

COMMUNITY ASSOCIATION DP 270051
NOTES TO ACCOUNTS, PERIOD ENDING 30/09/05

ADMINISTRATIVE FUND

<u>1. INSURANCE CLAIMS RECEIVED</u>		636.37
- Water damage to Captains Club	636.37	
<u>2. COMMON PROPERTY MAINTENANCE</u>		37,407.62
C & K Bartsah		
- Standard	2,524.50	
- Light globes	2,628.00	
- Remove stickers of road signs	120.00	
- Remove algae from creek	73.50	
- Preventative maintenance to tennis court	185.00	
- Unicorn – Garden maintenance	32,876.62	
<u>3. GARDENING</u>		41,336.16
Unicorn		
- Garden maintenance	23,483.32	
- Plants	11,044.66	
- Mulch	2,900.00	
- Fertilizer/pesticide	1,113.64	
- Irrigation	1,172.73	
- Equipment hire	336.36	
- Waste removal & Bin	495.45	
- Soil	631.82	
- Miscellaneous	158.18	
<u>4. SUPPLY & INSTALL SIGN</u>		762.78
- Supply metal sign for pools	451.40	
- Supply signage for gym	227.50	
- Supply noticeboard for gym	83.88	
<u>5. INSURANCE REPAIRS</u>		454.55
- Excess for Letterbox repair	454.55	
<u>6. MAINTENANCE – PLUMBING</u>		289.00
- Repair cistern in men's toilet	110.00	
- Replace faulty inlet valve	104.00	
- Repair toilet basin	75.00	
<u>7. MAINTENANCE – LOCKSMITH</u>		1,085.29
- Supply key tags	239.38	
- Supply security keys	270.00	
- Repair tennis court gate and lock	125.53	
- Repair pool gate lock	101.82	
- Replace gym door lock	206.27	
- Reinstate gym lock	142.29	

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<u>8. MAINTENANCE – ELECTRICAL</u>		5,761.60
- Replace time clocks and repair light fittings	895.60	
- Replace bollard light fittings	109.00	
- Install lights and fans in Captains Club	380.00	
- Install low voltage underwater fountain lighting	1,397.00	
- Power points and lighting to gym	980.00	
<u>9. MAINTENANCE – FENCES</u>		618.18
- Repair picket fencing	618.18	
<u>10. MAINTENANCE – GLASS REPAIRS</u>		140.00
- Reglaze window on Captains Club	140.00	
<u>11. MAINTENANCE – CARPET CLEANING</u>		120.00
- Clean gym's and Captains Club carpets	120.00	
<u>12. MAINTENANCE – TREE MAINTENANCE</u>		450.00
- Remove fallen tree and stump	450.00	
<u>13. MAINTENANCE – PEST CONTROL</u>		200.00
- Pest treatment to Captains Club	200.00	
<u>14. MAINTENANCE – POOL</u>		9,415.08
- Pool maintenance	9,415.08	
<u>15. MAINTENANCE – GENERAL</u>		1,470.60
- Repair paving & driveway	900.00	
- Preventative maintenance treatment to tennis court	185.00	
- Purchase plastic chairs	116.10	
- Repair tennis court net post	269.50	
<u>16. SUNDRY EXPENSES</u>		2,570.12
- NSW Maritime Annual rent	2,570.12	
<u>17. MAINTENANCE – TENNIS COURT</u>		185.00
- Preventative maintenance to court surface	185.00	
<u>18. MAINTENANCE – WATER FEATURE</u>		340.00
- Clear clogged isolation valve	130.00	
- Clear & Repair filter valve	210.00	

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SINKING FUND

<u>19. PAINTING – EXTERIOR</u>		11,880.46
- Painting twenty one bench seats	2,183.64	
- Paint gazebo, car wash & pools	3,421.82	
- Paint fencing	6,275.00	
<u>20. PAINTING – INTERIOR</u>		166.00
- Supply bees wax for sauna	166.00	
<u>21. IMPROVEMENTS</u>		9,530.00
- Installation of pool rails	3,700.00	
- Handrails to Bligh & Elizabeth	1,300.00	
- Install sauna heater	4,530.00	
<u>22. GENERAL MAINTENANCE</u>		2,873.36
- Road sealing work	2,873.36	