

NOTICE OF ASSOCIATION COMMITTEE MEETING

COMMUNITY ASSOCIATION DP NO: 270347

ADDRESS: 6 MAGNOLIA DRIVE, BREAKFAST POINT

ASSOCIATION MEMBERS:

TAKE NOTICE that the Association Committee of the Community Association intends to hold a meeting on **Monday 30th January 2023**. The meeting will commence at **6.00pm** in the Breakfast Point Country Club.

The agenda for the meeting is:

1. CONFLICT OF INTEREST:

That the Association Committee members confirm that they have no conflict of interest of both a pecuniary and non-pecuniary nature relating to any motions being considered at this meeting and agreed to abstain from voting on any motions where they may have a conflict of interest.

***Explanatory Note:** All members of the Association Committee declare if they have any personal involvement or interest in any matter before the Committee. Additionally, they should declare situations where it may be reasonable for others to perceive that a conflict may exist.*

2. APOLOGIES

That any apologies of the Association Committee be noted.

3. MINUTES:

That the minutes of the last association committee meeting held on 12th December 2022 be confirmed as a true record and account of the proceedings at that meeting.

***Explanatory Note:** The minutes are enclosed with this notice of meeting.*

4. GENERAL MANAGER REPORT

That a report be provided by the General Manager of the Breakfast Point Community Association.

5. FINANCIAL STATEMENTS – COMMUNITY ASSOCIATION:

That the financial statements as of 31st December 2022 be presented by the Treasurer of the Community Association.

***Explanatory Note:** A copy of the financials are enclosed with the agenda.*

6. FINANCE SUB-COMMITTEE (Proposed by Richard Cowan):

That the Association Committee receives the draft minutes of the meeting held on 20 December 2022.

***Explanatory Note:** The minutes are enclosed with this notice of meeting.*

7. LANDSCAPE SUB-COMMITTEE (Proposed by Sue Campbell-Lloyd):

That the Association Committee receives the draft minutes of the meeting held on 12 December 2022.

***Explanatory Note:** The minutes are enclosed with this notice of meeting.*

8. PROPOSAL FROM BFMS FOR THE ENGAGEMENT OF A PROJECT COORDINATOR TO ASSIST WITH COUNTRY CLUB LAP POOL REFURBISHMENT (Proposed by Sue Campbell-Lloyd):

That the Association Committee consider and approves the proposal from Building Facilities Management Solutions for the engagement of a project coordinator to assist with the Country Club lap pool refurbishment at a maximum cost of \$5,000.00 Excl. of GST.

Explanatory Note: A copy of the project evaluation is attached with the agenda.

9. APPLICATION FROM SAVANNAH (SP 78164) FOR TREE TRIMMING (Proposed by Sue Campbell-Lloyd):

That the Association Committee consider and approves in accordance with the conditions specified in the application from the Savannah (SP 78164) for tree trimming in accordance with the Architectural and Landscape Guidelines of Breakfast Point and in accordance with the professional report provided by Lindy Lean. The approval is provided on the provision Savannah (SP 78164) provide a copy of the Council approval to the Community Association (DP 270347) before proceeding.

MEMBERS OF COMMUNITY ASSOCIATION DP NO: 270347

ADDRESS: 6 MAGNOLIA DRIVE, BREAKFAST POINT

MINUTES OF A MEETING OF THE ASSOCIATION COMMITTEE OF THE MEMBERS OF COMMUNITY ASSOCIATION D.P. NO. 270347 HELD ON MONDAY 12 DECEMBER 2022 IN THE BREAKFAST POINT COUNTRY CLUB COMMENCING AT 6.00PM.

PRESENT:

Sue Campbell-Lloyd & Richard Cowan

APOLOGIES

Laurie Ihantiv & Kerryanne Knox

VOTING RIGHTS

Laurie Ihnativ to Sue Campbell-Lloyd

Kerryanne Knox to Richard Cowan

IN ATTENDANCE

Gabriela Hajkova	NA 286265	Alan Barnes	Hunters Wharf
Paul Clarke	Newbury York	Philippa Harrington	Carolina
Tom Crocker	Savannah	Graham Wakeham	Alsbury
Ken Preece	Verandahs	Michael Glenday	Chateaux
Guy Romeo	Hamptons		

APOLOGIES

Kevin Guest	Spyglass Hill	Jenni Crosby	Robinia
Mark Yewdall	Lighthouse Hill	Steve Jurd	Vineyards North
Michael Lofaro	Garland Mews		

PRESENT:

Nick Stephenson (**Bright & Duggan**) & Kim Radford (**General Manager**)

CHAIRPERSON: Sue Campbell-Lloyd

1. CONFLICT OF INTEREST:

Resolved that the Association Committee members confirm that they have no conflict of interest of both a pecuniary and non-pecuniary nature relating to any motions being considered at this meeting and agreed to abstain from voting on any motions where they may have a conflict of interest.

2. MINUTES:

Resolved that the minutes of the last association committee meeting held on 31st October 2022 be confirmed as a true record and account of the proceedings at that meeting.

3. OFFICE BEARERS POSITIONS:

Resolved that the Association Committee confirm the following officer bearer positions.

Chairperson – Sue Campbell-Lloyd

Treasurer – Richard Cowan

Secretary – Kerryanne Knox

4. FINANCIAL STATEMENTS – COMMUNITY ASSOCIATION:

Resolved that the financial statements as of 31st October 2022 be presented by the Treasurer of the Community Association.

A vote of thanks was provided to the previous treasurer David Button.

5. COUNTRY CLUB CONSULTATIVE COMMITTEE (Proposed by Laurie Ihnativ):

Resolved that the Association Committee receives the draft minutes of the meeting held on 22 November 2022.

6. ASSETS AND STANDARDS SUB-COMMITTEE (Proposed by Laurie Ihnativ):

Resolved that the Association Committee receives the draft minutes of the meeting held on 1 December 2022.

7. APPLICATION FROM UNIT 54 OF ROSEWOOD (SP 70931) FOR THE INSTALLATION OF OPERABLE ROOF SYSTEM AND SLIDING LOUVRE SHUTTERS (Proposed by Laurie Ihnativ):

Resolved that the Association Committee consider and approves in accordance with the conditions specified in the application from unit 54 of Rosewood (SP 70931) for the installation of an operable roof system and sliding louvre shutters in accordance with the Architectural and Landscape Guidelines of Breakfast Point and in accordance with design from Giles Tribe. It is responsibility of the Owners Corporation of SP 70931 to confirm the lot owner has obtained a building certificate to confirm the associated works complies with the Building Code of Australia.

