

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

### Body Corporate:

**Body Corporate For:** WILGA GREENS Community Title Scheme: 44414

**Lot No:** 29 on SP254196

**Address:** 18A WILGA STREET, WACOL, QLD 4076

### Secretary of Body Corporate:

**Name:** MEGAN KELLY

**Postal Address:** PO BOX 743, MORNINGSIDE QLD 4170

**Email:** info@bcsystems.com.au

### Body Corporate Manager:

**Name:** BODY CORPORATE SYSTEMS PTY LTD

**Address:** 106/621 WYNNUM ROAD, MORNINGSIDE 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 ☒ No

### Annual Contributions and Levies:

**Current Financial Year End:** 31/01/2026

**Current Levy Year Issued:** 31/01/2026

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:	01/02/2025 - 30/04/2025	Due Date:	1/02/2025	Payable:	\$591.94
Period Issued:	01/05/2025 - 31/07/2025	Due Date:	1/05/2025	Payable:	\$591.94
Period Issued:	01/08/2025 - 31/10/2025	Due Date:	1/08/2025	Payable:	\$638.89
Period Issued:	01/11/2025 - 31/01/2026	Due Date:	1/11/2025	Payable:	\$638.89

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$2,461.66

#### Sinking Fund Payable By This Lot:

Period Issued:	01/02/2025 - 30/04/2025	Due Date:	1/02/2025	Payable:	\$301.04
Period Issued:	01/05/2025 - 31/07/2025	Due Date:	1/05/2025	Payable:	\$301.04
Period Issued:	01/08/2025 - 31/10/2025	Due Date:	1/08/2025	Payable:	\$301.04
Period Issued:	01/11/2025 - 31/01/2026	Due Date:	1/11/2025	Payable:	\$301.04

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$1,204.16

**Other:** INSURANCE: **\$418.60** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for periods starting 1/02/2026 and 1/05/2026 were resolved at the last AGM and will be: Administrative Fund **\$646.19**, Sinking Fund **\$313.08** and Insurance **\$109.90**

### Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	10	Aggregate:	600
Interest Schedule Lot Entitlements:	140	Aggregate:	8781

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

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NOTHING SIGHTED IN RECORDS PROVIDED

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

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REFER TO ASSET REGISTER ATTACHED

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**Information  
Prescribed under  
Regulation Module:**

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ACCOMMODATION MODULE - NIL

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**Financial Statement  
Balances**

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**Administrative Fund:** \$4,526.75 as at 18/06/2025

**Sinking Fund:** \$317,960.15 as at 18/06/2025

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**Insurance**

Insurer: CHUBB INSURANCE AUSTRALIA LIMITED VIA LONGITUDE INSURANCE

Policy No: LNG-STR-20320203

Building: \$23,893,567

Public Liability: \$20,000,000

Other: COMMON CONTENTS \$238,936, VOLUNTARY WORKERS - INSURED,  
OFFICE BEARERS \$1,000,000, FIDELITY GUARANTEE \$100,000.  
POLICY EXPIRES 31/01/2026

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**Signing:**

*J. Stayte*

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Seller / Sellers Agent

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Witness – *not required if signed electronically*

19-06-2025

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Date

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**Buyer's  
Acknowledgement:**

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

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Buyer / Buyers Agent

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Witness – *not required if signed electronically*

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Date



# WILGA GREENS CTS 44414

## BALANCE SHEET

AS AT 18 JUNE 2025

	ACTUAL 18/06/2025	ACTUAL 31/01/2025
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	4,526.75	7,443.03
Sinking Fund	317,960.15	296,940.01
<b><u>TOTAL</u></b>	<b><u>\$ 322,486.90</u></b>	<b><u>\$ 304,383.04</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Gst On Capital	263.87	5,817.43
Cash At Bank	86,773.70	82,953.94
Accrued Income	0.00	2,363.31
B O Q Stratacash A/C 1	80,723.70	80,723.70
B O Q Stratacash A/C 4	81,904.22	80,000.00
B O Q Stratacash A/C 5	70,000.00	70,000.00
Prepaid Expenses	0.00	28,090.00
Levies Billed Not Yet Due	0.00	61,938.32
Levies Pre-Paid	2,906.24	2,057.26
Levies In Arrears	1,728.00	0.00
Other Arrears	715.02	23.07
<b><u>NON-CURRENT ASSETS</u></b>		
<b><u>TOTAL ASSETS</u></b>	<b>325,014.75</b>	<b>413,967.03</b>
<b><u>LIABILITIES</u></b>		
Gst Clearing A/C	(3,219.99)	(3,139.07)
Arrears Clearing Account	38.50	0.00
Creditors	(103.14)	2,542.86
Accrued Expenses	0.00	1,255.69
Levies Billed Not Yet Due	0.00	61,938.32
Levies Pre-Paid	2,906.24	2,057.26
Levies In Advance	2,906.24	39,182.65
Other Payments In Advance	0.00	5,746.28
<b><u>TOTAL LIABILITIES</u></b>	<b>2,527.85</b>	<b>109,583.99</b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 322,486.90</u></b>	<b><u>\$ 304,383.04</u></b>

