

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: PANDANA CHERMSIDE Community Title Scheme: 48630

Lot No: 502 on SP258692

Address: 59 LATHAM STREET CHERMSIDE QLD 4032

Secretary of Body Corporate:

Name: CAROLINE JEAN-BAPTISTE

Postal Address: PO BOX 326, ALDERLEY QLD 4051

Email: enquiries@captitolbca.com.au

Body Corporate Manager:

Name: CAPITOL BODY CORPORATE ADMINISTRATION

Address: 33 SOUTH PINE ROAD, ALDERLEY QLD 4051

Telephone: 1300 551 019

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: 30/04/2024

Current Levy Year Issued: 30/04/2024

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: | 01/05/2023 - 31/07/2023 | Due Date: | 1/05/2023 | Payable: | \$576.00 |
| Period Issued: | 01/08/2023 - 31/10/2023 | Due Date: | 1/08/2023 | Payable: | \$576.00 |
| Period Issued: | 01/11/2023 - 31/01/2024 | Due Date: | 1/11/2023 | Payable: | \$624.00 |
| Period Issued: | 01/02/2024 - 30/04/2024 | Due Date: | 1/02/2024 | Payable: | \$624.00 |

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$2,400.00

Sinking Fund Payable By This Lot:

| | | | | | |
|----------------|-------------------------|-----------|-----------|----------|----------|
| Period Issued: | 01/05/2023 - 31/07/2023 | Due Date: | 1/05/2023 | Payable: | \$196.00 |
| Period Issued: | 01/08/2023 - 31/10/2023 | Due Date: | 1/08/2023 | Payable: | \$196.00 |
| Period Issued: | 01/11/2023 - 31/01/2024 | Due Date: | 1/11/2023 | Payable: | \$243.20 |
| Period Issued: | 01/02/2024 - 30/04/2024 | Due Date: | 1/02/2024 | Payable: | \$243.20 |

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$878.40

Other: INSURANCE: **\$448.00** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for next periods starting 1/05/2024 and 1/08/2024 were resolved at the last AGM and will be: Administrative Fund **\$592.00**, Insurance **\$112.00**, and Sinking Fund **\$224.00**.

Schedule of Lot Entitlements:

| | | | |
|--|----|------------|------|
| Contribution Schedule Lot Entitlement: | 16 | Aggregate: | 1002 |
| Interest Schedule Lot Entitlements: | 14 | Aggregate: | 1000 |

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: \$-7,763.11 as at 4/04/2024
Sinking Fund: \$165,949.30 as at 4/04/2024

Insurance

Insurer: QBE INSURANCE (AUSTRALIA) LIMITED VIA CHU
Policy No: HU0023361
Building: \$26,767,125
Public Liability: \$30,000,000

Other: COMMON CONTENTS \$267,671, LOSS OF RENT \$4,015,068,
VOLUNTARY WORKERS \$200,000/\$2,000, FIDELITY GUARANTEE
\$250,000, OFFICE BEARERS \$5,000,000, MACHINERY BREAKDOWN
\$100,000, CATASTROPHE \$8,030,137. POLICY EXPIRES 28/08/2024

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

STATEMENT

| | | | | | |
|--|--|------------------------|----|--------|-----|
| | | | | | |
| | | Statement Period | | | |
| | | 01 May 22 to 04 Apr 24 | | | |
| | | A/c No | 26 | Lot No | 502 |
| | | Page Number | | 1 of 2 | |