8. **APPLICATION FROM UNIT 52 OF MULBERRY HILL (SP 71690) FOR THE INSTALLATION OF AN AIR CONDITIONING UNIT (Proposed by Laurie Ihnativ):**
Resolved that the Association Committee consider and approves in accordance with the conditions specified in the application from unit 52 of Mulberry Hill (SP 71690) for the installation of an air conditioning unit in accordance with the Architectural and Landscape Guidelines of Breakfast Point and in accordance with design from Giles Tribe. It is responsibility of the Owners Corporation of SP 71690 to confirm the lot owner has obtained a building certificate to confirm the associated works complies with the Building Code of Australia.
9. **APPLICATION FROM UNIT 33 OF HERMITAGE HILL (SP 80901) FOR THE INSTALLATION OF SHUTTERS (Proposed by Laurie Ihnativ):**
Resolved that the Association Committee consider and approves in accordance with the conditions specified in the application from unit 33 of Hermitage Hill (SP 80901) for the installation of shutters in accordance with the Architectural and Landscape Guidelines of Breakfast Point and in accordance with design from Giles Tribe. It is responsibility of the Owners Corporation of SP 80901 to confirm the lot owner has obtained a building certificate to confirm the associated works complies with the Building Code of Australia.
10. **APPLICATION FROM ROSEWOOD (SP 70931) FOR THE INSTALLATION OF POOL UMBRELLAS (Proposed by Laurie Ihnativ):**
Resolved as amended that the Association Committee consider and approves in accordance with the conditions specified in the application from Rosewood (SP 70931) for the installation of pool umbrellas in accordance with the Architectural and Landscape Guidelines of Breakfast Point and in accordance with design from Giles Tribe. It is responsibility of the Owners Corporation of SP 70931 to obtain building certificate to confirm the associated works complies with the Building Code of Australia.
11. **PROJECT EVALUATION FOR POCKET PARK TURFING (Proposed by Sue Campbell-Lloyd):**
Resolved as amended that that the Association Committee consider and approve the proposal from Green Options for the Pocket Park new turf in the sum of \$11,190.50 Excl. of GST.
12. **PROJECT EVALUATION FOR PLANTING NEAR CELESTE (Proposed by Sue Campbell-Lloyd):**
Resolved as amended the Association Committee consider and approve the proposal from Green Options for the planting near Celeste in the sum of \$8,452.05 Excl. of GST.

- 13. PROJECT EVALUATION FOR THE COMBI OVEN REPLACEMENT AT THE COUNTRY CLUB (Proposed by Sue Campbell-Lloyd):**
Resolved that the Association Committee consider and approve the quotation from Reward Hospitality in the sum of \$22,919.13 Excl. of GST for the replacement of the Combi oven at the Country Club.
- 14. PROJECT EVALUATION FOR THE EXTERNAL PAINTING OF THE ADMIN BUILDING (Proposed by Sue Campbell-Lloyd):**
Resolved that the Association Committee consider and approve the proposal from Global Coatings in the sum of \$22,550.00 Excl. of GST for the external painting of the Admin Building.
- 15. PROJECT EVALUATION FOR THE VARIATION FOR THE TENNYSON ROAD HERITAGE WALL UNDERPINNING AND STRENGTHENING WORKS (Proposed by Sue Campbell-Lloyd):**
Resolved that the Association Committee consider and approve the variation costs for the Tennyson Road Heritage Wall underpinning and strengthening works: (Revised costs outlined below).
- McDonald Contracting: In the sum of \$88,124.33 Excl. of GST.
 - Tonkin Engineering: In the sum of \$3,500.00 Excl. of GST.
 - Jemena Supervisor: In the sum of \$3,360.00 Excl. of GST.
 - Hand Digging Investigation by Mcdonald Contracting: In the sum of \$18,225.00 Excl. of GST.
- Total variation cost** - \$21,904.83 Excl. of GST.
- 16. PROJECT EVALUATION FOR MYBUILDINGS ACQUISITION AND IMPLEMENTATION (Proposed by Sue Campbell-Lloyd):**
Resolved that the Association Committee consider and approve proposal from MyBuildings for the implementation of a new Facilities Management system.
- One of fee for system establishment, implementation, and training - \$7,400.00 Excl. of GST.
 - Monthly ongoing and support fees - \$573.85 Excl. of GST per month of \$6,886.20 Excl. of GST per annum.
 - Quarterly system health checks - \$1,440.00 Excl. of GST per annum.
- 17. APPLICATION FROM PLANTATIONS PRECINCT (DP 280024) FOR TREE TRIMMING (Proposed by Sue Campbell-Lloyd):**
Resolved as amended that the Association Committee consider and approves in accordance with the conditions specified in the application from the Plantations Precinct (DP 280024) for tree trimming in accordance with the Architectural and Landscape Guidelines of Breakfast Point and in accordance with the professional report provided by Smart Arbor Professional Consulting. The approval is provided on the provision the Plantations Precinct (DP 280024) provide a copy of the Council approval to the Community Association (DP 270347) before proceeding.

The meeting closed at 6:40 PM

Community Association D.P. No. 270347

6 Magnolia Drive
Breakfast Point NSW 2137

BALANCE SHEET AS AT 31 DECEMBER 2022

<u>OWNERS FUNDS</u>	<u>Actual</u> <u>31/12/22</u>
Administrative Fund	28,418.60
Capital Works Fund	711,614.25
<u>TOTAL</u>	<u>\$ 740,032.85</u>

THESE FUNDS ARE REPRESENTED BY

CURRENT ASSETS

Cash At Bank	212,997.55
Investment Bas Stg	207,873.87
Investment Td Stg	214,127.47
Investment Td Stg	557,934.91
Investment Td Stg	429,687.62
Investment Td Mbl	351,812.33
Other Arrears	34.39
Interest Accrued On O/D Levies	5.32
Prepayments	71,150.05
Country Club Fund	246.14
<u>Country Club Fund</u>	(109,878.84)
Cash	204,065.03
Trade Debtors	41,073.27
Inventory	6,398.30
Trade Creditors	(125,568.51)
Deposits	(36,047.71)
Payroll Liabilities	(143,350.01)
GST	(56,449.21)

TOTAL ASSETS **1,935,990.81**

LIABILITIES

G S T Clearing Account	(51,523.34)
P A Y G Clearing A/C	(737.84)
Creditors	24,589.52
Levies In Advance	611,470.91
Bonds Refundable	28,794.50
Accrued Expenses	135,990.21
Provision For Seawall	153,554.00
Provision For Club Bathrooms	73,820.00

Community Association D.P. No. 270347

6 Magnolia Drive
Breakfast Point NSW 2137

BALANCE SHEET AS AT 31 DECEMBER 2022

<u>LIABILITIES (Continued)</u>	Actual
Provision For Pool	31/12/22 220,000.00
<u>TOTAL LIABILITIES</u>	<u>1,195,957.96</u>
<u>NET ASSETS</u>	<u>\$ 740,032.85</u>

Community Association D.P. No. 270347

6 Magnolia Drive
Breakfast Point NSW 2137

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 1 SEPTEMBER 2022 TO 31 DECEMBER 2022