# WILGA GREENS CTS 44414

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 FEBRUARY 2025 TO 18 JUNE 2025

	ACTUAL 01/02/25-18/06/25	BUDGET 01/02/25-31/01/26	VARIANCE %	ACTUAL 01/02/24-31/01/25
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Administrative Fund	71,032.80	143,300.00	49.57	135,300.00
Discount - Admin Fund	0.00	0.00	0.00	(0.04)
Insurance Premium Reimbursemnt	16,719.04	26,260.00	63.67	29,083.74
Interest On Overdue Levies	257.80	0.00		167.07
Gst On Income	(7,977.44)	(15,414.54)	51.75	(14,943.98)
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>80,032.20</b>	<b>154,145.46</b>		<b>149,606.79</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
<b><u>AUDIT &amp; TAXATION COSTS</u></b>				
Independent Audit Fee	0.00	1,232.00	0.00	1,232.00
Independent Audit File Prep	0.00	462.00	0.00	462.00
Bas Lodgement	253.00	1,012.00	25.00	1,012.00
Income Tax Return	0.00	220.00	0.00	220.00
<b><u>BANK &amp; FINANCIAL CHARGES</u></b>				
Stratapay Transaction Fee	74.45	250.00	29.78	238.95
<b><u>UTILITIES</u></b>				
Electricity - Common Areas	222.93	1,000.00	22.29	998.73
Electricity Govt Rebate No Gst	0.00	0.00	0.00	(650.00)
Cold Water - Common -No Gst	5,152.32	6,000.00	85.87	7,467.55
<b><u>INSURANCE</u></b>				
Insurance Premium	25,832.00	25,832.00	100.00	28,643.19
Insurance Stamp Duty - No Gst	2,258.00	2,258.00	100.00	2,536.81
Insurance Excess Scheme No Gst	0.00	2,000.00	0.00	0.00
<b><u>CARETAKER/BUILDING MANAGER</u></b>				
Caretaker Contract	31,640.59	95,205.07	33.23	93,329.19
<b><u>PROFESSIONAL ADVICE/FEEES</u></b>				
Debt Recovery	25.30	0.00		283.80
Advice - Strata Additional	613.60	1,000.00	61.36	1,274.40
<b><u>LICENCES &amp; PERMITS FEE</u></b>				
Backflow Registration - No Gst	76.00	75.00	101.33	73.00
Software & Records Storage	693.00	1,386.00	50.00	1,386.00
<b><u>PEST CONTROL</u></b>				
Pest Control Treatment	335.00	500.00	67.00	270.00
Annual Termite Inspection	5,870.00	5,870.00	100.00	5,870.00
<b><u>ELECTRICAL</u></b>				
R&M - Electrical General	82.50	1,000.00	8.25	1,017.50
R&M - Rcd/Safety Switch	0.00	200.00	0.00	1,393.50
<b><u>PLUMBING</u></b>				
Plumbing General	0.00	500.00	0.00	0.00
Backflow Device Testing	0.00	126.50	0.00	126.50

# WILGA GREENS CTS 44414

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 FEBRUARY 2025 TO 18 JUNE 2025

	ACTUAL 01/02/25-18/06/25	BUDGET 01/02/25-31/01/26	VARIANCE %	ACTUAL 01/02/24-31/01/25
<b><u>BUILDING GENERAL</u></b>				
R&M - Building General	177.68	500.00	35.54	53.45
<b><u>GARDENS/GROUNDS</u></b>				
R&M - Grounds General	4,172.44	3,000.00	139.08	2,150.00
R&M - Green Waste Removal	24.76	100.00	24.76	69.76
<b><u>EQUIPMENT/FURNITURE</u></b>				
R&M - Equipment	505.37	1,000.00	50.54	1,937.47
R&M - Gym Equipment	181.50	1,000.00	18.15	1,590.65
<b><u>BODY CORPORATE MANAGEMENT</u></b>				
Fixed Price -Management Time	6,900.00	13,901.91	49.63	13,449.60
Fixed Price - Disbursements	2,545.80	5,128.86	49.64	4,950.00
Variable Disbursements	400.82	400.00	100.20	9.90
<b><u>GST</u></b>				
Gst On Expenses	(5,088.58)	(14,620.60)	34.80	(14,486.12)
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>82,948.48</b>	<b>156,538.74</b>		<b>156,909.83</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b><u>\$ (2,916.28)</u></b>	<b><u>\$ (2,393.28)</u></b>		<b><u>\$ (7,303.04)</u></b>
Opening Admin. Balance	7,443.03	7,443.03	100.00	14,746.07
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b><u>\$ 4,526.75</u></b>	<b><u>\$ 5,049.75</u></b>		<b><u>\$ 7,443.03</u></b>