Transfer Date: 14/06/16

| Date | Type | Details | Reference | Debit | Credit | Balance |
|----------|----------------------|----------------------|-----------|------------|------------|----------|
| | | Brought forward | | | 801.60 | -801.60 |
| 01/05/22 | Admin Fund - General | 01/05/22 To 31/07/22 | I0004526 | 564.00 | | -237.60 |
| 01/05/22 | Sink. Fund - General | 01/05/22 To 31/07/22 | I0004586 | 176.00 | | -61.60 |
| 01/05/22 | Insurance Levy | 01/05/22 To 31/07/22 | I0004646 | 61.60 | | 0.00 |
| 19/06/22 | Admin Fund - General | 01/08/22 To 31/10/22 | I0004706 | 564.00 | | 564.00 |
| 19/06/22 | Sink. Fund - General | 01/08/22 To 31/10/22 | I0004766 | 176.00 | | 740.00 |
| 19/06/22 | Insurance Levy | 01/08/22 To 31/10/22 | I0004826 | 61.60 | | 801.60 |
| 08/07/22 | Receipt | Admin Fund - General | R0001769 | | 564.00 | 237.60 |
| 08/07/22 | Receipt | Sink. Fund - General | RA001769 | | 176.00 | 61.60 |
| 08/07/22 | Receipt | Insurance Levy | RB001769 | | 61.60 | 0.00 |
| 19/09/22 | Admin Fund - General | 01/11/22 To 31/01/23 | I0004886 | 588.00 | | 588.00 |
| 19/09/22 | Sink. Fund - General | 01/11/22 To 31/01/23 | I0004946 | 216.00 | | 804.00 |
| 19/09/22 | Sinking Fund Special | 01/11/22 | I0005006 | 139.04 | | 943.04 |
| 19/09/22 | Insurance Levy | 01/11/22 To 31/01/23 | I0005066 | 98.00 | | 1,041.04 |
| 14/10/22 | Receipt | Admin Fund - General | R0001835 | | 588.00 | 453.04 |
| 14/10/22 | Receipt | Sink. Fund - General | RA001835 | | 216.00 | 237.04 |
| 14/10/22 | Receipt | Sinking Fund Special | RB001835 | | 139.04 | 98.00 |
| 14/10/22 | Receipt | Insurance Levy | RC001835 | | 98.00 | 0.00 |
| 19/12/22 | Admin Fund - General | 01/02/23 To 30/04/23 | I0005126 | 588.00 | | 588.00 |
| 19/12/22 | Sink. Fund - General | 01/02/23 To 30/04/23 | I0005186 | 216.00 | | 804.00 |
| 19/12/22 | Sinking Fund Special | 01/02/23 | I0005246 | 139.04 | | 943.04 |
| 19/12/22 | Insurance Levy | 01/02/23 To 30/04/23 | I0005306 | 98.00 | | 1,041.04 |
| 06/01/23 | Receipt | Admin Fund - General | R0001900 | | 588.00 | 453.04 |
| 06/01/23 | Receipt | Sink. Fund - General | RA001900 | | 216.00 | 237.04 |
| 06/01/23 | Receipt | Sinking Fund Special | RB001900 | | 139.04 | 98.00 |
| 06/01/23 | Receipt | Insurance Levy | RC001900 | | 98.00 | 0.00 |
| 20/03/23 | Admin Fund - General | 01/05/23 To 31/07/23 | I0005366 | 576.00 | | 576.00 |
| 20/03/23 | Sink. Fund - General | 01/05/23 To 31/07/23 | I0005426 | 196.00 | | 772.00 |
| | | | | \$4,457.28 | \$3,685.28 | \$772.00 |

| 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 | |

***** PLEASE RETURN THIS SECTION WITH YOUR PAYMENT *****

Send payment to:-

PANDANA CHERMSIDE
Capitol Body Corporate Admin.
PO Box 326
ALDERLEY QLD 4051

PANDANA CHERMSIDE
B.F.P. SP258692
26 Tong K & Tran Ltn
01 May 22 to 04 Apr 24

STATEMENT

| | | | |
|------------------------|----|--------|-----|
| | | | |
| | | | |
| Statement Period | | | |
| 01 May 22 to 04 Apr 24 | | | |
| A/c No | 26 | Lot No | 502 |
| Page Number | | 2 of 2 | |

