

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: NORRIS PARK Community Title Scheme: 41828

Lot No: 6 on SP231993

Address: 198 NORRIS ROAD, BRACKEN RIDGE QLD 4107

Secretary of Body Corporate:

Name:

Postal Address: PO BOX 743, MORNINGSIDES QLD 4170

Email: info@bcsystems.com.au

Body Corporate Manager:

Name: BODY CORPORATE SYSTEMS PTY LTD

Address: 106/621 WYNNUM ROAD, MORNINGSIDES QLD 4170

Telephone: 3899 0299

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

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No

Annual Contributions and Levies:

Current Financial Year End: 31/08/2024

Current Levy Year Issued: 31/08/2024

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:	01/09/2023 - 30/11/2023	Due Date:	1/09/2023	Payable:	\$500.00
Period Issued:	01/12/2023 - 29/02/2024	Due Date:	1/12/2023	Payable:	\$500.00
Period Issued:	01/03/2024 - 31/05/2024	Due Date:	1/03/2024	Payable:	\$612.50
Period Issued:	01/06/2024 - 31/08/2024	Due Date:	1/06/2024	Payable:	\$612.50

DISCOUNT FOR PAYMENT DUE DATE:

GROSS LEVY PAYABLE: \$2,225.00

Sinking Fund Payable By This Lot:

Period Issued:	01/09/2023 - 30/11/2023	Due Date:	1/09/2023	Payable:	\$275.00
Period Issued:	01/12/2023 - 29/02/2024	Due Date:	1/12/2023	Payable:	\$275.00
Period Issued:	01/03/2024 - 31/05/2024	Due Date:	1/03/2024	Payable:	\$160.63
Period Issued:	01/06/2024 - 31/08/2024	Due Date:	1/06/2024	Payable:	\$160.63

DISCOUNT FOR PAYMENT DUE DATE:

GROSS LEVY PAYABLE: \$871.26

Other: INSURANCE: \$569.52 PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for next periods starting 1/09/2024 and 1/12/2024 were resolved at the last AGM and will be: Administrative Fund \$611.88, Insurance \$142.94, and Sinking Fund \$160.63.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	10	Aggregate:	400
Interest Schedule Lot Entitlements:	140	Aggregate:	5778

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: \$31,330.81 as at 28/06/2024 Sinking Fund: \$316,846.27 as at 28/06/2024		
Insurance	Insurer:	ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRATA COMMUNITY INSURANCE AGENCIES PTY LTD	
	Policy No:	QRSC15006124	
	Building:	\$17,117,704	
	Public Liability:	\$20,000,000	
	Other:	LOSS OF RENT \$2,567,655, VOLUNTARY WORKERS \$200,000/2,000, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS LIABILITY \$1,000,000, CATASTROPHE \$2,567,656, LOT OWNERS FIXTURES \$300,000. POLICY EXPIRES 5/10/2024	
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		

BALANCE SHEET

AS AT 28 JUNE 2024

	ACTUAL 28/06/2024	ACTUAL 31/08/2023
<u>OWNERS FUNDS</u>		
Administrative Fund	31,330.81	9,401.63
Sinking Fund	316,846.27	294,406.91
<u>TOTAL</u>	<u>\$ 348,177.08</u>	<u>\$ 303,808.54</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Gst On Capital	(0.37)	3,349.89
Cash At Bank	80,402.95	104,377.16
Accrued Income	0.00	1,915.40
B O Q Stratacash A/C2	156,611.67	150,000.00
B O Q Stratacash A/C 3	61,777.69	60,000.00
B O Q Stratacash A/C 4	50,000.00	0.00
Prepaid Expenses	0.00	3,262.75
Levies Billed Not Yet Due	0.00	36,853.11
Levies In Arrears	1,546.26	0.00
Other Arrears	382.68	70.14
<u>NON-CURRENT ASSETS</u>		
<u>TOTAL ASSETS</u>	<u>350,720.88</u>	<u>359,828.45</u>
<u>LIABILITIES</u>		
Gst Clearing A/C	1,861.80	1,964.44
Creditors	682.00	0.00
Accrued Expenses	0.00	1,548.37
Levies Billed Not Yet Due	0.00	36,853.11
Levies In Advance	0.00	13,178.23
Other Payments In Advance	0.00	2,475.76
<u>TOTAL LIABILITIES</u>	<u>2,543.80</u>	<u>56,019.91</u>
<u>NET ASSETS</u>	<u>\$ 348,177.08</u>	<u>\$ 303,808.54</u>

