

THE SANDS AT GRACE BAY
STRATA PLAN NO. 25
Balance Sheet

	As of 12/31/2021	As of 12/31/2020	Variance 2021 vs 2020
Assets			
Cash / Bank			
First Caribbean Operating Account	\$ 142,798	\$ 12,141	\$ 130,657
Term Deposit-30 Day	420,080	119,917	300,163
Term Deposit-1 Year	76,010	75,977	33
	<u>638,888</u>	<u>208,035</u>	<u>430,853</u>
Accounts Receivable			
Employee Advances	1,796	1,146	650
	<u>1,796</u>	<u>1,146</u>	<u>650</u>
Inventory			
Maintenance/Engineering	282,019	272,466	9,553
Grounds	24,198	32,378	(8,180)
Treatment Plant	12,911	9,068	3,843
Pool and Beach	33,279	38,250	(4,971)
Uniforms	9,780	5,910	3,870
Hurricane Supplies	38,731	38,159	572
	<u>400,918</u>	<u>396,231</u>	<u>4,687</u>
Prepaid Expenses			
Licenses & Fees	857	1,060	(203)
Supplies	-	11,239	(11,239)
Water Leak	82,226	113,190	(30,964)
Pipe Replacement	52,037	52,037	-
Insurance	2,865	4,644	(1,779)
Other	-	-	-
	<u>137,985</u>	<u>182,170</u>	<u>(44,185)</u>
Deposits			
Security Deposit-Power	11,250	11,250	-
Intercompany Account			
Due from (to) Oceanside Corp	(373,315)	177,018	(550,333)
Total Assets	<u>\$ 817,522</u>	<u>\$ 975,850</u>	<u>\$ (158,328)</u>
Liabilities & Equity			
Liabilities			
Accounts Payable-Trade	\$ 79,724	\$ 37,319	\$ 42,405
Accrued Expenses	18,675	4,900	13,775
NIS Payable	4,045	143	3,902
NHIP Payable	4,770	4,422	348
Accrued Payroll	5,211	(10,125)	15,336
Water Leak/Pipe Replacement payable to OSM	124,982	158,266	(33,284)
Total Liabilities	<u>237,407</u>	<u>194,925</u>	<u>42,482</u>
Equity			
Capex Reserve Fund	65,350	153,816	(88,466)
Major Reserve Fund	292,644	292,644	-
Retained Earnings	222,121	334,465	(112,344)
Total Equity	<u>580,115</u>	<u>780,925</u>	<u>(200,810)</u>
Total Liabilities & Equity	<u>\$ 817,522</u>	<u>\$ 975,850</u>	<u>\$ (158,328)</u>
	-	-	-

**Proprietors of Strata Plan # 25
Financial Statement**

December 2021

monthly					variance		SUMMARY STATEMENT	year-to-date					variance			
Actual	%	Budget	%	Last Year	%	to bud		to LY	Actual	%	2021	%	2020	%	to bud	to LY
135,697	100%	126,716	100%	92,486	100%	8,981	43,210	Revenues	1,448,082	100%	1,435,783	100%	1,448,332	100%	12,299	(251)
135,697	100%	126,716	100%	92,486	100%	8,981	43,210	TOTAL REVENUES	1,448,082	100%	1,435,783	100%	1,448,332	100%	12,299	(251)
74,152	55%	59,621	47%	56,214	61%	14,531	17,939	Payroll & Related	556,091	38%	561,339	39%	438,814	30%	(5,247)	117,277
35,998	27%	30,297	24%	39,744	43%	5,701	(3,746)	Admin & General	394,725	27%	361,749	25%	400,069	28%	32,976	(5,344)
20,033	15%	22,907	18%	19,305	21%	(2,874)	728	Maintenance	257,359	18%	222,094	15%	262,118	18%	35,264	(4,759)
8,161	6%	7,600	6%	7,350	8%	561	811	Grounds & Landscaping	88,816	6%	91,200	6%	78,279	5%	(2,384)	10,537
20,286	15%	8,175	6%	14,466	16%	12,111	5,820	Pool & Beach	129,644	9%	104,600	7%	111,862	8%	25,044	17,783
8,920	7%	10,690	8%	9,537	10%	(1,770)	(617)	Common Areas	133,790	9%	124,780	9%	94,170	7%	9,010	39,620
167,550	123%	139,290	110%	146,616	159%	28,260	20,935	TOTAL EXPENSES	1,560,425	108%	1,465,762	102%	1,385,312	96%	94,663	175,114
-	0%	-	0%	-	0%	-	-	Insurance Assessment	487,518	34%	482,583	34%	482,583	33%	4,935	4,935
-	0%	-	0%	-	0%	-	-	Insurance Expenses	(487,518)	-34%	(482,583)	-34%	(482,583)	-33%	(4,935)	(4,935)
-	0%	-	0%	-	0%	-	-	Management Fee	-	0%	-	0%	-	0%	-	-
-	0%	-	0%	-	0%	-	-	TOTAL INSURANCE	-	0%	-	0%	0	0%	-	(0)
-	0%	19,545	15%	19,545	21%	(19,545)	(19,545)	Capex Reserve Assessment	195,095	13%	234,540	16%	235,166	16%	(39,445)	(40,071)
-	0%	-	0%	-	0%	-	-	Major Reserve Assessment	-	0%	-	0%	53,209	4%	-	(53,209)
-	0%	(19,545)	-15%	(19,545)	-21%	19,545	19,545	Reserve Fund	(195,095)	-13%	(234,540)	-16%	(288,374)	-20%	39,445	93,279
-	0%	-	0%	-	0%	-	-	TOTAL RESERVE FUND	-	0%	-	0%	1	0%	-	(1)
(31,854)	-23%	(12,574)	-10%	(54,129)	-59%	(19,279)	22,275	PROFIT / (LOSS)	(112,344)	-8%	(29,979)	-2%	63,020	4%	(82,364)	(175,363)

