

To: Board of Commissioners

From: Lisa Scumaci, Director of Finance & IT

Date: November 10, 2025

Discussion: Capital Improvement Plan – Third Quarter 2025

Agenda Item# 6E

Staff has prepared a more consolidated Quarterly Capital Improvement Plan report to reflect the plans discussed over the last several months. We hope it presents a clearer list of capital projects as well as the funds available for capital expenditures.

The projects planned and **funded** are broken down into several categories of maintenance type items, and capital projects:

- Vehicles/Equipment Replacements 2026-2028
- Facility Renovations/Updates
- Park & Playground Replacements
- Emergency Repair/Replacements
- IGA Commitments
- Projects being completed in the current fiscal year
- Capital Projects which are on hold due to lack of funding

The **unfunded** projects were those previously ranked by the Board as a priority, or are considered maintenance items that need to be addressed in the next several years

Capital Fund Budget Balance:

The current balance of the District's Self-Funded Capital Improvement Fund: (\$ 185,012)

- Balance was impacted by lack of Special Recreation money to reimburse capital projects.
- Balance will be impacted as outstanding grant reimbursements are received.

The expected balance of the 2025 Bond Issue Capital Improvement Fund: \$1,500,000



Capital Repair/Replacement & Maintenance Plans 2025-2028

Vehicle/Equipment Replacements		
Year	Item	Cost
2026	39 Passenger Bus	275,000
	Small Gator	12,000
	Turf Aerator Replacement	21,200
2027	Replace 2012 F250 Pickup #1	57,500
	Replace 2012 Ford Explorer	45,000
	Replace 2007 Econoline Van #1	65,300
2028	Replace 2012 F250 Pickup #2	57,500
	Replace 2011 Econoline Van #2	65,300
		598,800
Facility Renovations/Updates		
Year	Item	Cost
2026	FVF Member Locker Room Shower Floor	24,500
	FVF Member Locker Room Wallpaper/Paint	18,800
	Replace 5 CCWP Concession Tables	8,500
2027	Replace 5 CCWP Concession Tables	8,500
2028	Replace 5 CCWP Concession Tables	8,500
		68,800
TBD	2025 Capital Improvement Dollars	1,500,000
9/30/25	Self-Funded Capital Improvement Dollars	(185,012)

2025 In-Process/Completed Projects		
Year	Item	Cost
2025	Armstrong Lot Reseal/Stripe	26,120
2025	Bierman Shoreline Repair	19,269
2025	CCMG Water Service Conversion	46,626
2025	CCWP Bucket Feature Painting/Netting Replacement	39,175
2025	Evergreen 2024 Floor Replacement 50%	59,750
2025	Evergreen 2024 Masonry 50%	28,375
2025	Pleasant Hill Park Renovation	303,200
2025	SRC Gym Floor Repair/Refinish 24-25	63,605
		586,120

NOTES:

Italicized items are funded by 2025 Capital Improvement Bond Issue
 Purple items pending quotes
 Vehicle listing is not the full fleet list
 Evergreen Lakes Shoreline Project Total is \$300,000

Park & Playground Replacements		
Year	Item	Cost
2026	Appomattox Park	185,000
2026	Armstrong Park Hub Renovation	300,000
		485,000
Capital/Emergency Repair/Replacements-UNBUDGETED		
Year	Item	Cost
2025	SRC Gym Floor/Electric/CCWP Leak	325,000
		325,000
IGA Commitments		
Year	Item	Cost
2026	Evergreen Gym 2025 Doors 50%	35,035
2026	Evergreen Gym 2025 Water Fountain 50%	1,275
2026	Evergreen Gym 2025 Walkway Light 50%	1,105
2026	Evergreen Gym 2025 Parking Lot 50%	2,400
		39,815
Combined Total-All Except Unfunded Projects:		1,517,415

Capital Projects-UNFUNDED		
Year	Item	Cost
TBD	FVRC Fitness Floor Replacement ESTIMATE	85,000
TBD	SRC Locker Room/Restrooms ESTIMATE	75,000
TBD	Evergreen Lakes Shoreline Phs 1 ESTIMATE	75,000
TBD	Armstrong Pickleball Shade/Expansion ESTIMATE	55,000
TBD	McCasin Batting Cages ESTIMATE	40,000
TBD	Evergreen Lakes Shoreline Remaining Areas	225,000
2026	SRC HVAC System Analysis-Pending Quote	
TBD	SRC HVAC System Replacement-Pending Quote	