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2023 TO 28 JUNE 2024

	ACTUAL 01/09/23-28/06/24	BUDGET 01/09/23-31/08/24	VARIANCE %	ACTUAL 01/09/22-31/08/23
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	89,000.00	89,000.00	100.00	79,999.95
Discount - Admin Fund	(0.04)	0.00	0.00	0.00
Insurance Premium Reimbursemnt	23,504.90	23,500.00	100.02	20,465.66
Interest On Overdue Levies	46.41	0.00		91.77
Gst On Income	(10,227.70)	(10,227.27)	100.00	(9,133.24)
<u>TOTAL ADMIN. FUND INCOME</u>	102,323.57	102,272.73		91,424.14
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>AUDIT & TAXATION COSTS</u>				
Independent Audit Fee	0.00	858.00	0.00	0.00
Independent Audit File Prep	0.00	308.00	0.00	0.00
Bas Lodgement	759.00	1,012.00	75.00	979.00
Income Tax Return	220.00	220.00	100.00	209.00
<u>BANK & FINANCIAL CHARGES</u>				
Stratapay Transaction Fee	118.15	300.00	39.38	191.30
<u>UTILITIES</u>				
Electricity - Common Areas	547.56	1,300.00	42.12	1,166.49
Cold Water - Common -No Gst	2,998.28	5,100.00	58.79	5,972.57
<u>INSURANCE</u>				
Insurance Premium	25,065.31	24,000.00	104.44	20,640.89
Insurance Stamp Duty - No Gst	2,179.83	2,000.00	108.99	1,793.12
Insurance Claim Rec - No Gst	(4,670.45)	0.00	0.00	0.00
Insurance Excess Scheme No Gst	0.00	500.00	0.00	0.00
<u>CARETAKER/BUILDING MANAGER</u>				
Caretaker Contract	41,315.67	56,376.48	73.29	52,263.00
<u>PROFESSIONAL ADVICE/FEES</u>				
Advice - Strata Additional	720.60	500.00	144.12	448.80
<u>LICENCES & PERMITS FEE</u>				
Backflow Registration - No Gst	73.00	71.00	102.82	71.00
Software & Records Storage	924.00	1,012.00	91.30	924.00
<u>CLEANING</u>				
Cleaning - General	1,296.60	400.00	324.15	396.00
<u>PEST CONTROL</u>				
Pest Control Treatment	0.00	3,500.00	0.00	3,480.42
Termite Treatment	0.00	3,800.00	0.00	3,762.00
<u>ELECTRICAL</u>				
R&M - Electrical General	539.00	550.00	98.00	546.08
<u>AIR CONDITIONING/HVAC</u>				
R&M - Air Conditioning	0.00	330.00	0.00	330.00

NORRIS PARK CTS 41828

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2023 TO 28 JUNE 2024

	ACTUAL 01/09/23-28/06/24	BUDGET 01/09/23-31/08/24	VARIANCE %	ACTUAL 01/09/22-31/08/23
<u>PLUMBING</u>				
Plumbing General	137.50	1,200.00	11.46	1,174.30
<u>BUILDING GENERAL</u>				
R&M - Building General	1,583.18	2,200.00	71.96	2,174.12
R&M - Gates	100.56	0.00		0.00
<u>GARDENS/GROUNDS</u>				
R&M - Grounds General	3,895.24	2,900.00	134.32	2,894.82
R&M - Fencing	99.00	650.00	15.23	634.97
<u>EQUIPMENT/FURNITURE</u>				
R&M - Equipment	109.78	250.00	43.91	226.20
R&M - Gym Equipment	286.00	500.00	57.20	1,325.50
<u>BODY CORPORATE MANAGEMENT</u>				
Fixed Price -Management Time	6,777.80	8,137.98	83.29	7,620.10
Fixed Price - Disbursements	2,897.84	3,479.14	83.29	3,257.79
Variable Disbursements	107.82	300.00	35.94	271.23
<u>GST</u>				
Gst On Expenses	(7,686.88)	(10,371.26)	74.12	(9,579.59)
<u>TOTAL ADMIN. EXPENDITURE</u>	80,394.39	111,383.34		103,173.11
<u>SURPLUS / DEFICIT</u>	\$ 21,929.18	\$ (9,110.61)		\$ (11,748.97)
Opening Admin. Balance	9,401.63	9,401.63	100.00	21,150.60
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 31,330.81	\$ 291.02		\$ 9,401.63

