



STRATA ASSIST QLD

Body Corporate Search Agent

Form 13 Information Certificate and Form 8 Change in Ownership should be directed to the Body Corporate Managers – See details below

VENDORS DISCLOSURE STATEMENT

Body Corporate and Community Management Act 1997 and amendments 2012
SECTION 206

THIS DISCLOSURE STATEMENT RELATES TO THE SALE OF:

LOT 13 ON SP 168173
LEMKE ON THE PARK CTS 33837
11 TAIGUM PLACE
TAIGUM QLD 4018

| REQUIREMENT | DISCLOSED INFORMATION |
|---|---|
| Body Corporate Information Certificates issued by: | BODY CORPORATE MANAGER |
| Contact Details | BC SYSTEMS 106/621 WYNNUM ROAD MORNINGSIDE QLD 4170 Ph: 3899 0299 |
| Has a Committee been appointed? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| If no Committee, has the Body Corporate Manager been engaged to carry out the functions of the Committee: | Not applicable |

Regulation Module

Insert cross
in appropriate
box

☐
☐
☐

Standard Regulation Module
Commercial Regulation Module
Other Regulation Module

☒
☐

Accommodation Regulation Module
Small Schemes Regulation Module
Not applicable

If no box is ticked, the Standard Regulation Module is taken to be designated as the applicable Regulation Module.
Not applicable – The Body Corporate is regulated by the Building Units and Group Titles Act – No CMS applies.

DETAILS OF INSURANCE:

| | | | |
|-------------------|-------------------------------------|--------------------|---------------------------|
| Company: | Allianz Australia Insurance Limited | Expiry: | 31 st May 2022 |
| Policy No. | QRSC15002696 | | |
| Public Liability: | \$20,000,000 | Building: | \$32,152,364 |
| Loss of Rent: | \$4,822,854 | Catastrophe: | \$9,645,709 |
| Office Bearers: | \$1,000,000 | Voluntary Workers: | \$200,000/\$2,000 |

ACCOUNTING RECORDS

Last known balances of the Sinking fund: \$311,369.15

How was the approximate balance ascertained?

Balance Sheet dated 6th April 2022

IMPROVEMENTS ON COMMON PROPERTY FOR WHICH THE LOT OWNER IS RESPONSIBLE:

Nothing noted in records provided

SWIMMING POOL SAFETY CERTIFICATE

Swimming Pool Safety Certificate Sighted? Yes ☒ No ☐ Certificate No: PSC0092373 Expiry: 07.04.22

PETS AND BY-LAWS

Refer to By-Law 13

Are pets allowed to be kept?

Subject to Body Corporate approval.

ASSET REGISTER

The body corporate assets required to be recorded on a register maintained by the body corporate are

Is a register of body corporate assets kept? **Yes**

If so, what assets are recorded in the register? **Refer to Asset Register**

LOT ENTITLEMENTS

| | | | |
|-------------------------------|----|-----------|------|
| Contribution Lot Entitlements | 10 | Aggregate | 750 |
| Interest Lot Entitlement | 50 | Aggregate | 3395 |
| | | | |

LEVIES AND CONTRIBUTIONS DETERMINED AT AGM HELD: 29th June 2021

Next AGM scheduled to take place:

Annual Gross Contributions fixed by the Body Corporate as payable by the Lot Owner is:

Administration Fund: \$ 2,664.00 **Sinking Fund:** \$ 976.10 **Insurance:** \$ 464.00

Administration and Sinking fund levies are payable in advance every **three months**

| | ADMINISTRATION FUND | | SINKING FUND | | INSURANCE | |
|-----------|---------------------|-----------|---------------|-----------|---------------|-----------|
| Due Date: | Approved PLE* | Amount | Approved PLE* | Amount | Approved PLE* | Amount |
| 01.04.21 | 59.4 | \$ 594.00 | 31.61 | \$ 316.10 | 2.08 | \$ 104.00 |
| 01.07.21 | 69 | \$ 690.00 | 22 | \$ 220.00 | 2.4 | \$ 120.00 |
| 01.10.21 | 69 | \$ 690.00 | 22 | \$ 220.00 | 2.4 | \$ 120.00 |
| 01.01.22 | 69 | \$ 690.00 | 22 | \$ 220.00 | 2.4 | \$ 120.00 |
| Interim | | | | | | |
| 01.04.22 | 68 | \$ 680.00 | 25 | \$ 250.00 | 2.6 | \$ 130.00 |
| | 0 | \$ - | 0 | \$ - | 0 | \$ - |
| | | | | | | |
| Discount | | 0% | | 0% | | 0% |