<u>ADMINISTRATIVE FUND</u>	Actual 01/09/22-31/12/22	Budget YTD 01/09/22-31/12/22	Variance	Budget Full Year 01/09/22-31/08/23
<u>INCOME</u>				
Levies - Administrative Fund	588,898.94	961,059.33	-372,160.39	2,883,178.00
Interest On Overdue Levies	(1,569.47)	333.33	-1,902.80	1,000.00
Rent	43,103.00	15,333.33	27,769.67	46,000.00
Insurance Claim Refund	6,679.09	0.00	6,679.09	0.00
Membership, Sales & Merch.	29,801.00	21,333.33	8,467.67	64,000.00
<u>TOTAL ADMIN. FUND INCOME</u>	666,912.56	998,059.32	-331,146.76	2,994,178.00
<u>EXPENDITURE - ADMIN. FUND</u>				
Amenities-Other	4,325.46	7,333.33	-3,007.87	22,000.00
Audit Accounting G S T Fees	361.86	3,333.33	-2,971.47	10,000.00
Bank Charges	97.45	150.00	-52.55	450.00
Grease Arrestor	2,180.00	0.00	2,180.00	0.00
Ca Admin Wages/Super	238,798.11	183,407.72	55,390.39	550,223.16
Estate Management Fees	29,183.34	59,519.00	-30,335.66	178,557.00
Cleaning	54,607.32	30,836.00	23,771.32	92,508.00
Cleaning Carpet	0.00	500.00	-500.00	1,500.00
Rubbish & Waste	1,226.34	1,326.67	-100.33	3,980.00
Cleaning-Doggie Bags	2,727.27	1,000.00	1,727.27	3,000.00
Consulting/Engineering Fees	19,696.30	10,000.00	9,696.30	30,000.00
Consulting-Contractor Comp	300.00	100.00	200.00	300.00
Electrical Repairs	6,524.00	3,333.33	3,190.67	10,000.00
Fees & Permits	650.00	666.67	-16.67	2,000.00
Grounds-Maintenance	16,103.44	6,666.67	9,436.77	20,000.00
G-Maintenance- Irrigation	31,529.16	5,000.00	26,529.16	15,000.00
Grounds-Gardening	41,546.27	160,971.67	-119,425.40	482,915.00
Insurance Premiums	37,930.73	39,142.33	-1,211.60	117,427.00
Access Device Expenses	230.00	0.00	230.00	0.00
Legal Fees	16,648.78	10,000.00	6,648.78	30,000.00
Arrears Letters	90.00	0.00	90.00	0.00
Management Fees	10,142.43	11,233.33	-1,090.90	33,700.00
Accounting & Finance	675.00	1,166.67	-491.67	3,500.00
By-Law Processing	0.00	500.00	-500.00	1,500.00
Asset Maintenance	300.00	0.00	300.00	0.00
Meeting Attendance	4,999.96	4,946.67	53.29	14,840.00
Strata Manager Consultancy	10,268.92	5,000.00	5,268.92	15,000.00
Disbursements	4,147.50	3,833.33	314.17	11,500.00
Pest Control-Service	3,054.56	3,000.00	54.56	9,000.00
Plumbing-General	11,853.60	7,333.33	4,520.27	22,000.00

Community Association D.P. No. 270347

6 Magnolia Drive
Breakfast Point NSW 2137

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 1 SEPTEMBER 2022 TO 31 DECEMBER 2022

EXPENDITURE - ADMIN. FUND (Continued)	Actual	Budget YTD	Variance	Budget Full Year
	01/09/22-31/12/22	01/09/22-31/12/22		01/09/22-31/08/23
It Expenses	2,875.02	5,386.33	-2,511.31	16,159.00
Rep & Maint-General Building	3,521.24	2,333.33	1,187.91	7,000.00
Rep & Maint-Locks	1,370.00	266.67	1,103.33	800.00
Security Guards	41,327.54	41,666.67	-339.13	125,000.00
Services-Electricity	12,479.65	13,333.33	-853.68	40,000.00
Services-Water Usage	18,488.24	46,666.67	-28,178.43	140,000.00
Place Activation	5,568.22	3,333.33	2,234.89	10,000.00
SUBTOTAL	635,827.71	673,286.38		2,019,859.16
<u>COUNTRY CLUB ADMIN EXPENSES</u>				
Café Subsidy	39,138.00	83,333.33	-44,195.33	250,000.00
Club - Admin Wages/Super	107,829.18	117,450.33	-9,621.15	352,351.00
Club - Employment Expenses	0.00	4,280.00	-4,280.00	12,840.00
Club - Bank Fees	6,907.00	4,833.33	2,073.67	14,500.00
Club - Gym	1,375.20	1,413.33	-38.13	4,240.00
Club - Sauna/Steam	0.00	840.00	-840.00	2,520.00
Club - Telephones	545.46	1,980.00	-1,434.54	5,940.00
Club - Lifts	3,029.24	2,020.49	1,008.75	6,061.48
Club - Cleaning	20,684.00	22,312.67	-1,628.67	66,938.00
Club - Cleaning Carpet	1,800.00	2,666.67	-866.67	8,000.00
Club - Trade Waste	4,661.16	5,051.67	-390.51	15,155.00
Club - Cleaning Other&supplies	6,508.38	12,223.08	-5,714.70	36,669.25
Club - Gas	4,106.62	18,333.33	-14,226.71	55,000.00
Club - Pool & Spa Maintenance	20,261.13	25,000.00	-4,738.87	75,000.00
Club - Airconditioning	3,080.63	1,852.00	1,228.63	5,556.00
Club - Fire Services	996.19	896.67	99.52	2,690.00
Club - Fire Repairs	2,875.04	1,000.00	1,875.04	3,000.00
Club - Amenities Other	8,743.97	1,000.00	7,743.97	3,000.00
Club - It Exp	15,096.05	7,965.67	7,130.38	23,897.00
Club - Gates & Doors	2,250.00	440.00	1,810.00	1,320.00
Club - Stationery	920.00	1,333.33	-413.33	4,000.00
Club - Repairs & Maintenance	19,428.58	7,146.67	12,281.91	21,440.00
Club - Electricity	16,280.65	21,666.67	-5,386.02	65,000.00
Club - Kitchen	7,603.70	5,917.33	1,686.37	17,752.00
Club - Tennis	2,206.64	5,253.33	-3,046.69	15,760.00
Club - Licencing	468.18	338.33	129.85	1,015.00
Club- Training	0.00	1,833.33	-1,833.33	5,500.00
TOTAL CLUB ADMIN. EXPENDITURE	296,795.00	358,381.56	-61,586.56	1,075,144.73
SURPLUS / DEFICIT	\$ (265,710.15)	\$ (33,608.62)		\$ (100,825.89)

