

THE PROPRIETORS OF STRATA PLAN #25
CAPEX ANALYSIS
Jan - Dec 2006

	Actual	Budget	Variance
Balance brought forward from 2005			2,256

COMMON AREA

Asphalt - Entrance, Parking Lot + Striping	752		752
Gym Equipment			-
Lighting - Foot Path, Foliage, Beach Front	540	3,000	(2,460)
Walkways - Patching		3,000	(3,000)
Walkways - New		70,000	(70,000)
Misc. - Painting, Lighting, Damage, Patching etc.	830	10,000	(9,170)
	2,122	86,000	(83,878)

GROUNDS

Dumpster Area			-
Gazebo		2,500	(2,500)
Gazebo - Tiling			-
Landscaping	9,524	2,000	7,524
Lift Station/Pumps	4,591		4,591
Misc. - Plant Damage, Curbs etc.	24,082	6,500	17,582
	38,197	11,000	27,197

MAINTENANCE

Buildings Painting - Outside	13,624	7,500	6,124
Misc. - Painting, Doors, Tile Repairs etc.		15,000	(15,000)
Misc. - Potential Electrical Problems/Generator	972	15,000	(14,028)
Misc. - Potential Plumbing and MEP Problems, Pumps etc.	9,685	15,000	(5,315)
	24,281	52,500	(28,219)

POOL & BEACH

Beach Furniture	9,007		9,007
Hot Tub & Surrounding Area	2,400		2,400
Pool & Deck Furniture	5,516		5,516
Pool Pumps & Equipment	3,361		3,361
Pool Surface - Marcite Repair		5,000	(5,000)
Walkway to Beach/Footbath			-
Misc. - Coping, Furniture Breakage, Dune Deck Repair	1,882	13,500	(11,618)
	22,166	18,500	3,666

SUMMARY

COMMON AREA	2,122	86,000	(83,878)
GROUNDS	38,197	11,000	27,197
MAINTENANCE	24,281	52,500	(28,219)
POOL & BEACH	22,166	18,500	3,666
MISC OTHER/FUTURE RESERVE *	-	33,000	(33,000)
TOTAL REQUIREMENT - 2006	86,766	201,000	(114,234)

Year End Capex Reserve Balance

(111,978)