| Date | Type | Details | Reference | Debit | Credit | Balance |
|----------|----------------------|----------------------|-----------|------------|------------|----------|
| | | Brought forward | | 4,457.28 | 3,685.28 | 772.00 |
| 20/03/23 | Insurance Levy | 01/05/23 To 31/07/23 | I0005486 | 79.80 | | 851.80 |
| 31/03/23 | Receipt | Admin Fund - General | R0001975 | | 576.00 | 275.80 |
| 31/03/23 | Receipt | Sink. Fund - General | RA001975 | | 196.00 | 79.80 |
| 31/03/23 | Receipt | Insurance Levy | RB001975 | | 79.80 | 0.00 |
| 19/06/23 | Admin Fund - General | 01/08/23 To 31/10/23 | I0005546 | 576.00 | | 576.00 |
| 19/06/23 | Sink. Fund - General | 01/08/23 To 31/10/23 | I0005606 | 196.00 | | 772.00 |
| 19/06/23 | Insurance Levy | 01/08/23 To 31/10/23 | I0005666 | 79.80 | | 851.80 |
| 07/07/23 | Receipt | Admin Fund - General | R0002053 | | 576.00 | 275.80 |
| 07/07/23 | Receipt | Sink. Fund - General | RA002053 | | 196.00 | 79.80 |
| 07/07/23 | Receipt | Insurance Levy | RB002053 | | 79.80 | 0.00 |
| 18/09/23 | Admin Fund - General | 01/11/23 To 31/01/24 | I0005726 | 624.00 | | 624.00 |
| 18/09/23 | Sink. Fund - General | 01/11/23 To 31/01/24 | I0005786 | 243.20 | | 867.20 |
| 18/09/23 | Insurance Levy | 01/11/23 To 31/01/24 | I0005846 | 144.20 | | 1,011.40 |
| 27/10/23 | Receipt | Admin Fund - General | R0002135 | | 624.00 | 387.40 |
| 27/10/23 | Receipt | Sink. Fund - General | RA002135 | | 243.20 | 144.20 |
| 27/10/23 | Receipt | Insurance Levy | RB002135 | | 144.20 | 0.00 |
| 20/12/23 | Admin Fund - General | 01/02/24 To 30/04/24 | I0005906 | 624.00 | | 624.00 |
| 20/12/23 | Sink. Fund - General | 01/02/24 To 30/04/24 | I0005966 | 243.20 | | 867.20 |
| 20/12/23 | Insurance Levy | 01/02/24 To 30/04/24 | I0006026 | 144.20 | | 1,011.40 |
| 29/01/24 | Receipt | Admin Fund - General | R0002206 | | 624.00 | 387.40 |
| 29/01/24 | Receipt | Sink. Fund - General | RA002206 | | 243.20 | 144.20 |
| 29/01/24 | Receipt | Insurance Levy | RB002206 | | 144.20 | 0.00 |
| 18/03/24 | Admin Fund - General | 01/05/24 To 31/07/24 | I0006086 | 592.00 | | 592.00 |
| 18/03/24 | Sink. Fund - General | 01/05/24 To 31/07/24 | I0006146 | 224.00 | | 816.00 |
| 18/03/24 | Insurance Levy | 01/05/24 To 31/07/24 | I0006206 | 112.00 | | 928.00 |
| 25/03/24 | Receipt | Admin Fund - General | R0002232 | | 592.00 | 336.00 |
| 25/03/24 | Receipt | Sink. Fund - General | RA002232 | | 224.00 | 112.00 |
| 25/03/24 | Receipt | Insurance Levy | RB002232 | | 112.00 | 0.00 |
| | | | | \$8,339.68 | \$8,339.68 | Nil |

PANDANA CHERMSIDE CTS 48630

59-63 Latham Street Chermside QLD 4032

BALANCE SHEET

AS AT 04 APRIL 2024

| | ACTUAL 04/04/2024 | ACTUAL 30/04/2023 |
|--|-----------------------------|-----------------------------|
| <u>OWNERS FUNDS</u> | | |
| Administrative Fund | (7,763.11) | 19,120.34 |
| Sinking Fund | 165,949.30 | 165,606.43 |
| <u>TOTAL</u> | <u>\$ 158,186.19</u> | <u>\$ 184,726.77</u> |
| <u>THESE FUNDS ARE REPRESENTED BY</u> | | |
| <u>CURRENT ASSETS</u> | | |
| Cash At Bank | 78,192.76 | 145,868.94 |
| Term Deposit Macquarie (2) | 50,137.35 | 48,582.81 |
| Term Deposit Macquarie (3) | 33,640.40 | 32,321.90 |
| Prepaid Expenses | 0.00 | 1,239.65 |
| Prepaid Insurance | 0.00 | 3,169.59 |
| Levies In Arrears | 7,981.90 | 1,030.38 |
| Other Arrears | 12,127.25 | 737.93 |
| Gst Receivable From Ato | 0.00 | 588.00 |
| <u>TOTAL ASSETS</u> | <u>182,079.66</u> | <u>233,539.20</u> |
| <u>LIABILITIES</u> | | |
| Gst Clearing A/C | 1,395.40 | (1,288.64) |
| Creditors | 0.00 | 6,477.58 |
| Accruals | 0.00 | 6,937.74 |
| Levies In Advance | 19,482.07 | 32,975.05 |
| Other Payments In Advance | 3,016.00 | 3,710.70 |
| <u>TOTAL LIABILITIES</u> | <u>23,893.47</u> | <u>48,812.43</u> |
| <u>NET ASSETS</u> | <u>\$ 158,186.19</u> | <u>\$ 184,726.77</u> |

