,000	25,000
21	Restroom vents or A/C					6,000														6,000
22	Replace pool equip and fiberglass housings @ 20 yrs					100,000														100,000
23	Replace main pool pump @ 10 yrs					3,800													4,500	8,300
24	New office computers and software					4,000					5,000									9,000
25	Repair cracked brick walls and columns		7,693				100,000													100,000
26	Resurface color coat & stripe 2 basketball cts @ 15 yrs				25,000															25,000
27	Repl site furnishings, benches, trash cont @ 20 yrs				36,000			20,000												56,000
28	Replace 1800 w lake ftn lights with 126 w LED lights					13,000														13,000
29	Repaint villas wall - exterior only					6,000													8,000	14,000
30	New or used electric golf cart							7,000								8,000				15,000
31	Replace hallway and front cameras					2,500														2,500
32	Replace Tennis court Fencing w/ Black vinyl					18,000														18,000
33	Resurface trail system @ 20 yrs 13200 sy						150,000													150,000
34	Resurface spa @ 15 yrs							8,000												8,000
35	Resurface wade pool @ 15 yrs							8,000												8,000
36	Drainage system repairs - 5 Yrs		2,115					10,000					10,000						20,000	40,000
37	SWFWMD Drainage O&M insp & report due @ 5 yrs		4,875					6,000					7,000						8,000	21,000
38	Units 1-6, 11-15 @ 5 yrs 3/4/2020 due		x																	-
39	Units 7-10 @ 5 yrs 3/4/2020 due		x																	-
40	Replace playground equip @ 20 yrs							160,000												160,000
41	Convert Tennis Court Lights to LED							12,000												12,000

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4	Project Name	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	Total
42	Resurface cul de sacs @ 20 yrs				-	-	-	15,000		-	-	-	-	-	-	-	-	-	-	15,000
43	Street tree structural pruning				-	-	-	30,000		-	-	-	-	-	-	-	-	-	-	30,000
44	Revamping of irrig system heads				-	-	-	15,000	20,000		-	-	-	-	-	-	-	-	-	35,000
45	Replace 2 lake fountains @ 15 yrs				-	-	-		25,000		-	-	-	-	-	-	-	-	-	25,000
46	New well @ guardhouse to prevent rust staining				-	-	-	12,000		-	-	-	-	-	-	-	-	-	-	12,000
47	Patch and paint I-75 wall				-	-	-		25,000		-	-	-	-	-	-	-	-	-	25,000
48	Replace Clubhouse Roof (metal) 45 squares @ 30 yrs				-	-	-		30,000		-	-	-	-	-	-	-	-	-	30,000
49	Replace docks @ 10 yrs				-	-	-	-	30,000		-	-	-	-	-	-	-	-	-	30,000
50	Recolor coat and stripe basketball Courts							3,500					4,000					4,500		12,000
51	Resurface pool @ 15 yrs and make ADA compliant				-	-	-	-	-	-	-	-	-	175,000	-	-	-	-	-	175,000
52	Resurface Clubhouse parking lot @ 15 yrs				-	-	-	-	-	-	-	-	-	-	25,000	-	-	-	-	25,000
53	Replace District Car											20,000								20,000
54	Replace District Truck								20,000											20,000
55	Root prune and re bio barrier @ 15 yrs - all areas								-	-	-	-	-	-	-	-	-	250,000	-	250,000
56	Replace Pool Awnings @ 15 years		12,000															15,000		15,000
57	Repaint Clubhouse exterior 4000 sf 16 gal @ 15 yrs		900															8,000		8,000
58	Converted underwater pool lights to LED fixtures		4,100																	-
59	Converted overhead pool lights to LED fixtures		6,700																	-
60	Resurface tennis courts @ 15 yrs		21,000		-	-	-	-	-	-	-	-	-	-	-	-	-	-	28,000	28,000
61	Recurring Expenses																			
62	Replace spa heater @ 2 yrs				2,700	-	2,700	-	3,000	-	3,000	-	3,500	-	3,500	-	4,000	-	4,000	26,400
63	Replace main pool filters @ 2 yrs				2,000	-	2,000	-	2,500	-	2,500	-	3,000	-	3,000	-	3,500	-	3,500	22,000
64	Seal Clubhouse parking lot (recomm every 4 yrs)	x				3,000	-	-		3,500	-	-		4,000	-	-		4,500	-	15,000
65	Reseal cul de sacs @ 3 yrs				-	3,000	-	-		-	-	4,000	-	-	4,500	-	-	5,000	-	16,500
66	Recolor coat tennis courts @ 4 yrs		x		-	-	3,500	-	-	-	4,000	-	-	-	4,500	-	-	-	5,000	17,000
67	Recolor basketball courts @ 3 yrs				-	-	-	3,500	-	-	-	3,500	-	-	4,000	-	-	4,000	-	15,000
68	Reseal trail system @ 5 yrs	x			-			x		-			17,000	-	-	20,000	-	-	-	37,000
69																				
70	Total	-	59,383	54,655	159,200	347,100	348,200	303,000	162,500	3,500	14,500	27,500	44,500	179,000	44,500	28,000	7,500	319,000	70,800	2,113,455
71																				
72	CIP EXPENSE ABLE TO BE FUNDED/ Burton				160K	349K	335K	311K	305K	290K	274K	258K	241K	223K						2.4 million
73	Previous years carry forward amount			62 K																
74	Total of CIP funding scheduled			55 K	159,200K															
75	Unspent Carry forward																			
76	Total Reserve Target / Burton			200K	216K	218K	220K	223K	226K	227K	229K	234K	236K	238K	241K					
77	This plan Assumes No change in Single Family assessment per Baseline Burton Plan																			

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