Community Association D.P. No. 270347

6 Magnolia Drive
Breakfast Point NSW 2137

STATEMENT OF INCOME AND EXPENDITURE FOR THE PERIOD 1 SEPTEMBER 2022 TO 31 DECEMBER 2022

COUNTRY CLUB ADMIN EXPENSES (Continued)	Actual	Budget YTD	Variance	Budget Full Year
	01/09/22-31/12/22	01/09/22-31/12/22		01/09/22-31/08/23
Opening Admin. Balance	294,128.75	294,128.75	0.00	294,128.75
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 28,418.60	\$ 260,520.13		\$ 193,302.86

Community Association D.P. No. 270347

6 Magnolia Drive
Breakfast Point NSW 2137

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 1 SEPTEMBER 2022 TO 31 DECEMBER 2022

<u>CAPITAL WORKS FUND</u>	Actual 01/09/22-31/12/22	Budget YTD 01/09/22-31/12/22	Variance	Budget Full Year 01/09/22-31/08/23
<u>INCOME</u>				
Levies - Capital Works Fund	293,478.39	288,666.67	4,811.72	866,000.00
Interest On Investment	6,175.91	10,666.67	-4,490.76	32,000.00
<u>TOTAL CAPITAL WORKS FUND INCOM</u>	299,654.30	299,333.34	320.96	898,000.00
<u>EXPENDITURE - CAPITAL WORKS FU</u>				
Upgrade Cc Bathroom	3,030.00	15,666.67	-12,636.67	47,000.00
Tennis Courts 4&5	(1,486.05)	0.00	-1,486.05	0.00
Tennyson Rd Wall Underpinning	18,225.00	0.00	18,225.00	0.00
Foreshore Timber Bench Renewal	0.00	14,000.00	-14,000.00	42,000.00
Foreshore Granite Path Resurfa	0.00	6,000.00	-6,000.00	18,000.00
Solar On Admin Building	0.00	8,333.33	-8,333.33	25,000.00
Renovation Of Landscaping Arou	0.00	25,666.67	-25,666.67	77,000.00
Replace Spa&lagoon Copingtiles	0.00	5,000.00	-5,000.00	15,000.00
Refurbishment Of Pool Filtrati	0.00	10,000.00	-10,000.00	30,000.00
Lap Swimming Pool Total Renova	12,620.00	53,333.33	-40,713.33	160,000.00
Pergola Replacement-Lap Pool	0.00	13,333.33	-13,333.33	40,000.00
Pool Heater Replacement	0.00	11,666.67	-11,666.67	35,000.00
Tree Mgt Program Canopy&tree	19,518.70	51,666.67	-32,147.97	155,000.00
Disabled Pool Access	0.00	3,333.33	-3,333.33	10,000.00
Silkstone Rotunda Roof Paintin	0.00	5,000.00	-5,000.00	15,000.00
Consulting/Engineering Fees	31,370.00	0.00	31,370.00	0.00
Grounds-Maint & Repairs	112,878.33	110,000.00	2,878.33	330,000.00
Post & Ropes Renewal	0.00	13,333.33	-13,333.33	40,000.00
It Expenses	0.00	2,000.00	-2,000.00	6,000.00
General Building	25,219.13	24,333.33	885.80	73,000.00
Club	20,452.42	16,666.67	3,785.75	50,000.00
Tax Installment	127.00	3,200.00	-3,073.00	9,600.00
Tax Return	180.00	0.00	180.00	0.00
<u>TOTAL CAP. WORKS EXPENDITURE</u>	\$ 242,134.53	\$ 392,533.33	-150,398.80	\$ 1,177,600.00
<u>SURPLUS / DEFICIT</u>	\$ 57,519.77	\$ (93,199.99)		\$ (279,600.00)
Opening Capital Works Fund Bal	654,094.48	654,094.48	0.00	654,094.48
<u>CAPITAL WORKS FUND BALANCE</u>	\$ 711,614.25	\$ 560,894.49		\$ 374,494.48

Community Association D.P. No. 270347

6 Magnolia Drive
Breakfast Point NSW 2137

STATEMENT OF INCOME AND EXPENDITURE FOR THE PERIOD 1 SEPTEMBER 2022 TO 31 DECEMBER 2022

<u>COUNTRY CLUB CAFE</u>	<u>Actual</u> 01/09/22-31/12/22	<u>Budget YTD</u> 01/09/22-31/12/22	<u>Variance</u>	<u>Budget Full Year</u> 01/09/22-31/08/23
<u>INCOME - COUNTRY CLUB CAFE</u>				
Café Subsidy	39,138.00	83,333.33	-44,195.33	250,000.00
Country Club Income - Food	232,667.00	184,666.67	48,000.33	554,000.00
Country Club Income - Beverage	145,582.00	92,646.33	52,935.67	277,939.00
Country Club - Functions	129,233.00	53,833.33	75,399.67	161,500.00
<u>TOTAL INCOME COUNTRY CLUB CAFE</u>	546,620.00	414,479.66		1,243,439.00
<u>EXPENDITURE COUNTRY CLUB CAFE</u>				
Country Club Cogs - Food	110,286.00	71,566.67	38,719.33	214,700.00
Country Club Cogs - Beverage	62,072.00	29,614.29	32,457.71	88,842.87
Country Club - Cos Functions	87,738.00	32,366.15	55,371.85	97,098.45
Country Club - Cafe General	9,318.00	24,020.33	-14,702.33	72,061.00
Country Club Back House Wages	150,211.00	139,180.89	11,030.11	417,542.68
Country Club Front House Wages	113,722.00	117,731.33	-4,009.33	353,194.00
Country Club - Contract Staff	12,870.00	0.00	12,870.00	0.00
Country Club - Gates & Doors	403.00	0.00	403.00	0.00
<u>TOTAL EXP COUNTRY CLUB CAFE</u>	546,620.00	414,479.66		1,243,439.00
<u>SURPLUS/DEFICIT COUNTRY CLUB</u>	\$ 0.00	\$ 0.00		\$ 0.00
Opening Balance Country Club	0.00	0.00	0.00	0.00
<u>BALANCE COUNTRY CLUB</u>	\$ 0.00	\$ 0.00		\$ 0.00

Report Period From 01/09/22 To 31/12/22
 Report Date: 17 January 2023
 Report Time: 12:13:56

