MyBo	dyCorpReport.com.a

Disclosure Statement

Body Co	orporate and Community Management Act 1997
J	Section 206

QLD Strata Reports for Buyers & Sellers								
Body Corporate:	Body Corporate For: LAKES POINT Community Title Scheme: 42948							
	Lot No: 53 on SP241874							
	Address: 1 Al	RCHER CLOSE, NORTH LA	KES QLD 45	509				
Secretary of Body	Name: NADI	NE SONG						
Corporate:		ss: PO BOX 743, MORNIN	NGSIDE QLD	0 4170				
		bcsystems.com.au						
	_							
Body Corporate Manager:		CORPORATE SYSTEMS P						
		/621 WYNNUM ROAD, N 800 0200	IORNINGSI	DE QLD 4170				
	Telephone: 3 -	899 0299						
Body Corporate	Is there a con	nmittee for the Body Cor	porate?		🔀 Yes	No No		
Committee:	If there is a committee, is the body corporate manager Yes X No engaged to perform the functions of the committee?							
Annual Contributions	Current Finar	ncial Year End: 30/09/20	25	Current Levy Y	ear Issued	: 30/09/2025		
and Levies:	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:	01/10/2024 - 31/12/2024	Due Date:	: 1/10/2024	Payable:	\$777.33		
	Period Issued:	01/01/2025 - 31/03/2025	Due Date:	: 1/01/2025	Payable:	\$777.33		
	Period Issued:	01/04/2025 - 30/06/2025	Due Date:	: 1/04/2025	Payable:	\$635.80		
	Period Issued:	01/07/2025 - 30/09/2025	Due Date:	: 1/07/2025	Payable:	\$635.80		
	DISCOUNT FO	R PAYMENT DUE DATE:	NIL	GROSS LEVY P	AYABLE:	\$2,826.26		
	Sinking Fund	Payable By This Lot:						
	Period Issued:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$216.67		
	Period Issued:	01/01/2025 - 31/03/2025	Due Date:	: 1/01/2025	Payable:	\$216.67		
	Period Issued:	01/04/2025 - 30/06/2025	Due Date:	1/04/2025	Payable:	\$49.99		
	Period Issued:	01/07/2025 - 30/09/2025	Due Date:	: 1/07/2025	Payable:	\$49.99		
	DISCOUNT FO	R PAYMENT DUE DATE:	NIL	GROSS LEVY P	AYABLE:	\$533.32		
	Other: INSUR	ANCE: \$803.51 PER ANN	IUM PAYAB	LE BY INSTALME	NTS WITH	OTHER LEVIES		
		kt periods starting 1/10/2 dministrative Fund \$650	-	-				
Schedule of Lot	– Contribution	Schedule Lot Entitlemen	t: 1	.0 Aggre	egate:	750		
Entitlements:	Interest Sche	dule Lot Entitlements:	9	4 Aggre	egate:	7157		

Improvements on Common Property for Which Buyer Will Be Responsible:	NOTHING SIGHTED	NOTHING SIGHTED IN RECORDS PROVIDED							
Body Corporate Assets Required To Be Recorded:	- REFER TO ASSET RE	REFER TO ASSET REGISTER ATTACHED							
Information Prescribed under Regulation Module:	- ACCOMMODATION	ACCOMMODATION MODULE - NIL							
Financial Statement	– Administrative Fun	d: \$-21,976.83 as at 26/03/2025							
Balances	Sinking Fund: \$649,	Sinking Fund: \$649,909.16 as at 26/03/2025							
Insurance	Insurer:	ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRATA COMMUNITY INSURANCE AGENCIES PTY LTD							
	Policy No:	QRSC14000665							
	Building:	\$36,572,042							
	Public Liability:	\$20,000,000							
	Other:	LOSS OF RENT \$5,485,806, VOLUNTARY WORKERS - INCLUDED, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS LIABILITY \$1,000,000, CATASTROPHE \$10,971,613, LOT OWNERS FIXTURES \$300,000. POLICY EXPIRES 30/11/2025							
Signing:	-								
	Seller / Sellers Agen	t Witness – not required if signed electronically							
	Date								
Buyer's Acknowledgement:	- The Buyer acknowle	edges having received and read this statement from the Seller							
	Buyer / Buyers Ager	nt Witness – not required if signed electronically							
	Date								