Details

					variance		REVENUES	year-to-date					variance			
Actual	%	Budget	%	Last Year	%	to bud		to LY	Actual	%	2021	%	2020	%	to bud	to LY
110,194	81%	109,958	87%	76,353	83%	236	33,841	Strata Fees	1,147,504	79%	1,219,128	85%	1,181,386	82%	(71,624)	(33,882)
16,044	12%	6,000	5%	9,100	10%	10,044	6,944	Maintenance Revenue	179,546	12%	112,859	8%	182,558	13%	66,687	(3,012)
6,508	5%	8,500	7%	4,775	5%	(1,992)	1,733	Income from Utilities	93,153	6%	76,700	5%	57,293	4%	16,453	35,861
2,250	2%	2,250	2%	2,250	2%	-	-	OSM Contributions - Watersports	27,000	2%	27,000	2%	27,000	2%	-	0
700	1%	8	0%	8	0%	692	692	Other Income	879	0%	96	0%	95	0%	783	783
135,697	100%	126,716	100%	92,486	100%	8,981	43,210	TOTAL REVENUES	1,448,082	100%	1,435,783	100%	1,448,332	100%	12,299	(251)

				variance		PAYROLL & RELATED					variance					
Actual	%	Budget	%	Last Year	%		to bud	to LY	Actual	%	2021	%	2020	%	to bud	to LY
7,365	5%	7,400	6%	6,116	7%	(35)	1,249	Landscaping	71,493	5%	81,432	6%	65,864	5%	(9,939)	5,629
11,078	8%	8,627	7%	6,109	7%	2,451	4,969	Pool & Beach	92,423	6%	94,936	7%	58,098	4%	(2,513)	34,325
11,459	8%	8,359	7%	7,326	8%	3,100	4,133	Maintenance	104,589	7%	94,318	7%	71,716	5%	10,271	32,873
5,606	4%	3,600	3%	3,492	4%	2,006	2,113	Common Area	41,564	3%	38,236	3%	29,905	2%	3,328	11,659
3,765	3%	5,623	4%	4,835	5%	(1,858)	(1,070)	Security	53,757	4%	51,681	4%	57,251	4%	2,077	(3,493)
-	0%	614	0%	-	0%	(614)	-	Overtime	-	0%	4,366	0%	-	0%	(4,366)	-
7,350	5%	8,034	6%	5,296	6%	(684)	2,054	Bonus	7,350	1%	8,034	1%	5,296	0%	(684)	2,054
3,178	2%	810	1%	765	1%	2,368	2,413	Subcontractors	39,007	3%	12,453	1%	4,355	0%	26,554	34,652
49,800	37%	43,067	34%	33,939	37%	6,733	15,861	TOTAL PAYROLL	410,184	28%	385,455	27%	292,485	20%	24,729	117,699
2,968	2%	2,994	2%	2,082	2%	(26)	886	NIS	25,049	2%	27,470	2%	19,661	1%	(2,421)	5,388
2,029	1%	1,886	1%	1,549	2%	143	480	NHIP	17,474	1%	17,344	1%	13,585	1%	130	3,890
2,821	2%	2,197	2%	2,491	3%	624	331	Other Benefits	30,235	2%	25,337	2%	23,545	2%	4,898	6,690
(413)	0%	-	0%	590	1%	(413)	(1,003)	Vacation Pay	19,138	1%	17,844	1%	17,853	1%	1,294	1,285
2,953	2%	1,465	1%	2,672	3%	1,488	282	Holiday Pay	8,040	1%	9,180	1%	8,343	1%	(1,140)	(303)
-	0%	331	0%	-	0%	(331)	-	Training	50	0%	3,338	0%	405	0%	(3,288)	(355)
818	1%	1,418	1%	1,583	2%	(599)	(765)	Housing & Utilities	11,899	1%	17,012	1%	17,556	1%	(5,113)	(5,657)
2,705	2%	2,571	2%	297	0%	134	2,408	Employee Relations	9,244	1%	14,390	1%	3,246	0%	(5,146)	5,998
-	0%	-	0%	-	0%	-	-	Strata Lot Fees	-	0%	-	0%	-	0%	-	-
882	1%	662	1%	-	0%	220	882	Recruitment	5,904	0%	7,608	1%	13,241	1%	(1,705)	(7,337)
6,150	5%	2,402	2%	10,680	12%	3,748	(4,530)	Work Permits	12,078	1%	28,819	2%	24,980	2%	(16,740)	(12,902)
3,438	3%	629	0%	331	0%	2,809	3,107	Uniforms	6,796	0%	7,542	1%	3,913	0%	(746)	2,883
24,352	18%	16,554	13%	22,275	24%	7,798	2,077	TOTAL PAYROLL BENEFITS	145,907	10%	175,884	12%	146,329	10%	(29,976)	(421)
74,152	55%	59,621	47%	56,214	61%	14,531	17,939	TOTAL PAYROLL & BENEFITS	556,091	38%	561,339	39%	438,814	30%	(5,247)	117,277

				variance		ADMIN & GENERAL					variance					
Actual	%	Budget	%	Last Year	%		to bud	to LY	Actual	%	2021	%	2020	%	to bud	to LY
85	0%	135	0%	240	0%	(50)	(155)	Bank charges	688	0%	1,620	0%	989	0%	(932)	(302)
5,825	4%	690	1%	299	0%	5,135	5,526	Insurance	26,025	2%	8,280	1%	5,187	0%	17,745	20,838
445	0%	250	0%	115	0%	195	329	Telephone	5,451	0%	3,000	0%	3,563	0%	2,451	1,888
655	0%	1,490	1%	1,795	2%	(835)	(1,140)	Legal/Professional Fees	7,590	1%	3,043	0%	2,095	0%	4,547	5,495
-	0%	-	0%	-	0%	-	-	Hurricane expenses	197	0%	-	0%	-	0%	197	197
1,657	1%	300	0%	9,964	11%	1,357	(8,307)	Miscellaneous	8,766	1%	3,600	0%	13,941	1%	5,166	(5,175)
18,693	14%	18,693	15%	18,693	20%	0	-	Management Fee	237,340	16%	237,338	17%	265,325	18%	1	(27,986)
-	0%	100	0%	-	0%	(100)	-	Employee Severance	5,000	0%	1,200	0%	5,301	0%	3,800	(301)
8,639	6%	8,639	7%	8,639	9%	-	-	Strata Lot Fee	103,668	7%	103,668	7%	103,668	7%	-	-
35,998	27%	30,297	24%	39,744	43%	5,701	(3,746)	TOTAL ADMIN & GENERAL	394,725	27%	361,749	25%	400,069	28%	32,976	(5,344)

