



# Disclosure Statement

## Body Corporate and Community Management Act 1997

### SECTION 206

<b>Body Corporate</b>	Body Corporate for: <u>ROCKFIELD MANORS</u>	Community Titles Scheme	<u>43429</u>
	Lot No: <u>23</u>	on SP	<u>245371</u>
	Address: <u>23/5 SOPHIE PLACE, DOOLANDELLA QLD 4077</u>		

### PREScribed INFORMATION

<b>Secretary of Body Corporate</b>	Name: <u>SANDRA CUMMINGS C/- BODY CORPORATE SYSTEMS</u>
	Address: <u>PO BOX 743 MORNINGSIDES QLD 4170</u>
	Telephone: <u>07 3899 0299</u>

<b>Body Corporate Manager</b>	Name: <u>BODY CORPORATE SYSTEMS</u>
	Address: <u>AS ABOVE</u>
	Telephone: _____

<b>Annual Contributions and Levies</b>	Administrative Fund: <u>\$1,927.27</u>	<b>GROSS</b> each year by instalments in advance on the FIRST day of each QUARTER	<b>Discount:</b> N/A
	Sinking Fund: <u>\$226.31</u>	<b>GROSS</b> each year by instalments in advance on the FIRST day of each QUARTER	<b>Discount:</b> N/A
	Insurance: <u>\$348.55</u>	<b>GROSS</b> each year by instalments in Advance on the FIRST day of each QUARTER	Discount: N/A

<b>Contribution Schedule Lot Entitlements</b>	Based on <u>Contribution Schedule Lot Entitlements</u> : Lot Entitlement 10 Aggregate 700 192.727 (Admin) 22.631 (Sinking) n/a (Other) Ratified at AGM dated 26/05/2022
	Based on <u>Interest Schedule Lot Entitlements</u> : Lot Entitlement 119 Aggregate 8524 2.929 (Insurance not included in Admin Fund Levy) Ratified at AGM dated 26/05/2022 <b>*Only applies if a separate Levy has been struck for Insurance otherwise the Insurance is paid from Administration Fund</b>

<b>Improvements on Common Property for which Buyer will be responsible</b>	Nothing sighted in records provided
--	-------------------------------------

DS  
GMA

DS  
HVA



<b>Body Corporate Committee</b>	Is there a committee for the Body Corporate?	Yes	<input checked="" type="checkbox"/>
		No	<input type="checkbox"/>
	If there is a committee, is the Body Corporate manager engaged to perform the functions of the committee?	Yes	<input type="checkbox"/>
		No	<input checked="" type="checkbox"/>

<b>Information prescribed under Regulation Module</b>	ACCOMODATION - NIL
---	--------------------

<b>Body Corporate Assets Required to be Recorded on Register</b>	NOTHING SIGHTED IN RECORDS PROVIDED
--	-------------------------------------

<b>Sinking Fund Balance</b>	\$191,598.60 as at 10 JUNE 2022
-----------------------------	---------------------------------

<b>Insurance</b>	<table><tr><td><b>Insurer:</b></td><td>SCI</td></tr><tr><td><b>Policy No:</b></td><td>QRSC15001200</td></tr><tr><td><b>Building:</b></td><td>\$24,400,700.00</td></tr><tr><td><b>Public Liability:</b></td><td>\$20,000,000.00</td></tr><tr><td><b>Other:</b></td><td>SEE ATTACHED</td></tr><tr><td><b>Valid to:</b></td><td>30/04/2023</td></tr></table>	<b>Insurer:</b>	SCI	<b>Policy No:</b>	QRSC15001200	<b>Building:</b>	\$24,400,700.00	<b>Public Liability:</b>	\$20,000,000.00	<b>Other:</b>	SEE ATTACHED	<b>Valid to:</b>	30/04/2023
<b>Insurer:</b>	SCI												
<b>Policy No:</b>	QRSC15001200												
<b>Building:</b>	\$24,400,700.00												
<b>Public Liability:</b>	\$20,000,000.00												
<b>Other:</b>	SEE ATTACHED												
<b>Valid to:</b>	30/04/2023												

<b>Signing</b>	<div>DocuSigned by:  975E8E1174CE401...</div>	<div>DocuSigned by:  975E8E1174CE401...</div>
	Seller	Witness
	15/06/2022   7:41 PM AEST20/06/2022   4:53 PM AEST	
	Date	

