

THE PROPRIETORS OF STRATA PLAN #25
CAPITAL EXPENDITURE
Novemeber 2011 (Not Board Meeting Version)

Balance brought forward from 2010
 Capital Assessment - 2011

YTD
(147,739)
(200,710)
(348,449)

EXPENSES

2011 Capex Budget

COMMON AREA

Asphalt - Entrance, Parking Lot + Striping/Speed Bumps/Signs	4,368	1,800
Gym Renovations, Equipment + Install (Mother Boards) 2 New Treadmills	8,467	10,000
Lighting - Foot Path, Foliage, Beach Front, Outside Bldg Lights	7,110	2,000
Hospitality Lounge - Wood Trim, Flooring, Furniture, Audio	138	-
Walkways - Patching	1,180	2,000
Walkways - New (Building 2)	8,842	8,000
Misc. - B #3 Planter, B #1 Plexi, Camera Install, Hand Scan Area, Tennis Court Screens & Nets etc.	14,712	1,500
	44,817	25,300

GROUNDS

Dumpster Area, (Electrical Install for Trash Compactor, New sides & PPC Metering)	6,243	2,500
Gazebo (Fall Completion)	-	1,250
Gazebo - Deck (Fall Completion)	-	1,000
Landscaping - Mulch	6,364	2,500
Public Beach Access Enhancement (Building 3) (Summer/Fall Completion)	-	3,000
Bionest Research	202,496	5,000
Lift Station/Pumps	-	-
Misc. - Sod, Soaker Pit, Irrigation System Repair, Wood Chipper (40% Sands/60% Palms)	3,599	1,500
	218,702	16,750

MAINTENANCE

Buildings Painting - Outside(Full-time Painter)	15,850	15,500
Elevator	2,050	-
Electric Installation & Wiring	788	5,000
Façade & Balustrade	-	1,500
Radios for Communication	-	-
Misc. - Doors, Tile Repairs etc.	3,267	1,500
Misc. - Potential Electrical Problems - Fire Panel, Light Poles & Generator	2,410	4,500
Misc. - Potential MEP Problems, Pumps, etc/Propane Heater	5,812	15,000
	30,177	43,000

POOL & BEACH

Beach Furniture - Chaise Lounges	4,878	6,000
Hot Tub & Surrounding Area	-	-
Pool & Deck Furniture, Green Chaise Lounges, Umbrellas and Bases	3,831	6,000
Pool Pumps & Equipment (Heating System)	1,142	-
Pool Surface	-	-
Pool Surface - Marcite Repair	-	3,000
Walkway to Beach/Footbath	-	500
Misc. - Kutota, Furniture & Palapa Repairs, Deck Sanding, Syn Thatch, Beach Storage Un	24,108	7,000
	33,959	22,500

Year To Date Capex Reserve Balance

(20,795)	117,550
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SUMMARY - 2010

COMMON AREA	44,817	25,300
GROUNDS	218,702	16,750
MAINTENANCE	30,177	43,000
POOL & BEACH	33,959	22,500
MISC OTHER/FUTURE RESERVE *	-	-
GRACE BAY CCTV & LIGHTING	-	10,000
HURRICANE	-	-
TOTAL EXPENSES	327,654	117,550

Balance taken forward to 2012 **(20,795)**

Estimated December Invoices: **6,300**
 Beginning balance carried over into 2012: **(14,495)**