

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: DARLINGTON Community Title Scheme: 8794

Lot No: 10 on BUP6341

Address: 8 SUTTON ST, REDCLIFFE QLD 4020

Secretary of Body Corporate:

Name: KARLY MCDONNELL

Postal Address: C/- 240 WATERWORKS ROAD, ASHGROVE QLD 4060

Email: admin@goldkeybcm.com.au

Body Corporate Manager:

Name: GOLD KEY BODY CORPORATE MANAGEMENT

Address: 240 WATERWORKS ROAD, ASHGROVE QLD 4060

Telephone: 3366 3174

Body Corporate Committee:

Is there a committee for the Body Corporate?

☒

Yes

☐

No

If there is a committee, is the body corporate manager engaged to perform the functions of the committee?

☐

Yes

☒

No

Annual Contributions and Levies:

Current Financial Year End: 31/12/2024

Current Levy Year Issued: 31/12/2023

If the "Current Financial Year" and the "Current Levy Year Issued" differ then the levies quoted in this disclosure statement are for the **Current Levy Year Issued**. Full year levies will be issued at the scheme's next AGM, within three months of EFY. This document will remain current until that AGM is held and new yearly levies are issued.

Administrative Fund Payable By This Lot:

Period Issued: 01/01/2023 - 30/06/2023 Due Date: 1/01/2023 Payable: \$587.50

Period Issued: 01/07/2023 - 31/12/2023 Due Date: 1/07/2023 Payable: \$245.83

DISCOUNT FOR PAYMENT DUE DATE: 10% GROSS LEVY PAYABLE: \$833.33

Sinking Fund Payable By This Lot:

Period Issued: 01/01/2023 - 30/06/2023 Due Date: 1/01/2023 Payable: \$392.50

Period Issued: 01/07/2023 - 31/12/2023 Due Date: 1/07/2023 Payable: \$890.83

DISCOUNT FOR PAYMENT DUE DATE: 10% GROSS LEVY PAYABLE: \$1,283.33

Other: -

The levies above are for the year ended 31/12/2023. Levies for next period 1/01/2024 – 30/06/2024 are: Administrative Fund \$618.75 and Sinking Fund \$458.04. Further levies will be issued at the next AGM, due by 31/03/2024.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement: 1 Aggregate: 12

Interest Schedule Lot Entitlements: 1 Aggregate: 12

Improvements on Common Property for Which Buyer Will Be Responsible:

NOTHING SIGHTED IN RECORDS PROVIDED

**Body Corporate
Assets Required To
Be Recorded:**

NOTHING SIGHTED IN RECORDS PROVIDED

**Information
Prescribed under
Regulation Module:**

STANDARD MODULE - NIL

**Financial Statement
Balances**

Administrative Fund: \$-2,120.10 as at 27/02/2024

Sinking Fund: \$52,254.19 as at 27/02/2024

Insurance

Insurer: ALLIANZ AUSTRALIA INSURANCE LIMITED VIA DIRECT
INSURANCE BROKERS PTY LTD

Policy No: QRSC21000824

Building: \$2,745,750

Public Liability: \$10,000,000

Other: COMMON CONTENTS \$37,316, LOSS OF RENT / TEMP
ACCOMMODATION \$411,863, VOLUNTARY WORKERS
\$200,000/\$2,000, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS
LIABILITY \$1,000,000, CATASTROPHE \$823,725, LOT OWNERS
FIXTURES & IMPROVEMENTS \$300,000. POLICY EXPIRES 4/03/2024

Signing:

Seller / Sellers Agent

Witness – *not required if signed electronically*

Date

**Buyer's
Acknowledgement:**

The Buyer acknowledges having received and read this statement from the Seller

Buyer / Buyers Agent

Witness – *not required if signed electronically*

Date

Body Corporate for Darlington CTS 8794

89 Sutton Street Redcliffe Queensland 4020
ABN/ACN 99 052 178 034 gst/N

LEVY STATEMENT - 10

OWNER:

For the period 1 Jan 2024 to 31 Dec 2024 - sorted by Due Date

Due Date	Issue Date	Grace Days	Payment Date	Payment Method	Description	Period (if applicable)	Admin Fund	Admin Penalty	Sink Fund	Sink Penalty	LEVY BALANCE	PENALTY BALANCE
					brought forward		888.26		412.24		1,300.50	0.00
01-01-24	23-11-23				Levies - normal (interim)	01-01-24 to 30-06-24	-556.87				743.63	0.00
01-01-24	23-11-23				Levies - normal (interim)	01-01-24 to 30-06-24			-412.24		331.39	0.00
			11-01-24	TRANSFER	Payment 86.00		86.00				417.39	0.00
			25-01-24	TRANSFER	Payment 86.00		86.00				503.39	0.00
			08-02-24	TRANSFER	Payment 86.00		86.00				589.39	0.00
			22-02-24	TRANSFER	Payment 86.00		86.00				675.39	0.00
Balance of account as at 31 Dec 2024 \$							675.39	0.00	0.00	0.00	675.39	0.00
Total Balance \$											675.39	

Important Note: The date range shown on the top of this report represents the period over which the report is showing transactions. This is NOT a reflection of your "paid to" date.



