

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: MOOLOOLABA INTERNATIONAL ACCOMMODATION CTS: 28223
Lot No: 301 on SP111207
Address: 7 VENNING STREET, MOOLOOLABA QLD 4557

Secretary of Body Corporate:

Name: DAVID GREEN
Postal Address: PO BOX 1191, MAROOCHYDORE QLD 4557
Email: sunshinecoast@abcm.com.au

Body Corporate Manager:

Name: ARCHERS BODY CORPORATE MANAGEMENT
Address: LEVEL 1, 35 DALTON DRIVE, MAROOCHYDORE QLD 4558
Telephone: 5458 4500

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: 30/06/2024

Current Levy Year Issued: 30/06/2024

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: | 01/07/2023 - 30/09/2023 | Due Date: | 1/07/2023 | Payable: | \$2,181.75 |
| Period Issued: | 01/10/2023 - 31/12/2023 | Due Date: | 1/10/2023 | Payable: | \$2,181.75 |
| Period Issued: | 01/01/2024 - 31/03/2024 | Due Date: | 1/01/2024 | Payable: | \$2,636.69 |
| Period Issued: | 01/04/2024 - 30/06/2024 | Due Date: | 1/04/2024 | Payable: | \$2,636.52 |

DISCOUNT FOR PAYMENT DUE DATE: 20% **GROSS LEVY PAYABLE:** \$9,636.71

Sinking Fund Payable By This Lot:

| | | | | | |
|----------------|-------------------------|-----------|-----------|----------|----------|
| Period Issued: | 01/07/2023 - 30/09/2023 | Due Date: | 1/07/2023 | Payable: | \$468.00 |
| Period Issued: | 01/10/2023 - 31/12/2023 | Due Date: | 1/10/2023 | Payable: | \$468.00 |
| Period Issued: | 01/01/2024 - 31/03/2024 | Due Date: | 1/01/2024 | Payable: | \$471.87 |
| Period Issued: | 01/04/2024 - 30/06/2024 | Due Date: | 1/04/2024 | Payable: | \$471.49 |

DISCOUNT FOR PAYMENT DUE DATE: 20% **GROSS LEVY PAYABLE:** \$1,879.36

Other: -

Levies for next periods starting 1/07/2024 and 1/10/2024 were resolved at the last AGM and will be: Administrative Fund **\$2,409.18** and Sinking Fund **\$469.84**.

Schedule of Lot Entitlements:

| | | | |
|--|----|------------|-------|
| Contribution Schedule Lot Entitlement: | 49 | Aggregate: | 10038 |
| Interest Schedule Lot Entitlements: | 3 | Aggregate: | 682 |

**Improvements on
Common Property
for Which Buyer Will
Be Responsible:**

NOTHING SIGHTED IN RECORDS PROVIDED

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

REFER TO ASSET REGISTER ATTACHED

**Information
Prescribed under
Regulation Module:**

ACCOMMODATION MODULE - NIL

**Financial Statement
Balances**

Administrative Fund: \$-141,111.49 as at 14/03/2024
Sinking Fund: \$1,987,324.26 as at 14/03/2024

Insurance

Insurer: CHUBB INSURANCE AUSTRALIA LIMITED
Policy No: 04GS015672 & 04GS015678
Building: \$121,961,706
Public Liability: \$20,000,000
Other: LOSS OF RENT \$18,113,125, MACHINERY BREAKDOWN \$100,000,
FIDELITY GUARANTEE \$100,000, OFFICE BEARERS \$5,000,000,
VOLUNTARY WORKERS \$200,000. POLICY EXPIRES 30/06/2024

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

MOOLOOLABA INTERNATIONAL ACCOM CTS 28223

Cnr Walan & Venning Streets Mooloolaba QLD 4557

STATEMENT

Michael & Angela Landers
22 Riviera Place
MOUNTAIN CREEK QLD 4557

Statement Period

01 Jul 22 to 14 Mar 24

A/c No 301

Lot No 301

Page Number 1 of 2

Last Certificate Issued: 19/04/18

Transfer Date: 11/08/23

| Date | Type | Details | Reference | Debit | Credit | Balance |
|------------------------------|----------------------|----------------------|-----------|------------|------------|------------|
| | | Brought forward | | | | 0.00 |
| 01/07/22 | Administrative Fund | 01/07/22 To 30/09/22 | I0044082 | 1,922.85 | | 1,922.85 |
| 01/07/22 | Sinking Fund | 01/07/22 To 30/09/22 | I0044285 | 692.17 | | 2,615.02 |
| 12/07/22 | Other | Arrears Notice Fee | M0004540 | 27.50 | | 2,642.52 |
| 26/07/22 | Other | Arrears Notice Fee | M0004562 | 38.50 | | 2,681.02 |
| 31/07/22 | Overdue Interest Jnl | Interest To 31/07/22 | J0145092 | 65.37 | | 2,746.39 |
| 08/08/22 | Receipt | Administrative Fund | R0020971 | | 1,922.85 | 823.54 |
| 08/08/22 | Receipt | Sinking Fund | RA020971 | | 692.17 | 131.37 |
| 08/08/22 | Receipt | Overdue Interest | RB020971 | | 65.37 | 66.00 |
| 08/08/22 | Receipt | Other | RC020971 | | 0.63 | 65.37 |
| 23/08/22 | Administrative Fund | 01/10/22 To 31/12/22 | I0044488 | 1,922.85 | | 1,988.22 |
| 23/08/22 | Sinking Fund | 01/10/22 To 31/12/22 | I0044691 | 692.17 | | 2,680.39 |
| 29/09/22 | Receipt | Administrative Fund | R0021143 | | 1,538.28 | 1,142.11 |
| 29/09/22 | Receipt | Sinking Fund | RA021143 | | 553.74 | 588.37 |
| 29/09/22 | Receipt | Other | RB021143 | | 65.37 | 523.00 |
| 29/09/22 | Discount | Admin Discount | RC021143 | | 384.57 | 138.43 |
| 29/09/22 | Discount | Sink Discount | RD021143 | | 138.43 | 0.00 |
| 22/11/22 | Administrative Fund | 01/01/23 To 31/03/23 | I0044894 | 2,440.64 | | 2,440.64 |
| More details on next page... | | | | \$7,802.05 | \$5,361.41 | \$2,440.64 |