* An abbreviation for "Per Lot Entitlement"

** Discount given on levies if paid on or before due date

Other contributions for subject Lot

Exclusive Use Liability? **Nothing sighted in records provided**

Other? **Nothing sighted in records provided**

SPECIAL LEVIES

Are there any current special levies? **Nothing sighted in records provided**

Total Amount **N/A** Due Date **N/A**

Any known proposed special levies in the near future? **Nothing sighted in records provided**

Potential Total Amount **N/A**

OTHER INFORMATION

Information prescribed under Regulation Module: **Not applicable - none prescribed**

This Report was prepared on **6th April 2022**

Signature of seller(s) or person
authorised by Sellers

Capacity of person signing

Dated

Signature of Witness

Name

Dated

ACKNOWLEDGEMENT

The buyer acknowledges -

- (a) having received this Disclosure Statement before entering into the contract to buy the above lot.

Signature of Buyer

Signature of Buyer(s)

Dated

Signature of Witness

Name

Dated

Vendors Note:

This Section 206 Disclosure Statement is required by law to accompany a Contract of Sale of a property that is regulated by the Body Corporate & Community Management Act 1997. This Statement contains very basic Body Corporate information.

This Statement does not cover the Seller's Implied Warranties referred to in Clause 7 of the Contract of Sale. Unless you have requested that an Implied Warranties Statement be provided with this Disclosure, it is imperative that Vendors complete Clause 7 of the Contract diligently and to the best of their knowledge to avoid possible termination of a Contract should any matter be discovered that was not disclosed in that part of the Contract.

Notes related to Contributions

All contributions are set at the preceding Body Corporate Annual General Meeting (AGM). Gross amounts above refer to the total cost of the contribution. Often a discount of up to 20% is offered if contributions are paid on time. The AGM, or in some instances, an EGM, will set contributions for the financial year period and will often determine interim levies for the first or second levy periods in the following financial year to allow for the fact that the AGM for the following year could be delayed and levies need to be raised.

Notes regarding Utilities

This report is not privy to unpaid utility amounts (ie. electricity, gas, water) that may or may not be outstanding. The Purchaser should ensure that any unpaid amounts are taken into account when calculating settlement figures. This information can be obtained from the Body Corporate Manager by way of an Information Certificate.

Disclaimer

Please be advised that this Report was prepared from information provided by the Body Corporate. At the time of inspection, it is a possibility that not all of the records of the Body Corporate were made available or the records that were available were not up to date or complete. In either of these events, no responsibility is taken for any errors or omissions.

Whilst every care is taken in the preparation of this Report, it is the Seller's Responsibility to check the document thoroughly prior to signing. Any discrepancies are to be brought to our attention immediately. No responsibility will be taken for any discrepancy in levy calculations once settlement of the sale of this property has been effected.

STRATA ASSIST QLD - Body Corporate Search Agent

EMAIL: jan@strataassistqld.com.au

Web Address: www.strataassistqld.com.au

Phone: 0408924549

PO Box 10623 Adelaide Street Brisbane Qld 4000

Jamaty Holdings Pty Ltd T/A ABN 86 504 337 989

MINUTES OF THE ANNUAL GENERAL MEETING OF THE BODY CORPORATE FOR "LEMKE ON THE PARK" CTS 33837 HELD AT BCSYSTEMS, LEVEL 1, 621 WYNNUM ROAD, MORNINGSID, QLD, 4170 ON 22 JUNE 2021 AT 05:00 PM

Lots represented for normal motions

| Lot | Voter | Capacity |
|------------|----------------------------------|-----------------|
| Lot 21 | Margaret Bell | Electronic vote |
| Lot 23 | Byron Stal & Natalie Hollenberg | Electronic vote |
| Lot 27 | Christopher Weier | Electronic vote |
| Lot 28 | Holly Jenkins | Electronic vote |
| Lot 32 | Tanya Hawley | Electronic vote |
| Lot 35 | Anne Imber | Paper vote |
| Lot 39 | Vicki Ong | Electronic vote |
| Lot 53 | David & Catherine Keast | Electronic vote |
| Lot 58 | Ryan Ayers & Rebecca Langdon | Electronic vote |
| Lot 59 | Neale Barlow | Electronic vote |
| Lot 66 | Bhavan & Purva Modi | Electronic vote |
| Lot 70 | Isabelle Yoke Yien & Brendan Lys | Electronic vote |
| Lot 74 | Craig Secombe | Electronic vote |
| Lot 75 | Balsen Zhang & Airong Wang | Electronic vote |

By Invitation

David Allen Body Corporate Manager

Chairperson

Body Corporate Manager chaired the meeting.