<b>Buyer's Acknowledgment</b>	The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.	
	Buyer	Witness
	Date	

REPORT PREPARED ON: 10 JUNE 2022

*Body Corporate and Community Management Act 1997*

## Section 204

**Body Corporate and Community Management (Accommodation Module)**

## Roll of Lots and Entitlements

**ROCKFIELD MANORS CTS 43429****LOT NO. 23    UNIT NO. 23    PLAN NO. 245374    TYPE: B.F.P.    A/C N0: 02100023**

## ORIGINAL OWNER

Name of Original Owner of Lot	Residential Address of Original Owner	Address for service of notices on Original Owner
<b>Rockfield Manors Pty Ltd</b>	<b>PO Box 3334 Burleigh Town QLD 4220</b>	<b>PO Box 3334 Burleigh Town QLD 4220</b>

## CONTRIBUTION ENTITLEMENTS

Contribution Entitlements	Date of Registration
<b>10</b>	<b>19/07/12</b>

## INTEREST ENTITLEMENTS

Interest Entitlement	Date of Registration
<b>119</b>	<b>19/07/12</b>

## NAME AND ADDRESS OF OWNER(S)

Full Name of Owner(s)	Residential Address	Address for service of notice on Owner(s)	Date of notice
<b>George &amp; Heather Howard</b>	<b>13 Darcy Court Paradise SA 5075</b>	<b>13 Darcy Court Paradise SA 5075</b>	<b>07/08/12</b>
<b>George &amp; Heather Howard</b>	<b>13 Darcy Court Paradise SA 5075</b>	<b>13 Darcy Court Paradise SA 5075</b>	<b>10/08/17</b>
<b>George &amp; Heather Howard</b>	<b>13 Darcy Court Paradise SA 5075</b>	<b>13 Darcy Court Paradise SA 5075</b>	<b>01/12/20</b>

## LESSEE

Full name of lessee of lot	Address for service of notices	Type of Notice	Receipt of Notice	Term
----------------------------	--------------------------------	----------------	-------------------	------

## LETTING AGENT

Full name of Letting Agent	Address for service of notices	Date of receipt of appointment notice	Date of receipt of withdrawal notice
----------------------------	--------------------------------	---------------------------------------	--------------------------------------

ROCKFIELD MANORS CTS 43429

LOT NO. 23     UNIT NO. 23     PLAN NO. 245374     TYPE: B.F.P.     A/C NO: 02100023

MORTGAGEE			
Full name of mortgagee	Address for service of notices	Type of Notice	Date of receipt of notice

NOMINEES				
Name of Corporation	Nominee for	Ranking	Full name of company nominee	Date of receipt of notice

REPRESENTATIVE			
Full name representative	Address for service of notices	Capacity	Date of receipt of notice

POWER OF ATTORNEY			
Full name Power of Attorney	Attorney for	Address for service of notices	Date of receipt of notice