			variance		MAINTENANCE				variance							
Actual	%	Budget	%	Last Year		%	to bud	to LY	Actual	%	2021	%	2020	%	to bud	to LY
1,244	1%	2,320	2%	412	0%	(1,076)	832	Automotive	11,075	1%	10,242	1%	5,249	0%	833	5,826
373	0%	29	0%	2,424	3%	344	(2,051)	Building	6,026	0%	7,808	1%	10,092	1%	(1,783)	(4,067)
-	0%	-	0%	-	0%	-	-	Cooling systems & A/C	306	0%	2,514	0%	160	0%	(2,208)	146
3,908	3%	2,263	2%	3,326	4%	1,645	582	Electrical Supplies	26,461	2%	23,174	2%	23,834	2%	3,287	2,627
350	0%	350	0%	350	0%	-	-	Elevators	4,375	0%	4,215	0%	1,957	0%	160	2,418
-	0%	-	0%	-	0%	-	-	Maintenance contracts	200	0%	177	0%	-	0%	23	200
7,739	6%	6,024	5%	6,691	7%	1,715	1,048	Materials & Supplies	120,092	8%	54,241	4%	137,256	9%	65,852	(17,164)
193	0%	-	0%	-	0%	193	193	Office Supplies	677	0%	1,033	0%	201	0%	(356)	476
1,823	1%	-	0%	-	0%	1,823	1,823	Fuel Oil	1,823	0%	-	0%	-	0%	1,823	1,823
1,810	1%	1,046	1%	1,230	1%	764	581	Plumbing	12,391	1%	12,809	1%	12,251	1%	(418)	140
-	0%	-	0%	-	0%	-	-	Rental Equipment	-	0%	635	0%	-	0%	(635)	-
-	0%	-	0%	-	0%	-	-	Travel & Entertainment	-	0%	1,206	0%	-	0%	(1,206)	-
(1,008)	-1%	5,246	4%	4,873	5%	(6,254)	(5,881)	Corporate Allocation	41,586	3%	50,462	4%	43,265	3%	(8,876)	(1,680)
3,601	3%	5,629	4%	-	0%	(2,028)	3,601	Security	32,348	2%	53,579	4%	27,852	2%	(21,232)	4,496
20,033	15%	22,907	18%	19,305	21%	(2,874)	728	TOTAL MAINTENANCE	257,359	18%	222,094	15%	262,118	18%	35,264	(4,759)

			variance		GROUNDS & LANDSCAPING				variance							
Actual	%	Budget	%	Last Year		%	to bud	to LY	Actual	%	2021	%	2020	%	to bud	to LY
-	0%	100	0%	-	0%	(100)	-	Equipment	1,074	0%	1,200	0%	-	0%	(126)	1,074
1,438	1%	1,100	1%	968	1%	338	470	Supplies	17,526	1%	13,200	1%	14,016	1%	4,326	3,511
500	0%	500	0%	-	0%	-	500	Spraying	6,000	0%	6,000	0%	2,000	0%	-	4,000
-	0%	-	0%	-	0%	-	-	Treatment Plant - Water	-	0%	-	0%	-	0%	-	-
965	1%	1,625	1%	1,148	1%	(660)	(184)	Treatment Plant - Power	12,906	1%	19,500	1%	10,830	1%	(6,594)	2,075
1,859	1%	1,075	1%	2,129	2%	784	(271)	Treatment Plant - Maintenance	13,563	1%	12,900	1%	13,728	1%	663	(165)
1,400	1%	1,200	1%	1,423	2%	200	(23)	Treatment Plant - Supplies	13,324	1%	14,400	1%	15,790	1%	(1,076)	(2,466)
2,000	1%	2,000	2%	1,682	2%	-	318	Trash Removal	24,423	2%	24,000	2%	21,915	2%	423	2,508
8,161	6%	7,600	6%	7,350	8%	561	811	TOTAL GROUNDS & LANDSCAPING	88,816	6%	91,200	6%	78,279	5%	(2,384)	10,537

Actual			Budget			Last Year			variance		POOL & BEACH	Actual			2021			2020			variance	
	%			%			%		%	to bud		to LY		%		%		%		%	to bud	to LY
4,082	3%	1,100	1%	672	1%	2,982	3,410	Swimming Pool Supplies	15,685	1%	13,200	1%	11,578	1%	2,485	4,107						
1,904	1%	285	0%	531	1%	1,619	1,373	Swimming Pool Repairs	9,052	1%	3,420	0%	5,508	0%	5,632	3,544						
1,217	1%	-	0%	3,500	4%	1,217	(2,283)	Hot Tub & Pool Propane	13,257	1%	6,500	0%	14,965	1%	6,757	(1,708)						
2,660	2%	2,800	2%	4,902	5%	(140)	(2,242)	Swimming Pool - Power	32,082	2%	33,600	2%	35,235	2%	(1,518)	(3,153)						
-	0%	25	0%	-	0%	(25)	-	Swimming Pool - Water	-	0%	300	0%	-	0%	(300)	-						
-	0%	30	0%	-	0%	(30)	-	Umbrellas	-	0%	360	0%	93	0%	(360)	(93)						
-	0%	135	0%	292	0%	(135)	(292)	Beach Equipment & Supplies	204	0%	1,620	0%	1,376	0%	(1,416)	(1,172)						
3,600	3%	3,000	2%	3,406	4%	600	194	Outside Maintenance	40,387	3%	36,000	3%	33,018	2%	4,387	7,368						
472	0%	675	1%	1,041	1%	(203)	(569)	Watersport Equipment & Repairs	10,306	1%	8,100	1%	8,563	1%	2,206	1,742						
3,809	3%	125	0%	122	0%	3,684	3,687	Beach Equipment & Repairs	8,672	1%	1,500	0%	1,524	0%	7,172	7,148						
20,286	15%	8,175	6%	14,466	16%	12,111	5,820	TOTAL POOL & BEACH	129,644	9%	104,600	7%	111,862	8%	25,044	17,783						

