

**THE PROPRIETORS OF STRATA PLAN #25
CAPITAL EXPENDITURE
Dec-09**

**Balance brought forward from 2008
Capital Assessment - Jan 2009**

YTD
23,112
(200,709)
(177,597)

EXPENSES		Present Value	Life Span		2009 Capex Budget
COMMON AREA					
Asphalt - Entrance, Parking Lot + Striping/Speed Bumps/Signs		30,000	10	6,087	1,800
Gym Renovations, Equipment + Install		25,000	4	16,941	12,000
Lighting - Foot Path, Foliage, Beach Front, Outside Bldg Lights				3,953	1,500
Hospitality Lounge - Wood Trim, Flooring, Furniture, Audio				9,846	
Walkways - Patching		3,000	4	4,015	3,000
Walkways - New		70,000	10	18,999	
Misc. - Painting, Lighting, Damage, Patching, Tennis Court, Bins etc.		10,000	1	4,673	1,500
				64,514	19,800
GROUNDS					
Dumpster Area		18,000	6	-	
Gazebo		2,500	3	-	1,000
Gazebo - Deck		3,000	8	-	750
Landscaping including Fencing		2,000	1	2,529	3,500
Lift Station/Pumps		25,000	5	1,901	5,000
Misc. - Plant Damage, Curbs Sprinklers, Soaker Pit etc.		6,500	1	5,505	2,500
				9,935	12,750
MAINTENANCE					
Buildings Painting - Outside		7,500	1	13,533	14,000
Door Locks		22,500	10	-	
Elevator		21,000	7	-	
Electric Installation & Wiring		16,000	5	2,185	
Façade & Balustrade		10,000	20	-	
Radios for Communication		1,800	3	-	1,000
Roof - Building 1		300,000	20	-	
Roof - Building 2		300,000	20	-	
Roof - Building 3		400,000	20	-	
Roof - Building 4		300,000	20	-	
Roof - Building 5		300,000	20	-	
Roof - Building 6		300,000	20	-	
Windows/Doors		200,000	20	-	
Misc. - Painting, Doors, Tile Repairs, masonry etc.		15,000	1	3,432	3,000
Misc. - Potential Electrical Problems/Generator		15,000	1	4,050	4,000
Misc. - Potential Plumbing and MEP Problems, Pumps/Admin etc.		15,000	1	3,691	9,000
				26,891	31,000
POOL & BEACH					
Beach Furniture & Equipment		30,000	5	500	
Hot Tub & Surrounding Area		25,000	7	2,544	1,500
Pool, Deck & Furniture		30,000	4	18,862	4,000
Pool Pumps & Equipment		20,000	5	-	5,000
Pool Surface		50,000	5	-	
Pool Surface - Marcite Repair		50,000	5	-	3,500
Walkway to Beach/Footbath		2,000	5	-	500
Misc. - Coping, Furniture Breakage, Dune Deck Repair, Rescue Boat, Kubota		13,500	1	15,711	18,000
				37,616	32,500
Year End Capex Reserve Balance				(38,640)	
Hurricane Reserve Balance				(21,808)	
Total Reserve Balance				(60,448)	

SUMMARY - 2009					
COMMON AREA				64,514	19,800
GROUNDS				9,935	12,750
MAINTENANCE				26,891	31,000
POOL & BEACH				37,616	32,500
MISC OTHER/FUTURE RESERVE *				-	
TOTAL EXPENSES				138,957	96,050