BREAKFAST POINT COMMUNITY

Balance Sheet AS AT 31 December 2022

270347
 Month Budget

This Month Budget	This Month Actual	This Month Variance	Description	To Date Budget	To Date Actual	To Date Variance	Last Year Actual	Last Year Budget
	\$0.00		Administrative Fund					
	\$0.00		Income					
\$240264.83	\$0.00	(\$240264.83)	Levies - Administrative Fund	(\$961059.33)	(\$588898.94)	\$372160.39	(\$2404694.06)	\$2883178.00
\$83.33	\$0.00	(\$83.33)	Interest On Overdue Levies	(\$333.33)	\$1569.47	\$1902.80	(\$2325.30)	\$1000.00
\$3833.33	\$85.00	(\$3748.33)	Rent	(\$15333.33)	(\$43103.00)	(\$27769.67)	(\$103134.37)	\$46000.00
\$0.00	\$0.00	\$0.00	Insurance Claim Refund	\$0.00	(\$6679.09)	(\$6679.09)	\$0.00	\$0.00
\$5333.33	\$6026.00	\$692.67	Membership, Sales & Merch.	(\$21333.33)	(\$29801.00)	(\$8467.67)	(\$73160.50)	\$64000.00
\$249514.82	\$6111.00	(\$243403.82)	Total Admin. Fund Income	(\$998059.32)	(\$666912.56)	\$331146.76	(\$2583314.23)	\$2994178.00
	\$0.00		Expenditure - Admin. Fund					
(\$1833.33)	(\$2200.91)	(\$367.58)	Amenities-Other	\$7333.33	\$4325.46	(\$3007.87)	\$19692.71	(\$22000.00)
(\$833.33)	(\$179.91)	\$653.42	Audit Accounting G S T Fees	\$3333.33	\$361.86	(\$2971.47)	\$11991.14	(\$10000.00)
(\$37.50)	(\$49.45)	(\$11.95)	Bank Charges	\$150.00	\$97.45	(\$52.55)	\$423.26	(\$450.00)
\$0.00	(\$2180.00)	(\$2180.00)	Grease Arrestor	\$0.00	\$2180.00	\$2180.00	\$0.00	\$0.00
(\$45851.93)	(\$103576.20)	(\$57724.27)	Ca Admin Wages/Super	\$183407.72	\$238798.11	\$55390.39	\$520191.51	(\$550223.16)
(\$14879.75)	\$0.00	\$14879.75	Estate Management Fees	\$59519.00	\$29183.34	(\$30335.66)	\$172090.03	(\$178557.00)
(\$7709.00)	(\$7954.83)	(\$245.83)	Cleaning	\$30836.00	\$54607.32	\$23771.32	\$0.00	(\$92508.00)
(\$125.00)	\$0.00	\$125.00	Cleaning Carpet	\$500.00	\$0.00	(\$500.00)	\$200.00	(\$1500.00)
(\$331.67)	\$0.00	\$331.67	Rubbish & Waste	\$1326.67	\$1226.34	(\$100.33)	\$477.00	(\$3980.00)
(\$250.00)	(\$2727.27)	(\$2477.27)	Cleaning-Doggie Bags	\$1000.00	\$2727.27	\$1727.27	\$8181.81	(\$3000.00)
(\$2500.00)	(\$3312.50)	(\$812.50)	Consulting/Engineering Fees	\$10000.00	\$19696.30	\$9696.30	\$34231.70	(\$30000.00)
(\$25.00)	\$0.00	\$25.00	Consulting-Contractor Comp	\$100.00	\$300.00	\$200.00	\$300.00	(\$300.00)
(\$833.33)	(\$450.00)	\$383.33	Electrical Repairs	\$3333.33	\$6524.00	\$3190.67	\$9880.50	(\$10000.00)
(\$166.67)	\$0.00	\$166.67	Fees & Permits	\$666.67	\$650.00	(\$16.67)	\$1801.75	(\$2000.00)
(\$1666.67)	(\$3801.40)	(\$2134.73)	Grounds-Maintenance	\$6666.67	\$16103.44	\$9436.77	\$31890.97	(\$20000.00)
(\$1250.00)	(\$3908.18)	(\$2658.18)	G-Maintenance- Irrigation	\$5000.00	\$31529.16	\$26529.16	\$4289.63	(\$15000.00)

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BREAKFAST POINT COMMUNITY

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This Month Budget	This Month Actual	This Month Variance	Description	To Date Budget	To Date Actual	To Date Variance	Last Year Actual	Last Year Budget
(\$40242.92)	\$0.00	\$40242.92	Grounds-Gardening	\$160971.67	\$41546.27	(\$119425.40)	\$432784.68	(\$482915.00)
(\$9785.58)	(\$6642.11)	\$3143.47	Insurance Premiums	\$39142.33	\$37930.73	(\$1211.60)	\$79036.67	(\$117427.00)
\$0.00	\$0.00	\$0.00	Insurance Valuation	\$0.00	\$0.00	\$0.00	\$3636.36	\$0.00
\$0.00	(\$230.00)	(\$230.00)	Access Device Expenses	\$0.00	\$230.00	\$230.00	\$0.00	\$0.00
(\$2500.00)	(\$1902.73)	\$597.27	Legal Fees	\$10000.00	\$16648.78	\$6648.78	\$40152.39	(\$30000.00)
\$0.00	\$0.00	\$0.00	Arrears Letters	\$0.00	\$90.00	\$90.00	\$0.00	\$0.00
(\$2808.33)	(\$2651.52)	\$156.81	Management Fees	\$11233.33	\$10142.43	(\$1090.90)	\$29745.48	(\$33700.00)
(\$291.67)	(\$90.00)	\$201.67	Accounting & Finance	\$1166.67	\$675.00	(\$491.67)	\$2520.00	(\$3500.00)
(\$125.00)	\$0.00	\$125.00	By-Law Processing	\$500.00	\$0.00	(\$500.00)	\$0.00	(\$1500.00)
\$0.00	(\$212.50)	(\$212.50)	Asset Maintenance	\$0.00	\$300.00	\$300.00	\$905.00	\$0.00
(\$1236.67)	(\$1420.44)	(\$183.77)	Meeting Attendance	\$4946.67	\$4999.96	\$53.29	\$7835.18	(\$14840.00)
(\$1250.00)	(\$3533.32)	(\$2283.32)	Strata Manager Consultancy	\$5000.00	\$10268.92	\$5268.92	\$17453.76	(\$15000.00)
(\$958.33)	(\$1015.00)	(\$56.67)	Disbursements	\$3833.33	\$4147.50	\$314.17	\$12522.46	(\$11500.00)
(\$750.00)	(\$1672.73)	(\$922.73)	Pest Control-Service	\$3000.00	\$3054.56	\$54.56	\$10281.84	(\$9000.00)
(\$1833.33)	(\$5625.30)	(\$3791.97)	Plumbing-General	\$7333.33	\$11853.60	\$4520.27	\$16991.60	(\$22000.00)
(\$1346.58)	(\$99.36)	\$1247.22	It Expenses	\$5386.33	\$2875.02	(\$2511.31)	\$12439.78	(\$16159.00)
\$0.00	\$0.00	\$0.00	Rep & Maint-Pump	\$0.00	\$0.00	\$0.00	\$2439.00	\$0.00
(\$583.33)	(\$982.07)	(\$398.74)	Rep & Maint-General Building	\$2333.33	\$3521.24	\$1187.91	\$13603.94	(\$7000.00)
(\$66.67)	(\$60.00)	\$6.67	Rep & Maint-Locks	\$266.67	\$1370.00	\$1103.33	\$700.00	(\$800.00)
\$0.00	\$0.00	\$0.00	Rep & Maint-Security System	\$0.00	\$0.00	\$0.00	\$1300.00	\$0.00
(\$10416.67)	(\$9630.79)	\$785.88	Security Guards	\$41666.67	\$41327.54	(\$339.13)	\$119049.21	(\$125000.00)
(\$3333.33)	(\$2215.02)	\$1118.31	Services-Electricity	\$13333.33	\$12479.65	(\$853.68)	\$36814.40	(\$40000.00)
(\$11666.67)	\$0.00	\$11666.67	Services-Water Usage	\$46666.67	\$18488.24	(\$28178.43)	\$133968.15	(\$140000.00)
(\$833.33)	(\$2371.63)	(\$1538.30)	Place Activation	\$3333.33	\$5568.22	\$2234.89	\$0.00	(\$10000.00)
(\$168321.59)	(\$170695.17)	(\$2373.58)	Subtotal	\$673286.38	\$635827.71	(\$37458.67)	\$1789821.91	(\$2019859.16)