Actual			Budget			Last Year			variance		COMMON AREAS	Actual			2021			2020			variance	
	%			%			%		%	to bud		to LY		%		%		%		%	to bud	to LY
-	0%	40	0%	-	0%	(40)	-	Hospitality Lounge - Equipment/Rep	-	0%	480	0%	-	0%	(480)	-						
106	0%	325	0%	-	0%	(219)	106	Gym Equipment - Repairs	2,397	0%	3,900	0%	914	0%	(1,503)	1,483						
1,086	1%	325	0%	511	1%	761	575	Cleaning Supplies	10,751	1%	3,900	0%	4,784	0%	6,851	5,968						
1,137	1%	1,300	1%	1,754	2%	(163)	(616)	Water	27,681	2%	15,600	1%	12,222	1%	12,081	15,459						
6,591	5%	8,700	7%	7,272	8%	(2,109)	(682)	Power	92,961	6%	100,900	7%	76,250	5%	(7,939)	16,710						
8,920	7%	10,690	8%	9,537	10%	(1,770)	(617)	TOTAL COMMON AREAS	133,790	9%	124,780	9%	94,170	7%	9,010	39,620						

167,550	123%	139,290	110%	146,616	159%	28,260	20,935	TOTAL OPERATING EXPENSES	1,560,425	108%	1,465,762	102%	1,385,312	96%	94,663	175,114
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THE SANDS AT GRACE BAY
STRATA PLAN NO. 25
Statement of Equity

	<u>Operating Fund</u>	<u>Capex Reserve Fund</u>	<u>Major Reserve Fund</u>
Balance 12/31/2016	328,116	111,070	-
Fundings 2017	1,625,518	233,745	-
Expenditures 2017	(1,659,367)	(274,310)	-
Under/<Over> Spent	(33,849)	(40,565)	-
Balance 12/31/2017	294,267	70,505	-
Fundings 2018	1,848,081	233,878	-
Expenditures 2018	(1,866,646)	(214,558)	-
Under/<Over> Spent	(18,565)	19,320	-
Balance 12/31/2018	275,702	89,825	-
Fundings 2019	1,935,710	234,095	239,034
Expenditures 2019	(1,939,967)	(342,509)	-
Under/<Over> Spent	(4,257)	(108,414)	239,034
Balance 12/31/2019	271,445	(18,589)	239,034
Fundings 2020	1,930,915	235,167	53,610
Expenditures 2020	(1,867,895)	(62,762)	-
Under/<Over> Spent	63,020	172,405	53,610
Balance 12/31/2020	\$ 334,465	\$ 153,816	\$ 292,644
Fundings 2021	1,935,600	234,343	-
Expenditures 2021	(2,047,944)	(322,809)	-
Under/<Over> Spent	(112,344)	(88,466)	-
Balance 12/31/2021	\$ 222,121	\$ 65,350	\$ 292,644
Budgeted Fundings 2022	2,178,355	234,250	248,827
Budgeted Expenditures 2022	(2,151,899)	(326,950)	-
Fund Transfers	-	41,471	(41,471)
Under/<Over> Spent	26,456	(51,229)	207,356
Projected Balance 12/31/2022	\$ 248,577	\$ 14,121	\$ 500,000

THE SANDS AT GRACE BAY
STRATA PLAN NO. 25
Summary of Capex

	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Capex						
Common Area	\$ 18,000	\$ 15,154	\$ 4,410	\$ 22,907	\$ 26,190	\$ 19,301
Grounds	14,500	7,338	3,008	32,884	38,946	17,172
Maintenance	42,700	22,454	9,726	53,315	26,582	45,702
Pool & Beach	37,000	62,899	31,876	45,787	46,120	41,805
General	15,000	23,006	6,325	42,365	17,411	35,059
Total Capex	127,200	130,851	55,345	197,258	155,249	159,039
Capex-Major Projects						
Room Door Replacements & Installation	40,000	36,400	-	-	-	-
Various Building Repairs	-	-	-	-	-	-
Tennis Court Resurfacing	-	-	-	-	-	-
Main Pool Deck Replacement-IPE Wood Decking	97,425	87,763	-	-	-	-
Building 3 3rd Floor Landings Rehab	80,000	13,907	-	-	-	-
Building 3 Roof Leak Repair	11,000	11,033	-	-	-	-
Waste Water Treatment Plant Rehab	26,000	27,470	-	-	-	-
Lobby Roof Repairs	-	15,385	-	-	-	-
Hot Tub Repairs	-	-	4,481	-	-	-
Main Hemingway's Kids Pool	-	-	2,936	-	-	-
Lazy River & Two Pools in Diamond Brite	-	-	-	45,471	-	-
Resysta Decking-Small Pool Deck, Gazebo & 3 Bridges, New Aggregate Finish-Center Area	-	-	-	74,045	580	-
Building 2 Cistern	-	-	-	-	-	15,000
Building 3 Cisterns (2)	-	-	-	15,000	-	-
Building 4 Cistern	-	-	-	-	-	16,586
Building 5 Cistern	-	-	-	-	17,512	-
Footwash Center Area	-	-	-	785	-	-
Elevator Repairs	-	-	-	9,950	7,850	-
Flat Roof Replacement	-	-	-	-	28,167	-
Boom Lift	-	-	-	-	5,200	-
Pool Filtration System	-	-	-	-	-	17,872
Pool LED Upgrade	-	-	-	-	-	18,705
Rescue Boat Hull	-	-	-	-	-	10,235
Stair Nosing	-	-	-	-	-	29,420
BCQS Capex Study/10 Year Forecast	-	-	-	-	-	6,500
Aluminum French Entrance Doors	-	-	-	-	-	953
Total Major	254,425	191,958	7,417	145,251	59,309	115,271
Grand Total	\$ 381,625	\$ 322,809	\$ 62,762	\$ 342,509	\$ 214,558	\$ 274,310