Quorum

The Chairperson declared that there was not a quorum within 30 minutes of the time scheduled to start the meeting and therefore the meeting must be adjourned.

**MINUTES OF THE ADJOURNED ANNUAL GENERAL MEETING OF THE BODY CORPORATE FOR
"LEMKE ON THE PARK" CTS 33837 HELD AT BCSYSTEMS, LEVEL 1, 621 WYNNUM ROAD,
MORNINGSIDE, QLD, 4170 ON 29 JUNE 2021 AT 05:00 PM**

Lots represented for normal motions

| Lot | Voter | Capacity |
|------------|-------------------------------------|-----------------|
| Lot 21 | Margaret Bell | Electronic vote |
| Lot 23 | Byron Stal & Natalie Hollenberg | Electronic vote |
| Lot 27 | Christopher Weier | Electronic vote |
| Lot 28 | Holly Jenkins | Electronic vote |
| Lot 32 | Tanya Hawley | Electronic vote |
| Lot 35 | Anne Imber | Paper vote |
| Lot 39 | Vicki Ong | Electronic vote |
| Lot 53 | David & Catherine Keast | Electronic vote |
| Lot 58 | Ryan Ayers & Rebecca Langdon | Electronic vote |
| Lot 59 | Neale Barlow | Electronic vote |
| Lot 66 | Bhavan & Purva Modi | Electronic vote |
| Lot 70 | Isabelle Yoke Yien & Brendan Lys | Electronic vote |
| Lot 74 | Craig Secombe | Electronic vote |
| Lot 75 | Balsen Zhang & Airong Wang | Electronic vote |

By Invitation

David Allen Body Corporate Manager

Chairperson

David Allen chaired the meeting.

Quorum

The Chairperson declared a quorum present and opened the meeting at 5:00 PM.

BUSINESS OF THE MEETING

1. Confirmation of minutes

Statutory Motion Submitted by the Committee
Ordinary Resolution

That the minutes of the previous general meeting held on 6th of October 2020 be confirmed.

Motion CARRIED. YES 11 NO 1 ABSTAIN 2 INVALID 0

2. Confirmation of statement of accounts

Statutory Motion Submitted by the Committee
Ordinary Resolution

That the body corporate's statement of accounts for the financial year ending 31st of March 2021 (previous financial year) be approved.

Motion CARRIED. YES 12 NO 0 ABSTAIN 2 INVALID 0

3. Audit

Statutory Motion Submitted by the Committee
Special Resolution

That the body corporate's statement of accounts for the financial year ending 31st of March 2022 (current financial year) not be audited.

Note: If you want the accounts to be audited, vote 'no'; if you do not want the accounts to be audited, vote 'yes'.

Motion DEFEATED. YES 70 NO 70 ABSTAIN 0 INVALID 0

4. Appointment of auditor

Statutory Motion Submitted by the Committee
Ordinary Resolution

That the independent and properly qualified auditor, M Y Accounting Solutions Pty Ltd be appointed to carry out the audit of the body corporate's statement of accounts for the financial year ending 31st of March 2022, in the event that an audit is required.

Motion CARRIED. YES 13 NO 1 ABSTAIN 0 INVALID 0

5. Administrative fund budget and contributions*Statutory Motion Submitted by the Committee**Ordinary Resolution*

That the administrative fund budget for the financial year ending 31st of March 2022 totalling \$199,800.00 be approved and that the administrative fund contributions be levied as follows:

| Levy Status | Period From | Period To | Due Date | Amount per entitlement* |
|----------------|-------------|------------|------------|-------------------------|
| Already Issued | 01/04/2021 | 30/06/2021 | 01/04/2021 | \$59.400 |
| To be Issued | 01/07/2021 | 30/09/2021 | 01/07/2021 | \$69.000 |
| To be Issued | 01/10/2021 | 31/12/2021 | 01/10/2021 | \$69.000 |
| To be Issued | 01/01/2022 | 31/03/2022 | 01/01/2022 | \$69.000 |
| Total | | | | \$266.400 |