| Over 90 Days | 90 Days | 60 Days | 30 Days | Current | BALANCE DUE: Nil | |
|--------------|---------|---------|---------|---------|------------------|-------------|
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | Date Paid | Amount Paid |



ARCHERS BODY CORPORATE M'MENT



DEFT Reference Number:
305343345 1000 0003 015



Billers Code: 96503
Ref: 305343345 1000 0003 015

Lot 301/ Unit
Mooloolaba International Accom

Visit www.deft.com.au to pay by card or direct debit.

** Payments by credit card may attract a surcharge

Internet & Telephone Banking - BPAY

Make this payment from your preferred bank account or card



Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
BODY CORPORATE FOR MOOLOOLABA INTERNATIONAL ACCOMMODATION CTS 28223



*496 305343345 10000003015

TOTAL AMOUNT DUE
DUE DATE

\$0.00

MOOLOOLABA INTERNATIONAL ACCOM CTS 28223**STATEMENT**

Michael & Angela Landers
22 Riviera Place
MOUNTAIN CREEK QLD 4557

Statement Period

01 Jul 22 to 14 Mar 24

A/c No

301

Lot No

301

Page Number

2 of 2

| Date | Type | Details | Reference | Debit | Credit | Balance |
|----------|---------------------|----------------------|-----------|-------------|-------------|----------|
| | | Brought forward | | 7,802.05 | 5,361.41 | 2,440.64 |
| 22/11/22 | Sinking Fund | 01/01/23 To 31/03/23 | I0045097 | 243.73 | | 2,684.37 |
| 21/12/22 | Receipt | Administrative Fund | R0021316 | | 1,952.51 | 731.86 |
| 21/12/22 | Receipt | Sinking Fund | RA021316 | | 194.98 | 536.88 |
| 21/12/22 | Discount | Admin Discount | RB021316 | | 488.13 | 48.75 |
| 21/12/22 | Discount | Sink Discount | RC021316 | | 48.75 | 0.00 |
| 22/02/23 | Administrative Fund | 01/04/23 To 30/06/23 | I0045300 | 2,440.64 | | 2,440.64 |
| 22/02/23 | Sinking Fund | 01/04/23 To 30/06/23 | I0045503 | 243.73 | | 2,684.37 |
| 30/03/23 | Receipt | Administrative Fund | R0021612 | | 1,952.51 | 731.86 |
| 30/03/23 | Receipt | Sinking Fund | RA021612 | | 194.98 | 536.88 |
| 30/03/23 | Discount | Admin Discount | RB021612 | | 488.13 | 48.75 |
| 30/03/23 | Discount | Sink Discount | RC021612 | | 48.75 | 0.00 |
| 23/05/23 | Administrative Fund | 01/07/23 To 30/09/23 | I0045706 | 2,181.75 | | 2,181.75 |
| 23/05/23 | Sinking Fund | 01/07/23 To 30/09/23 | I0045909 | 468.00 | | 2,649.75 |
| 29/06/23 | Receipt | Administrative Fund | R0021868 | | 1,745.40 | 904.35 |
| 29/06/23 | Receipt | Sinking Fund | RA021868 | | 374.40 | 529.95 |
| 29/06/23 | Discount | Admin Discount | RB021868 | | 436.35 | 93.60 |
| 29/06/23 | Discount | Sink Discount | RC021868 | | 93.60 | 0.00 |
| 11/08/23 | | Transfer | | | | 0.00 |
| 22/08/23 | Administrative Fund | 01/10/23 To 31/12/23 | I0046112 | 2,181.75 | | 2,181.75 |
| 22/08/23 | Sinking Fund | 01/10/23 To 31/12/23 | I0046315 | 468.00 | | 2,649.75 |
| 26/09/23 | Receipt | Administrative Fund | R0022032 | | 1,745.40 | 904.35 |
| 26/09/23 | Receipt | Sinking Fund | RA022032 | | 374.40 | 529.95 |
| 26/09/23 | Discount | Admin Discount | RB022032 | | 436.35 | 93.60 |
| 26/09/23 | Discount | Sink Discount | RC022032 | | 93.60 | 0.00 |
| 21/11/23 | Administrative Fund | 01/01/24 To 31/03/24 | I0046518 | 2,636.69 | | 2,636.69 |
| 21/11/23 | Sinking Fund | 01/01/24 To 31/03/24 | I0046721 | 471.87 | | 3,108.56 |
| 09/01/24 | Receipt | Administrative Fund | R0022381 | | 2,109.35 | 999.21 |
| 09/01/24 | Receipt | Sinking Fund | RA022381 | | 377.50 | 621.71 |
| 09/01/24 | Discount | Admin Discount | RB022381 | | 527.34 | 94.37 |
| 09/01/24 | Discount | Sink Discount | RC022381 | | 94.37 | 0.00 |
| 22/02/24 | Administrative Fund | 01/04/24 To 30/06/24 | I0046924 | 2,636.52 | | 2,636.52 |
| 22/02/24 | Sinking Fund | 01/04/24 To 30/06/24 | I0047127 | 471.49 | | 3,108.01 |
| 06/03/24 | Receipt | Administrative Fund | R0022445 | | 2,109.22 | 998.79 |
| 06/03/24 | Receipt | Sinking Fund | RA022445 | | 377.19 | 621.60 |
| 06/03/24 | Discount | Admin Discount | RB022445 | | 527.30 | 94.30 |
| 06/03/24 | Discount | Sink Discount | RC022445 | | 94.30 | 0.00 |
| | | | | \$22,246.22 | \$22,246.22 | Nil |