THE SANDS AT GRACE BAY
STRATA PLAN NO. 25
Summary of Capex

	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Capex						
Common Area	\$ 25,000	\$ 15,154	\$ 4,410	\$ 22,907	\$ 26,190	\$ 19,301
Grounds	22,500	7,338	3,008	32,884	38,946	17,172
Maintenance	62,500	22,454	9,726	53,315	26,582	45,702
Pool & Beach	48,500	62,899	31,876	45,787	46,120	41,805
General	15,000	23,006	6,325	42,365	17,411	35,059
Total Capex	173,500	130,851	55,345	197,258	155,249	159,039
Capex-Major Projects						
Room Door Replacements & Installation	16,000	36,400	-	-	-	-
Various Building Repairs-B1 East Wall & BOH Deck	10,000	-	-	-	-	-
Main Pool Resurfacing	65,000	-	-	-	-	-
Main Pool Deck Replacement-IPE Wood Decking	-	87,763	-	-	-	-
Building 3 3rd Floor Landings Rehab	-	13,907	-	-	-	-
Building 3 Roof Leak Repair	-	11,033	-	-	-	-
Waste Water Treatment Plant Rehab	-	27,470	-	-	-	-
Lobby Roof Repairs	-	15,385	-	-	-	-
Hot Tub Repairs	-	-	4,481	-	-	-
Main Hemingway's Kids Pool	-	-	2,936	-	-	-
Lazy River & Two Pools in Diamond Brite	-	-	-	45,471	-	-
Resysta Decking-Small Pool Deck, Gazebo & 3 Bridges, New Aggregate Finish-Center Area	-	-	-	74,045	580	-
Building 2 Cistern	-	-	-	-	-	15,000
Building 3 Cisterns (2)	-	-	-	15,000	-	-
Building 4 Cistern	-	-	-	-	-	16,586
Building 5 Cistern	-	-	-	-	17,512	-
Footwash Center Area	-	-	-	785	-	-
Elevator Repairs	62,450	-	-	9,950	7,850	-
Flat Roof Replacement	-	-	-	-	28,167	-
Boom Lift	-	-	-	-	5,200	-
Pool Filtration System	-	-	-	-	-	17,872
Pool LED Upgrade	-	-	-	-	-	18,705
Rescue Boat Hull	-	-	-	-	-	10,235
Stair Nosing	-	-	-	-	-	29,420
BCQS Capex Study/10 Year Forecast	-	-	-	-	-	6,500
Aluminum French Entrance Doors	-	-	-	-	-	953
Total Major	153,450	191,958	7,417	145,251	59,309	115,271
Grand Total	\$ 326,950	\$ 322,809	\$ 62,762	\$ 342,509	\$ 214,558	\$ 274,310

THE SANDS AT GRACE BAY
STRATA PLAN NO. 25
Balance Sheet

	<u>As of</u> <u>4/30/2022</u>	<u>As of</u> <u>12/31/2021</u>	<u>Variance</u> <u>2022 vs 2021</u>
Assets			
Cash / Bank			
First Caribbean Operating Account	\$ 74,205	\$ 142,798	\$ (68,593)
Term Deposit-30 Day	420,136	420,080	56
Term Deposit-1 Year	76,017	76,010	7
	<u>570,358</u>	<u>638,888</u>	<u>(68,530)</u>
Accounts Receivable			
Employee Advances	1,796	1,796	-
	<u>1,796</u>	<u>1,796</u>	<u>-</u>
Inventory			
Maintenance/Engineering	284,569	282,019	2,550
Grounds	21,549	24,198	(2,649)
Treatment Plant	11,606	12,911	(1,305)
Pool and Beach	33,243	33,279	(36)
Uniforms	9,463	9,780	(317)
Hurricane Supplies	38,116	38,731	(615)
	<u>398,546</u>	<u>400,918</u>	<u>(2,372)</u>
Prepaid Expenses			
Licenses & Fees	28	857	(829)
Supplies	7,768	-	7,768
Water Leak	62,001	82,226	(20,225)
Pipe Replacement	52,037	52,037	-
Insurance	16,773	2,865	13,908
	<u>138,607</u>	<u>137,985</u>	<u>622</u>
Deposits			
Security Deposit-Power	11,250	11,250	-
Intercompany Account			
Due from (to) Oceanside Corp	(219,201)	(373,315)	154,114
Total Assets	<u><u>\$ 901,356</u></u>	<u><u>\$ 817,522</u></u>	<u><u>\$ 83,834</u></u>
Liabilities & Equity			
Liabilities			
Accounts Payable-Trade	\$ 79,469	\$ 79,724	(255)
Accrued Expenses	18,845	18,675	170
NIS Payable	7,154	4,045	3,109
NHIP Payable	4,901	4,770	131
Accrued Payroll	5,456	5,211	245
Due to Oceanside Corp-Water Leak & Pipe Replacement	104,757	124,982	(20,225)
Total Liabilities	<u>220,582</u>	<u>237,407</u>	<u>(16,825)</u>
Equity			
Capex Reserve Fund	95,101	65,350	29,751
Major Reserve Fund	375,523	292,644	82,879
Retained Earnings	210,150	222,121	(11,971)
Total Equity	<u>680,774</u>	<u>580,115</u>	<u>100,659</u>
Total Liabilities & Equity	<u><u>\$ 901,356</u></u>	<u><u>\$ 817,522</u></u>	<u><u>\$ 83,834</u></u>

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**Proprietors of Strata Plan # 25
Financial Statement**

April 2022

monthly					variance		SUMMARY STATEMENT	year-to-date				variance				
Actual	%	Budget	%	Last Year	%	to bud		to LY	Actual	%	2022	%	2021	%	to bud	to LY
137,801	100%	140,372	100%	98,135	100%	(2,571)	39,666	Revenues	548,095	100%	547,021	100%	383,707	100%	1,074	164,388
137,801	100%	140,372	100%	98,135	100%	(2,571)	39,666	TOTAL REVENUES	548,095	100%	547,021	100%	383,707	100%	1,074	164,388
52,441	38%	50,151	36%	42,145	43%	2,289	10,296	Payroll & Related	210,371	38%	205,447	38%	154,210	40%	4,924	56,161
31,714	23%	32,014	23%	24,648	25%	(300)	7,066	Admin & General	128,356	23%	128,555	24%	138,663	36%	(199)	(10,308)
18,104	13%	20,791	15%	20,396	21%	(2,687)	(2,291)	Maintenance	82,779	15%	78,606	14%	65,966	17%	4,173	16,813
8,792	6%	7,718	5%	10,339	11%	1,073	(1,547)	Grounds & Landscaping	35,059	6%	32,243	6%	27,197	7%	2,816	7,862
14,883	11%	12,250	9%	14,470	15%	2,633	413	Pool & Beach	53,510	10%	48,085	9%	41,983	11%	5,425	11,527
12,374	9%	12,936	9%	13,991	14%	(562)	(1,616)	Common Areas	49,990	9%	52,033	10%	37,126	10%	(2,043)	12,863
138,308	100%	135,861	97%	125,989	128%	2,447	12,319	TOTAL EXPENSES	560,065	102%	544,968	100%	465,145	121%	15,097	94,920
-	0%	-	0%	-	0%	-	-	Insurance Assessment	591,195	108%	492,393	90%	482,583	126%	98,802	108,612
-	0%	-	0%	-	0%	-	-	Insurance Expenses	(591,195)	-108%	(492,393)	-90%	(482,583)	-126%	(98,802)	(108,612)
-	0%	-	0%	-	0%	-	-	Management Fee	-	0%	-	0%	-	0%	-	-
-	0%	-	0%	-	0%	-	-	TOTAL INSURANCE	-	0%	-	0%	0	0%	-	(0)
19,688	14%	19,545	14%	20,207	21%	143	(519)	Capex Reserve Assessment	78,373	14%	78,180	14%	78,841	21%	193	(468)
20,841	15%	19,922	14%	-	0%	919	20,841	Major Reserve Assessment	82,879	15%	79,688	15%	53,209	14%	3,191	29,670
(40,529)	-29%	(39,467)	-28%	(20,207)	-21%	(1,062)	(20,322)	Reserve Fund	(161,253)	-29%	(157,868)	-29%	(132,049)	-34%	(3,385)	(29,204)
-	0%	-	0%	-	0%	-	-	TOTAL RESERVE FUND	(1)	0%	-	0%	1	0%	(1)	(2)
(506)	0%	4,511	3%	(27,853)	-28%	(5,017)	27,347	PROFIT / (LOSS)	(11,969)	-2%	2,053	0%	(81,439)	-21%	(14,022)	69,469

