

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: PARK VIEW NORTH LAKES Community Title Scheme: 45422

Lot No: 48 on SP261550

Address: 1 BASS COURT, NORTH LAKES QLD 4509

Secretary of Body Corporate:

Name: VERONICA NORTON

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

☒

No

Annual Contributions and Levies:

Current Financial Year End: 30/11/2025

Current Levy Year Issued: 30/11/2025

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:	01/12/2024 - 28/02/2025	Due Date:	1/12/2024	Payable:	\$656.11
Period Issued:	01/03/2025 - 31/05/2025	Due Date:	1/03/2025	Payable:	\$656.11
Period Issued:	01/06/2025 - 31/08/2025	Due Date:	1/06/2025	Payable:	\$599.62
Period Issued:	01/09/2025 - 30/11/2025	Due Date:	1/09/2025	Payable:	\$599.62

DISCOUNT FOR PAYMENT DUE DATE:

NIL

GROSS LEVY PAYABLE: \$2,511.46

Sinking Fund Payable By This Lot:

Period Issued:	01/12/2024 - 28/02/2025	Due Date:	1/12/2024	Payable:	\$318.53
Period Issued:	01/03/2025 - 31/05/2025	Due Date:	1/03/2025	Payable:	\$318.53
Period Issued:	01/06/2025 - 31/08/2025	Due Date:	1/06/2025	Payable:	\$266.33
Period Issued:	01/09/2025 - 30/11/2025	Due Date:	1/09/2025	Payable:	\$2,66.33

DISCOUNT FOR PAYMENT DUE DATE:

NIL

GROSS LEVY PAYABLE: \$1,169.72

Other: INSURANCE: **\$595.54** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for next periods starting 1/12/2025 and 1/03/2026 were resolved at the last AGM and will be: Administrative Fund **\$652.98**, Sinking Fund **\$298.17**, and Insurance **\$156.26**.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	10	Aggregate:	2180
Interest Schedule Lot Entitlements:	152	Aggregate:	33050

**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: \$148,374.71 as at 13/06/2025

Sinking Fund: \$1,732,371.26 as at 13/06/2025

Insurance

Insurer: ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRATA
COMMUNITY INSURANCE

Policy No: QRSC14001038

Building: \$110,628,000

Public Liability: \$20,000,000

Other: COMMON CONTENTS \$1,106,280, LOSS OF RENT \$16,594,200,
VOLUNTARY WORKERS - INCLUDED, FIDELITY GUARANTEE \$100,000,
OFFICE BEARERS \$1,000,000, CATASTROPHE \$33,188,400. POLICY
EXPIRES 31/12/2025.

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

PARK VIEW NORTH LAKES CTS 45422

[illegible]

Park View North Lakes CTS 45422

BALANCE SHEET

AS AT 13 JUNE 2025

	ACTUAL 13/06/2025	ACTUAL 30/11/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	148,374.71	27,242.17
Sinking Fund	1,732,371.26	1,576,659.07
<u>TOTAL</u>	<u>\$ 1,880,745.97</u>	<u>\$ 1,603,901.24</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Gst On Capital	904.05	22,724.66
Cash At Bank	1,668,669.39	467,131.88
Accrued Income	0.00	16,044.68
B O Q Stratacash A/C 1	206,529.41	203,275.61
B O Q Stratacash A/C 3	0.00	527,000.00
B O Q Stratacash A/C 4	0.00	535,790.60
Prepaid Expenses	0.00	10,425.43
Levies Billed Not Yet Due	0.00	245,158.35
Levies Pre-Paid	9,942.46	4,810.82
Levies In Arrears	19,635.01	0.00
Other Arrears	7,839.13	1,235.54
<u>NON-CURRENT ASSETS</u>		
<u>TOTAL ASSETS</u>	<u>1,913,519.45</u>	<u>2,033,597.57</u>
<u>LIABILITIES</u>		
Gst Clearing A/C	10,609.08	12,869.90
Payg Clearing A/C	2,279.48	4,461.18
Creditors	0.00	3,600.00
Accrued Expenses	0.00	9,429.92
Levies Billed Not Yet Due	0.00	245,158.35
Levies Pre-Paid	9,942.46	4,810.82
Levies In Advance	9,942.46	130,877.79
Other Payments In Advance	0.00	18,488.37
<u>TOTAL LIABILITIES</u>	<u>32,773.48</u>	<u>429,696.33</u>
<u>NET ASSETS</u>	<u>\$ 1,880,745.97</u>	<u>\$ 1,603,901.24</u>

