

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

	Budget	Actual	Actual	Actual	Actual	Actual	Actual	Actual
	2024	2023	2022	2021	2020	2019	2018	2017
Capex								
Common Area	\$ 29,800	\$ 33,106	\$ 30,039	\$ 15,154	\$ 4,410	\$ 22,907	\$ 26,190	\$ 19,301
Grounds	87,695	52,980	19,040	7,338	3,008	32,884	38,946	17,172
Maintenance	73,500	73,988	94,896	22,454	9,726	53,315	26,582	45,702
Pool & Beach	77,670	62,290	31,582	62,899	31,876	45,787	46,120	41,805
General	12,000	33,259	17,225	23,006	6,325	42,365	17,411	35,059
Total Capex	280,665	255,623	192,782	130,851	55,345	197,258	155,249	159,039
Capex-Major Projects								
Room Door Replacements & Installation	36,400	25,547	3,300	36,400	-	-	-	-
Various Building Repairs	25,000	10,522	17,443	-	-	-	-	-
Phase 1 Cabling Project	18,504	13,878	-	-	-	-	-	-
Tennis Court Resurfacing	-	17,100	-	-	-	-	-	-
Main Pool Resurfacing	-	-	43,665	-	-	-	-	-
Main Pool Deck Replacement-IPE Wood Decking	-	-	-	87,763	-	-	-	-
Building 3 3rd Floor Landings Rehab	70,000	-	-	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	-	-
Resysa 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	-
Foot Wash 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 Projects	149,904	67,047	64,408	191,958	7,417	145,251	59,309	115,271
Grand Total	\$ 430,569	\$ 322,670	\$ 257,190	\$ 322,809	\$ 62,762	\$ 342,509	\$ 214,558	\$ 274,310