Details

					variance		REVENUES	year-to-date				variance				
Actual	%	Budget	%	Last Year	%	to bud		to LY	Actual	%	2022	%	2021	%	to bud	to LY
112,180	81%	112,157	80%	76,502	78%	23	35,678	Strata Fees	448,651	82%	448,628	82%	306,007	80%	23	142,644
15,845	11%	19,623	14%	16,940	17%	(3,777)	(1,095)	Maintenance Revenue	56,768	10%	64,025	12%	48,514	13%	(7,257)	8,254
7,510	5%	6,334	5%	2,436	2%	1,176	5,074	Income from Utilities	33,612	6%	25,336	5%	20,156	5%	8,276	13,456
2,250	2%	2,250	2%	2,250	2%	-	-	OSM Contributions - Watersports	9,000	2%	9,000	2%	9,000	2%	-	-
16	0%	8	0%	7	0%	8	8	Other Income	64	0%	32	0%	30	0%	32	34
137,801	100%	140,372	100%	98,135	100%	(2,571)	39,666	TOTAL REVENUES	548,095	100%	547,021	100%	383,707	100%	1,074	164,388

				variance		PAYROLL & RELATED					variance					
Actual	%	Budget	%	Last Year	%		to bud	to LY	Actual	%	2022	%	2021	%	to bud	to LY
7,422	5%	6,586	5%	4,435	5%	836	2,987	Landscaping	32,414	6%	27,658	5%	19,605	5%	4,756	12,809
11,351	8%	12,041	9%	7,053	7%	(690)	4,299	Pool & Beach	43,680	8%	43,120	8%	22,410	6%	559	21,270
8,215	6%	7,358	5%	8,674	9%	857	(459)	Maintenance	34,458	6%	34,662	6%	29,955	8%	(204)	4,503
4,581	3%	3,900	3%	3,897	4%	681	685	Common Area	16,345	3%	15,600	3%	15,277	4%	745	1,068
4,051	3%	4,192	3%	4,201	4%	(142)	(150)	Security	16,492	3%	16,508	3%	20,826	5%	(16)	(4,334)
-	0%	-	0%	-	0%	-	-	Overtime	-	0%	-	0%	-	0%	-	-
-	0%	-	0%	-	0%	-	-	Bonus	-	0%	-	0%	-	0%	-	-
1,296	1%	2,446	2%	1,109	1%	(1,151)	187	Subcontractors	7,488	1%	7,231	1%	8,737	2%	257	(1,248)
36,916	27%	36,524	26%	29,368	30%	393	7,549	TOTAL PAYROLL	150,877	28%	144,780	26%	116,810	30%	6,097	34,067
3,213	2%	2,385	2%	2,447	2%	828	767	NIS	11,520	2%	9,628	2%	8,025	2%	1,892	3,495
2,071	2%	1,534	1%	1,621	2%	537	449	NHIP	7,895	1%	6,190	1%	5,385	1%	1,705	2,509
3,377	2%	3,067	2%	3,247	3%	310	130	Other Benefits	13,525	2%	12,379	2%	11,335	3%	1,145	2,190
619	0%	1,874	1%	1,503	2%	(1,255)	(884)	Vacation Pay	1,306	0%	7,565	1%	2,586	1%	(6,259)	(1,280)
2,021	1%	818	1%	-	0%	1,204	2,021	Holiday Pay	3,853	1%	3,301	1%	1,228	0%	552	2,625
-	0%	-	0%	-	0%	-	-	Training	675	0%	-	0%	-	0%	675	675
1,721	1%	1,666	1%	1,579	2%	55	141	Housing & Utilities	5,203	1%	6,664	1%	3,641	1%	(1,461)	1,562
622	0%	1,022	1%	178	0%	(400)	444	Employee Relations	5,700	1%	4,126	1%	723	0%	1,573	4,976
-	0%	-	0%	-	0%	-	-	Strata Lot Fees	-	0%	-	0%	-	0%	-	-
-	0%	750	1%	622	1%	(750)	(622)	Recruitment	945	0%	3,000	1%	983	0%	(2,055)	(38)
1,783	1%	-	0%	1,300	1%	1,783	483	Work Permits	7,458	1%	5,750	1%	2,228	1%	1,708	5,230
96	0%	511	0%	279	0%	(415)	(183)	Uniforms	1,415	0%	2,063	0%	1,265	0%	(649)	150
15,524	11%	13,628	10%	12,778	13%	1,897	2,747	TOTAL PAYROLL BENEFITS	59,494	11%	60,668	11%	37,400	10%	(1,173)	22,095
52,441	38%	50,151	36%	42,145	43%	2,289	10,296	TOTAL PAYROLL & BENEFITS	210,371	38%	205,447	38%	154,210	40%	4,924	56,161