ASSET REGISTER

MOOLOOLABA INTERNATIONAL ACCOM CTS 28223

| Description | Type | Method of Acquisition | Date of Acquisition | Acquired from | Original Cost | Cost to date | Market Value |
|---|----------------------|-----------------------|---------------------|--|---------------|--------------|--------------|
| 4x Large Original Artworks | Furniture & Fittings | Purchase | 19/01/00 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS Q 4567 | | 0.00 | 22,800.00 |
| 2x Decorator Prints | Furniture & Fittings | Purchase | 19/01/00 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS | | 0.00 | 2,020.00 |
| Texicote Fabric Protection Treatment to Upholstery Fabric | Furniture & Fittings | Purchase | 19/01/00 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS | | 0.00 | 880.00 |
| 10 x Chaise Lounges | Furniture & Fittings | Purchase | 26/10/99 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS | | 0.00 | 5,600.00 |
| 3x Alum Stemmed Umbrellas w/Vinyl Coat-Polyester canopy | Furniture & Fittings | Purchase | 26/10/99 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS | | 0.00 | 1,185.00 |
| 3x Acrylic Umbrella Bases | Furniture & Fittings | Purchase | 26/10/99 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS | | 0.00 | 90.00 |
| 7x Aluminium Stemmed Umbrellas w/vinyl coat-polyester canopy | Furniture & Fittings | Purchase | 26/10/99 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS | | 0.00 | 2,765.00 |
| 7x Acrylic Umbrella Bases | Furniture & Fittings | Purchase | 26/10/99 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS | | 0.00 | 210.00 |
| Page Totals | | | | | 0.00 | 0.00 | 35,550.00 |
| Report Totals | | | | | 0.00 | 0.00 | 35,550.00 |

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MOOLOOLABA INTERNATIONAL ACCOM CTS 28223

| Description | Type | Method of Acquisition | Date of Acquisition | Acquired from | Original Cost | Cost to date | Market Value |
|---|---------------------------------|-----------------------|---------------------|---|---------------|--------------|------------------|
| 2x Decorator Prints (Public Foyer - Lower grd) | Furniture & Fittings | Purchase | 26/10/99 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS | | 0.00 | 284.00 |
| 20x Mirrors (Lift Lobbies) | Furniture & Fittings | Purchase | 26/10/99 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS | | 0.00 | 3,900.00 |
| 40x Decorator Prints (For Lift lobbies) | Furniture & Fittings | Purchase | 26/10/99 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS | | 0.00 | 5,680.00 |
| 8x Mirrors | Furniture & Fittings | Purchase | 26/10/99 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS | | 0.00 | 1,168.00 |
| 8x Decorator Prints | Furniture & Fittings | Purchase | 26/10/99 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS | | 0.00 | 1,136.00 |
| 2x Limited Edition Prints | Furniture & Fittings | Purchase | 26/10/99 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS | | 0.00 | 1,000.00 |
| 1x Mirror | Furniture & Fittings | Purchase | 26/10/99 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS | | 0.00 | 195.00 |
| 2x Decorator Prints | Furniture & Fittings | Purchase | 26/10/99 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS | | 0.00 | 284.00 |
| Page Totals | | | | | 0.00 | 0.00 | 13,647.00 |
| Report Totals | | | | | 0.00 | 0.00 | 49,197.00 |

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MOOLOOLABA INTERNATIONAL ACCOM CTS 28223

| Description | Type | Method of Acquisition | Date of Acquisition | Acquired from | Original Cost | Cost to date | Market Value |
|--|----------------------|-----------------------|---------------------|---|---------------|--------------|--------------|
| 2xDecorative Framed Art Prints | Furniture & Fittings | Purchase | 26/10/99 | Saka Interiors Suite 4 Noosa Fair Layana Way NOOSA HEADS | | 0.00 | 980.00 |
| 4M SQ AL/VIN UMBRELLA | Furniture & Fittings | Purchase | 11/02/09 | DAYDREAM LEISURE FURNITURE | | 0.00 | 3,590.00 |
| 4 M UMBRELLA | Furniture & Fittings | Purchase | 20/02/09 | DAYDREAM LEISURE FURNITURE | | 0.00 | 3,590.00 |
| Electric Module Bench & Frame BBQ x 3 | Furniture & Fittings | Purchase | 04/09/09 | All Park Products | | 0.00 | 19,300.60 |
| RUBBER MATS | Furniture & Fittings | Purchase | 17/02/10 | E T DRYCLEANERS & MATTING 131 TORQUAY ROAD SCARNESS QLD 4655 | 770.00 | 770.00 | |
| SLING FOR SUNLOUNGE | Furniture & Fittings | Purchase | 05/04/12 | DAYDREAM LEISURE FURNITURE Cnr Main Drive & Nicklin Way WARANA QLD 4575 | 390.00 | 390.00 | |
| | Furniture & Fittings | Purchase | 31/01/13 | ABLE SECURITY GROUP | | 0.00 | 1,919.00 |
| 10 RESLING SUNLOUNGES | Furniture & Fittings | Purchase | 25/02/14 | DAYDREAM LEISURE | | 0.00 | 1,400.00 |
| Page Totals | | | | | 1,160.00 | 1,160.00 | 30,779.60 |
| Report Totals | | | | | 1,160.00 | 1,160.00 | 79,976.60 |