Park View North Lakes CTS 45422

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 13 JUNE 2025

	ACTUAL 01/12/24-13/06/25	BUDGET 01/12/24-30/11/25	VARIANCE %	ACTUAL 01/12/23-30/11/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	416,781.12	547,500.00	76.12	534,701.63
Discount - Admin Fund	(0.02)	0.00	0.00	0.00
Insurance Premium Reimbursemnt	97,432.16	129,470.00	75.25	118,848.90
Interest On Overdue Levies	1,065.63	0.00		1,908.69
Gst On Income	(46,746.67)	(61,542.73)	75.96	(59,413.72)
<u>TOTAL ADMIN. FUND INCOME</u>	468,532.22	615,427.27		596,045.50
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>AUDIT & TAXATION COSTS</u>				
Independent Audit Fee	0.00	2,999.70	0.00	0.00
Independent Audit File Prep	0.00	1,678.60	0.00	0.00
Bas Lodgement	506.00	1,012.00	50.00	1,012.00
Income Tax Return	220.00	220.00	100.00	220.00
<u>BANK & FINANCIAL CHARGES</u>				
Stratapay Transaction Fee	401.79	1,200.00	33.48	1,184.96
<u>UTILITIES</u>				
Electricity - Common Areas	1,966.00	5,000.00	39.32	4,689.86
Electricity Govt Rebate No Gst	0.00	0.00	0.00	(650.00)
Cold Water - Common -No Gst	430.97	700.00	61.57	442.61
<u>INSURANCE</u>				
Insurance Premium	121,805.35	122,543.15	99.40	111,094.98
Insurance Stamp Duty - No Gst	10,850.08	10,924.85	99.32	9,898.53
Insurance Excess Scheme No Gst	0.00	2,000.00	0.00	0.00
<u>CARETAKER/BUILDING MANAGER</u>				
Caretaker Contract	184,951.83	390,649.91	47.34	380,996.57
<u>PROFESSIONAL ADVICE/FEEES</u>				
Legal Advice/Fees	7,784.32	5,000.00	155.69	2,040.50
Legal Advice/Fees - No Gst	10.00	0.00		0.00
Debt Recovery	0.00	0.00	0.00	139.70
Land Titles/Search Fees	0.00	0.00	0.00	68.38
Advice - Strata Additional	1,319.62	4,000.00	32.99	4,018.90
Advice - Maintenance	44.00	100.00	44.00	44.00
<u>LICENCES & PERMITS FEE</u>				
Backflow Registration - No Gst	0.00	820.00	0.00	820.00
Software & Records Storage	2,517.90	5,035.80	50.00	5,035.80
Other Council Doc - No Gst	0.00	500.00	0.00	467.62
<u>FIRE PROTECTION</u>				
Fire - R & M General	517.00	800.00	64.62	791.19
<u>PEST CONTROL</u>				
Pest Control Treatment	2,354.00	7,000.00	33.63	6,264.50

Park View North Lakes CTS 45422

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 13 JUNE 2025

	ACTUAL 01/12/24-13/06/25	BUDGET 01/12/24-30/11/25	VARIANCE %	ACTUAL 01/12/23-30/11/24
Termite Treatment	0.00	250.00	0.00	200.00
Annual Termite Inspection	0.00	22,400.00	0.00	23,980.00
<u>ELECTRICAL</u>				
R&M - Electrical General	2,476.62	3,000.00	82.55	3,200.50
R&M - Antenna/Matv	0.00	200.00	0.00	170.00
<u>PLUMBING</u>				
Plumbing General	698.50	2,000.00	34.92	2,689.50
Backflow Device Testing	0.00	520.00	0.00	511.50
<u>BUILDING GENERAL</u>				
R&M - Building General	1,041.84	1,000.00	104.18	1,138.53
R&M - Doors	0.00	0.00	0.00	1,232.00
R&M - Garage Doors	0.00	1,000.00	0.00	410.00
R&M - Locks/Keys	0.00	0.00	0.00	115.10
R&M - Roof/Gutters	3,190.00	4,500.00	70.89	2,543.88
<u>GARDENS/GROUNDS</u>				
R&M - Grounds General	1,412.28	1,500.00	94.15	2,422.36
R&M - Fencing	0.00	500.00	0.00	84.86
R&M - Green Waste Removal	0.00	2,000.00	0.00	1,415.00
R&M - Mulching	0.00	24,500.00	0.00	0.00
R&M - Mowing/Lawn	0.00	2,150.00	0.00	0.00
R&M - Trees	0.00	500.00	0.00	0.00
<u>EQUIPMENT/FURNITURE</u>				
R&M - Equipment	1,609.75	1,250.00	128.78	1,211.80
R&M - Gym Equipment	350.00	700.00	50.00	451.00
<u>POOL/SPA</u>				
Pool Maintenance	2,612.56	4,000.00	65.31	4,351.37
Pool/Spa Chemical	439.10	0.00		0.00
Pool Fence Safety Inspe No Gst	44.26	185.00	23.92	185.00
<u>SECURITY</u>				
R&M - Cctv	793.00	295.00	268.81	295.00
<u>BODY CORPORATE MANAGEMENT</u>				
Fixed Price -Management Time	20,385.18	26,971.51	75.58	29,185.30
Fixed Price - Disbursements	10,134.82	13,486.84	75.15	13,562.29
Variable Disbursements	119.35	1,200.00	9.95	2,207.17
<u>GST</u>				
Gst On Expenses	(33,586.44)	(60,105.73)	55.88	(55,541.67)
<u>TOTAL ADMIN. EXPENDITURE</u>	347,399.68	616,186.63		564,600.59
<u>SURPLUS / DEFICIT</u>	\$ 121,132.54	\$ (759.36)		\$ 31,444.91
Opening Admin. Balance	27,242.17	27,242.17	100.00	(4,202.74)
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 148,374.71	\$ 26,482.81		\$ 27,242.17