**Contribution schedule lot entitlement*

And further that, the committee be authorised to issue interim levies for the following financial year as follows:

Interim Periods

| Levy Status | Period From | Period To | Due Date | Amount per entitlement* |
|--------------|-------------|------------|------------|-------------------------|
| To be Issued | 01/04/2022 | 30/06/2022 | 01/04/2022 | \$68.000 |
| Total | | | | |

**Contribution schedule lot entitlement*

Motion CARRIED. YES 10 NO 2 ABSTAIN 2 INVALID 0

6. Sinking fund budget and contributions*Statutory Motion Submitted by the Committee**Ordinary Resolution*

That the sinking fund budget for the financial year ending 31st of March 2022 totalling \$73,207.50 be approved and that the sinking fund contributions be levied as follows:

| Levy Status | Period From | Period To | Due Date | Amount per entitlement* |
|----------------|-------------|------------|------------|-------------------------|
| Already Issued | 01/04/2021 | 30/06/2021 | 01/04/2021 | \$31.610 |
| To be Issued | 01/07/2021 | 30/09/2021 | 01/07/2021 | \$22.000 |
| To be Issued | 01/10/2021 | 31/12/2021 | 01/10/2021 | \$22.000 |
| To be Issued | 01/01/2022 | 31/03/2022 | 01/01/2022 | \$22.000 |
| Total | | | | \$97.610 |

**Contribution schedule lot entitlement*

And further that, the committee be authorised to issue interim levies for the following financial year as follows:

Interim Periods

| Levy Status | Period From | Period To | Due Date | Amount per entitlement* |
|--------------|-------------|------------|------------|-------------------------|
| To be Issued | 01/04/2022 | 30/06/2022 | 01/04/2022 | \$25.000 |
| Total | | | | \$25.000 |

**Contribution schedule lot entitlement*

Motion CARRIED. YES 13 NO 0 ABSTAIN 1 INVALID 0

7. Insurance

*Statutory Motion Submitted by the Committee
Ordinary Resolution*

That the insurances set out below be confirmed:

| Policy Number | Underwriter | Current To | Risk Type | Coverage Amount |
|---------------|----------------------------|-------------|--------------------------------------|-----------------|
| QRSC15002696 | Strata Community Insurance | 31 May 2022 | BUILDING | \$31,215,887.00 |
| | | | PUBLIC LIABILITY | \$20,000,000.00 |
| | | | OFFICE BEARERS LIABI | \$1,000,000.00 |
| | | | FIDELITY GUARANTEE | \$100,000.00 |
| | | | OFFICE BEARERS LIABILITY | \$1,000,000 |
| | | | CATASTROPHE | \$9,645,709 |
| | | | GOVERNMENT AUDIT COSTS | \$25,000 |
| | | | APPEAL EXPENSES | \$100,000 |
| | | | LEGAL DEFENCE EXPENSES | \$50,000 |
| | | | LOT OWNERS FIXTURES AND IMPROVEMENTS | \$300,000 |

TOTAL PREMIUM: \$33,789.82

| Excess Details | Excess Amount |
|------------------------|---------------|
| Insured Property | \$1,000 |
| Legal Defence Expenses | \$1,000 |

Notes:

The policy information above is a summary only. A copy of the policy schedule/certificate of currency is attached to this agenda.

The most recent insurance valuation was carried out on 11 Jun 2014 and the full replacement value stated in the valuation report was \$240,685,270.00.

And further that the committee of the body corporate be authorised to obtain quotations and renew the insurances upon their expiry with the most suitable insurance quotation.

Motion CARRIED.

