

**THE SANDS AT GRACE BAY
STRATA PLAN NO. 25
SUMMARY CAPEX - 2023**

	YTD Thru			Comments
	2023 Budget	3/31/2023	Variance	
Capex				
Common Area				
Lighting - Uplights, Downlights, Move Pole to Dumpster	\$ 3,500	\$ 1,345	\$ 2,155	Move electric pole near dumpster
Lighting - Pathways - Replacement of 75 Pathway Lights & 5 Extras	8,440	777	7,663	Walkway light repairs
Walkway Repairs / Expansion Joints	2,000	135	1,865	
Steel Doors & Frames - Maid/Mop Closets	6,000	-	6,000	
Misc - Stair Threads, 3 Trash Bins, 3 CCTV	8,500	-	8,500	
Gym Upgrade	4,000	947	3,053	Misc equipment added
Property Signs & Unit Number Signs	3,000	84	2,916	
Grounds				
Irrigation Pumps (2) - 7.5 hp @ WWTP	10,000	1,080	8,920	Irrigation pump
Bionest & Lift Station	11,400	-	11,400	
Narrow Sidewalk at Front Entrance	15,000	15,113	(113)	
Landscaping - Plants/Foliage & Battery Operated Equipment	8,000	1,307	6,693	Mulch \$983, misc plants \$324
Garbage Compactor Area Upgrade	4,000	5,000	(1,000)	
Maintenance				
Building Painting - Outside & Railings & Wall Repairs	38,500	8,996	29,504	Labor \$7790; paint \$1206
B2, B#, B\$, B% Basement Light Fixtures & LED Lights	2,500	-	2,500	
Radios and Alice Phones for Communication	2,300	-	2,300	
Patio Frames	14,000	-	14,000	
Backbone IT Upgrade	14,400	-	14,400	
Mechanical, Electrical, Plumbing	4,000	-	4,000	
Pool & Beach				
Pool & Deck Furniture - Refurbishment	9,500	2,449	7,051	Pool cushion repair \$1170; beach chair repair \$1279
Pool Chaise - Sorrento (7)	7,000	-	7,000	
Pool Lighting	3,000	-	3,000	
Pool & Beach Umbrellas, Frames, Bases, Augers	13,285	586	12,699	Umbrellas
Side Tables - Beach (15), Pool (10)	6,250	-	6,250	
Watersports Equipment - Paddle Boards (2), Double Kayak, Single Kayak	5,500	3,538	1,962	(2) Paddle boards; (2) kayaks
General Miscellaneous	12,000	636	11,364	Install washroom sink \$350; gazebo repairs \$285
Capex-Major Projects				
Room Door Replacements (8) & Installation	24,000	-	24,000	
Various Building Repairs	16,000	-	16,000	
Tennis Court Resurfacing	28,000	-	28,000	
Total	\$ 284,075	\$ 41,993	\$ 242,082	