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BREAKFAST POINT COMMUNITY

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 Month Budget

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	\$0.00		Country Club Admin Expenses					
(\$20833.33)	(\$5980.00)	\$14853.33	Café Subsidy	\$83333.33	\$39138.00	(\$44195.33)	\$191408.12	(\$250000.00)
(\$29362.58)	(\$25514.00)	\$3848.58	Club - Admin Wages/Super	\$117450.33	\$107829.18	(\$9621.15)	\$272929.83	(\$352351.00)
(\$1070.00)	\$5817.00	\$6887.00	Club - Employment Expenses	\$4280.00	\$0.00	(\$4280.00)	\$28442.88	(\$12840.00)
(\$1208.33)	(\$1745.00)	(\$536.67)	Club - Bank Fees	\$4833.33	\$6907.00	\$2073.67	\$14566.96	(\$14500.00)
(\$353.33)	(\$525.20)	(\$171.87)	Club - Gym	\$1413.33	\$1375.20	(\$38.13)	\$6780.00	(\$4240.00)
(\$210.00)	\$0.00	\$210.00	Club - Sauna/Steam	\$840.00	\$0.00	(\$840.00)	\$5495.70	(\$2520.00)
(\$495.00)	(\$181.82)	\$313.18	Club - Telephones	\$1980.00	\$545.46	(\$1434.54)	\$2816.79	(\$5940.00)
(\$505.12)	(\$1377.12)	(\$872.00)	Club - Lifts	\$2020.49	\$3029.24	\$1008.75	\$5428.24	(\$6061.48)
(\$5578.17)	(\$5471.00)	\$107.17	Club - Cleaning	\$22312.67	\$20684.00	(\$1628.67)	\$96822.39	(\$66938.00)
(\$666.67)	\$0.00	\$666.67	Club - Cleaning Carpet	\$2666.67	\$1800.00	(\$866.67)	\$9960.00	(\$8000.00)
(\$1262.92)	(\$1540.38)	(\$277.46)	Club - Trade Waste	\$5051.67	\$4661.16	(\$390.51)	\$18730.78	(\$15155.00)
(\$3055.77)	(\$5304.90)	(\$2249.13)	Club - Cleaning Other&Supplies	\$12223.08	\$6508.38	(\$5714.70)	\$51678.15	(\$36669.25)
(\$4583.33)	(\$1770.00)	\$2813.33	Club - Gas	\$18333.33	\$4106.62	(\$14226.71)	\$58183.42	(\$55000.00)
(\$6250.00)	(\$6491.28)	(\$241.28)	Club - Pool & Spa Maintenance	\$25000.00	\$20261.13	(\$4738.87)	\$63427.57	(\$75000.00)
(\$463.00)	\$0.00	\$463.00	Club - Airconditioning	\$1852.00	\$3080.63	\$1228.63	\$12023.50	(\$5556.00)
\$0.00	\$0.00	\$0.00	Club - Media Subscriptions	\$0.00	\$0.00	\$0.00	\$190.90	\$0.00
(\$224.17)	(\$256.19)	(\$32.02)	Club - Fire Services	\$896.67	\$996.19	\$99.52	\$6340.00	(\$2690.00)
(\$250.00)	(\$1110.32)	(\$860.32)	Club - Fire Repairs	\$1000.00	\$2875.04	\$1875.04	\$2927.27	(\$3000.00)
(\$250.00)	(\$5649.21)	(\$5399.21)	Club - Amenities Other	\$1000.00	\$8743.97	\$7743.97	\$15068.78	(\$3000.00)
(\$1991.42)	(\$1658.09)	\$333.33	Club - It Exp	\$7965.67	\$15096.05	\$7130.38	\$28886.50	(\$23897.00)
(\$110.00)	\$0.00	\$110.00	Club - Gates & Doors	\$440.00	\$2250.00	\$1810.00	\$2879.00	(\$1320.00)
(\$333.33)	(\$328.00)	\$5.33	Club - Stationery	\$1333.33	\$920.00	(\$413.33)	\$6975.98	(\$4000.00)
(\$1786.67)	(\$206.07)	\$1580.60	Club - Repairs & Maintenance	\$7146.67	\$19428.58	\$12281.91	\$60842.56	(\$21440.00)
(\$5416.67)	(\$5770.95)	(\$354.28)	Club - Electricity	\$21666.67	\$16280.65	(\$5386.02)	\$60791.24	(\$65000.00)

