

COMMUNITY ASSOCIATION DP 270051 – 247 BURWOOD ROAD, CONCORD
NOTES TO ACCOUNTS, PERIOD ENDING 30/9/04

ADMINISTRATIVE FUND

1. COMMON PROPERTY MAINTENANCE 5,221.00

J & K Della Libera now C & K Bartsch

- Standard contract 3,296.00
- Globes 1,925.00

2. BUILDING CONSULTANCY 300.00

- Cantali & Associates – Paving inspection 300.00

3. GARDENING 67,954.96

Unicorn Building Maintenance

- Standard contract 56,359.92
- Plants 4,258.68
- Mulch 4,150.00
- Waste removal and bin 513.64
- Irrigation 313.64
- Soil 177.27
- Hire of equipment 259.09
- Fix path 354.55
- Poison/fertiliser 1,313.64
- Clean lights 254.55

4. MAINTENANCE – PLUMBING 2,807.50

- Replace broken section of drain pipe 73.00
- Repair leaking garden tap front of ‘Barrington’ 512.00
- Pump out sewer pit 350.00
- Pump out pit using vacuum tanker 640.00
- Clear choked sewer 128.00
- Clear choked sewer 204.00
- Replace broken shower arm in sauna, replace washer in cistern 90.50
- Install 6 garden taps for irrigation 810.00

5. MAINTENANCE – DRIVEWAY 427.27

- Repair paving in front of Captains Club 427.27

6. MAINTENANCE – LOCKSMITHS 981.11

- Supply and install locks to pool gates with restricted cylinders 901.11
- Repair tennis court lock 80.00

7. MAINTENANCE – ELECTRICAL 2,076.00

- Repair leaking hydrant outside ‘Lawson’ garage (plumbing) 490.00
- Repair & seal flooded fountain pump motor and connections 100.00
- Replace vandalised head part of bollard light fitting 534.00
- Repair heater elements in sauna room 105.00
- Repair lighting system adjacent pool and ‘Flinders/Fitzroy areas
and make safe broken bollard light on Frenchmans walk 174.00
- Supply and install light fitting, globe, and tall post to ‘Elizabeth’
block steps to improve illumination 460.00
- Impact damaged electrical termination box, near Captains Club 120.00
- Repair sensor light switch for common area garden adjacent
pool area, reset circuit breaker and replace faulty light 93.00

<u>8. FIRE EQUIPMENT - SERVICE/INSPECT</u>		300.00
- Inspection and testing of hydrants and booster set	300.00	
<u>9. MAINTENANCE – CARPET CLEANING</u>		130.00
- Remove stains on cushions and carpets	130.00	
<u>10. MAINTENANCE – TREE MAINTENANCE</u>		885.91
- Remove 3 figs and stumps and 1 dead gum tree	818.18	
- Canada Bay Council tree removal application	35.00	
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<u>11. MAINTENANCE - GENERAL</u>		209.50
- Reimbursement to J Walsh as per minutes 4/8/04	49.50	
- Inspect sauna	160.00	
<u>12. SERVICE EQUIPMENT</u>		1,882.00
- Pump service	768.00	
- Fountain/creek service	1,114.00	
<u>13. SUNDRY EXPENSES</u>		663.64
- Waterways – rent from 1/1/04 to 31/12/04	663.64	
<u>14. SIGNWRITING</u>		2,292.64
- Replacement of resuscitation chart	13.64	
- Install signs and relocate and extend poles – Miami Security	2,279.00	
<u>15. REIMBURSEMENT</u>		475.00
- Reimbursement for security deposit – Captains Club – J Walsh	475.00	
<u>16. MAINTENANCE – TENNIS COURT</u>		521.00
- Preventative maintenance treatment	185.00	
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- Repair tennis net	151.00	
<i>SINKING FUND</i>		
<u>17. PAINTING – EXTERIOR</u>		6,310.00
- Paint exterior fences around building ‘Barrington’	5,000.00	
- Paint fences ‘Golden Grove’	910.00	
- Paint pergola to swimming pool area	400.00	
<u>18. ROOF REPAIRS</u>		1,610.00
- Replace roof over creek pump room	1,610.00	
<u>19. IMPROVEMENTS</u>		4,722.73
- Replace solar heating absorber and pipe work on roof	4,772.73	