

**THE SANDS AT GRACE BAY
STRATA PLAN NO. 25
SUMMARY CAPEX - 2024**

	YTD Thru			Comments
	2024 Budget	3/31/2024	Variance	
Capex				
Common Area				
Lighting - Uplights, Downlights, Pathway Lighting with Boots	\$ 5,500	\$ 111	\$ 5,389	Brass pathway light
Walkway Repairs / Expansion Joints	3,000	-	3,000	
Steel Doors & Frames - Maid/Mop Closets	6,300	-	6,300	
Stair Treads	5,500	-	5,500	
Gym Upgrades	5,500	-	5,500	
Property Signs	4,000	-	4,000	
Grounds				
WWTP-Blowers (6), Bldg 1 & 2 Pump Replacements	13,200	-	13,200	
WWTP-Bionest Partial Restoration	23,170	1,703	21,467	Removal of solid waste
Controller & Rain Bird Valves	10,050	-	10,050	
Control Panel Zoeller Pump	8,055	-	8,055	
Replacement Irrigation Pump	7,220	-	7,220	
Soak away-Entrance & Garbage Area	5,000	-	5,000	
Landscaping - Plants/Foliage & Battery Operated Equipment	17,000	1,370	15,630	Plants
Garbage Compactor Area-New Gate, Fence & Metal Plate	4,000	-	4,000	
Maintenance				
Building Painting - Outside & Railings & Wall Repairs	47,500	6,151	41,349	Paint-\$94, labor \$6,057
Basement Lighting, Electrical Panel Upgrade, 220 Water Pump Refurb	7,000	1,421	5,579	Electrical panel replacement
Radios and Alice Phones for Communication, Security Wands	3,000	-	3,000	
Patio Frames	7,000	-	7,000	
Capex Study Performed by BCQS	4,000	-	4,000	
Roof Repairs-Various Buildings	5,000	-	5,000	
Pool & Beach				
Pool & Deck Furniture-New & Refurbished	31,250	5,914	25,336	Duty & freight on chairs & slings
Pool Chaise Cushions (40)	6,720	2,939	3,781	Pool cushion repairs
Pool & Beach Umbrellas, Frames, Bases, Augers	11,350	-	11,350	
Pool Side Tables (22)	7,550	1,665	5,885	Duty & freight on tables
Watersports Equipment - Paddle Boards (2), Kayaks (2), Hobie Sail	7,800	3,986	3,814	Paddleboard (1), kayaks (2)
Foot Wash Decking, Decking Middle Pathway	9,000	-	9,000	
Pool Hand Rails (2)	4,000	2,159	1,841	Two rails and installation of one in middle pool
General Miscellaneous	12,000	6,216	5,784	Building 4 fire panel replacement
Capex-Major Projects				
Room Door Replacements & Installation	36,400	-	36,400	
Various Building Repairs	25,000	-	25,000	
Phase 1 Cabling Project	18,504	3,298	15,206	
Building 3 3rd Floor Landing Rehab	70,000	-	70,000	
Total	\$ 430,569	\$ 36,933	\$ 393,636	