LAKES POINT CTS 42948

1 Archer Close North Lakes QLD 4509

Ledger Report

26 March 2025

Name: Ricl	ky & Teena Stayte		Lot Unit	count Number: Number: t Number: ataPay Number:	02100053 53 53 134830516	
Date	Description	Fund		Reference	Amount	Balance
	Brought Forward				887.29	887.29
03/10/23	Admin Fund	Admin Fund		R0003913	-547 67	339.62

	Dibugiit i biwalu			007.23	007.23
03/10/23	Admin Fund	Admin Fund	R0003913	-547.67	339.62
03/10/23	Sinking Fund	Sinking Fund	RA003913	-216.67	122.95
03/10/23	Insurance	Insurance	RB003913	-122.95	0.00
21/11/23	01/01/24 to 31/03/24	Admin Fund	10010778	547.67	547.67
21/11/23	01/01/24 to 31/03/24	Sinking Fund	10010853	216.67	764.34
21/11/23	01/01/24 to 31/03/24	Insurance	10010928	122.95	887.29
21/12/23	Admin Fund	Admin Fund	R0003965	-547.67	339.62
21/12/23	Sinking Fund	Sinking Fund	RA003965	-216.67	122.95
21/12/23	Insurance	Insurance	RB003965	-122.95	0.00
20/02/24	01/04/24 to 30/06/24	Admin Fund	10011003	865.66	865.66
20/02/24	01/04/24 to 30/06/24	Sinking Fund	10011078	183.33	1,048.99
20/02/24	01/04/24 to 30/06/24	Insurance	10011153	206.42	1,255.41
20/03/24	Admin Fund	Admin Fund	R0004041	-865.66	389.75
20/03/24	Sinking Fund	Sinking Fund	RA004041	-183.33	206.42
20/03/24	Insurance	Insurance	RB004041	-206.42	0.00
20/05/24	01/07/24 to 30/09/24	Admin Fund	10011453	865.66	865.66
20/05/24	01/07/24 to 30/09/24	Sinking Fund	10011528	183.33	1,048.99
20/05/24	01/07/24 to 30/09/24	Insurance	10011603	206.42	1,255.41
01/07/24	Admin Fund	Admin Fund	R0004135	-865.66	389.75
01/07/24	Sinking Fund	Sinking Fund	RA004135	-183.33	206.42
01/07/24	Insurance	Insurance	RB004135	-206.42	0.00
20/08/24	01/10/24 to 31/12/24	Admin Fund	10011678	777.33	777.33
20/08/24	01/10/24 to 31/12/24	Sinking Fund	10011753	216.67	994.00
20/08/24	01/10/24 to 31/12/24	Insurance	10011828	189.41	1,183.41
01/10/24	Admin Fund	Admin Fund	R0004218	-777.33	406.08
01/10/24	Sinking Fund	Sinking Fund	RA004218	-216.67	189.41
01/10/24	Insurance	Insurance	RB004218	-189.41	0.00
18/11/24	01/01/25 to 31/03/25	Admin Fund	10011903	777.33	777.33
18/11/24	01/01/25 to 31/03/25	Sinking Fund	10011978	216.67	994.00
18/11/24	01/01/25 to 31/03/25	Insurance	10012053	189.41	1,183.41
24/12/24	Admin Fund	Admin Fund	R0004289	-777.33	406.08
24/12/24	Sinking Fund	Sinking Fund	RA004289	-216.67	189.41
24/12/24	Insurance	Insurance	RB004289	-189.41	0.00
18/02/25	01/04/25 to 30/06/25	Admin Fund	10012128	635.80	635.80
18/02/25	01/04/25 to 30/06/25	Sinking Fund	10012203	49.99	685.79
18/02/25	01/04/25 to 30/06/25	Insurance	10012278	212.35	898.14

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LEVY REGISTER SUMMARY REPORT

