

212 Sykes Point Ln Improvement Expenses				
	Item	Cost	Mthly Totals	
June '23	Fence	\$ 3,606		
June '23	Pool heater & bubbler	\$ 4,450		
June '23	Garage door opener	\$ 635		
				\$ 8,691
July '23	Excavation for landscaping	\$ 3,450		
July '23	Garage side door and pool door	\$ 2,300		
July '23	Landscaping inc new sod & stone	\$ 14,992		
July '23	Sprinkler system	\$ 3,531		
July '23	Back deck and side pavers	\$ 14,659		
July '23	Central Vac	\$ 2,135		
July '23	Re-deck upstairs deck	\$ 4,895		
July '23	Cable rail upper deck	\$ 7,100		
				\$ 53,062
Aug '23	Generator, xfer switch, et al	\$ 14,670		
Aug '23	Gen propane tank	\$ 2,354		
Aug '23	Sliders, kitchen & family room	\$ 13,000		
Aug '23	Remaining stone & sod	\$ 5,600		
Aug '23	House paint	\$ 6,566		
Aug '23	Additional paver work	\$ 5,033		
Aug '23	Awning	\$ 5,000		
Aug '23	Lania screen replace	\$ 4,620		
Aug '23	Gutters pre roof	\$ 2,684		
				\$ 59,527
Sept '23	Dock/Lift	\$ 41,024		
Sept '23	Front doors	\$ 4,725		
Sept '23	Pool salt conversion	\$ 2,000		
				\$ 47,749
Oct '23	MBR carpet	\$ 2,198		
Oct '23	Lift Electrical	\$ 3,460		
Oct '23	Garage flooring	\$ 1,750		
Oct '23	Office floor	\$ 1,760		
				\$ 9,168
Nov '23	Dock corner fill	\$ 650		
Nov '23	Pool deck repair/paint	\$ 530		
				\$ 1,180
Dec '23	Pavers driveway/walkway	\$ 15,400		
Dec '23	Stucco repair LR & Kitchen windows	\$ 950		
Dec '23	LR & kitchen windows	\$ 2,250		
				\$ 18,600
Jan '24	Family room carpet	\$ 2,252		
				\$ 2,252

Feb '24	Roof	\$ 52,000	
Feb '24	Gutters post roof	\$ 1,730	
Feb '24	Sliders MBR & upstairs and Liz's office window	\$ 5,400	
Feb '24	Ice Maker on Lanai	\$ 994	
			\$ 60,124
March '24	Air Handler drain systems	\$ 335	
			\$ 335
April '24	Kitchen microwave, Bev fridge, Trash Compactor	\$ 3,700	
			\$ 3,700
May '24	Custom bar counter	\$ 3,210	
May '24	Split AC for MBR	\$ 2,350	
			\$ 5,560
June '23 - Mar '24	Various plumbing fixtures inc toilets	\$ 4,300	
Jul '23 - May '24	Ceiling fans	\$ 1,105	
			\$ 5,405
July '24	New Cooktop w/downdraft blower	\$ 2,700	
July '24	Downstairs bath remodel	\$ 1,540	
July '24	Alarm system upgrade	\$ 1,462	
			\$ 5,702
Aug '24	Kitchen Floor	\$ 2,550	\$ 2,550
Sept '24	2nd Floor Bath remodel	\$ 14,905	
			\$ 14,905
Oct '24	Auto water flow meter	\$ 730	
			\$ 730
Nov '24	Water Softener Sysem	\$ 1,818	
	Ceiling fans & controls for NW bedroom & MBR	\$ 483	
			\$ 2,301
Jan '25	Laundry room update	\$ 2,775	
	2nd floor bath (NW) update	\$ 3,305	
			\$ 6,080
Feb '25	Front foyer floor	\$ 4,620	
			\$ 4,620
April '25	Pool Deck	\$ 7,900	
	Pool Tile & Etch	\$ 1,600	
			\$ 9,500
May '25	Window replace (FR, Kitchen, Office)	\$ 11,500	
	Replace Artesian well valve/fittings	\$ 375	
	Propane supply line from 250 gal tank to generator	\$ 730	
			\$ 12,605
July '25	Window replace (Front, 2nd floor)	\$ 7,700	
	Alarm system update (new windows)	\$ 460	

				\$ 8,160
August '25	West side AC system replacement	\$ 15,000		
				\$ 15,000
January '26				
Master Bath	Master Bath Update	\$ 14,673		
	East side new AC and ductwork replace	\$ 22,990		
				\$ 37,663
February '26				
	West side Ductwork	\$ 13,350		
				\$ 13,350
April '26				
	West outside wall rot repair & re-stucco	\$750		
				\$750
Total				\$ 409,269