YES 11

NO 1

ABSTAIN 2

INVALID 0

8. Insurance contributions
Submitted by the Committee
Ordinary Resolution

That the insurance contribution for the financial year ending 31st of March 2022 totalling \$31,505.60 be approved and that the insurance contributions be levied as follows:

| Levy Status | Period From | Period To | Due Date | Amount per entitlement* |
|----------------|-------------|------------|------------|-------------------------|
| Already Issued | 01/04/2021 | 30/06/2021 | 01/04/2021 | \$2.080 |
| To be Issued | 01/07/2021 | 30/09/2021 | 01/07/2021 | \$2.400 |
| To be Issued | 01/10/2021 | 31/12/2021 | 01/10/2021 | \$2.400 |
| To be Issued | 01/01/2022 | 31/03/2022 | 01/01/2022 | \$2.400 |
| Total | | | | \$9.280 |

**Interest schedule lot entitlement*

And further that, the committee be authorised to issue interim levies for the following financial year as follows:

Interim Periods

| Levy Status | Period From | Period To | Due Date | Amount per entitlement* |
|--------------|-------------|------------|------------|-------------------------|
| To be Issued | 01/04/2022 | 30/06/2022 | 01/04/2022 | \$2.600 |
| Total | | | | |

**Interest schedule lot entitlement*

Motion CARRIED. YES 10 NO 2 ABSTAIN 2 INVALID 0

9. Body corporate management agreement
Submitted by the Committee
Ordinary Resolution Without use of Proxies

That the body corporate engage BCsystems (Body Corporate Systems Pty Ltd) as the body corporate manager to provide administrative, financial and secretarial services with the terms being those detailed in the Administration Agreement circulated with this agenda for a period of one (1) year, commencing on 1st of July 2021, for the secretarial fee of \$153.38 plus GST per lot per annum, plus disbursements, and that any one (1) or two (2) members of the committee be authorised to execute the Administration Agreement under the common seal.

Motion CARRIED. YES 12 NO 1 ABSTAIN 1 INVALID 0

10. Parking in no standing, visitor parking & driveways - Proposed by the owner(s) of Lot 28
Submitted by Owner Lot 28
Ordinary Resolution

I move that there needs to be fines in place for cars parked in "no standing", "visitors parking" and drive way parking

YES 9 NO 3 ABSTAIN 2 INVALID 0

Motion was ruled Out of Order: The motion, if carried, would be unlawful or unenforceable for another reason

11. Instruction to the Committee, to make application to the Brisbane City Council for the granting of additional visitor car parks within the complex - Proposed by the owner(s) of Lot 70

*Submitted by Owner Lot 70
Ordinary Resolution*

Instruct the Committee of Lemke on the Park, to engage the services of professionals to determine where additional visitor car parks might be created within the complex. And with the guidance of these professionals, make an application to the Brisbane City Council for permission to create these additional carparks. With the application outcome, being provided at the 2022 AGM. The cost of this application, has been estimated at \$20,000. The application requires the use of surveyors, road engineers, and other professionals. The application is not an inexpensive process, however is one that is likely to provide value for owners and residents.

At the 2022 AGM – if not before hand, owners will be presented for consideration, the outcome of the application. And an estimated cost of having the additional car parks created. For which owners will be able to vote for or against. This motion is primarily to have an application put forward on our behalf.

Motion CARRIED. YES 9 NO 4 ABSTAIN 1 INVALID 0

12. Installation of 2 Air Conditioning units on the exterior of unit 70 - Proposed by the owner(s) of Lot 70

*Submitted by Owner Lot 70
Ordinary Resolution*

To allow the installation of split air conditioning into the two smaller bedrooms of our unit, we seek approval to have the outdoor units (2) installed by professionals on the exterior of the building. The units will be installed between or thereabouts to the bedroom windows. As approximated by the photo below.

Motion CARRIED. YES 10 NO 2 ABSTAIN 2 INVALID 0

COMMITTEE ELECTION

Chairperson

Neale Barlow has been elected unopposed as Chairperson.

Secretary

Sean Bolch has been elected unopposed as Secretary.

Treasurer

Tanya Hawley has been elected unopposed as Treasurer.

Ordinary Member

| | |
|---------------|---------|
| Anne Imber | 0 votes |
| Holly Jenkins | 0 votes |
| Craig Secombe | 0 votes |
| Allan Stow | 0 votes |

Anne Imber, Holly Jenkins, Craig Secombe, Allan Stow have been elected to the committee.

CLOSURE OF MEETING

There being no further business, the chairperson closed the meeting at 5:32 PM.