26 March 2025

Levy Start	Year End	Last Annual General Meetir	Contr	ibution Entitlemer	nt Interes	t Entitlements	Total Num of Lots		Financial Start	Year End
01/10/2024	30/09/2025	26/12/2024		750		7157	75		01/10/2024	30/09/2025
Description	Period		Determined	Rate per U/E	Due Date	Discount Rate	Discount Date	Notice Date	Schedule	Tot
Admin Fund	01/10/24 to	o 31/12/24	08/12/2023	77.7330	01/10/2024	0.00		20/08/202	4 Contribution	58,299.
Admin Fund	01/01/25 to	o 31/03/25	08/12/2023	77.7330	01/01/2025	0.00		18/11/202	4 Contribution	58,299.
Admin Fund	01/04/25 to	o 30/06/25	19/12/2024	63.5800	01/04/2025	0.00		18/02/202	5 Contribution	47,685
Admin Fund	01/07/25 to	o 30/09/25	19/12/2024	63.5800	01/07/2025	0.00			Contribution	47,685
Admin Fund	01/10/25 to	o 31/12/25	19/12/2024	65.0000	01/10/2025	0.00			Contribution	48,750
Admin Fund	01/01/26 to	o 31/03/26	19/12/2024	65.0000	01/01/2026	0.00			Contribution	48,750
Insurance	01/10/24 to	o 31/12/24	08/12/2023	2.0150	01/10/2024	0.00		20/08/202	4 Interest	14,421
Insurance	01/01/25 to	o 31/03/25	08/12/2023	2.0150	01/01/2025	0.00		18/11/202	4 Interest	14,421
Insurance	01/04/25 to	o 30/06/25	19/12/2024	2.2590	01/04/2025	0.00		18/02/202	5 Interest	16,167
Insurance	01/07/25 to	o 30/09/25	19/12/2024	2.2590	01/07/2025	0.00			Interest	16,167
Insurance	01/10/25 to	o 31/12/25	19/12/2024	2.4580	01/10/2025	0.00			Interest	17,591
Insurance	01/01/26 to	o 31/03/26	19/12/2024	2.4580	01/01/2026	0.00			Interest	17,591
Sinking Fund	01/10/24 to	o 31/12/24	08/12/2023	21.6670	01/10/2024	0.00		20/08/202	4 Contribution	16,250
Sinking Fund	01/01/25 to	o 31/03/25	08/12/2023	21.6670	01/01/2025	0.00		18/11/202	4 Contribution	16,250
Sinking Fund	01/04/25 to	o 30/06/25	19/12/2024	4.9990	01/04/2025	0.00		18/02/202	5 Contribution	3,749
Sinking Fund	01/07/25 to	o 30/09/25	19/12/2024	4.9990	01/07/2025	0.00			Contribution	3,749
Sinking Fund	01/10/25 to	o 31/12/25	19/12/2024	5.0000	01/10/2025	0.00			Contribution	3,750
Sinking Fund	01/01/26 to	o 31/03/26	19/12/2024	5.0000	01/01/2026	0.00			Contribution	3,750

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LEVY REGISTER REPORT

26 March 2025

s	Levy Yea	ar End	Last Annual General Meeting	Contribution Entitlements	Interest Ent	itlements		l Number of Lots	Start	Financial Year	End
01/1	0/2024	30/09/2025	26/12/2024	750	71	57		75	01/10/2	024 30/0	09/2025
Lot No	Description		Period	Notice Date	Amount	Discount	If Paid by or Due	Net Amount	Date Paid	Balance Due	Net Due
53	STAYTE RJ	& TM Contributior	n Entitlements: 10 Interest E	ntitlements: 94							
	Admin Fund		01/10/24 to 31/12/2	24 20/08/2024	777.33	0.00	01/10/2024	777.33	01/10/2024		
	Admin Fund		01/01/25 to 31/03/2	25 18/11/2024	777.33	0.00	01/01/2025	777.33	24/12/2024		
	Admin Fund		01/04/25 to 30/06/2	25 18/02/2025	635.80	0.00	01/04/2025	635.80		635.80	635.80
	Admin Fund		01/07/25 to 30/09/2	25	635.80	0.00	01/07/2025	635.80			
	Admin Fund		01/10/25 to 31/12/2	25	650.00	0.00	01/10/2025	650.00			
	Admin Fund		01/01/26 to 31/03/2	26	650.00	0.00	01/01/2026	650.00			
	Sinking Fund	l	01/10/24 to 31/12/2	24 20/08/2024	216.67	0.00	01/10/2024	216.67	01/10/2024		
	Sinking Fund		01/01/25 to 31/03/2	25 18/11/2024	216.67	0.00	01/01/2025	216.67	24/12/2024		
	Sinking Fund	l	01/04/25 to 30/06/2	25 18/02/2025	49.99	0.00	01/04/2025	49.99		49.99	49.99
	Sinking Fund		01/07/25 to 30/09/2	25	49.99	0.00	01/07/2025	49.99			
	Sinking Fund	l	01/10/25 to 31/12/2	25	50.00	0.00	01/10/2025	50.00			
	Sinking Fund		01/01/26 to 31/03/2	26	50.00	0.00	01/01/2026	50.00			
	Insurance		01/10/24 to 31/12/2	24 20/08/2024	189.41	0.00	01/10/2024	189.41	01/10/2024		
	Insurance		01/01/25 to 31/03/2	25 18/11/2024	189.41	0.00	01/01/2025	189.41	24/12/2024		
	Insurance		01/04/25 to 30/06/2	25 18/02/2025	212.35	0.00	01/04/2025	212.35		212.35	212.35
	Insurance		01/07/25 to 30/09/2	25	212.35	0.00	01/07/2025	212.35			
	Insurance		01/10/25 to 31/12/2	25	231.05	0.00	01/10/2025	231.05			
	Insurance		01/01/26 to 31/03/2	26	231.05	0.00	01/01/2026	231.05			