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\$0.00	\$0.00	\$0.00	Club - Covid -19 Contingency	\$0.00	\$0.00	\$0.00	\$18815.11	\$0.00
(\$1479.33)	(\$5411.20)	(\$3931.87)	Club - Kitchen	\$5917.33	\$7603.70	\$1686.37	\$0.00	(\$17752.00)
(\$1313.33)	(\$1243.64)	\$69.69	Club - Tennis	\$5253.33	\$2206.64	(\$3046.69)	\$0.00	(\$15760.00)
(\$84.58)	(\$468.18)	(\$383.60)	Club - Licencing	\$338.33	\$468.18	\$129.85	\$0.00	(\$1015.00)
(\$458.33)	\$0.00	\$458.33	Club- Training	\$1833.33	\$0.00	(\$1833.33)	\$0.00	(\$5500.00)
(\$89595.38)	(\$72185.55)	\$17409.83	Total Club Admin. Expenditure	\$358381.56	\$296795.00	(\$61586.56)	\$1042411.67	(\$1075144.73)
(\$8402.15)	(\$236769.72)	(\$228367.57)	Surplus / Deficit	\$33608.62	\$265710.15	\$232101.53	\$248919.35	(\$100825.89)
\$24510.73	\$0.00	(\$24510.73)	Opening Admin. Balance	(\$98042.92)	(\$294128.75)	(\$196085.83)	(\$478579.29)	\$294128.75
\$16108.58	(\$236769.72)	(\$252878.30)	Administrative Fund Balance	(\$64434.30)	(\$28418.60)	\$36015.70	(\$229659.94)	\$193302.86
	\$0.00		Capital Works Fund					
	\$0.00		Income					
\$72166.67	\$0.00	(\$72166.67)	Levies - Capital Works Fund	(\$288666.67)	(\$293478.39)	(\$4811.72)	(\$1065000.28)	\$866000.00
\$2666.67	\$673.24	(\$1993.43)	Interest On Investment	(\$10666.67)	(\$6175.91)	\$4490.76	(\$6348.64)	\$32000.00
\$0.00	\$0.00	\$0.00	Tax Refund	\$0.00	\$0.00	\$0.00	(\$2950.80)	\$0.00
\$74833.34	\$673.24	(\$74160.10)	Total Capital Works Fund Income	(\$299333.34)	(\$299654.30)	(\$320.96)	(\$1074299.72)	\$898000.00
	\$0.00		Expenditure - Capital Works Fu					
\$0.00	\$0.00	\$0.00	Pool Renovation	\$0.00	\$0.00	\$0.00	\$140000.00	\$0.00
(\$3916.67)	\$0.00	\$3916.67	Upgrade Cc Bathroom	\$15666.67	\$3030.00	(\$12636.67)	\$80000.00	(\$47000.00)
\$0.00	\$0.00	\$0.00	Tennis Courts 4&5	\$0.00	(\$1486.05)	(\$1486.05)	\$80739.05	\$0.00
\$0.00	\$0.00	\$0.00	Foreshore Cameras	\$0.00	\$0.00	\$0.00	\$3062.40	\$0.00
\$0.00	(\$18225.00)	(\$18225.00)	Tennyson Rd Wall Underpinning	\$0.00	\$18225.00	\$18225.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	Seawall Provision	\$0.00	\$0.00	\$0.00	\$50000.00	\$0.00
\$0.00	\$0.00	\$0.00	Cc Bullnose Rooms	\$0.00	\$0.00	\$0.00	\$58838.00	\$0.00
(\$3500.00)	\$0.00	\$3500.00	Foreshore Timber Bench Renewal	\$14000.00	\$0.00	(\$14000.00)	\$0.00	(\$42000.00)
(\$1500.00)	\$0.00	\$1500.00	Foreshore Granite Path Resurfa	\$6000.00	\$0.00	(\$6000.00)	\$0.00	(\$18000.00)

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(\$2083.33)	\$0.00	\$2083.33	Solar On Admin Building	\$8333.33	\$0.00	(\$8333.33)	\$0.00	(\$25000.00)
(\$6416.67)	\$0.00	\$6416.67	Renovation Of Landscaping Arou	\$25666.67	\$0.00	(\$25666.67)	\$0.00	(\$77000.00)
(\$1250.00)	\$0.00	\$1250.00	Replace Spa&Lagoon Copingtiles	\$5000.00	\$0.00	(\$5000.00)	\$0.00	(\$15000.00)
(\$2500.00)	\$0.00	\$2500.00	Refurbishment Of Pool Filtrati	\$10000.00	\$0.00	(\$10000.00)	\$0.00	(\$30000.00)
(\$13333.33)	(\$12620.00)	\$713.33	Lap Swimming Pool Total Renova	\$53333.33	\$12620.00	(\$40713.33)	\$0.00	(\$160000.00)
(\$3333.33)	\$0.00	\$3333.33	Pergola Replacement-Lap Pool	\$13333.33	\$0.00	(\$13333.33)	\$0.00	(\$40000.00)
(\$2916.67)	\$0.00	\$2916.67	Pool Heater Replacement	\$11666.67	\$0.00	(\$11666.67)	\$0.00	(\$35000.00)
(\$12916.67)	(\$1015.63)	\$11901.04	Tree Mgt Program Canopy&Tree	\$51666.67	\$19518.70	(\$32147.97)	\$0.00	(\$155000.00)
(\$833.33)	\$0.00	\$833.33	Disabled Pool Access	\$3333.33	\$0.00	(\$3333.33)	\$0.00	(\$10000.00)
(\$1250.00)	\$0.00	\$1250.00	Silkstone Rotunda Roof Paintin	\$5000.00	\$0.00	(\$5000.00)	\$0.00	(\$15000.00)
\$0.00	\$0.00	\$0.00	Heritage Wall	\$0.00	\$0.00	\$0.00	\$20000.00	\$0.00
\$0.00	(\$13510.00)	(\$13510.00)	Consulting/Engineering Fees	\$0.00	\$31370.00	\$31370.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	Grounds-Tree Management	\$0.00	\$0.00	\$0.00	\$89790.00	\$0.00
(\$27500.00)	(\$19784.26)	\$7715.74	Grounds-Maint & Repairs	\$110000.00	\$112878.33	\$2878.33	\$214492.34	(\$330000.00)
(\$3333.33)	\$0.00	\$3333.33	Post & Ropes Renewal	\$13333.33	\$0.00	(\$13333.33)	\$0.00	(\$40000.00)
(\$500.00)	\$0.00	\$500.00	It Expenses	\$2000.00	\$0.00	(\$2000.00)	\$27001.50	(\$6000.00)
(\$6083.33)	\$0.00	\$6083.33	General Building	\$24333.33	\$25219.13	\$885.80	\$87592.04	(\$73000.00)
(\$4166.67)	(\$5352.27)	(\$1185.60)	Club	\$16666.67	\$20452.42	\$3785.75	\$54271.09	(\$50000.00)
(\$800.00)	\$0.00	\$800.00	Tax Installment	\$3200.00	\$127.00	(\$3073.00)	\$2723.00	(\$9600.00)
\$0.00	(\$180.00)	(\$180.00)	Tax Return	\$0.00	\$180.00	\$180.00	\$180.00	\$0.00
(\$98133.33)	(\$70687.16)	\$27446.17	Total Cap. Works Expenditure	\$392533.33	\$242134.53	(\$150398.80)	\$908689.42	(\$1177600.00)
(\$23299.99)	(\$70013.92)	(\$46713.93)	Surplus / Deficit	\$93199.99	(\$57519.77)	(\$150719.76)	(\$165610.30)	(\$279600.00)
\$54507.87	\$0.00	(\$54507.87)	Opening Capital Works Fund Bal	(\$218031.49)	(\$654094.48)	(\$436062.99)	(\$154593.00)	\$654094.48
\$31207.88	(\$70013.92)	(\$101221.80)	Capital Works Fund Balance	(\$124831.50)	(\$711614.25)	(\$586782.75)	(\$320203.30)	\$374494.48
	\$0.00		Country Club Cafe					