All correspondence to be addressed to the Secretary:

C/- BCsystems

PO Box 743, Morningside QLD 4170

E: info@bcsystems.com.au

F: (07) 3899 0225



CERTIFICATE OF CURRENCY

THE INSURED

| | |
|------------------------|--|
| POLICY NUMBER | QRSC15002696 |
| PDS AND POLICY WORDING | Residential Strata PDS & Policy Wording SCI034-Policy-RS-PPW-02/2021 |
| THE INSURED | Body Corporate for Lemke On The Park Community Title Scheme 33837 |
| SITUATION | 11 Taigum Place Taigum QLD 4018 |
| PERIOD OF INSURANCE | Commencement Date: 4.00pm on 31/05/21 Expiry Date: 4.00pm on 31/05/22 |
| INTERMEDIARY | BCsystems |
| ADDRESS | 106/621 Wynnum Road Morningside QLD 4170 |
| DATE OF ISSUE | 20 May 2021 |

POLICY LIMITS / SUMS INSURED

| | | | |
|------------|---|---|---------------------------|
| SECTION 1 | PART A | 1. Building Common Area Contents | \$32,152,364 \$360,400 |
| | | 2. Terrorism Cover under Section 1 Part A2 | Applies |
| | PART B | Loss of Rent/Temporary Accommodation | \$4,822,854 |
| SECTION 2 | Liability | | \$20,000,000 |
| SECTION 3 | Voluntary Workers | | \$200,000/\$2,000 |
| SECTION 5 | Fidelity Guarantee | | \$100,000 |
| SECTION 6 | Office Bearers' Liability | | \$1,000,000 |
| SECTION 8 | Catastrophe | | \$9,645,709 |
| SECTION 9 | PART A - Government Audit Costs - Professional Fees | | \$25,000 |
| | PART B - Appeal Expenses | | \$100,000 |
| | PART C - Legal Defence Expenses | | \$50,000 |
| SECTION 10 | Lot Owners' Fixtures and Improvements | | \$300,000 |

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder or any noted interested parties. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.



CERTIFICATE OF CURRENCY

THE INSURED

| | |
|------------------------|--|
| POLICY NUMBER | QRSC15002696 |
| PDS AND POLICY WORDING | Residential Strata PDS & Policy Wording SCI034-Policy-RS-PPW-02/2021 |
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POLICY LIMITS / SUMS INSURED

| | | | |
|------------|---|---|---------------------------|
| SECTION 1 | PART A | 1. Building Common Area Contents | \$32,152,364 \$360,400 |
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| | PART B | Loss of Rent/Temporary Accommodation | \$4,822,854 |
| SECTION 2 | Liability | | \$20,000,000 |
| SECTION 3 | Voluntary Workers | | \$200,000/\$2,000 |
| SECTION 5 | Fidelity Guarantee | | \$100,000 |
| SECTION 6 | Office Bearers' Liability | | \$1,000,000 |
| SECTION 8 | Catastrophe | | \$9,645,709 |
| SECTION 9 | PART A - Government Audit Costs - Professional Fees | | \$25,000 |
| | PART B - Appeal Expenses | | \$100,000 |
| | PART C - Legal Defence Expenses | | \$50,000 |
| SECTION 10 | Lot Owners' Fixtures and Improvements | | \$300,000 |

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Lemke on the Park CTS 33837

BALANCE SHEET

AS AT 06 APRIL 2022

| | ACTUAL 06/04/2022 | ACTUAL 31/03/2022 |
|--|-----------------------------|-----------------------------|
| <u>OWNERS FUNDS</u> | | |
| Administrative Fund | 65,971.84 | 19,711.27 |
| Sinking Fund | 311,369.15 | 277,348.49 |
| <u>TOTAL</u> | <u>\$ 377,340.99</u> | <u>\$ 297,059.76</u> |
| <u>THESE FUNDS ARE REPRESENTED BY</u> | | |
| <u>CURRENT ASSETS</u> | | |
| Gst On Capital | 481.44 | 7,570.34 |
| Cash At Bank | 343,430.70 | 343,341.83 |
| Prepaid Next Financial Year | 0.00 | 5,631.64 |
| Levies Billed Not Yet Due | 0.00 | 78,577.00 |
| Levies Pre-Paid | 5,290.71 | 4,691.71 |
| Levies In Arrears | 20,211.68 | 0.00 |
| Other Arrears | 3,057.15 | 132.15 |
| Secondary Debtors | 26,670.00 | 0.00 |
| <u>NON-CURRENT ASSETS</u> | | |
| <u>TOTAL ASSETS</u> | 399,141.68 | 439,944.67 |
| <u>LIABILITIES</u> | | |
| Gst Clearing A/C | 3,949.03 | 2,878.29 |
| Payg Clearing A/C | 7,270.24 | 0.00 |
| Accrued Expenses | 0.00 | 11,586.60 |
| Levies Billed Not Yet Due | 0.00 | 78,577.00 |
| Levies Pre-Paid | 5,290.71 | 4,691.71 |
| Levies In Advance | 5,290.71 | 40,987.31 |
| Other Payments In Advance | 0.00 | 4,164.00 |
| <u>TOTAL LIABILITIES</u> | 21,800.69 | 142,884.91 |
| <u>NET ASSETS</u> | <u>\$ 377,340.99</u> | <u>\$ 297,059.76</u> |