BALANCE SHEET

AS AT 26 MARCH 2025

	ACTUAL 26/03/2025	ACTUAL 30/09/2024
OWNERS FUNDS	(24.076.02)	(2,624,22)
Administrative Fund Sinking Fund	(21,976.83) 649,909.16	(3,631.23) 629,036.96
	049,909.10	029,030.90
TOTAL	<u>\$ 627,932.33</u>	<u>\$ 625,405.73</u>
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Gst On Capital	6,171.58	8,088.31
Cash At Bank	334,641.36	354,325.77
Accrued Income	0.00	13,813.97
B O Q Stratacash A/C 1	314,740.27	300,000.00
Prepaid Expenses	0.00	13,735.67
Levies Billed Not Yet Due	67,602.18	88,971.36
Levies Pre-Paid	285.27	0.00
Other Arrears	101.09	56.98
NON-CURRENT ASSETS		
TOTAL ASSETS	723,541.75	778,992.06
LIABILITIES		
Gst Clearing A/C	2,049.46	4,230.76
Creditors	2,137.77	0.00
Accrued Expenses	0.00	12,643.30
Levies Billed Not Yet Due	67,602.18	88,971.36
Levies Pre-Paid	285.27	0.00
Levies In Advance	18,113.67	40,219.07
Other Payments In Advance	5,421.07	7,521.84
TOTAL LIABILITIES	95,609.42	153,586.33
NET ASSETS	\$ 627,932.33	\$ 625,405.73