				variance		ADMIN & GENERAL					variance					
Actual	%	Budget	%	Last Year	%		to bud	to LY	Actual	%	2022	%	2021	%	to bud	to LY
111	0%	100	0%	28	0%	11	83	Bank charges	361	0%	400	0%	235	0%	(39)	126
1,864	1%	1,912	1%	2,078	2%	(48)	(214)	Insurance	6,593	1%	7,648	1%	5,657	1%	(1,055)	935
152	0%	535	0%	558	1%	(383)	(407)	Telephone	783	0%	2,140	0%	1,965	1%	(1,357)	(1,182)
50	0%	50	0%	50	0%	-	-	Legal/Professional Fees	2,225	0%	700	0%	200	0%	1,525	2,025
-	0%	-	0%	-	0%	-	-	Hurricane expenses	-	0%	-	0%	-	0%	-	-
371	0%	150	0%	210	0%	221	161	Miscellaneous	1,727	0%	600	0%	2,647	1%	1,127	(920)
29,167	21%	29,167	21%	13,085	13%	0	16,082	Management Fee	116,667	21%	116,667	21%	93,403	24%	0	23,263
-	0%	100	0%	-	0%	(100)	-	Employee Severance	-	0%	400	0%	-	0%	(400)	-
-	0%	-	0%	8,639	9%	-	(8,639)	Strata Lot Fee	-	0%	-	0%	34,556	9%	-	(34,556)
31,714	23%	32,014	23%	24,648	25%	(300)	7,066	TOTAL ADMIN & GENERAL	128,356	23%	128,555	24%	138,663	36%	(199)	(10,308)

			variance		MAINTENANCE				variance							
Actual	%	Budget	%	Last Year		%	to bud	to LY	Actual	%	2022	%	2021	%	to bud	to LY
1,680	1%	1,115	1%	606	1%	565	1,073	Automotive	5,448	1%	3,493	1%	2,544	1%	1,955	2,904
-	0%	268	0%	702	1%	(268)	(702)	Building	2,435	0%	2,919	1%	1,240	0%	(484)	1,195
-	0%	-	0%	55	0%	-	(55)	Cooling systems & A/C	6	0%	-	0%	272	0%	6	(266)
850	1%	966	1%	1,654	2%	(116)	(804)	Electrical Supplies	6,090	1%	5,538	1%	6,761	2%	552	(671)
350	0%	350	0%	350	0%	-	-	Elevators	1,400	0%	1,400	0%	1,400	0%	-	-
-	0%	100	0%	-	0%	(100)	-	Maintenance contracts	-	0%	100	0%	-	0%	(100)	-
6,680	5%	7,889	6%	9,990	10%	(1,208)	(3,310)	Materials & Supplies	31,487	6%	24,723	5%	31,088	8%	6,764	400
-	0%	200	0%	41	0%	(200)	(41)	Office Supplies	-	0%	800	0%	383	0%	(800)	(383)
-	0%	-	0%	-	0%	-	-	Fuel Oil	-	0%	-	0%	-	0%	-	-
489	0%	1,153	1%	1,550	2%	(664)	(1,060)	Plumbing	3,548	1%	4,633	1%	4,340	1%	(1,085)	(791)
-	0%	-	0%	-	0%	-	-	Rental Equipment	-	0%	-	0%	-	0%	-	-
-	0%	-	0%	-	0%	-	-	Travel & Entertainment	-	0%	-	0%	-	0%	-	-
3,935	3%	4,250	3%	3,347	3%	(315)	587	Corporate Allocation	18,689	3%	17,000	3%	15,837	4%	1,689	2,852
4,120	3%	4,500	3%	2,100	2%	(380)	2,020	Security	13,675	2%	18,000	3%	2,100	1%	(4,325)	11,575
18,104	13%	20,791	15%	20,396	21%	(2,687)	(2,291)	TOTAL MAINTENANCE	82,779	15%	78,606	14%	65,966	17%	4,173	16,813

			variance		GROUNDS & LANDSCAPING				variance							
Actual	%	Budget	%	Last Year		%	to bud	to LY	Actual	%	2022	%	2021	%	to bud	to LY
-	0%	-	0%	757	1%	-	(757)	Equipment	-	0%	-	0%	757	0%	-	(757)
1,921	1%	1,411	1%	3,397	3%	510	(1,475)	Supplies	7,879	1%	6,987	1%	7,712	2%	893	167
500	0%	500	0%	500	1%	-	-	Spraying	2,000	0%	2,000	0%	2,000	1%	-	-
-	0%	-	0%	-	0%	-	-	Treatment Plant - Water	-	0%	-	0%	-	0%	-	-
1,338	1%	1,507	1%	1,253	1%	(169)	85	Treatment Plant - Power	5,314	1%	6,056	1%	3,610	1%	(742)	1,704
1,497	1%	1,100	1%	1,200	1%	397	297	Treatment Plant - Maintenance	6,634	1%	4,400	1%	3,440	1%	2,234	3,194
1,535	1%	1,200	1%	1,443	1%	335	92	Treatment Plant - Supplies	5,232	1%	4,800	1%	3,628	1%	432	1,604
2,000	1%	2,000	1%	1,790	2%	-	210	Trash Removal	8,000	1%	8,000	1%	6,051	2%	-	1,949
8,792	6%	7,718	5%	10,339	11%	1,073	(1,547)	TOTAL GROUNDS & LANDSCAPING	35,059	6%	32,243	6%	27,197	7%	2,816	7,862

Actual			Budget			Last Year			variance		POOL & BEACH	Actual			2022			2021			variance		
	%			%			%		%				%		%		%		%		%		%
1,157	1%	1,212	1%	658	1%	(55)	498			Swimming Pool Supplies	2,616	0%	4,576	1%	4,217	1%	(1,960)	(1,601)					
800	1%	832	1%	1,221	1%	(32)	(421)			Swimming Pool Repairs	3,932	1%	3,347	1%	2,007	1%	585	1,925					
4,693	3%	2,000	1%	2,905	3%	2,693	1,788			Hot Tub & Pool Propane	17,261	3%	9,500	2%	6,426	2%	7,761	10,835					
3,346	2%	2,755	2%	2,813	3%	591	533			Swimming Pool - Power	11,939	2%	8,810	2%	9,429	2%	3,130	2,511					
-	0%	-	0%	-	0%	-	-			Swimming Pool - Water	-	0%	-	0%	-	0%	-	-					
-	0%	-	0%	-	0%	-	-			Umbrellas	-	0%	-	0%	-	0%	-	-					
107	0%	166	0%	-	0%	(59)	107			Beach Equipment & Supplies	161	0%	672	0%	-	0%	(511)	161					
3,600	3%	3,600	3%	3,000	3%	-	600			Outside Maintenance	14,400	3%	14,400	3%	12,159	3%	-	2,241					
910	1%	1,131	1%	3,384	3%	(222)	(2,474)			Watersport Equipment & Repairs	2,085	0%	4,551	1%	4,499	1%	(2,466)	(2,414)					
271	0%	554	0%	489	0%	(283)	(218)			Beach Equipment & Repairs	1,116	0%	2,229	0%	3,247	1%	(1,113)	(2,131)					
14,883	11%	12,250	9%	14,470	15%	2,633	413			TOTAL POOL & BEACH	53,510	10%	48,085	9%	41,983	11%	5,425	11,527					