# WILGA GREENS CTS 44414

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 FEBRUARY 2025 TO 18 JUNE 2025

	ACTUAL 01/02/25-18/06/25	BUDGET 01/02/25-31/01/26	VARIANCE %	ACTUAL 01/02/24-31/01/25
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Sinking Fund	36,124.80	72,250.00	50.00	69,470.40
<b><u>INTEREST</u></b>				
Interest Received	1,904.22	0.00		9,084.11
Accrued Interest	(2,363.31)	0.00	0.00	(1,541.43)
Gst On Income	(3,284.08)	(6,568.18)	50.00	(6,315.50)
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>32,381.63</b>	<b>65,681.82</b>		<b>70,697.58</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
<b><u>CLEANING</u></b>				
Cleaning - Pressure Cleaning	0.00	0.00	0.00	18,956.30
<b><u>ELECTRICAL</u></b>				
Electrical General	4,950.00	0.00		0.00
Electrical - Lighting	0.00	4,000.00	0.00	0.00
<b><u>BUILDING</u></b>				
Painting - Exterior	0.00	0.00	0.00	241,008.91
<b><u>GARDENS/GROUNDS</u></b>				
Gardens - Tree Work	0.00	0.00	0.00	6,800.00
<b><u>FACILITIES/EQUIPMENT</u></b>				
Gym Equipment	0.00	0.00	0.00	1,090.00
<b><u>SECURITY</u></b>				
Security General	5,019.30	0.00		0.00
<b><u>TAXATION</u></b>				
Payg Instalment Tax Adjustment	2,298.49	0.00		0.00
<b><u>GST</u></b>				
Gst On Expenses	(906.30)	(363.64)	249.23	(24,350.48)
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>11,361.49</b>	<b>3,636.36</b>		<b>243,504.73</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 21,020.14</b>	<b>\$ 62,045.46</b>		<b>\$ (172,807.15)</b>
Opening Sinking Fund Balance	296,940.01	296,940.01	100.00	469,747.16
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 317,960.15</b>	<b>\$ 358,985.47</b>		<b>\$ 296,940.01</b>

## ASSET REGISTER

## WILGA GREENS CTS 44414

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
<b>Z242E Zero turn HQR9704587-01</b>	Plant and Machinery	Purchase	20/01/22	The Mower Market Bough by osm then reimbursed		0.00	7,000.00
<b>Craftsman Hydro 24hp B&amp;S 42 cut Serial #: 121911A001153</b>	Plant and Machinery	Purchase	12/12/13	The Mower Place 8 Central Court BROWNS PLAINS QLD 4118	3,690.03	3,690.03	3,690.03
<b>Honda HRU196M1 Mower Mulch/Cacther Serial #: MAYU-1011235</b>	Plant and Machinery	Purchase	12/12/13	The Mower Place 8 Central Court BROWNS PLAINS QLD 4118	939.00	939.00	939.00
<b>UMK435L, 35CC ITEM #:HOBUMK435L</b>	Plant and Machinery	Purchase	07/05/22	The Mower Mmaret - Underwood Bought by OSM then reimbursed		0.00	729.00
<b>Brushranger sprayer 15L Serial #: 000708</b>	Plant and Machinery	Purchase	12/12/13	The Mower Place 8 Central Court BROWNS PLAINS QLD 4118	189.00	189.00	189.00
<b>Install CCTV</b>	Office Equipment	Purchase	19/10/17	AUSPAD SECURITY GROUP PTY LTD L2 35 Merivale Street South Brisbane 4000	9,829.60	9,829.60	9,829.60
<b>EGO 61cm hedge trimmer kit\$421 Item #:ASGHT2411E EGO power inverter 150w \$149 Item#:ASGPAD1500E</b>	Plant and Machinery	Purchase	07/05/22	The Mower Market - Underwood Bought by OSM then reimbursed		0.00	570.00
<b>BBQ *See Invoice</b>	Plant and Machinery	Purchase	12/12/13	BUNNINGS - OXLEY	297.00	297.00	297.00
Page Totals					14,944.63	14,944.63	23,243.63
Report Totals					14,944.63	14,944.63	23,243.63