Lemke on the Park CTS 33837

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2022 TO 06 APRIL 2022

| | ACTUAL 01/04/22-06/04/22 | BUDGET 01/04/22-31/03/23 | VARIANCE % | ACTUAL 01/04/21-31/03/22 |
|---|-----------------------------|-----------------------------|---------------|-----------------------------|
| <u>ADMINISTRATIVE FUND</u> | | | | |
| <u>INCOME</u> | | | | |
| Levies - Administrative Fund | 51,000.00 | 0.00 | | 199,800.00 |
| Insurance Premium Reimbursemnt | 8,827.00 | 0.00 | | 31,505.60 |
| Gst On Income | (5,438.81) | 0.00 | 0.00 | (21,027.80) |
| <u>TOTAL ADMIN. FUND INCOME</u> | 54,388.19 | 0.00 | | 210,277.80 |
| <u>EXPENDITURE - ADMIN. FUND</u> | | | | |
| Audit Fees | (1,397.00) | 1,397.00 | (100.00) | 577.50 |
| <u>BANK CHARGES</u> | | | | |
| Stratapay Charges | 0.00 | 0.00 | 0.00 | 979.20 |
| <u>COMMON POWER</u> | | | | |
| Common Power | (365.22) | 0.00 | 0.00 | 5,638.18 |
| Consultancy Fee | 0.00 | 0.00 | 0.00 | 777.00 |
| Insurance | 5,169.67 | 0.00 | | 30,375.54 |
| Insurance Stamp Duty - No Gst | 461.97 | 0.00 | | 2,714.00 |
| <u>INSURANCE CLAIMS</u> | | | | |
| Insurance Claims Exp. - Gst | 0.00 | 0.00 | 0.00 | 9,719.39 |
| Insurance Claims Rec. - No Gst | 0.00 | 0.00 | 0.00 | (8,835.80) |
| Insurance Excess Fee | 0.00 | 0.00 | 0.00 | 3,000.00 |
| <u>RATES</u> | | | | |
| Building Manager | 677.54 | 1,294,868.35 | 0.05 | 125,833.88 |
| <u>REP & MAINT - BUILDING</u> | | | | |
| Rep & Maint - Building | 0.00 | 0.00 | 0.00 | 4,354.98 |
| Rep & Maint - Garage Doors | 0.00 | 0.00 | 0.00 | 590.00 |
| <u>REP & MAINT - ELECTRICAL</u> | | | | |
| Rep & Maint - Electrical | 0.00 | 0.00 | 0.00 | 1,000.88 |
| <u>REP & MAINT - EQUIPMENT</u> | | | | |
| Rep & Maint - Equipment | 0.00 | 0.00 | 0.00 | 840.10 |
| <u>REP & MAINT - FIRE CONTROL</u> | | | | |
| Rep & Maint - Fire Control | 0.00 | 0.00 | 0.00 | 867.90 |
| <u>REP & MAINT - GARDENS/GROUNDS</u> | | | | |
| Rep & Maint - Gardens/Grounds | 0.00 | 0.00 | 0.00 | 2,314.60 |
| <u>REP & MAINT - PEST CONTROL</u> | | | | |
| Rep & Maint - Pest Control | 0.00 | 0.00 | 0.00 | 640.00 |
| Rep & Maint- Termite Managemnt | 0.00 | 0.00 | 0.00 | 6,665.00 |
| <u>REP & MAINT - PLUMBING</u> | | | | |
| Rep & Maint - Plumbing | 0.00 | 0.00 | 0.00 | 1,339.60 |
| <u>REP & MAINT - POOL</u> | | | | |
| Rep & Maint - Pool | 109.95 | 0.00 | | 1,310.90 |
| <u>SECRETARIAL FEE</u> | | | | |