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 26 MARCH 2025

01/10/24-26/03/25 01/10/24-30/08/25 % 01/10/23-30/08/24 ADMINISTRATIVE FUND INCOME Interest 28.342.72 61.182.00 55.00 211,999.50 Levies - Administrative Fund 116.599.50 228,842.72 61.182.00 391.24 GSI On Income 288,342.72 61.182.00 47.14 50.155.46 Interest On Overdue Levies 269.39 0.00 391.24 GSI On Income 132,489.59 248,347.27 53.24 (22.832.26) TOTAL ADMIN. FUND INCOME 132,489.59 248,347.27 0.00 0.00 AUDT A TAXATION COSTS 0.00 1.397.00 0.00 0.00 Independent Audit File Prep 0.00 577.50 0.00 0.00 Bark & FINANCIAL CHARGES T T T Stratapay Transaction Fee 256.85 300.00 68.52 300.04 68.52 Other 0.00 0.00 0.00 0.00 188.53 UTLUTES T T T T Insurance Premium 59,143.44 <th></th> <th>ACTUAL</th> <th>BUDGET</th> <th>VARIANCE</th> <th>ACTUAL</th>		ACTUAL	BUDGET	VARIANCE	ACTUAL
INCOME Image: Control of the second sec		01/10/24-26/03/25	01/10/24-30/09/25	%	01/10/23-30/09/24
Levies - Administrative Fund 116,599.50 212,000.00 55.00 211,999.50 Insurance Premium Reinbursemnt 28,842.72 61,182.00 47,14 50,155.46 Interest On Overdue Levies 268.39 0.00 391.24 Gst On Income (13,222.02) (24,834.73) 53.24 (23,832.26) TOTAL ADMIN. FUND INCOME 132,489.59 248,347.27 238,713.94 EXPENDITURE - ADMIN. FUND 132,489.59 248,347.27 238,713.94 EXPENDITURE - ADMIN. FUND 104000 fter 0.00 1,000 0.00 Independent Audit File 0.00 57.50 0.00 0.00 Independent Audit File 0.00 57.50 0.00 0.00 Independent Audit File 0.00 20.00 20.00 20.00 Bank & FINANCIAL CHARGES Stratapay Transaction Fee 256.85 300.00 85.62 300.48 CONTRIBUTIONS Insurance Tremium 59,143.44 61,182.00 96.67 53,202.91 Insurance Fremium 59,143.44 61,182.00 96.67	ADMINISTRATIVE FUND				
Insurance Premium Reimbursemnt 20,842.72 61,182.00 47.14 50,155.46 Interest On Overdue Levies 260.39 0.00 391.24 GSI On Income 132,489.59 248,347.37 53.24 (23,832.26) TOTAL ADMIN. FUND INCOME 132,489.59 248,347.27 238,713.94 EXPENDITURE - ADMIN. FUND 132,489.59 248,347.27 238,713.94 EXPENDITURE - ADMIN. FUND 132,489.59 248,347.27 238,713.94 EXPENDITURE - ADMIN. FUND 132,489.59 248,347.27 238,713.94 EMORT ATAATION COSTS 101.01 0.00 0.00 0.00 0.00 Independent Audit File Prep 0.00 1,012.00 50.00 1,012.00 Income Tax Return 220.00 220.00 100.00 220.00 Bak Ledgement 500.00 0.00 108,93 2442.48 Other 0.00 0.00 0.00 189,53 Contralibutine 59,143.44 61,182.00 96,67 53,202.91 Insurance Premium 59,143.44 61,182.00					
Interest On Overdue Levies 269.39 0.00 391.24 Gst On Income (13,222.02) (24,834.73) 53.24 (23,832.26) TOTAL ADMIN. FUND INCOME 132,489.59 248,347.27 238,713.94 EXPENDITURE - ADMIN. FUND		116,599.50	212,000.00	55.00	211,999.50
Git On Income (13,222.02) (24,834.73) 53.24 (23,832.26) TOTAL ADMIN. FUND INCOME 132,489.59 248,347.27 238,713.94 EXPENDITURE - ADMIN. FUND	Insurance Premium Reimbursemnt	28,842.72	61,182.00	47.14	50,155.46
TOTAL ADMIN. FUND INCOME 132,489.59 248,347.27 238,713.94 EXPENDITURE - ADMIN. FUND					
EXPENDITURE - ADMIN. FUND AUDIT & TAXATION COSTS				53.24	
AUDIT & TAXATION COSTS Independent Audit Fee 0.00 1,397.00 0.00 0.00 Independent Audit Fee 0.00 577.50 0.00 0.00 Bas Lodgement 506.00 1,012.00 50.00 1,012.00 Bark A FINANCIAL CHARGES 220.00 220.00 100.00 220.00 BANK & FINANCIAL CHARGES 9	TOTAL ADMIN. FUND INCOME	132,489.59	248,347.27		238,713.94
Independent Audit Fee 0.00 1,397.00 0.00 0.00 Independent Audit File Prep 0.00 577.50 0.00 0.00 Bas Lodgement 506.00 1,012.00 500.00 1,012.00 Income Tax Return 220.00 220.00 100.00 220.00 BANK & FINANCIAL CHARGES	EXPENDITURE - ADMIN. FUND				
Independent Audit File Prep 0.00 577.50 0.00 0.00 Bas Lodgement 506.00 1,012.00 50.00 1,012.00 Bark & FINANCIAL CHARGES 220.00 220.00 220.00 220.00 Stratapay Transaction Fee 256.85 300.00 85.62 300.48 CONTRIBUTIONS 0.00 0.00 0.00 189.53 UTILITES 0.00 0.00 40.89 2.423.85 Cold Water - Common Areas 1,022.28 2.500.00 40.89 2.423.85 Cold Water - Common -No Gst 9.955.24 22.000.00 40.89 2.423.85 Insurance Premium 59,143.44 61.182.00 96.67 53.202.91 Insurance Stamp Duty - No Gst 5.240.06 5,000.00 104.80 4,718.90 Caretaker Contract 53.782.77 127,930.88 42.04 123.353.60 Engineer/Building Consultant 0.00 0.00 0.00 7500.00 114.00 Software & Records Storage 8.625.00 11.5.00 7,500.00 1.732.50 <td>AUDIT & TAXATION COSTS</td> <td></td> <td></td> <td></td> <td></td>	AUDIT & TAXATION COSTS				