--	--	--	--

# ROCKFIELD MANORS CTS 43429

104 - 110 Rockfield Road Doolandella QLD 4077

## Ledger Report

10 June 2022

Name: <b>George &amp; Heather Howard</b>			Account Number: <b>02100023</b>		
			Lot Number: <b>00023</b>		
			Unit Number: <b>23</b>		
			StrataPay Number: <b>134840923</b>		
Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			-354.32	-354.32
01/03/21	Admin Fund	Admin Fund	R0003101	-45.00	-399.32
08/03/21	Admin Fund	Admin Fund	R0003135	-45.00	-444.32
15/03/21	Admin Fund	Admin Fund	R0003138	-45.00	-489.32
22/03/21	Admin Fund	Admin Fund	R0003143	-45.00	-534.32
29/03/21	Admin Fund	Admin Fund	R0003146	-45.00	-579.32
07/04/21	Admin Fund	Admin Fund	R0003152	-45.00	-624.32
12/04/21	Admin Fund	Admin Fund	R0003153	-45.00	-669.32
19/04/21	Admin Fund	Admin Fund	R0003157	-45.00	-714.32
26/04/21	Admin Fund	Admin Fund	R0003159	-45.00	-759.32
03/05/21	Admin Fund	Admin Fund	R0003163	-45.00	-804.32
10/05/21	Admin Fund	Admin Fund	R0003165	-45.00	-849.32
17/05/21	Admin Fund	Admin Fund	R0003168	-45.00	-894.32
24/05/21	Admin Fund	Admin Fund	R0003170	-45.00	-939.32
31/05/21	Admin Fund	Admin Fund	R0003174	-45.00	-984.32
07/06/21	Admin Fund	Admin Fund	R0003177	-45.00	-1,029.32
08/06/21	01/06/21 to 31/08/21	Admin Fund	I0007321	514.00	-515.32
08/06/21	01/06/21 to 31/08/21	Insurance	I0007391	79.73	-435.59
14/06/21	Admin Fund	Admin Fund	R0003181	-45.00	-480.59
21/06/21	Admin Fund	Admin Fund	R0003194	-45.00	-525.59
28/06/21	Admin Fund	Admin Fund	R0003202	-45.00	-570.59
05/07/21	Admin Fund	Admin Fund	R0003216	-45.00	-615.59
12/07/21	Admin Fund	Admin Fund	R0003221	-45.00	-660.59
19/07/21	Admin Fund	Admin Fund	R0003239	-45.00	-705.59
20/07/21	01/09/21 to 30/11/21	Admin Fund	I0007461	514.00	-191.59
20/07/21	01/09/21 to 30/11/21	Insurance	I0007531	79.73	-111.86
26/07/21	Admin Fund	Admin Fund	R0003256	-45.00	-156.86
02/08/21	Admin Fund	Admin Fund	R0003268	-45.00	-201.86
09/08/21	Admin Fund	Admin Fund	R0003278	-45.00	-246.86
16/08/21	Admin Fund	Admin Fund	R0003285	-45.00	-291.86
23/08/21	Admin Fund	Admin Fund	R0003289	-45.00	-336.86
30/08/21	Admin Fund	Admin Fund	R0003298	-45.00	-381.86
06/09/21	Admin Fund	Admin Fund	R0003326	-45.00	-426.86
13/09/21	Admin Fund	Admin Fund	R0003331	-45.00	-471.86
20/09/21	Admin Fund	Admin Fund	R0003335	-45.00	-516.86
27/09/21	Admin Fund	Admin Fund	R0003340	-45.00	-561.86
04/10/21	Admin Fund	Admin Fund	R0003344	-45.00	-606.86
11/10/21	Admin Fund	Admin Fund	R0003347	-45.00	-651.86
18/10/21	Admin Fund	Admin Fund	R0003351	-45.00	-696.86
20/10/21	01/12/21 to 28/02/22	Admin Fund	I0007601	514.00	-182.86
20/10/21	01/12/21 to 28/02/22	Insurance	I0007671	79.73	-103.13
25/10/21	Admin Fund	Admin Fund	R0003355	-45.00	-148.13
01/11/21	Admin Fund	Admin Fund	R0003364	-45.00	-193.13
08/11/21	Admin Fund	Admin Fund	R0003373	-45.00	-238.13
15/11/21	Admin Fund	Admin Fund	R0003382	-45.00	-283.13
22/11/21	Admin Fund	Admin Fund	R0003386	-45.00	-328.13
29/11/21	Admin Fund	Admin Fund	R0003395	-45.00	-373.13
06/12/21	Admin Fund	Admin Fund	R0003416	-45.00	-418.13
13/12/21	Admin Fund	Admin Fund	R0003420	-45.00	-463.13
20/12/21	Admin Fund	Admin Fund	R0003425	-45.00	-508.13
29/12/21	Admin Fund	Admin Fund	R0003435	-45.00	-553.13
04/01/22	Admin Fund	Admin Fund	R0003438	-45.00	-598.13
10/01/22	Admin Fund	Admin Fund	R0003441	-45.00	-643.13



**ROCKFIELD MANORS CTS 43429**[illegible]

# CONTRACTS REGISTER

## ROCKFIELD MANORS CTS 43429

<b>Administration</b>							
Contractor Name and Address <b>Body Corporate Systems Pty Ltd</b> <b>PO Box 743</b> <b>MORNINGSIDE QLD 4170</b>		Details of Duties <b>2CM+2VOC+1EGM+1AGM</b>		Delegated Powers		Basis of Remuneration <b>Quarterly in Advance</b>	
Commencement Date	<b>01/06/21</b>	Expiry Date	<b>31/05/24</b>	Copy of Agreement on File	<b>Y</b>	Termination Date	<b>31/05/21</b>
Term of Contract	<b>2 years</b>			Options			
Estimated Cost of Contract	<b>0.00</b>			Name of Financier			
Est Renumeration of Contract	<b>0.00</b>			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