Lemke on the Park CTS 33837

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2022 TO 06 APRIL 2022

| | ACTUAL 01/04/22-06/04/22 | BUDGET 01/04/22-31/03/23 | VARIANCE % | ACTUAL 01/04/21-31/03/22 |
|---|-----------------------------|---------------------------------|---------------|-----------------------------|
| Secretarial Fee | 3,163.46 | 12,938.55 | 24.45 | 12,584.13 |
| Additional Work - Prof Service | 814.00 | 0.00 | | 1,170.07 |
| <u>DISBURSEMENT FEE</u> | | | | |
| Disbursement Fee | 901.52 | 3,687.22 | 24.45 | 3,586.28 |
| Additional Work - Disbursement | 0.00 | 0.00 | 0.00 | 72.88 |
| Arm Compliance Fee | 0.00 | 0.00 | 0.00 | 224.40 |
| Software & Records Storage | 0.00 | 1,650.00 | 0.00 | 1,650.00 |
| Income Tax Return Fee | 0.00 | 187.00 | 0.00 | 187.00 |
| Bas Return Fee | 0.00 | 880.00 | 0.00 | 825.00 |
| Gst On Expenses | (1,408.27) | (119,600.74) | 1.18 | (18,708.32) |
| <u>TOTAL ADMIN. EXPENDITURE</u> | 8,127.62 | 1,196,007.38 | | 192,294.29 |
| <u>SURPLUS / DEFICIT</u> | <u>\$ 46,260.57</u> | <u>\$ (1,196,007.38)</u> | | <u>\$ 17,983.51</u> |
| Opening Admin. Balance | 19,711.27 | 19,711.27 | 100.00 | 1,727.76 |
| <u>ADMINISTRATIVE FUND BALANCE</u> | <u>\$ 65,971.84</u> | <u>\$ (1,176,296.11)</u> | | <u>\$ 19,711.27</u> |

Lemke on the Park CTS 33837

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2022 TO 06 APRIL 2022

| | ACTUAL 01/04/22-06/04/22 | BUDGET 01/04/22-31/03/23 | VARIANCE % | ACTUAL 01/04/21-31/03/22 |
|--|-----------------------------|-----------------------------|---------------|-----------------------------|
| <u>SINKING FUND</u> | | | | |
| <u>INCOME</u> | | | | |
| Levies - Sinking Fund | 18,750.00 | 0.00 | | 73,207.50 |
| <u>INTEREST</u> | | | | |
| Transfer Fees | 26,670.00 | 0.00 | | 0.00 |
| Gst On Income | (4,129.10) | 0.00 | 0.00 | (6,655.23) |
| <u>TOTAL SINKING FUND INCOME</u> | 41,290.90 | 0.00 | | 66,552.27 |
| <u>EXPENDITURE - SINKING FUND</u> | | | | |
| Asset Purchase | 0.00 | 0.00 | 0.00 | 2,039.00 |
| <u>BUILDING</u> | | | | |
| Building Maintenance | 0.00 | 0.00 | 0.00 | 10,096.00 |
| Building - Roofing | 0.00 | 0.00 | 0.00 | 134,110.00 |
| <u>FIRE CONTROL</u> | | | | |
| Fire Control Expenses | 0.00 | 0.00 | 0.00 | 2,326.50 |
| <u>GARDENS/GROUNDS</u> | | | | |
| Gardens/Grounds Maintenance | 0.00 | 0.00 | 0.00 | 2,750.00 |
| Gardens/Grounds - Fencing | 0.00 | 0.00 | 0.00 | 1,870.00 |
| <u>POOL</u> | | | | |
| Pool Maintenance | 0.00 | 0.00 | 0.00 | 680.00 |
| <u>TAXATION</u> | | | | |
| Payg Instalment Tax | 7,270.24 | 0.00 | | 0.00 |
| Gst On Expenses | 0.00 | 0.00 | 0.00 | (13,934.22) |
| <u>TOTAL SINK. FUND EXPENDITURE</u> | 7,270.24 | 0.00 | | 139,937.28 |
| <u>SURPLUS / DEFICIT</u> | \$ 34,020.66 | \$ 0.00 | | \$ (73,385.01) |
| Opening Sinking Fund Balance | 277,348.49 | 277,348.49 | 100.00 | 350,733.50 |
| <u>SINKING FUND BALANCE</u> | \$ 311,369.15 | \$ 277,348.49 | | \$ 277,348.49 |