PANDANA CHERMSIDE CTS 48630

59-63 Latham Street Chermside QLD 4032

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2023 TO 04 APRIL 2024

| | ACTUAL | BUDGET | ACTUAL |
|---|-------------------|-------------------|-------------------|
| | 01/05/23-04/04/24 | 01/05/23-30/04/24 | 01/05/22-30/04/23 |
| <u>ADMINISTRATIVE FUND</u> | | | |
| <u>INCOME</u> | | | |
| Levies - Administrative Fund | 136,636.36 | 150,300.00 | 131,170.92 |
| Insurance Levy | 29,090.92 | 32,000.00 | 20,727.28 |
| Interest On Overdue Levies | 1,651.36 | 0.00 | 901.44 |
| Debt Collection Fee Recovery | 10,845.34 | 0.00 | 900.00 |
| Gst On Income | 0.00 | (16,572.72) | 0.00 |
| <u>TOTAL ADMIN. FUND INCOME</u> | 178,223.98 | 165,727.28 | 153,699.64 |
| <u>EXPENDITURE - ADMIN. FUND</u> | | | |
| Audit Fees | (330.00) | 1,300.00 | 1,700.00 |
| Bank Charges (Gst Incl) | 66.14 | 0.00 | 5.50 |
| Bas Preparation Fee | 865.00 | 800.00 | 800.00 |
| Caretaker | 70,932.86 | 67,000.00 | 65,513.48 |
| Caretaker - Expenses | 26.35 | 250.00 | 78.43 |
| Cleaning | 350.42 | 1,000.00 | 550.31 |
| Cleaning Carpets | 930.00 | 0.00 | 0.00 |
| Cleaning Bins | 6,789.07 | 4,000.00 | 4,142.04 |
| Community Power | 17,448.13 | 50,000.00 | 32,194.45 |
| Community Power - Gov. Rebate | (162.50) | 0.00 | 0.00 |
| Electricity - Community Reimb | 0.00 | (45,000.00) | (7,436.11) |
| Electricity - Billing | 0.00 | 10,000.00 | 1,453.20 |
| Consultant's Fees | 0.00 | 500.00 | 0.00 |
| Debt Collection Fees | 6,540.00 | 0.00 | 900.00 |
| Fees & Permits | 441.79 | 1,900.00 | 1,870.52 |
| Fire Protection | 8,243.43 | 7,500.00 | 6,900.27 |
| Income Tax Returns | 290.00 | 250.00 | 234.54 |
| Insurance | 44,538.44 | 40,000.00 | 27,687.28 |
| Insurance-Stamp Duty | 3,994.66 | 4,000.00 | 2,599.97 |
| Legal Expenses | 1,350.00 | 1,500.00 | 0.00 |
| R & M - Building General | 4,005.25 | 4,000.00 | 4,079.17 |
| R & M - Plumbing | 1,053.45 | 1,200.00 | 908.00 |
| R & M - Grounds Contractor | 336.52 | 500.00 | 372.72 |
| R & M - Airconditioning | 420.00 | 0.00 | 0.00 |
| R & M - Lifts | 7,640.91 | 7,500.00 | 7,326.05 |
| R & M - Electrical | 1,231.64 | 1,500.00 | 1,368.92 |
| Management Fees | 9,744.00 | 9,750.00 | 9,622.16 |
| Management Fees Additional Svc | 4,332.86 | 1,500.00 | 1,483.81 |
| Maintenance Co-Ordination | 578.00 | 0.00 | 0.00 |
| Pest Control | 4,600.00 | 750.00 | 729.46 |
| Disbursements | 4,452.14 | 2,500.00 | 2,363.51 |
| Stratamax License Fee | 960.00 | 970.00 | 960.00 |
| Security | 0.00 | 300.00 | 0.00 |

