



ESTIMATED ONGOING COSTS FOR OWNERS

Each lot owner is responsible for the costs of their own property - council rates and utilities use - such as electricity, water, phone and etc.

The following are those costs associated with the running and upkeep of the land and amenities of the common area known as the Association Property (being lot 1). The resort facilities and grounds are the essence of the estate and a valuable asset to the owners. As such, the assets are to be kept in a condition befitting the best of the estate. The enjoyment of life by the residents, and the \$ value of all lots, (as part owners), will benefit from good care and regular ongoing maintenance and improvement.

Estimate of Association Annual Outgoings
including recreation facility, pool & spa, gardens and furniture.

* can be kept in-house

Electricity	- \$ 5,000
Gas	- \$ 1,500
Water	- \$ 1,000
Maintenance	
Gardening contract *	- \$ 8,000
(covered)Pool & spa maintenance *	- \$ 2,000
Cleaning aids	
& disposables (kitchen)	- \$ 500
“foxtel” sport & Entertainment	- \$ 1,500
Management *	- \$ 5,000
Insurances	- \$ 3,000
Contribution to future	
Improvements and major works	
(sinking fund)	- \$10,000
Contingencies @ 10% (say)	- \$4,000
TOTAL	- \$41,500

indicating - per lot- (say) \$48 per week – but let’s add another contingency of 10% and say \$52 per week – and note some of the costs can be kept in house.