

**NOTICE OF EXECUTIVE COMMITTEE MEETING**  
**Community Association NO. 270417**  
**TO BE HELD ON 19<sup>TH</sup> MARCH 2018 AT 7:00 PM**  
**AT TWIN CREEKS GOLF & COUNTRY CLUB,**  
**336-487A LUDDENHAM RD, LUDDENHAM**

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1. The agenda for the meeting is:
2. Record Attendees and Apologies

**MOTIONS:**

1. **THAT** the minutes of the last committee meeting be confirmed and adopted as a true and accurate record of those proceedings.
2. **THAT** the executive committee consider the up to date Financial Report for the Community Association.
3. **THAT** the executive committee consider the Caretaker Report from Clean and Green.
4. **THAT** the executive committee discuss whether or not a \$250.00 Bond should be applied to the facility hire in addition to the \$250.00 hire fee.
5. **THAT** the executive committee discuss any other matter of business.

Dated 15<sup>th</sup> March 2018

  
On behalf of the Executive Committee

## Income & Expenditure Statement for the financial year-to-date 01/07/2017 to 16/03/2018

The Owners--Community Association 270417

Twin Creeks, 336-478a Luddenham Road,  
LUDDENHAM NSW 2745

### Administrative Fund

Current period

01/07/2017-16/03/2018

#### Revenue

|                             |            |
|-----------------------------|------------|
| Community Facilities Fee    | 1,363.62   |
| Interest on Arrears--Admin  | 792.35     |
| Levies Due--Admin           | 201,502.56 |
| Recovery--Legal Fees        | 4,270.99   |
| Status Certificate Fees     | 592.27     |
| Strata Roll Inspection Fees | 69.27      |

|                      |            |
|----------------------|------------|
| <i>Total revenue</i> | 208,591.06 |
|----------------------|------------|

#### Less expenses

|   |           |
|---|-----------|
| Admin--Executive Committee Expenses         | 374.45    |
| Admin--Legal & Debt Collection Fees         | 5,656.33  |
| Admin--Management Fees--Schedule Fees       | 1,019.37  |
| Admin--Management Fees--Standard            | 9,218.50  |
| Admin--Status Certificate Fees Paid         | 592.27    |
| Admin--Strata Inspection Fees Paid          | 36.91     |
| Insurance--Premiums                         | 8,288.72  |
| Maint Bldg--Building Manager/Caretaker      | 6,250.00  |
| Maint Bldg--Facilities Manager              | 18,736.67 |
| Maint Bldg--Lift/Fire Protection--Telephone | 89.62     |
| Maint Bldg--Locks, Keys & Card Keys         | 710.00    |
| Maint Grounds--Gates & Fences               | 300.00    |
| Maint Grounds--Lawns & Gardening            | 50,000.00 |
| Maint Grounds--Sewerage Treatment Plant     | 61,077.37 |
| Utility--Electricity                        | 27,472.10 |

|                       |            |
|-----------------------|------------|
| <i>Total expenses</i> | 189,822.31 |
|-----------------------|------------|

#### Surplus/Deficit

18,768.75

|                 |            |
|-----------------|------------|
| Opening balance | 167,993.19 |
|-----------------|------------|

#### Closing balance

\$186,761.94

**Sinking Fund****Current period**

01/07/2017-16/03/2018

**Revenue**

|                              |                  |
|------------------------------|------------------|
| Interest on Arrears--Sinking | 152.75           |
| Levies Due--Sinking          | 16,376.00        |
| Recovery--Other              | (5.15)           |
| <i>Total revenue</i>         | <u>16,523.60</u> |

**Less expenses**

|                                   |                  |
|-----------------------------------|------------------|
| Maint Grounds--Fencing--Boundary  | 10,210.37        |
| Maint Grounds--Irrigation Systems | 8,063.91         |
| <i>Total expenses</i>             | <u>18,274.28</u> |

**Surplus/Deficit**(1,750.68)

Opening balance 307,166.83

**Closing balance**\$305,416.15