PANDANA CHERMSIDE CTS 48630

59-63 Latham Street Chermside QLD 4032

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2023 TO 04 APRIL 2024

| | ACTUAL | BUDGET | ACTUAL |
|---|------------------------------|------------------------------|------------------------------|
| | 01/05/23-04/04/24 | 01/05/23-30/04/24 | 01/05/22-30/04/23 |
| Sinking Fund Analysis | 1,155.45 | 1,080.00 | 0.00 |
| Telephone | 409.34 | 550.00 | 512.96 |
| Water Rates | 1,024.08 | 4,000.00 | 3,549.07 |
| Workplace Health & Safety | 850.00 | 816.00 | 0.00 |
| <u>TOTAL ADMIN. EXPENDITURE</u> | 205,107.43 | 181,916.00 | 172,469.71 |
| <u>SURPLUS / DEFICIT</u> | <u>\$ (26,883.45)</u> | <u>\$ (16,188.72)</u> | <u>\$ (18,770.07)</u> |
| Opening Admin. Balance | 19,120.34 | 19,120.34 | 37,890.41 |
| <u>ADMINISTRATIVE FUND BALANCE</u> | <u>\$ (7,763.11)</u> | <u>\$ 2,931.62</u> | <u>\$ 19,120.34</u> |

PANDANA CHERMSIDE CTS 48630

59-63 Latham Street Chermside QLD 4032

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2023 TO 04 APRIL 2024

| | ACTUAL | BUDGET | ACTUAL |
|--|----------------------|----------------------|----------------------|
| | 01/05/23-04/04/24 | 01/05/23-30/04/24 | 01/05/22-30/04/23 |
| <u>SINKING FUND</u> | | | |
| <u>INCOME</u> | | | |
| Levies - Sinking Fund | 50,008.92 | 55,009.80 | 44,634.54 |
| Special Sinking Fund Levy | 0.00 | 0.00 | 15,831.60 |
| Interest Received | 2,873.04 | 0.00 | 1,488.07 |
| Gst On Income | 0.00 | (5,000.89) | 0.00 |
| <u>TOTAL SINKING FUND INCOME</u> | 52,881.96 | 50,008.91 | 61,954.21 |
| <u>EXPENDITURE - SINKING FUND</u> | | | |
| Cladding - Remove/Replace | 2,476.00 | 0.00 | 13,313.50 |
| Fire Equipment | 318.18 | 2,000.00 | 2,081.89 |
| Insurance Claim Costs | 454.55 | 0.00 | 0.00 |
| Maintenance | 42,558.09 | 5,000.00 | 24,516.49 |
| Maintenance - Plumbing | 2,904.27 | 0.00 | 0.00 |
| Electrical/Lighting | 3,108.00 | 1,500.00 | 2,054.75 |
| Painting | 720.00 | 0.00 | 0.00 |
| <u>TOTAL SINK. FUND EXPENDITURE</u> | 52,539.09 | 8,500.00 | 41,966.63 |
| <u>SURPLUS / DEFICIT</u> | \$ 342.87 | \$ 41,508.91 | \$ 19,987.58 |
| Opening Sinking Fund Balance | 165,606.43 | 165,606.43 | 145,618.85 |
| <u>SINKING FUND BALANCE</u> | \$ 165,949.30 | \$ 207,115.34 | \$ 165,606.43 |

ASSET REGISTER

PANDANA CHERMSIDE CTS 48630

| Description | Type | Method of Acquisition | Date of Acquisition | Acquired from | Original Cost | Cost to date | Market Value |
|--------------------------------|----------------------|-----------------------|---------------------|---------------|---------------|--------------|--------------|
| Replica Harry Bertoia Bench x2 | Furniture & Fittings | Gift | 30/05/16 | Developer | | 0.00 | 502.27 |
| Offi Mag Table Black x 2 | Furniture & Fittings | Gift | 30/05/16 | Developer | | 0.00 | 270.46 |
| Charles Eames Lounge Chair x2 | Furniture & Fittings | Gift | 30/05/16 | Developer | | 0.00 | 384.82 |
| Florence Knoll 3 Seat Sofa x1 | Furniture & Fittings | Gift | 30/05/16 | Developer | | 0.00 | 1,387.04 |
| Modern Floor Lamp x2 | Furniture & Fittings | Gift | 30/05/16 | Developer | | 0.00 | 384.82 |
| Danish Side Table | Furniture & Fittings | Gift | 30/05/16 | Developer | | 0.00 | 192.41 |
| | | | | | | | |
| | | | | | | | |
| Page Totals | | | | | 0.00 | 0.00 | 3,121.82 |
| Report Totals | | | | | 0.00 | 0.00 | 3,121.82 |