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC21000824
PDS AND POLICY WORDING	Residential Strata PDS & Policy Wording SCI034-Policy-RS-PPW-02/2021
THE INSURED	Body Corporate for Darlington Community Title Scheme 8794
SITUATION	89 Sutton Street Redcliffe QLD 4020
PERIOD OF INSURANCE	Commencement Date: 4.00pm on 04/03/23 Expiry Date: 4.00pm on 04/03/24
INTERMEDIARY	Direct Insurance Brokers Pty Ltd
ADDRESS	38 Brookes Street Bowen Hills QLD 4006
DATE OF ISSUE	2 March 2023

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building Common Area Contents	\$2,745,750 \$37,316
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$411,863
SECTION 2	Liability		\$10,000,000
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		\$823,725
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.

FINANCIAL STATEMENTS

For the period 1 January 2024 to 31 December 2024

Prepared For

Darlington

CTS 8794

89 Sutton Street
Redcliffe
Queensland 4020

Manager

Jamaica Santos
Gold Key Body Corporate Management (Landtel Pty Ltd)

Printed

27 February 2024

Assets		2024
Cash		27,655.14
Investment Account	Note 7	18,576.05
Levies in Arrears	Note 8	4,580.11
Total Assets		\$ 50,811.30
Liabilities		
Unallocated Monies Received	Note 9	677.21
Total Liabilities		\$ 677.21
Net Assets		\$ 50,134.09
Equity		
Administrative Fund		(2,120.10)
Sinking Fund		52,254.19
Total Equity		\$ 50,134.09

Income and Expenditure Statement

Administrative Fund

Body Corporate for Darlington CTS 8794

1 January 2024 to 31 December 2024

89 Sutton Street Redcliffe Queensland 4020

ABN/ACN 99 052 178 034 gst/N

Income

Discount Levies - normal	(618.80)
Levy Fees - normal	7,425.00
Mutual Revenue - penalty interest	1.55

Total Administrative Fund Income	6,807.75
---	-----------------

Expenditure

Accountant - audit fees	462.00
Administrative Fees & Charges	178.20
Body Corporate Manager - management fees	975.15
Garden/Lawn Maintenance	329.00

Total Administrative Fund Expenditure	1,944.35
--	-----------------

Surplus / Deficit for period	4,863.40
-------------------------------------	-----------------

Summary

Opening Balance as at 1 January 2024	(7,353.54)
Total Revenue during period	6,807.75
Total Expenditure during period	(1,944.35)

Administrative Fund balance as at 31 December 2024	(\$ 2,490.14)
---	----------------------

Income	
Discount Levies - normal	(458.00)
Levy Fees - normal	5,496.48
Mutual Revenue - penalty interest	127.73
Total Sinking Fund Income	5,166.21
Expenditure	
Plumbing & Drainage	400.40
Roof	67,630.75
Total Sinking Fund Expenditure	68,031.15
Surplus / Deficit for period	(62,864.94)
Summary	
Opening Balance as at 1 January 2024	115,119.13
Total Revenue during period	5,166.21
Total Expenditure during period	(68,031.15)
Sinking Fund balance as at 31 December 2024	\$ 52,254.19

Notes To Financial Statements

Body Corporate for Darlington CTS 8794

89 Sutton Street Redcliffe Queensland 4020

ABN/ACN 99 052 178 034 gst/N

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the body corporate's financial reporting requirements under the Body Corporate and Community Management Act 1997. The accounting policies used in the preparation of this report, as described below, are in the opinion of the body corporate manager appropriate to meet the needs of owners. (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption. (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Body Corporate, is taxable at the current company tax rate of 30%. Assessable income received by the Body Corporate in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 Investment Account

Detail	Amount
Investment 2979-25604	18576.05
	\$ 18,576.05

Note 8 Levies in Arrears - also see note 2

Detail	Amount
Lot: 1 Unit: 1	4578.29
Lot: 4 Unit: 4	0.91
Lot: 5 Unit: 5	0.91
	\$ 4,580.11

Note 9 Unallocated Monies Received - also see note 3

Detail	Amount
Lot: 4 Unit: 4	0.91
Lot: 5 Unit: 5	0.91
Lot: 10 Unit: 10	675.39
	\$ 677.21

These notes (other than notes added by the body corporate manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants and certified as being compliant with the requirements of the Body Corporate and Community Management Act 1997 by a leading strata and community titles lawyer. The accuracy of data used to generate the accounts is the responsibility of the software user.