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MOOLOOLABA INTERNATIONAL ACCOM CTS 28223

| Description | Type | Method of Acquisition | Date of Acquisition | Acquired from | Original Cost | Cost to date | Market Value |
|--|----------------------|-----------------------|---------------------|--|---------------|--------------|--------------|
| Monet Sunlounge | Furniture & Fittings | Purchase | 28/11/14 | Daydream Leisure Furniture | | 0.00 | 330.00 |
| Custom Entrance Mat | Furniture & Fittings | Purchase | 17/12/14 | Mat Shop P/L | | 0.00 | 576.35 |
| umbrella 3.6sq m | Furniture & Fittings | Purchase | 06/11/14 | DAY DREAM | | 0.00 | 4,440.00 |
| SLING | Furniture & Fittings | Purchase | 14/09/15 | DAYDREAM | | 0.00 | 330.00 |
| CCTV CAMERA | Furniture & Fittings | Purchase | 29/09/16 | | | 0.00 | 2,634.50 |
| Large Mirror Dumb Bell Sets & Rack Flat Bench & Adjustable Bench Rubber Gym Floor Mat | Furniture & Fittings | Purchase | 24/05/16 | Headland Glass Future Fitness Equipment Future Fitness Equipment Future Fitness Equipment | | 0.00 | 4,343.00 |
| 46 CHAIRS 5 TABLES 1400 X 800 8 TABLES 800 X 800 | Furniture & Fittings | Purchase | 16/11/17 | KUDOS | | 0.00 | 9,796.00 |
| 25 Sunlounges 10 Chairs etc | Furniture & Fittings | Purchase | 10/10/17 | Kudos Universal Pty Ltd | | 0.00 | 13,039.40 |
| Page Totals | | | | | 0.00 | 0.00 | 35,489.25 |
| Report Totals | | | | | 1,160.00 | 1,160.00 | 115,465.85 |

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MOOLOOLABA INTERNATIONAL ACCOM CTS 28223

| Description | Type | Method of Acquisition | Date of Acquisition | Acquired from | Original Cost | Cost to date | Market Value |
|---|----------------------|-----------------------|---------------------|---|---------------|--------------|--------------|
| 20 Outdoor Tables | Furniture & Fittings | Purchase | 14/10/17 | Daydream Leisure Furniture | | 0.00 | 1,350.00 |
| 7 Tequilla Loung Sofas 2 Tequila Lounge Armchairs 1 Tequila Coffee Table Anthrecite Colour | Furniture & Fittings | Purchase | 04/10/18 | Kudos Preium Outdoor Furniture | | 0.00 | 4,087.60 |
| 6 Shadowspec SU2 Umnbrellas 6 25kg Portable Bases | Furniture & Fittings | Purchase | 19/12/18 | Kudos Premium Outdoor Furnitur | | 0.00 | 4,323.00 |
| V56H-Vista 5.6M HEX Umbrella White Canopy & Frame | Furniture & Fittings | Purchase | 12/06/19 | Skyspan Umbrellas | | 0.00 | 7,975.00 |
| VISTA UMBRELLAS X 2 | Furniture & Fittings | Purchase | 21/08/19 | SKYSPAN | | 0.00 | 16,000.00 |
| 8/2 Lobby furniture 4 x Arm Chairs 2 x Ottoman 3 x Ottoman | Furniture & Fittings | Purchase | 10/02/21 | LAUREN JOY STELZER DESIGN 25/142 Stanhill Drive Gold Coast Qld 4217 | 5,000.00 | 5,000.00 | 5,000.00 |
| 13/11 Var Prints 118 Prints-Diff Sizes | Furniture & Fittings | Purchase | 20/11/23 | JOSH WHITING PHOTOS PO Box 842 BUDDINA QLD 4575 Invoice- 1173 | 28580.00 | 28,580.00 | 28,580.00 |
| LCD TV | Office Equipment | Purchase | 17/12/10 | CLIVE PEETERS | | 0.00 | 455.00 |
| Page Totals | | | | | 33,580.00 | 33,580.00 | 67,770.60 |
| Report Totals | | | | | 34,740.00 | 34,740.00 | 183,236.45 |

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MOOLOOLABA INTERNATIONAL ACCOM CTS 28223