<b>Building/Letting</b>							
Contractor Name and Address <b>Yibin Zheng &amp; Han Zheng</b> <b>ATF The Bin-Z-Han Trust</b> <b>37 Ballater Street</b> <b>SUNNYBANK HILLS QLD 4109</b>		Details of Duties <b>Refer to Agreement</b>		Delegated Powers		Basis of Remuneration <b>Monthly in Arrears</b>	
Commencement Date	<b>13/12/12</b>	Expiry Date	<b>12/12/22</b>	Copy of Agreement on File	<b>Y</b>	Termination Date	
Term of Contract	<b>10 Years</b>			Options	<b>+ 15 Years</b>		
Estimated Cost of Contract	<b>77000.00</b>			Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

<b>Building/Letting</b>							
Contractor Name and Address <b>Yibin Zheng &amp; Han Zheng</b> <b>ATF The Bin-Z-Han Trust</b> <b>37 Ballater Street</b> <b>SUNNYBANK HILLS QLD 4109</b>		Details of Duties <b>Refer to Agreement</b>		Delegated Powers		Basis of Remuneration <b>N/A</b>	
Commencement Date	<b>13/12/12</b>	Expiry Date	<b>12/12/22</b>	Copy of Agreement on File	<b>Y</b>	Termination Date	
Term of Contract	<b>10 Years</b>			Options	<b>+ 15 Years</b>		
Estimated Cost of Contract	<b>0.00</b>			Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			



Page Number: 11		ASSET REGISTER					10 June 2022	
ROCKFIELD MANORS CTS 43429								
Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value	
Husqvarna Zero Turn R13019	Plant and Machinery	Purchase	07/01/13	Mowers, Generators & More Mega Store Unit C2, 10 Compton Road UNDERWOOD QLD 4119		0.00	4,182.00	
327 Combi Unit Complete 327LDX Husqvarna	Plant and Machinery	Purchase	07/01/13	Mowers, Generators & More Mega Store Unit C2, 10 Compton Road UNDERWOOD QLD 4119		0.00	550.00	
Husqvarna Back Pack Blower 130BT	Plant and Machinery	Purchase	07/01/13	Mowers, Generators & More Mega Store Unit C2, 10 Compton Road UNDERWOOD QLD 4119		0.00	499.00	
325LD Hedge Trimmer Attachment 5371966-06 (Long)	Plant and Machinery	Purchase	07/01/13	Mowers, Generators & More Mega Store Unit C2, 10 Compton Road UNDERWOOD QLD 4119		0.00	359.00	
LC18 Husqvarna Push Mower	Plant and Machinery	Purchase	07/01/01	Mowers, Generators & More Mega Store Unit C2, 10 Compton Road UNDERWOOD QLD 4119		0.00	410.00	
HP Cleaner-2500 PSI (GC160) Helmet Asst-Type 2	Plant and Machinery	Purchase	12/02/13	Mowers, Generators & More Unit C2 / 10 Compton Road UNDERWOOD QLD 4119		0.00	1,000.00	
Onsite Managers Manual	Plant and Machinery	Purchase	09/03/12	Body Corp. Systems		0.00	330.00	
Hedger	Plant and Machinery	Purchase	05/06/18	Acacia Mower Centre 4/15 Overlord Place Acacia Ridge 4110	599.00	599.00	599.00	
					Page Totals	599.00	599.00	7,929.00
					Report Totals	599.00	599.00	7,929.00

# ASSET REGISTER

# ROCKFIELD MANORS CTS 43429

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Trimmer	Plant and Machinery	Purchase	31/01/19	Richlands Mowers& Chainsaws	599.00	599.00	599.00
				Page Totals	599.00	599.00	599.00
				Report Totals	1,198.00	1,198.00	8,528.00