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	\$0.00		Income - Country Club Cafe					
\$20833.33	\$5980.00	(\$14853.33)	Café Subsidy	(\$83333.33)	(\$39138.00)	\$44195.33	(\$191408.12)	\$250000.00
\$46166.67	\$61250.00	\$15083.33	Country Club Income - Food	(\$184666.67)	(\$232667.00)	(\$48000.33)	(\$490388.88)	\$554000.00
\$23161.58	\$42067.00	\$18905.42	Country Club Income - Beverage	(\$92646.33)	(\$145582.00)	(\$52935.67)	(\$278324.99)	\$277939.00
\$13458.33	\$42443.00	\$28984.67	Country Club - Functions	(\$53833.33)	(\$129233.00)	(\$75399.67)	(\$173881.64)	\$161500.00
\$103619.91	\$151740.00	\$48120.09	Total Income Country Club Cafe	(\$414479.66)	(\$546620.00)	(\$132140.34)	(\$1134003.63)	\$1243439.00
	\$0.00		Expenditure Country Club Cafe					
(\$17891.67)	(\$25660.00)	(\$7768.33)	Country Club Cogs - Food	\$71566.67	\$110286.00	\$38719.33	\$245430.41	(\$214700.00)
(\$7403.57)	(\$17028.00)	(\$9624.43)	Country Club Cogs - Beverage	\$29614.29	\$62072.00	\$32457.71	\$118098.88	(\$88842.87)
(\$8091.54)	(\$31890.00)	(\$23798.46)	Country Club - Cos Functions	\$32366.15	\$87738.00	\$55371.85	\$120488.51	(\$97098.45)
(\$6005.08)	(\$1703.00)	\$4302.08	Country Club - Cafe General	\$24020.33	\$9318.00	(\$14702.33)	\$23095.71	(\$72061.00)
(\$34795.22)	(\$41473.00)	(\$6677.78)	Country Club Back House Wages	\$139180.89	\$150211.00	\$11030.11	\$332734.04	(\$417542.68)
(\$29432.83)	(\$28402.00)	\$1030.83	Country Club Front House Wages	\$117731.33	\$113722.00	(\$4009.33)	\$259049.50	(\$353194.00)
\$0.00	(\$5584.00)	(\$5584.00)	Country Club - Contract Staff	\$0.00	\$12870.00	\$12870.00	\$35106.58	\$0.00
\$0.00	\$0.00	\$0.00	Country Club - Gates & Doors	\$0.00	\$403.00	\$403.00	\$0.00	\$0.00
(\$103619.91)	(\$151740.00)	(\$48120.09)	Total Exp Country Club Cafe	\$414479.66	\$546620.00	\$132140.34	\$1134003.63	(\$1243439.00)
\$0.00	\$0.00	\$0.00	Surplus/Deficit Country Club	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	Opening Balance Country Club	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	Balance Country Club	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Minutes – CA Finance Sub-Committee Meeting

Team:	Finance Sub-Committee	Date of Meeting:	20/12/2022
Venue:	Admin Building AB1	Start Time:	16:00
Chair:	Richard Cowan (RC) – Treasurer	Finish Time:	18:00
Secretary:	Paul Clarke		
Members Present:	Richard Cowan, Paul Clarke (PC), Steve Jurd (SJ).		
Other Attendees:	David Button (DB) – former Treasurer assisting with handover		
Apologies:	Paul Hughes		
Mission Statement	To review the community's expenditure with a view to reducing costs, while maximising the value/return to the residents of Breakfast Point.		
ITEM	Topic – Discussion		
1	Conflict of Interest: - <ul style="list-style-type: none"> • Nil 		
2	Minutes. Meeting 16 August 2022 – review <ul style="list-style-type: none"> • Accepted, no further action required. 		
3	Discuss Sub-Committee’s role, expectations and outcomes – RC <ul style="list-style-type: none"> • Finance Sub-Committee Charter to be reviewed and updated. • Thanks to DB for his great work as our former Treasurer. 		
4	Review Financial results for November 2022 – All, led by RC & DB <ul style="list-style-type: none"> • Admin Fund – Balance \$221.9K; \$47K under YTD budget. • Capital Works Fund – Balance \$824.8K; \$240.6K over YTD budget. • Country Club Café – Sales \$394.4K; \$84.4K over YTD budget, but COGS and wages are also above budget. Concerns expressed: Staffing issues – overtime and agency staff filling shortages at additional cost. Café walkouts occurring. Stock movements. QR code system was suggested to reduce staff costs and walkouts. 		
5	Strategic Plan – <ul style="list-style-type: none"> • Investigate current tax paid by the Community Association and review options to reduce cost – update from RC re: discussion with Auditor. Auditor advised that the community may be entitled to a refund on some taxes paid on past income received from non-members. RC to investigate further with B&D. • NFP update – RC “Breakfast Point NFP Ltd” company name has been registered and Directors appointments have been made. 		
6	<ul style="list-style-type: none"> • 2022/23 Annual Budget – review by RC and SJ Concern re: Capital Works status & future funding. Further investigation required. 		

	NEXT MEETING – 3 rd Tuesday of month
DATE:	Tue 17 th January 2023
TIME:	4:00pm
VENUE	Admin Building AB1 – PC to book room

Minutes of Sub Committee Meeting

Sub Committee Name	Breakfast Point Landscaping Subcommittee
Meeting Date	Monday 12 December 2022
Time	4pm
Venue	AB5
Present	Sue Campbell-Lloyd AM (chairperson), Victoria Mitchell, Paul Nix, Aaron Spedding

Welcome & Acknowledgement of Country

Apologies: Alison Munro, Janet Griffin

Present: Aaron Spedding (Green Options)

Minutes of Previous Meeting

The Minutes were approved as an accurate record of the meeting.

Agenda Items

1. Green Options Update

The Green Options (GO) Client Services Manager for Breakfast Point regularly attends the meeting and the members are able to discuss issues with him generally and then in relation to their particular zones.

Several suggestions were made for improvements recognising that the constant rain is causing problems with weed eradication. Overall the members felt the gardens are looking good.

It was noted that the committee members should receive the weekly GO audit and work reports directly from Green Options.

Members are encouraged to raise matters at any time with the Chair who advises the GO staff for urgent attention as necessary.

Irrigation issues have been able to be readily resolved via Smart system.

2. Review of particular gardens in 2023

The following gardens will be the initial focus for repair:

- The Boulevard
- Little Silkstone
- Pocket Park at Mulberry Hill
- Carolina/Celeste walkway
- CA garden at rear of Camellia

3. Vandalism on Orchards Ave

It was noted that a Plane tree in Orchards Avenue has been vandalised with the leader branch and several lateral branches removed. Residents will receive a letter to this effect requesting any information they may have before a large sign will be erected for at least a six month period.

4. Tennyson Wall Vine

The vine that is growing on the heritage wall along Tennyson Road was noted to be adversely affecting the integrity of the brickwork and it was advised that the Association Committee will review this situation.

5. Zone Reports

Each of the Committee members provided their zone reports and were advised that issues raised are referred to GO for consideration/action and meetings organised for walk arounds with members in some areas.

6. Next meeting

The next meeting will be held on Monday 6th February 2023.