NORRIS PARK CTS 41828

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2023 TO 28 JUNE 2024

	ACTUAL 01/09/23-28/06/24	BUDGET 01/09/23-31/08/24	VARIANCE %	ACTUAL 01/09/22-31/08/23
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	34,850.40	34,850.00	100.00	44,000.00
<u>INTEREST</u>				
Interest Received	8,389.36	0.00		2,613.70
Accrued Interest	(1,915.40)	0.00	0.00	1,915.40
Gst On Income	(3,168.22)	(3,168.18)	100.00	(4,000.00)
<u>TOTAL SINKING FUND INCOME</u>	38,156.14	31,681.82		44,529.10
<u>EXPENDITURE - SINKING FUND</u>				
<u>PEST CONTROL</u>				
Pest - General	8,420.00	0.00		0.00
<u>PLUMBING</u>				
Plumbing - General	5,720.00	3,000.00	190.67	0.00
<u>BUILDING</u>				
Building General	2,196.70	5,000.00	43.93	4,555.80
Roof Replacement	0.00	0.00	0.00	72,738.17
Signage	0.00	1,000.00	0.00	0.00
Painting - Exterior	0.00	0.00	0.00	132,086.90
<u>GARDENS/GROUNDS</u>				
Grounds General	0.00	1,000.00	0.00	2,970.00
Gardens - Mulching	0.00	5,000.00	0.00	0.00
<u>FACILITIES/EQUIPMENT</u>				
Equipment	399.00	1,000.00	39.90	0.00
<u>TAXATION</u>				
Payg Instalment Tax	536.00	0.00		710.00
Payg Instalment Tax Adjustment	(33.50)	0.00	0.00	(748.80)
<u>GST</u>				
Gst On Expenses	(1,521.42)	(1,454.56)	104.60	(19,304.62)
<u>TOTAL SINK. FUND EXPENDITURE</u>	15,716.78	14,545.44		193,007.45
<u>SURPLUS / DEFICIT</u>	\$ 22,439.36	\$ 17,136.38		\$ (148,478.35)
Opening Sinking Fund Balance	294,406.91	294,406.91	100.00	442,885.26
<u>SINKING FUND BALANCE</u>	\$ 316,846.27	\$ 311,543.29		\$ 294,406.91