# ROCKFIELD MANORS CTS 43429

## BALANCE SHEET

AS AT 10 JUNE 2022

	ACTUAL 10/06/2022	ACTUAL 28/02/2022
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	(17,472.75)	4,335.89
Sinking Fund	191,598.60	188,309.19
<b><u>TOTAL</u></b>	<b><u>\$ 174,125.85</u></b>	<b><u>\$ 192,645.08</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Gst On Capital	396.80	4,296.61
Cash At Bank	174,097.12	215,856.98
Prepaid Next Financial Year	0.00	4,434.40
Levies Billed Not Yet Due	0.00	45,698.80
Levies Pre-Paid	4,364.89	1,564.05
Levies In Arrears	0.00	1,653.56
Other Arrears	0.00	796.02
<b><u>NON-CURRENT ASSETS</u></b>		
<b><u>TOTAL ASSETS</u></b>	<b>178,858.81</b>	<b>274,300.42</b>
<b><u>LIABILITIES</u></b>		
Gst Clearing A/C	(4,601.82)	2,392.68
Creditors	605.00	539.00
Accrued Expenses	0.00	5,755.31
Levies Billed Not Yet Due	0.00	45,698.80
Levies Pre-Paid	4,364.89	1,564.05
Levies In Advance	4,364.89	22,620.60
Other Payments In Advance	0.00	3,084.90
<b><u>TOTAL LIABILITIES</u></b>	<b>4,732.96</b>	<b>81,655.34</b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 174,125.85</u></b>	<b><u>\$ 192,645.08</u></b>

# ROCKFIELD MANORS CTS 43429

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2022 TO 10 JUNE 2022

	ACTUAL 01/03/22-10/06/22	BUDGET 01/03/22-28/02/23	VARIANCE %	ACTUAL 01/03/21-28/02/22
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Administrative Fund	35,980.00	134,909.00	26.67	125,908.98
Insurance Premium Reimbursemnt	5,966.80	25,000.00	23.87	22,929.56
Interest On Overdue Levies	16.27	0.00		0.00
Gst On Income	(3,813.35)	(14,537.19)	26.23	(13,530.79)
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>38,149.72</b>	<b>145,371.81</b>		<b>135,307.75</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
Audit Fees	0.00	1,859.00	0.00	1,859.00
<b><u>BANK CHARGES</u></b>				
Stratapay Charges	99.20	650.00	15.26	633.60
<b><u>COMMON POWER</u></b>				
Common Power	17.24	500.00	3.45	393.01
Consultancy Fee	410.00	777.00	52.77	777.00
Insurance	31,367.57	26,719.33	117.40	23,073.29
Insurance Stamp Duty - No Gst	2,781.68	2,370.10	117.37	2,057.22
<b><u>INSURANCE CLAIMS</u></b>				
Insurance Claims Exp. - Gst	1,177.00	0.00		0.00
Insurance Claims Rec. - No Gst	(1,070.00)	0.00	0.00	0.00
<b><u>LEGALS</u></b>				
Legals	2,079.00	0.00		0.00
Monitored Fee	0.00	0.00	0.00	55.00
Legal Files	0.00	1,000.00	0.00	0.00
<b><u>RATES</u></b>				
Rates - Water	0.00	110.00	0.00	110.06
Building Manager	18,512.76	92,062.85	20.11	88,795.57
<b><u>REP &amp; MAINT - BUILDING</u></b>				
Rep & Maint - Building	0.00	3,500.00	0.00	3,250.00
<b><u>REP &amp; MAINT - ELECTRICAL</u></b>				
Rep & Maint - Electrical	0.00	600.00	0.00	594.00
<b><u>REP &amp; MAINT - EQUIPMENT</u></b>				
Rep & Maint - Equipment	0.00	650.00	0.00	636.51
<b><u>REP &amp; MAINT - FIRE CONTROL</u></b>				
Rep & Maint - Fire Control	110.00	0.00		0.00
Rep & Maint - Fire Equipment	0.00	1,000.00	0.00	915.20
<b><u>REP &amp; MAINT - GARDENS/GROUNDS</u></b>				
Rep & Maint - Gardens/Grounds	0.00	2,200.00	0.00	2,032.91
<b><u>REP &amp; MAINT - PEST CONTROL</u></b>				
Rep & Maint - Pest Control	0.00	5,500.00	0.00	5,412.00
<b><u>REP &amp; MAINT - PLUMBING</u></b>				