Actual			Budget			Last Year			variance		COMMON AREAS	Actual			2022			2021			variance		
	%			%			%		%				%		%		%		%		%		%
-	0%	78	0%	-	0%	(78)	-			Hospitality Lounge - Equipment/Rep	6	0%	312	0%	-	0%	(306)	6					
79	0%	325	0%	500	1%	(246)	(421)			Gym Equipment - Repairs	975	0%	1,300	0%	1,448	0%	(325)	(473)					
1,066	1%	989	1%	1,962	2%	77	(896)			Cleaning Supplies	4,654	1%	3,979	1%	3,792	1%	675	862					
2,022	1%	1,739	1%	1,925	2%	283	97			Water	7,310	1%	7,021	1%	7,852	2%	289	(542)					
9,208	7%	9,805	7%	9,603	10%	(597)	(396)			Power	37,046	7%	39,421	7%	24,035	6%	(2,376)	13,011					
12,374	9%	12,936	9%	13,991	14%	(562)	(1,616)			TOTAL COMMON AREAS	49,990	9%	52,033	10%	37,126	10%	(2,043)	12,863					

138,308	100%	135,861	97%	125,989	128%	2,447	12,319			TOTAL OPERATING EXPENSES	560,065	102%	544,968	100%	465,145	121%	15,097	94,920					
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THE SANDS AT GRACE BAY
STRATA PLAN NO. 25
Statement of Equity

	<u>Operating Fund</u>	<u>Capex Reserve Fund</u>	<u>Major Reserve Fund</u>
Balance 12/31/2016	328,116	111,070	-
Fundings 2017	1,625,518	233,745	-
Expenditures 2017	(1,659,367)	(274,310)	-
Under/<Over> Spent	(33,849)	(40,565)	-
Balance 12/31/2017	294,267	70,505	-
Fundings 2018	1,848,081	233,878	-
Expenditures 2018	(1,866,646)	(214,558)	-
Under/<Over> Spent	(18,565)	19,320	-
Balance 12/31/2018	275,702	89,825	-
Fundings 2019	1,935,710	234,095	239,034
Expenditures 2019	(1,939,967)	(342,509)	-
Under/<Over> Spent	(4,257)	(108,414)	239,034
Balance 12/31/2019	271,445	(18,589)	239,034
Fundings 2020	1,930,915	235,167	53,610
Expenditures 2020	(1,867,895)	(62,762)	-
Under/<Over> Spent	63,020	172,405	53,610
Balance 12/31/2020	\$ 334,465	\$ 153,816	\$ 292,644
Fundings 2021	1,935,600	234,343	-
Expenditures 2021	(2,047,944)	(322,809)	-
Under/<Over> Spent	(112,344)	(88,466)	-
Balance 12/31/2021	\$ 222,121	\$ 65,350	\$ 292,644
Fundings Thru 4/30/2022	1,139,290	78,373	82,879
Expenditures Thru 4/30/2022	(1,151,261)	(48,622)	-
Under/<Over> Spent	(11,971)	29,751	82,879
Balance 3/31/2022	\$ 210,150	\$ 95,101	\$ 375,523

**THE SANDS AT GRACE BAY
STRATA PLAN NO. 25
SUMMARY CAPEX - 2022**

	YTD Thru			Comments
	2022 Budget	4/30/2022	Variance	
Capex				
Common Area				
Lighting -Pathway, Up-Lights, Tree Lights & 2 New Poles	\$ 5,000	3,820	\$ 1,180	Light fixtures \$3,820
Walkway Repairs/Expansion Joints	2,000	648	1,352	Walkway repairs \$528; Parking lot repairs \$120
Steel Doors & Frames, B4 Maid/Mop Closets	5,000	-	5,000	
Misc-Stair Treads, 3 Trash Bins, 3 CCTV Roof Mount	7,000	2,704	4,296	CCTV camera \$873; Trash bins \$1,831
Gym Update	6,000	-	6,000	
Grounds				
Bionest, Lift Station and Irrigation Pumps	16,000	2,259	13,741	Hiblow septic aerator pumps \$2,259
Landscaping-Plants (Foliage)	5,000	-	5,000	
Soaker Pit Repair to BOH Area	1,500	6,840	(5,340)	Cow manure \$5,940; Misc plants/foilage \$900
Maintenance				
Building Painting-Outside (Full-time Painters)	30,000	5,984	24,016	Paint \$922; Labor \$5,062
B2 Basement Light Fixture & Electric Panel Replacement	17,000	11,568	5,432	Meters and deposit \$8,164; Labor \$3,404
Radios and Alice Phones for Communication	2,000	1,364	636	Motorola radios \$1,364
Fire Safety Updates	3,500	-	3,500	
Patio Frames	10,000	-	10,000	
Pool & Beach				
Pool & Deck Furniture-Cushions	6,000	-	6,000	
Beach Umbrella-Canvas	8,500	-	8,500	
Beach Furniture-Chase Slings	4,000	-	4,000	
Pool Equipment-Pumps & Heaters	25,000	2,900	22,100	Propane pool heater \$2,900
Watersports Equipment	5,000	2,890	2,110	Hobie wave maker parts \$2,890
				Service generator parts \$1,965; Swim zone repairs \$3,860; Common area floor cleaning \$1,565; Tennis court fence repairs \$255
General Miscellaneous	15,000	7,645	7,355	
Capex-Major Projects				
Room Door Replacements (6) & Installation	16,000	-	16,000	
Various Building Repairs-B1 East Wall & BOH Deck	10,000	-	10,000	
Main Pool Resurfacing	65,000	-	65,000	
Elevator Fix	62,450	-	62,450	
Total	\$ 326,950	\$ 48,622	\$ 278,328	