Cox Bay Beach Resort

2026 Repairs & Maintenance Budget

13-Mar-26

Item		Amount	Notes:
Dining room chairs (All Units)	$	8,400	Replacement to continue into 2027 - price for 50%) Budgeted $700.00 each month
In room throw blankets	$	6,000	Dependant on owners preferance (discussed at 2025 AGM) Budgeted $500.00 each month
Converting dead heated floors in bathrooms to heat lamps/heat registers	$	-	price still not known. Estimated. Will not be considered in this years budget but will look for 2027.
Gutter cleaning and some replacement	$	15,000	**Awaiting invoice from Asia. Cleaned gutters when replacing #4. Estimated online for $15,000.00**
Window cleaning up high lofts	$	1,800	John quoted $1,440.00 but I added a 20% increase.
Light fixture replacement (numbered lights outside of units)	$	4,200	Started replacement fixtures in 2025. Estimated $350.00 per month
Lounge replacement couches	$	10,000	x4 couches approximate unknown. Estimated cost 10k with shipping.
Window replacement	$	1,980	Including small amount annually for various window replacements. Estimated $165.00 per month
Replacement couches and mattresses as needed	$	7,800	Cycling out couches and mattresses as needed. Estimated $650.00 per month.
Luggage Carts	$	1,822	ordered from amazon totaling 10 new luggage carts. Purchased in February and remaining in March.
Replacement Bed Pillows	$	1,900	January $360.00 for pillows. The remainder $140.00 per month
Replacement deadbolts for exterior owner storage closets	$	6,000	Estimated $500.00 per month
Replacement heated floor thermostats	$	1,560	Estimated $130.00 per month
Replacement heat registers in units	$	4,020	Estimated $335.00 per month
7x sets of motorized loft blinds (4 blinds per unit)	$	18,816	Final amount from Ruffell and Brown Invoice # 121030
Patio door blinds	$	3,600	Estimated $300.00
Euro door locking cylinders	$	2,400	Estimated $200.00 per month.
Euro door replacement (Lounge and potentially others)	$	-	This will be added to the budget for 2027 as I cannot find a lead on replacement doors yet. I have contacted AFC
New tv's (Replacement in all units)	$	15,000	Moving to smart TV's and eliminating DVD players.
Replacement of deck boards on balconies	$	12,000	(Materials - work being done by in house maintenance)Estimated $1,000.00 per month.
Replacement unit phones	$	1,500	Portion of the propety already completed. Estimated at $125.00 per month.
Gas fireplace servicing and repairs	$	6,000	Estimated $500.00 per month
Annual Landscaping	$	12,000	Estimated $3000.00 for 4 visits.
General R&M including appliance replacement	$	49,800	Estimated $4150.00 per month
Potential Exterior Painting of Flashing	$	2,000	Estimated $2000.00 more than last year, I do not have an official quote.
Generator Maintenance (Northern Diesel)	$	3,059	Invoice to fix the genertor before fall/winter - we will need to add into budget the repair of the enclosure
Flagstone Reapir at Facilities	$	15,000	Estimated cost as I have not receieved a quote. Based on coorspondance between Sarah and Jeff Hale
Hot Tub Deck Extension	$	10,500	**I have not seen an invoice yet - I will estimate at 10500**
Lighting added around parking lot and hot tub	$	6,000	Quoted at 3,500.00 for materials and labour but increased as this was a personal contact.
Misc. Exterior Refurbishment/Revitalization	$	75,000	Budget for Refinishing/Replacement of any exterior elements
Beam Remediation (x5 Units)	$	50,000	Units 8, 9, 10, 11, 13
Arbourist - Tree removal	$	5,247	Quoted at $2,746.80 and estimating $2,500 for extra work done at the look out in April.
TOTAL	**$**	**358,403**	

Strata Plan VIS6610

2025 Repairs & Maintenance Budget

Staff Accomodation and Laundry roof replacement		$56,000	Quoted by Drew Norkum March 2025. To be pushed to next years budget.
TOTAL		**$56,000**	