Bas Lodgement 506.00 1,012.00 50.00 1,012.00 Income Tax Return 220.00 220.00 100.00 220.00 BANK & FINANCIAL CHARGES 300.00 885.62 300.48 Stratapay Transaction Fee 256.85 300.00 885.62 300.48 CONTRIBUTIONS 0.00 0.00 0.00 189.53 UTILITES Electricity - Common Areas 1.022.28 2.500.00 40.89 2.423.85 Cold Water - Common Areas 1.022.28 2.200.00 45.25 24.424.64 INSURANCE 9.955.24 22.000.00 45.25 24.424.64 Insurance Stamp Duty - No Gst 5.240.06 5.000.00 104.80 4.718.90 Caretaker Contract 53.782.77 127.930.88 42.04 123.953.60 PROFESSIONAL ADVICE/FEES Advice - Strata Additional 587.40 500.00 117.48 927.30 Engineer/Building Consultant 0.00 0.00 0.00 750.00 114.00 Software & Records Storage 8.625.00 115.00	Independent Audit Fee	0.00	1,397.00	0.00	
Income Tax Return 220.00 220.00 100.00 220.00 BANK & FINANCIAL CHARGES					
BANK & FINANCIAL CHARGES Stratapay Transaction Fee 256.85 300.00 85.62 300.48 CONTRIBUTIONS 0.00 0.00 0.00 189.53 Other 0.00 0.00 0.00 189.53 UTILITIES 200000 40.89 2,423.85 Cold Water - Common Areas 1,022.28 2,000.00 45.25 24,424.64 INSURANCE 108.00 61,182.00 96.67 53,202.91 Insurance Premium 59,143.44 61,182.00 96.67 53,202.91 Insurance Stamp Duty - No Gst 5,240.06 5,000.00 104.80 4,718.90 Caretaker Contract 53,782.77 127,930.88 42.04 123,353.60 PROFESSIONAL ADVICE/FEES 200.00 0.00 0.00 730.00 Advice - Strata Additional 587.40 500.00 117.48 927.30 Engineer/Building Consultant 0.00 0.00 0.00 730.00 LECENCES & PERMITS FEE 20.00 115.00 7,500.00 1,732.50 Cleaning -	0				
Stratapay Transaction Fee 256.85 300.00 85.62 300.48 CONTRIBUTIONS Other 0.00 0.00 0.00 0.00 189.53 UTILITIES Electricity - Common Areas 1,022.28 2,500.00 40.89 2,423.85 Cold Water - Common -No Gst 9,955.24 22,000.00 45.25 24,424.64 INSURANCE Number of the state of the sta		220.00	220.00	100.00	220.00
CONTRIBUTIONS Other 0.00 0.00 0.00 189.53 UTILITES Electricity - Common Areas 1.022.28 2,500.00 40.89 2,423.85 Cold Water - Common -No Gst 9,955.24 22,000.00 45.25 24,424.64 INSURANCE <t< td=""><td></td><td>050.05</td><td>000.00</td><td>05.00</td><td>000.40</td></t<>		050.05	000.00	05.00	000.40
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Cold Water - Common -No Gst 9,955.24 22,000.00 45.25 24,424.64 INSURANCE Insurance Premium 59,143.44 61,182.00 96.67 53,202.91 Insurance Stamp Duty - No Gst 5,240.06 5,000.00 104.80 4,718.90 CARETAKER/BUILDING MANAGER Caretaker Contract 53,782.77 127,930.88 42.04 123,353.60 PROFESSIONAL ADVICE/FEES Advice - Strata Additional 587.40 500.00 117.48 927.30 Advice - Strata Additional 587.40 500.00 0.00 0.00 730.00 Engineer/Building Consultant 0.00 0.00 0.00 7,500.00 114.00 Software & Records Storage 86625 1,732.50 50.00 1,732.50 Gleaning - General 0.00 0.00 0.00 781.00 PEST CONTROL Pest Control Treatment 500.00 300.00 0.00 8,625.00 Pest Control Treatment 0.00 8,700.00 166.67 0.00 8,625.00 Pest Control Treatment 0.00 8,700		1 000 00	0 500 00	10.00	0.400.05
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Caretaker Contract 53,782.77 127,930.88 42.04 123,353.60 PROFESSIONAL ADVICE/FEES Advice - Strata Additional 587.40 500.00 117.48 927.30 Advice - Strata Additional 587.40 500.00 0.00 0.00 730.00 Engineer/Building Consultant 0.00 0.00 0.00 0.00 730.00 LICENCES & PERMITS FEE Backflow Registration - No Gst 8,625.00 115.00 7,500.00 114.00 Software & Records Storage 866.25 1,732.50 50.00 1,732.50 Cleaning - General 0.00 0.00 0.00 781.00 PEST CONTROL Pest Control Treatment 500.00 300.00 166.67 0.00 FLECTRICAL U U U U U U		0,240.00	0,000.00	104.00	4,710.00
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Advice - Strata Additional 587.40 500.00 117.48 927.30 Engineer/Building Consultant 0.00 0.00 0.00 730.00 LICENCES & PERMITS FEE Permitting		33,702.77	127,300.00	72.07	123,333.00
Engineer/Building Consultant 0.00 0.00 0.00 730.00 LICENCES & PERMITS FEE		587.40	500.00	117 /8	927 30
LICENCES & PERMITS FEE Backflow Registration - No Gst 8,625.00 115.00 7,500.00 114.00 Software & Records Storage 866.25 1,732.50 50.00 1,732.50 CLEANING 0.00 0.00 0.00 781.00 PEST CONTROL Pest Control Treatment 500.00 166.67 0.00 Termite Treatment 0.00 8,700.00 0.00 8,625.00 ELECTRICAL V V V 0.00 </td <td></td> <td></td> <td></td> <td></td> <td></td>					
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Termite Treatment 0.00 8,700.00 0.00 8,625.00 ELECTRICAL		500.00	300.00	166.67	0.00
	ELECTRICAL				
		549.08	250.00	219.63	248.00
PLUMBING	PLUMBING				
Plumbing General 0.00 500.00 0.00 544.50		0.00	500.00	0.00	544.50