NORRIS PARK CTS 41828

198 Norris Road Bracken Ridge QLD 4017

Ledger Report

28 June 2024

Name:			Account Number: 02100006		
			Lot Number: 6		
			Unit Number: 6		
			StrataPay Number: 134817765		
Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			881.12	881.12
06/09/22	Admin Fund	Admin Fund	R0002340	-500.00	381.12
06/09/22	Sinking Fund	Sinking Fund	RA002340	-275.00	106.12
06/09/22	Insurance	Insurance	RB002340	-106.12	0.00
20/10/22	01/12/22 to 28/02/23	Admin Fund	I0005726	500.00	500.00
20/10/22	01/12/22 to 28/02/23	Sinking Fund	I0005766	275.00	775.00
20/10/22	01/12/22 to 28/02/23	Insurance	I0005806	106.12	881.12
02/12/22	Admin Fund	Admin Fund	R0002375	-500.00	381.12
02/12/22	Sinking Fund	Sinking Fund	RA002375	-275.00	106.12
02/12/22	Insurance	Insurance	RB002375	-106.12	0.00
20/01/23	01/03/23 to 31/05/23	Admin Fund	I0005846	500.00	500.00
20/01/23	01/03/23 to 31/05/23	Sinking Fund	I0005886	275.00	775.00
20/01/23	01/03/23 to 31/05/23	Insurance	I0005926	141.82	916.82
07/03/23	Admin Fund	Admin Fund	R0002425	-500.00	416.82
07/03/23	Sinking Fund	Sinking Fund	RA002425	-275.00	141.82
07/03/23	Insurance	Insurance	RB002425	-141.82	0.00
20/04/23	01/06/23 to 31/08/23	Admin Fund	I0005966	500.00	500.00
20/04/23	01/06/23 to 31/08/23	Sinking Fund	I0006006	275.00	775.00
20/04/23	01/06/23 to 31/08/23	Insurance	I0006046	141.82	916.82
06/06/23	Admin Fund	Admin Fund	R0002462	-500.00	416.82
06/06/23	Sinking Fund	Sinking Fund	RA002462	-275.00	141.82
06/06/23	Insurance	Insurance	RB002462	-141.82	0.00
20/07/23	01/09/23 to 30/11/23	Admin Fund	I0006086	500.00	500.00
20/07/23	01/09/23 to 30/11/23	Sinking Fund	I0006126	275.00	775.00
20/07/23	01/09/23 to 30/11/23	Insurance	I0006166	141.82	916.82
30/08/23	Admin Fund	Admin Fund	R0002484	-500.00	416.82
30/08/23	Sinking Fund	Sinking Fund	RA002484	-275.00	141.82
30/08/23	Insurance	Insurance	RB002484	-141.82	0.00
20/10/23	01/12/23 to 29/02/24	Admin Fund	I0006206	500.00	500.00
20/10/23	01/12/23 to 29/02/24	Sinking Fund	I0006246	275.00	775.00
20/10/23	01/12/23 to 29/02/24	Insurance	I0006286	141.82	916.82
04/12/23	Admin Fund	Admin Fund	R0002537	-500.00	416.82
04/12/23	Sinking Fund	Sinking Fund	RA002537	-275.00	141.82
04/12/23	Insurance	Insurance	RB002537	-141.82	0.00
19/01/24	01/03/24 to 31/05/24	Admin Fund	I0006326	612.50	612.50
19/01/24	01/03/24 to 31/05/24	Sinking Fund	I0006366	160.63	773.13
19/01/24	01/03/24 to 31/05/24	Insurance	I0006406	142.94	916.07
12/03/24	Admin Fund	Admin Fund	R0002591	-612.50	303.57
12/03/24	Sinking Fund	Sinking Fund	RA002591	-160.63	142.94
12/03/24	Insurance	Insurance	RB002591	-142.94	0.00
22/04/24	01/06/24 to 31/08/24	Admin Fund	I0006446	612.50	612.50
22/04/24	01/06/24 to 31/08/24	Sinking Fund	I0006486	160.63	773.13
22/04/24	01/06/24 to 31/08/24	Insurance	I0006526	142.94	916.07
10/06/24	Admin Fund	Admin Fund	R0002631	-612.50	303.57
10/06/24	Sinking Fund	Sinking Fund	RA002631	-160.63	142.94
10/06/24	Insurance	Insurance	RB002631	-142.94	0.00



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC15006124
PDS AND POLICY WORDING	Residential Strata PDS & Policy Wording SCI034-Policy-RS-PPW-02/2021
THE INSURED	Body Corporate for Norris Park Community Title Scheme 41828
SITUATION	198 Norris Road Bracken Ridge QLD 4017
PERIOD OF INSURANCE	Commencement Date: 4.00pm on 05/10/23 Expiry Date: 4.00pm on 05/10/24
INTERMEDIARY	Direct Insurance Brokers Pty Ltd
ADDRESS	38 Brookes Street Bowen Hills QLD 4006
DATE OF ISSUE	4 October 2023

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building Common Area Contents	\$17,117,704 \$150,741
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation 2. Floating Floors	\$2,567,655 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		\$2,567,656
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.

NORRIS PARK CTS 41828

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Hedger HS45v 600 2 Stroke	Plant and Machinery	Purchase	14/08/14			0.00	449.00
STIHL HEDGER Serial: 807021460	Plant and Machinery	Purchase	30/11/15	The Mower Supastore 1/245 Leitchs Road BRENDALÉ QLD 4500 07 3205 1299		0.00	478.00
Treadmill	Plant and Machinery	Purchase	01/09/21	GYM CARE SCOTTI- EFT 720126728 GPO Box 9969 BRISBANE QLD 4001	4,895.00	4,895.00	4,895.00
HS 45Z-600MM- HEDGE TRIMMER	Plant and Machinery	Purchase	03/11/23	Bought by osm then reimburse on 03/11/2023		0.00	399.00
Rover Pro Cut 560 Self Propell Mulch & Catch Intec Serial No. 2010100118	Plant and Machinery	Purchase	03/12/10	Victoria Point Mower Centre	1,239.99	1,239.99	0.00
Tankana Hand Held Blower Seriél No. G101455	Plant and Machinery	Purchase	03/12/10	Victoria Point Mower Centre	360.00	360.00	0.00
Husqvarna Trimmer Serial No. 095000062	Plant and Machinery	Purchase	03/12/10	Victoria Point Mower Centre	449.00	449.00	0.00
				Page Totals	6,943.99	6,943.99	6,221.00
				Report Totals	6,943.99	6,943.99	6,221.00