| Description | Type | Method of Acquisition | Date of Acquisition | Acquired from | Original Cost | Cost to date | Market Value |
|---|---------------------|-----------------------|---------------------|---|---------------|--------------|--------------|
| | Office Equipment | Purchase | 31/01/13 | ABLE SECURITY GROUP | | 0.00 | 1,919.00 |
| ZOLL AED | Office Equipment | Purchase | 16/12/15 | EMERG RESPONSE | | 0.00 | 3,954.40 |
| SAMSUNG 40' LED TV | Office Equipment | Purchase | 14/07/16 | JB HI-FI | | 0.00 | 925.00 |
| ROTOWASH R4A DOUBLE HANDLE AUTOS, 413Y01 TANK R4, ROTOCART 762Y01, LONGARA R4P POLY HARD 0.20 | Plant and Machinery | Purchase | 06/12/01 | TENSENS CLEANING SUPPLIES UNIT 1, 4 CONARA ROAD KUNDA PARK QLD 4556 | | 0.00 | 4,950.00 |
| PRESSURE WASHER | Plant and Machinery | Purchase | 03/12/02 | G Power | | 0.00 | 2,465.00 |
| ELITE CI-7801 GYM 470LB | Plant and Machinery | Purchase | 31/08/05 | ELITE FITNESS EQUIPMENT PTY LT | | 0.00 | 4,999.95 |
| ELITE C 5100 UPRIGHT BIKE | Plant and Machinery | Purchase | 31/08/05 | ELITE FITNESS | | 0.00 | 2,699.00 |
| HRC D/A ELLIPTICAL | Plant and Machinery | Purchase | 31/08/05 | ELITE FITNESS | | 0.00 | 4,999.95 |
| Page Totals | | | | | 0.00 | 0.00 | 26,912.30 |
| Report Totals | | | | | 34,740.00 | 34,740.00 | 210,148.75 |

ASSET REGISTER

MOOLOOLABA INTERNATIONAL ACCOM CTS 28223

| Description | Type | Method of Acquisition | Date of Acquisition | Acquired from | Original Cost | Cost to date | Market Value |
|----------------------|---------------------|-----------------------|---------------------|---|---------------|--------------|--------------|
| ELITE EXERCISE MAT | Plant and Machinery | Purchase | 31/08/05 | ELITE FITNESS | | 0.00 | 24.95 |
| bike rack | Plant and Machinery | Purchase | 28/09/05 | minc | | 0.00 | 891.00 |
| SECURITY CAMERA | Plant and Machinery | Purchase | 08/07/05 | ALARM INDUSTRIES | | 0.00 | 1,165.00 |
| FD FLUID ROWER | Plant and Machinery | Purchase | 20/12/05 | Elite Fitness PO Box 2093 CRESTMead DC QLD 4132 | 2,565.00 | 2,565.00 | |
| HONDA 250CC BLOWER | Plant and Machinery | Purchase | 17/07/07 | Maroochy Mowers | 480.00 | 480.00 | |
| VICTA 4HP HONDA VAC | Plant and Machinery | Purchase | 10/08/07 | Maroochy Mowers PO BOX 5399 MAROOCHYDORE QLD 4558 | 1,875.00 | 1,875.00 | 1,875.00 |
| TREADMILL, COMM BIKE | Plant and Machinery | Purchase | 15/06/10 | FUTURE FITNESS EQUIPMENT PO Box 5412 MAROOCHYDORE BC QLD 4558 | 10246.02 | 10,246.02 | |
| NILFISK VACUUM CLEAN | Plant and Machinery | Purchase | 05/08/11 | COMPLETE HOSPITALITY SUPPLIES PO Box 3004 DC TWEED HEADS SOUTH NSW 2486 | 809.00 | 809.00 | |
| Page Totals | | | | | 15,975.02 | 15,975.02 | 3,955.95 |
| Report Totals | | | | | 50,715.02 | 50,715.02 | 214,104.70 |

| | | | | | | | | |
|--|---------------------|-----------------------|---------------------|---|---------------|--------------|---------------|--|
| Page Number: 8 | | ASSET REGISTER | | | | | 14 March 2024 | |
| MOOLOOLABA INTERNATIONAL ACCOM CTS 28223 | | | | | | | | |
| Description | Type | Method of Acquisition | Date of Acquisition | Acquired from | Original Cost | Cost to date | Market Value | |
| VISION T9800 | Plant and Machinery | Purchase | 05/08/11 | FUTURE FITNESS EQUIPMENT PO Box 5412 MAROOCHYDORE BC QLD 4558 | 10,998.90 | 10,998.90 | | |
| ELECTRIC BBQ | Plant and Machinery | Purchase | 02/08/12 | CHRISTIE PARKSAFE PO BOX 279 DORMANA VIC 3936 | 5,318.50 | 5,318.50 | 5,318.50 | |
| ELLIPTICAL MOTIVATION | Plant and Machinery | Purchase | 09/05/14 | ELITE FITNESS | | 0.00 | 4,099.00 | |
| Vision T60 Commercial Treadmil | Plant and Machinery | Purchase | 15/03/17 | Future Fitness Equipment | | 0.00 | 3,999.00 | |
| BODY CRAFT K2 MULTI STATION | Plant and Machinery | Purchase | 26/06/18 | FUTURE FITNESS | | 0.00 | 5,299.00 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | Page Totals | 16,317.40 | 16,317.40 | 18,715.50 | |
| | | | | Report Totals | 67,032.42 | 67,032.42 | 232,820.20 | |

Certificate of Currency

| | |
|---|---|
| Insured: | Mooloolaba International CTS 27524, Mooloolaba International Commercial CTS 27535, Mooloolaba International Accommodation CTS 28223 |
| Policy Number: | 04GS015672 |
| Policy Period: | From: 4PM on 30/06/2023 To: 4PM on 30/06/2024 |
| Particulars Of Insurance: | Commercial Strata Insurance |
| Location: | 7 Venning Street, Mooloolaba QLD 4557 |
| Sum Insured: | |
| Building & Common property | \$121,961,706 |
| Temporary Accommodation and Loss of Rent | \$18,113,125 |
| Declared Catastrophe Extension | 15% |
| General Liability | Not Insured |
| Crime Insurance | Not Insured |
| Machinery Breakdown | \$100,000 |
| Management Committee Liability | Not Insured |
| Voluntary Workers (in the aggregate any one period) | Not Insured |
| Voluntary Workers (per volunteer) | Not Insured |
| Professional Expenses (in the aggregate any one period) | Not Insured |
| Chubb Proportion: | 100% |
| Date: | 11 July 2023 |

All the values on this Certificate of Currency are correct as at 11 July 2023 and may only be subject to change within the Policy Period by written agreement between the Insurer and the Insured.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made.

The insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies.



Kat Beattie | **Chubb Insurance Australia Limited**

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Level 1
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Maroochydore, Qld 4558

MOOLOOLABA INTERNATIONAL ACCOM CTS 28223

BALANCE SHEET

AS AT 14 MARCH 2024

| | ACTUAL 14/03/2024 | ACTUAL 30/06/2023 |
|----------------------------|-------------------------------|-------------------------------|
| <u>OWNERS FUNDS</u> | | |
| Administrative Fund | (141,111.49) | (212,858.04) |
| Sinking Fund | 1,987,324.26 | 2,032,933.26 |
| <u>TOTAL</u> | <u>\$ 1,846,212.77</u> | <u>\$ 1,820,075.22</u> |

THESE FUNDS ARE REPRESENTED BY

CURRENT ASSETS

| | | |
|-------------------------------|----------------------------|----------------------------|
| Cash At Bank | 671,912.26 | 803,353.20 |
| Investment - Boq 2 | 600,000.00 | 600,000.00 |
| Investment - Macquarie 1 | 400,000.00 | 400,000.00 |
| Investment - Macquarie 2 | 300,000.00 | 300,000.00 |
| Accrued Interest | 0.00 | 20,564.52 |
| Levies Billed - Not Yet Due | 636,698.38 | 542,819.99 |
| Levies Rec'd - Not Yet Billed | 6,716.43 | 44,661.65 |
| Levies In Arrears | 292.42 | 5,525.42 |
| Other Arrears | 90.67 | 958.06 |
| Sundry Debtors | 0.00 | 86,766.37 |
| Prepayments | 0.00 | 122,671.14 |
| Water Arrears | 0.00 | 13,899.14 |
| Water - Unbilled | 0.00 | 4,416.94 |
| Water Cash At Bank | 0.00 | 1,394.65 |
| Water Finalised Accounts | 0.00 | 317.55 |
| <u>TOTAL ASSETS</u> | <u>2,615,710.16</u> | <u>2,947,348.63</u> |

LIABILITIES

| | | |
|-------------------------------|------------|-------------|
| Gst Clearing A/C | 15,343.54 | (14,021.74) |
| Arrears Clearing Account | 522.50 | 0.00 |
| Provision For Income Tax | (5,137.00) | 4,336.73 |
| Prepaid Income | 0.00 | 1,081.82 |
| Creditors | 6,680.56 | 8,972.11 |
| Sundry Creditors | 0.00 | 148,639.68 |
| Accrued Expenses | 0.00 | 7,922.00 |
| Next Year Discounts | 0.00 | (97,617.32) |
| Levies Billed - Not Yet Due | 578,816.71 | 493,472.72 |
| Levies Rec'd - Not Yet Billed | 6,101.58 | 40,597.24 |

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MOOLOOLABA INTERNATIONAL ACCOM CTS 28223

BALANCE SHEET
AS AT 14 MARCH 2024

| | ACTUAL 14/03/2024 | ACTUAL 30/06/2023 |
|---------------------------------|-------------------------------|-------------------------------|
| All Levies Rec'd In Advance | 167,169.50 | 533,890.17 |
| <u>TOTAL LIABILITIES</u> | 769,497.39 | 1,127,273.41 |
| <u>NET ASSETS</u> | <u>\$ 1,846,212.77</u> | <u>\$ 1,820,075.22</u> |

MOOLOOLABA INTERNATIONAL ACCOM CTS 28223

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2023 TO 14 MARCH 2024

| | ACTUAL | ACTUAL | BUDGET |
|---|---------------------|---------------------|---------------------|
| | 01/07/23-14/03/24 | 01/07/22-30/06/23 | 01/07/23-30/06/24 |
| <u>ADMINISTRATIVE FUND</u> | | | |
| <u>INCOME</u> | | | |
| Levies - Administrative Fund | 1,303,671.46 | 1,625,258.41 | 1,435,744.00 |
| Discount - Admin Fund | (270,883.24) | (309,126.77) | 0.00 |
| Lease Agreement | 5,644.22 | 4,218.40 | 0.00 |
| Games Room Income | 1,631.81 | 2,413.86 | 0.00 |
| Interest On Overdue Levies | 322.75 | 1,377.02 | 0.00 |
| TOTAL ADMIN. FUND INCOME | 1,040,387.00 | 1,324,140.92 | 1,435,744.00 |
| <u>EXPENDITURE - ADMIN. FUND</u> | | | |
| A/C - Contract | 9,365.00 | 10,915.00 | 12,000.00 |
| A/C - Repairs | 18,055.30 | 15,413.10 | 15,000.00 |
| <u>BANK CHARGES</u> | | | |
| Transaction Fees | 123.62 | 236.55 | 0.00 |
| <u>BODY CORPORATE MANAGEMENT</u> | | | |
| Audit Assistance Fee | 0.00 | 1,827.00 | 1,850.00 |
| Archive Fees | 1,020.09 | 1,360.12 | 1,400.00 |
| Business Activity Statements | 990.00 | 1,276.00 | 1,300.00 |
| Disbursements | 8,104.70 | 16,496.76 | 18,000.00 |
| Secretarial Fees Additional | 288.75 | 204.00 | 1,000.00 |
| Data Security & Digital Infra | 2,892.75 | 3,552.52 | 3,600.00 |
| Secretarial Fees | 24,954.26 | 32,215.38 | 34,148.00 |
| Utility Administration Fees | 0.00 | 2,483.00 | 0.00 |
| Disbursements - Additional | 0.00 | 0.00 | 1,000.00 |
| <u>CARETAKER</u> | | | |
| Caretaker Fees | 173,023.03 | 231,633.39 | 245,533.00 |
| <u>CLEANING</u> | | | |
| Cleaning - General | 8,224.31 | 14,141.03 | 15,000.00 |
| Cleaning - Garbage Bins | 4,016.25 | 5,982.01 | 6,000.00 |
| Cleaning - Materials | 6,039.09 | 10,611.65 | 12,000.00 |
| Cleaning - Sanitary Services | 730.35 | 927.40 | 1,500.00 |
| Cleaning - Windows | 0.00 | 0.00 | 6,500.00 |
| <u>COMMUNITY POWER</u> | | | |
| Electricity | 488,393.36 | 570,571.82 | 550,000.00 |
| Electricity - Reimbursement | 86,346.37 | (108,442.56) | (300,000.00) |