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 26 MARCH 2025

	ACTUAL 01/10/24-26/03/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
BUILDING GENERAL				
R&M - Building General	2,172.87	800.00	271.61	465.30
R&M - Gates	908.62	0.00	27.101	0.00
		0.00		0.00
GARDENS/GROUNDS R&M - Grounds General	1 107 04	3.700.00	32.38	2 5 2 1 0 0
	1,197.94	-,	32.30	3,521.88
R&M - Fencing	39.60	0.00		0.00
EQUIPMENT/FURNITURE				
R&M - Equipment	618.81	350.00	176.80	541.00
POOL/SPA				
Pool Maintenance	1,562.00	1,000.00	156.20	655.00
BODY CORPORATE MANAGEMENT				
Fixed Price -Management Time	11,261.13	16,985.50	66.30	16,380.75
Fixed Price - Disbursements	4,139.04	6,250.43	66.22	5,994.72
Variable Disbursements	0.00	0.00	0.00	854.75
GST				
Gst On Expenses	(12,319.19)	(21,471.63)	57.37	(19,705.60)
TOTAL ADMIN. EXPENDITURE	150,835.19	241,831.18		232,256.01
SURPLUS / DEFICIT	\$ (18,345.60)	\$ 6,516.09		\$ 6,457.93
Opening Admin. Balance	(3,631.23)	(3,631.23)	100.00	(10,089.16)
ADMINISTRATIVE FUND BALANCE	\$ (21,976.83)	\$ 2,884.86		\$ (3,631.23)

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 26 MARCH 2025

	ACTUAL 01/10/24-26/03/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
SINKING FUND				
INCOME				
Levies - Sinking Fund	32,500.50	40,000.00	81.25	60,000.01
INTEREST				
Interest Received	14,740.27	0.00		0.00
Accrued Interest	(13,813.97)	0.00	0.00	13,813.97
Gst On Income	(2,954.60)	(3,636.36)	81.25	(5,454.56)
TOTAL SINKING FUND INCOME	30,472.20	36,363.64		68,359.42
EXPENDITURE - SINKING FUND				
ELECTRICAL				
Electrical General	0.00	0.00	0.00	1,338.70
PLUMBING				
Plumbing - General	0.00	3,000.00	0.00	2,783.00
BUILDING				
Building General	0.00	3,500.00	0.00	3,080.00
Gutters/Downpipes	0.00	0.00	0.00	4,125.00
Roof Replacement	0.00	0.00	0.00	450.00
GARDENS/GROUNDS				
Grounds General	8,580.00	5,000.00	171.60	0.00
Gardens - Tree Work	1,980.00	15,000.00	13.20	279.00
FACILITIES/EQUIPMENT				
Equipment - Garden Tool	0.00	0.00	0.00	894.65
TAXATION				
GST				
Gst On Expenses	(960.00)	(2,409.10)	39.85	(1,177.30)
TOTAL SINK. FUND EXPENDITURE	9,600.00	24,090.90		11,773.05
SURPLUS / DEFICIT	\$ 20,872.20	\$ 12,272.74		\$ 56,586.37
Opening Sinking Fund Balance	629,036.96	629,036.96	100.00	572,450.59
SINKING FUND BALANCE	\$ 649,909.16	<u>\$ 641,309.70</u>		\$ 629,036.96