## ASSET REGISTER

## WILGA GREENS CTS 44414

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
<b>Pressure cleaner Ryobi</b>	<b>Plant and Machinery</b>	<b>Purchase</b>	<b>16/06/22</b>	<b>Bunnings</b>		<b>0.00</b>	<b>169.00</b>
<b>sprayer garden silvan Bunnings</b>	<b>Plant and Machinery</b>	<b>Purchase</b>	<b>27/01/23</b>	<b>Bought by osm then reimburse 31/01/23</b>		<b>0.00</b>	<b>357.20</b>
<b>Brushcutter Shindaiwa T230</b>	<b>Plant and Machinery</b>	<b>Purchase</b>	<b>31/03/14</b>	<b>Kenmore Mower &amp; Power Equipmen 615 Seventeen Mile Rocks Rd Seventeen Mile Rocks, Qld 4073</b>	<b>450.00</b>	<b>450.00</b>	<b>450.00</b>
<b>Shindalwa Hedgetrimm</b>	<b>Plant and Machinery</b>	<b>Purchase</b>	<b>20/11/14</b>	<b>The Mower Place 8 Central Court Browns Plains 4118</b>	<b>525.00</b>	<b>525.00</b>	<b>525.00</b>
<b>BLOWER Stihl BG56</b>	<b>Plant and Machinery</b>	<b>Purchase</b>	<b>16/09/15</b>	<b>The Mower Place 8 Central Court BROWNS PLAINS QLD 4118</b>		<b>0.00</b>	<b>255.00</b>
Page Totals					<b>975.00</b>	<b>975.00</b>	<b>1,756.20</b>
Report Totals					<b>15,919.63</b>	<b>15,919.63</b>	<b>24,999.83</b>



Issue date: 14 January 2025

## Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown in the Period of Insurance below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	The BC for Wilga Greens CTS 44414	
INTERESTED PARTY(S):	<b>Name</b>	<b>Classification</b>
DESCRIPTION OF INSURED BUSINESS:	Residential Strata	
SITUATION OF RISK:	18A WILGA STREET, WACOL, QLD 4076	
SECTION 1:	<b><u>Property - Physical Loss, Destruction or Damage</u></b> Buildings - \$23,893,567.00 Common Contents - \$238,936.00	
SECTION 2:	<b><u>Voluntary Workers Personal Accident</u></b> Accidental Death & Disablement - Insured Weekly Benefits - Insured	
SECTION 3:	<b><u>Office Bearers' Liability</u></b> Limit of Indemnity - \$1,000,000.00 in the aggregate Period of Insurance	
SECTION 4:	<b><u>Fidelity Guarantee</u></b> Limit - \$100,000.00 in the aggregate Period of Insurance	
SECTION 6:	<b><u>Public Liability</u></b> Limit of Indemnity - \$20,000,000.00 each and every Occurrence	
SECTION 7:	<b><u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u></b> <b>(a) Taxation and Audit Costs</b> Limit of Indemnity - \$30,000 in the aggregate Period of Insurance  <b>(b) Workplace Health and Safety Breaches</b> Limit of Indemnity - \$150,000 in the aggregate Period of Insurance  <b>(c) Legal Defence Expenses</b> Limit of Indemnity - \$50,000 in the aggregate Period of Insurance	
POLICY NUMBER:	LNG-STR-20320203	
PERIOD OF INSURANCE:	31 January 2025 expiring on 31 January 2026 at 4pm Local Standard Time	
INSURER:	Chubb Insurance Australia Limited	

This certificate has been arranged by Us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy wording, schedule and any other associated policy document.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from Chubb Insurance Australia Limited (ABN 23 001 642 020, AFSL 239687).



## CERTIFICATE OF COMPLETION

Date Generated: 19/06/2025 02:43:30 PM (AEST)

### Document Details

**Subject:** SignAnything - 29/18A Wilga Street, Wacol, QLD, 4076

**Document Pages:** 10

**Certificate Pages:** 1

**Status:** Signed

**Exchanged by:** Not Applicable

**Exchange Date:** Not Applicable

**No. of Signatures:** 1

### Signature Logs

**Signer:** Teena Stayte

**Email Address:** teenastayte@hotmail.com

**Status:** Signed

**IP Address:** 2001:8003:e4ec:300:bdd9:3dac:3306:5bf8

**Supervised By:**

**Email Sent Date:** 19/06/2025 11:25:59 AM (AEST)

**Signed Date:** 19/06/2025 02:43:26 PM (AEST)

**Signature:** 

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**Signer:**

**Email Address:**

**Status:**

**IP Address:**

**Supervised By:**

**Email Sent Date:**

**Signed Date:**

**Signature:**

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**Signer:**

**Email Address:**

**Status:**

**IP Address:**

**Supervised By:**

**Email Sent Date:**

**Signed Date:**

**Signature:**