MOOLOOLABA INTERNATIONAL ACCOM CTS 28223

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2023 TO 14 MARCH 2024

| | ACTUAL | ACTUAL | BUDGET |
|-----------------------------------|-------------------|-------------------|-------------------|
| | 01/07/23-14/03/24 | 01/07/22-30/06/23 | 01/07/23-30/06/24 |
| Qld Govt. Relief | (7,075.00) | 0.00 | 0.00 |
| <u>CONTRIBUTIONS</u> | | | |
| Cont's To Pbc - Admin Levy | 251,816.57 | 319,419.16 | 343,924.00 |
| Cont's To Pbc - Sinking Fund | 100,835.35 | 131,311.10 | 136,015.00 |
| <u>COUNCIL FEES</u> | | | |
| Backflow Registration | 490.00 | 385.00 | 385.00 |
| <u>FIRE CONTROL</u> | | | |
| Fire - Contract | 1,245.24 | 1,722.02 | 2,500.00 |
| Fire - Repairs & Maintenance | 8,940.93 | 7,571.19 | 8,000.00 |
| Fire - False Alarms | 1,456.10 | 1,408.25 | 5,000.00 |
| <u>GAS</u> | | | |
| Gas | 35,570.59 | 0.00 | 0.00 |
| <u>GENERAL EXPENSES</u> | | | |
| Indoor Plant Hire | 3,155.92 | 3,895.37 | 3,900.00 |
| Internet Service Fee | 29,127.03 | 16,877.58 | 62,000.00 |
| <u>INSURANCE</u> | | | |
| Insurance - Premiums | 10,049.10 | 9,299.98 | 10,049.00 |
| Insurance - Stamp Duty | 994.86 | 920.70 | 995.00 |
| <u>LICENCES & FEES</u> | | | |
| Water Rates - No Gst | 90,402.34 | 174,053.61 | 175,000.00 |
| Meter Reads - Water | 10,597.98 | 0.00 | 0.00 |
| Water Rates - Reimbursements | (518,068.07) | (103,445.95) | (104,000.00) |
| <u>LIFT EXPENSES</u> | | | |
| Lift - Contract | 43,099.54 | 45,624.90 | 47,910.00 |
| Lift - Repairs & Maintenance | 395.00 | 2,135.00 | 3,000.00 |
| Lift - Registration Fee | 4,716.96 | 2,864.33 | 2,900.00 |
| Lift - Telephone Fee | 551.09 | 395.68 | 800.00 |
| <u>PAY SERVICES</u> | | | |
| Pay Tv | 11,115.40 | 66,692.40 | 0.00 |
| <u>PEST CONTROL</u> | | | |
| Pest Control | 409.09 | 4,970.00 | 5,000.00 |
| <u>POOL EXPENDITURE</u> | | | |
| Pool - Chemicals | 6,573.55 | 16,197.99 | 16,500.00 |
| Pool - Repairs & Maintenance | 7,038.83 | 5,988.55 | 9,000.00 |

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MOOLOOLABA INTERNATIONAL ACCOM CTS 28223

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2023 TO 14 MARCH 2024

| | ACTUAL | ACTUAL | BUDGET |
|---|------------------------|------------------------|------------------------|
| | 01/07/23-14/03/24 | 01/07/22-30/06/23 | 01/07/23-30/06/24 |
| Pool Safety Inspections | 322.21 | 322.07 | 350.00 |
| <u>PROFESSIONAL FEES</u> | | | |
| Audit Fees | 0.00 | 2,300.00 | 2,300.00 |
| Cladding | 4,660.00 | 0.00 | 0.00 |
| Prep Of Income Tax Return | 0.00 | 380.00 | 385.00 |
| Debt Recovery | 350.00 | 440.00 | 0.00 |
| <u>REPAIRS & MAINTENANCE</u> | | | |
| R & M - Building | 18,429.80 | 21,812.15 | 35,000.00 |
| R & M - Gardens & Grounds | 3,530.34 | 3,564.24 | 5,000.00 |
| R & M - Electrical | 4,162.58 | 13,367.43 | 13,500.00 |
| R & M - Plumbing | 2,446.39 | 7,838.26 | 8,000.00 |
| R & M - Recreational Equipment | 1,784.53 | 1,678.00 | 2,000.00 |
| R & M - Auto Doors | 2,906.20 | 3,175.81 | 7,500.00 |
| R & M - Hot Water Boiler | 4,042.77 | 10,047.90 | 5,000.00 |
| <u>SECURITY</u> | | | |
| Security | 0.00 | 1,900.00 | 2,000.00 |
| <u>YEAR END ADJUSTMENTS</u> | | | |
| <u>TOTAL ADMIN. EXPENDITURE</u> | 968,640.45 | 1,586,516.89 | 1,435,744.00 |
| <u>SURPLUS / DEFICIT</u> | \$ 71,746.55 | \$ (262,375.97) | \$ 0.00 |
| Opening Admin. Balance | (212,858.04) | 49,517.93 | (212,858.04) |
| <u>ADMINISTRATIVE FUND BALANCE</u> | \$ (141,111.49) | \$ (212,858.04) | \$ (212,858.04) |

