

**THE SANDS AT GRACE BAY
STRATA PLAN NO. 25
CAPEX - 2020**

	YTD Thru		
	<u>2020 Budget</u>	<u>3/31/2020</u>	<u>Variance</u>
Common Area			
Lighting -Pathway, Uplights, Tree lights & 2 more poles	\$ 6,500	-	\$ 6,500
Walkway Repairs/Expansion Joints	3,000	-	3,000
Install 2 Basement Louvered Doors/Frames & 2 Manhole Doors	4,800	-	4,800
Misc-B3 Pergola, Stair Treads, Trash Bins, CCTV	10,000	-	10,000
Grounds			
Bionest, Lift Station and Irrigation Pumps	7,500	1,810	5,690
Public Beach Access Road Repairs Project (staff parking)	2,500	-	2,500
Landscaping-Plants (Foliage)	5,000	467	4,533
Soaker Pits-1 Adjacent to Garbage Compactor & 1 Modification	2,000	-	2,000
Maintenance			
Building Painting-Outside (Full-time Painter)	34,000	5,633	28,367
Electric Installation & Wiring	2,700	-	2,700
Move Elevator Control Box & Install Drip Pan Under the Tank	2,000	-	2,000
Radios for Communication	2,100	953	1,147
Electrical Generator	3,900	-	3,900
Pool & Beach			
Poll & Deck Furniture-Balance of Side (21), Aluminum Umbrellas (10), Chaises (5), Chaise Cushions	16,200	5,164	11,036
Beach Umbrella Canvas-Natural (29)	9,000	8,069	931
Beach Furniture-Chase Slings	4,000	2,758	1,242
Umbrella Bases	2,500	1,344	1,156
Pools-Pumps & Equipment	4,000	-	4,000
Watersports Equipment-Kayak (2), Paddleboard (1), Hobie Trampoline	3,300	1,308	1,992
General Miscellaneous	15,000	3,671	11,329
Other Projects (aka Major Capex)			
Room Door Replacements (13) & Installation	30,000	-	30,000
WWTP Expansion	40,000	-	40,000
Hot Tub Repairs	37,000	-	37,000
Main Hemingway's Kids Pool	3,500	-	3,500
Total	<u>\$ 250,500</u>	<u>\$ 31,177</u>	<u>\$ 219,323</u>