# ROCKFIELD MANORS CTS 43429

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2022 TO 10 JUNE 2022

	ACTUAL 01/03/22-10/06/22	BUDGET 01/03/22-28/02/23	VARIANCE %	ACTUAL 01/03/21-28/02/22
Rep & Maint - Plumbing	0.00	500.00	0.00	385.00
<b><u>SECRETARIAL FEE</u></b>				
Secretarial Fee	6,374.37	12,322.17	51.73	11,963.27
Additional Work - Prof Service	59.40	200.00	29.70	193.60
<b><u>DISBURSEMENT FEE</u></b>				
Disbursement Fee	2,656.27	5,134.44	51.73	4,984.81
Additional Work - Disbursement	385.00	100.00	385.00	8.68
Arm Compliance Fee	0.00	0.00	0.00	224.40
Software & Records Storage	770.00	1,540.00	50.00	1,451.40
Income Tax Return Fee	0.00	187.00	0.00	187.00
Bas Return Fee	220.00	880.00	25.00	825.00
Gst On Expenses	(5,991.13)	(14,352.91)	41.74	(13,519.66)
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>59,958.36</b>	<b>146,008.98</b>		<b>137,297.87</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b><u>\$ (21,808.64)</u></b>	<b><u>\$ (637.17)</u></b>		<b><u>\$ (1,990.12)</u></b>
Opening Admin. Balance	4,335.89	4,335.89	100.00	6,326.01
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b><u>\$ (17,472.75)</u></b>	<b><u>\$ 3,698.72</u></b>		<b><u>\$ 4,335.89</u></b>

# ROCKFIELD MANORS CTS 43429

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2022 TO 10 JUNE 2022

	ACTUAL 01/03/22-10/06/22	BUDGET 01/03/22-28/02/23	VARIANCE %	ACTUAL 01/03/21-28/02/22
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Sinking Fund	3,752.00	15,841.00	23.69	15,841.00
Interest Received	0.00	0.00	0.00	647.94
Accrued Interest	0.00	0.00	0.00	(389.59)
Gst On Income	(341.09)	(1,440.09)	23.69	(1,440.09)
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>3,410.91</b>	<b>14,400.91</b>		<b>14,659.26</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Asset Purchase	0.00	1,000.00	0.00	0.00
<b><u>BUILDING</u></b>				
Building Maintenance	0.00	5,000.00	0.00	0.00
<b><u>ELECTRICAL</u></b>				
Electrical Repairs	0.00	1,000.00	0.00	0.00
<b><u>GARDENS/GROUNDS</u></b>				
Gardens/Grounds Maintenance	0.00	26,000.00	0.00	0.00
<b><u>TAXATION</u></b>				
Payg Instalment Tax Adjustment	121.50	0.00		207.00
Gst On Expenses	0.00	(3,000.01)	0.00	0.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>121.50</b>	<b>29,999.99</b>		<b>207.00</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 3,289.41</b>	<b>\$ (15,599.08)</b>		<b>\$ 14,452.26</b>
Opening Sinking Fund Balance	188,309.19	188,309.19	100.00	173,856.93
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 191,598.60</b>	<b>\$ 172,710.11</b>		<b>\$ 188,309.19</b>



# STRATA COMMUNITY INSURANCE

stratacommunityinsure.com.au

**T** 1300 SCINSURE (1300 724 678)  
**E** myenquiry@scinsure.com.au  
**P** GPO Box 2878, Brisbane QLD 4001  
**A** Level 13, 200 Mary Street, Brisbane QLD 4000

## CERTIFICATE OF CURRENCY

### THE INSURED

POLICY NUMBER	QRSC15001200
PDS AND POLICY WORDING	Residential Strata PDS & Policy Wording SCI034-Policy-RS-PPW-02/2021
THE INSURED	Body Corporate for Rockfield Manors Community Title Scheme 43429
SITUATION	104-110 Rockfield Road Doolandella QLD 4077
PERIOD OF INSURANCE	Commencement Date: 4.00pm on 30/04/22 Expiry Date: 4.00pm on 30/04/23
INTERMEDIARY	Direct Insurance Brokers Pty Ltd
ADDRESS	38 Brookes Street Bowen Hills QLD 4006
DATE OF ISSUE	26 April 2022

### POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building Common Area Contents	\$24,400,700 \$229,537
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$3,660,105
	OPTIONAL COVERS	1. Flood	Included
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		\$7,320,210
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.