MOOLOOLABA INTERNATIONAL ACCOM CTS 28223

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2023 TO 14 MARCH 2024

| | ACTUAL | ACTUAL | BUDGET |
|--|-------------------|-------------------|-------------------|
| | 01/07/23-14/03/24 | 01/07/22-30/06/23 | 01/07/23-30/06/24 |
| <u>SINKING FUND</u> | | | |
| <u>INCOME</u> | | | |
| Levies - Sinking Fund | 262,192.83 | 348,592.40 | 350,000.00 |
| Discount - Sinking Fund | (53,133.76) | (66,568.20) | (70,000.00) |
| Interest Income | 29,991.78 | 17,621.77 | 0.00 |
| Interest Receivable | (20,564.52) | 16,969.17 | 0.00 |
| Interest On Overdue Levies | 145.04 | 0.00 | 0.00 |
| <u>TOTAL SINKING FUND INCOME</u> | 218,631.37 | 316,615.14 | 280,000.00 |
| <u>EXPENDITURE - SINKING FUND</u> | | | |
| Airconditioners | 7,455.08 | 36,235.90 | 0.00 |
| Artwork | 28,580.00 | 0.00 | 20,000.00 |
| Building Repairs | 4,594.00 | 11,303.70 | 0.00 |
| Carpet - Replacement | 0.00 | 9,640.91 | 0.00 |
| Consultancy - Professional | 12,800.00 | 0.00 | 0.00 |
| Door - Replacement | 6,890.00 | 0.00 | 0.00 |
| Electrical | 4,898.00 | 4,724.00 | 0.00 |
| Electrical - Equipment | 36,099.28 | 64,555.63 | 0.00 |
| Exhaust Fans | 8,470.00 | 0.00 | 0.00 |
| Fire Doors | 0.00 | 5,795.00 | 0.00 |
| Fire Equipment | 0.00 | 23,827.10 | 13,859.00 |
| Furniture - Indoor | 0.00 | 0.00 | 27,668.00 |
| Furniture - Outdoor | 0.00 | 0.00 | 30,074.00 |
| Foyer Refurbishment | 0.00 | 0.00 | 388,051.00 |
| Gardens & Grounds | 3,200.00 | 0.00 | 44,349.00 |
| Income Tax | (182.73) | 5,158.13 | 0.00 |
| Locks & Doors | 950.00 | 83,635.00 | 0.00 |
| Leak Detection | 0.00 | 6,480.00 | 0.00 |
| Line Marking | 9,863.45 | 0.00 | 9,292.00 |
| Lift - Repairs | 2,350.00 | 0.00 | 0.00 |
| Pool Pump | 0.00 | 2,149.64 | 0.00 |
| Pool Parts | 0.00 | 7,244.55 | 0.00 |
| Plumbing Work | 17,583.00 | 0.00 | 38,323.00 |
| Pressure Clean | 10,495.00 | 0.00 | 10,495.00 |
| Pumps | 2,037.22 | 0.00 | 0.00 |
| Pool Refurbishment | 0.00 | 0.00 | 83,154.00 |
| Spa Pump | 0.00 | 1,754.50 | 0.00 |

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MOOLOOLABA INTERNATIONAL ACCOM CTS 28223

STATEMENT OF INCOME AND EXPENDITURE
FOR THE PERIOD 01 JULY 2023 TO 14 MARCH 2024

| | ACTUAL | ACTUAL | BUDGET |
|-------------------------------------|------------------------|------------------------|------------------------|
| | 01/07/23-14/03/24 | 01/07/22-30/06/23 | 01/07/23-30/06/24 |
| Security System | 1,080.00 | 0.00 | 0.00 |
| Signage | 1,050.80 | 983.00 | 0.00 |
| Sauna Parts | 0.00 | 0.00 | 2,766.00 |
| Security Cameras | 0.00 | 23,968.00 | 0.00 |
| Screens & Cladding | 95,913.75 | 9,630.00 | 105,000.00 |
| Waterproofing | 8,640.80 | 970.00 | 100,000.00 |
| Window Tinting | 0.00 | 42,565.68 | 0.00 |
| Water Meters | 1,472.72 | 0.00 | 0.00 |
| Windows | 0.00 | 2,980.00 | 0.00 |
| TOTAL SINK. FUND EXPENDITURE | 264,240.37 | 343,600.74 | 873,031.00 |
| SURPLUS / DEFICIT | \$ (45,609.00) | \$ (26,985.60) | \$ (593,031.00) |
| Opening Sinking Fund Balance | 2,032,933.26 | 2,059,918.86 | 2,032,933.26 |
| SINKING FUND BALANCE | \$ 1,987,324.26 | \$ 2,032,933.26 | \$ 1,439,902.26 |