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ASSET REGISTER

26 March 2025

			T	1 C15 42948			
Description	Туре	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
HONDA HRU216M2 MOWER Buffolo Classic Mower Serial No MATU-1008555	Plant and Machinery	Purchase	23/08/11			0.00	1,470.00
HEDGE TRIMMER	Plant and Machinery	Purchase	14/06/16	Costco Wholesale		0.00	249.99
BOSCH BATTERY HEDGE TRIMMER	Plant and Machinery	Purchase	06/09/16			0.00	251.10
Gerni pressure cleaner corded	Plant and Machinery	Purchase	17/01/17	Bunnings North Lakes		0.00	139.00
Hedge trimmer	Plant and Machinery	Purchase	26/03/19	Bunning	69.00	69.00	69.00
	Plant and Machinery	Purchase	10/06/19	Bunnings		0.00	358.00
Karcher	Plant and Machinery	Purchase	01/09/19	KOKO QLD 140Robinson Rd Geebung 4034	599.01	599.01	599.01
Sprayer garden silvan 25L	Plant and Machinery	Purchase	27/12/22	Bought by osm then reimburse on 12/11/22		0.00	357.20
		1	I	Page Totals Report Totals	668.01 668.01	668.01 668.01	3,493.30 3,493.30

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ASSET REGISTER

26 March 2025

	LF	MLD		1 CIS 42940			
Description	Туре	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Stihl serial No 437744657	Plant and Machinery	Purchase	09/12/23	The Mower Supastore		0.00	749.00
		1		Page Totals	0.00	0.00	749.00
				Report Totals	668.01	668.01	4,242.30



🖵 stratacommunityinsure.com.au

- T 1300 SCINSURE (1300 724 678)
- E myenquiry@scinsure.com.au
- A PO Box 2878, Brisbane, QLD 4001

CERTIFICATE OF CURRENCY

		THE INSURED						
POLICY NUMBE	ER	QRSC14000665						
PDS AND POLICY WORDING		Residential Strata Product Disclosure Statement and Policy Wording SCI034-						
		Policy-RS-PPW-02/2021						
		Supplementary Product Disclosure Statement <u>SCIA-036_SPDS_RSC-</u>						
		<u>10/2021</u>						
THE INSURED		Body Corporate for Lakes Point Community Title Scheme 42948						
SITUATION		1 Archer Close, North Lakes, QLD, 4509						
PERIOD OF INSURANCE		Commencement Date: 4:00pm on 30/11/2024						
		Expiry Date: 4:00pm on 30/11/2025						
INTERMEDIARY		Direct Insurance Brokers Pty Ltd						
ADDRESS DATE OF ISSUI	=	38 Brookes Street, Bowen Hills, QLD, 4006 22/11/2024						
DATE OF 15501	_	22/11/2024						
POLICY LIMITS / SUMS INSURED								
SECTION 1	PART A	1. Building	\$36,572,042					
		Common Area Contents	\$365,720					
		2. Terrorism Cover under Section 1 Part A2	Applies					
	PART B	Loss of Rent/Temporary Accommodation	\$5,485,806					
	OPTIONAL COVERS	1. Flood	Not Included					
		2. Floating Floors	Not Included					
SECTION 2	Liability		\$20,000,000					
SECTION 3	Voluntary Workers		Included					
SECTION 5	Fidelity Guarantee		\$100,000					
SECTION 6	Office Bearers' Liabili	ty	\$1,000,000					
SECTION 7	Machinery Breakdow	n	Not Included					
SECTION 8	Catastrophe		\$10,971,613					
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					
SECTION 11	Loss of Lot Market Va	alue	Not Included					

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.

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.



A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool. This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975.*

1. Pool safety certificate number		Identification number:		PSC0223358					
2. Location of the swimming pool									
Property details are usually shown on the title documents and rates notices									
Street address:	1 ARCHER CL								
	NORTH LAKES QLD Postcode 4 5 0								
Lot and plan details:	9999/SP/241874	SP/241874 Local government area: MORETON BAY REGI							
3. Exemptions or alternative solutions for the swimming pool (if applicable) If an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.									
	No disability exemption applies; No impracticality exemption applies								
	No alternative solution applies								
4. Pool properties	Shared pool Non-shared pool Number of pools 1								
5. Pool safety certificate validity									
Effective date:	1 6 / 0 8 / 2 0 2 4 Expiry date: 1 6 / 0 8 / 2 0 2 5								
6. Certification									
I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the <i>Building Act 1975</i> , the pool is a complying pool.									
Name:	JOHN - CLAUDE VERMAAK								
Pool safety inspector licence number:	PS15458009								
Signature:									

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.