Park View North Lakes CTS 45422

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 13 JUNE 2025

	ACTUAL 01/12/24-13/06/25	BUDGET 01/12/24-30/11/25	VARIANCE %	ACTUAL 01/12/23-30/11/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	196,939.02	255,000.00	77.23	251,249.41
Discount - Sinking Fund	0.11	0.00		0.00
<u>INTEREST</u>				
Interest Received	33,295.20	0.00		70,942.18
Accrued Interest	(16,044.68)	0.00	0.00	(9,711.69)
Gst On Income	(17,903.56)	(23,181.82)	77.23	(22,840.86)
<u>TOTAL SINKING FUND INCOME</u>	196,286.09	231,818.18		289,639.04
<u>EXPENDITURE - SINKING FUND</u>				
<u>FEE/REPORTS</u>				
Professional Fees Other	0.00	0.00	0.00	1,320.00
<u>PEST CONTROL</u>				
Pest - General	0.00	1,790.00	0.00	0.00
<u>BUILDING</u>				
Building General	3,432.00	20,000.00	17.16	0.00
Signage	0.00	3,770.00	0.00	6,545.33
Painting - Exterior	0.00	1,000,000.00	0.00	0.00
Painting - Linemarking	0.00	2,750.00	0.00	0.00
<u>GARDENS/GROUNDS</u>				
Retaining Wall	30,206.00	25,000.00	120.82	0.00
Gardens - Mulching	0.00	0.00	0.00	23,299.00
Gardens - Landscaping	0.00	0.00	0.00	25,429.80
<u>POOL/SPA</u>				
Pool - Equipment	0.00	572.00	0.00	4,755.00
Pool - Fencing And Gates	0.00	0.00	0.00	3,586.00
<u>SECURITY</u>				
Cctv Cameras	0.00	0.00	0.00	545.00
<u>TAXATION</u>				
Payg Instalment Tax	9,212.30	0.00		19,333.02
Payg Instalment Tax Adjustment	781.60	0.00		98.51
<u>GST</u>				
Gst On Expenses	(3,058.00)	(95,807.46)	3.19	(5,952.75)
<u>TOTAL SINK. FUND EXPENDITURE</u>	40,573.90	958,074.54		78,958.91
<u>SURPLUS / DEFICIT</u>	\$ 155,712.19	\$ (726,256.36)		\$ 210,680.13
Opening Sinking Fund Balance	1,576,659.07	1,576,659.07	100.00	1,365,978.94
<u>SINKING FUND BALANCE</u>	\$ 1,732,371.26	\$ 850,402.71		\$ 1,576,659.07

ASSET REGISTER

PARK VIEW NORTH LAKES CTS 45422

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Dolphin EX 5 CB Robotic Floor & Wall Pool Cleaner w/ Remote & Caddy	Plant and Machinery	Purchase	05/06/14	Atlantis Pool Services North Lakes	739.00	739.00	2,000.00
V45 Viron (45 grams per hour) Chlorinator	Plant and Machinery	Purchase	18/02/22	North Brisbane Pool Care		0.00	3,619.00
EzGo TXT 2007 Model Light Almond, 36 Volt #1141547 invoice # 00012600 Serial # 2529893	Plant and Machinery		26/07/13	Allcoast Golf Cars Unit1/21 Trinder Avenue Maroochydore QLD 4558		0.00	4,100.00
Leaf blower vaccum	Plant and Machinery	Purchase	26/06/23	Paddock		0.00	
STIHL BG 86 Blower	Plant and Machinery	Purchase	27/01/22	Urban Outdoor Power Equipment		0.00	
Honda HRU216M2 Buffalo Classic Mower code HRU216M2 serial # MATU-1017308	Plant and Machinery		11/09/13	The Mower Place 8 Central Court Browns Plains 4118 Qld		0.00	1,435.00
ZS5000TF 50' Fab Deck code 74395 serial # 313000163	Plant and Machinery		11/09/13	The Mower Place 8 Central Court Browns Plains 4118 QLD		0.00	4,950.00
Modern Alarms Invoice# 00034938 Ref 9778/9/13	Plant and Machinery		27/09/13	Modern Alarms Unit 11 / 29 Moreton Bay Rd Capalaba 4157 QLD		0.00	6,435.00
Page Totals					739.00	739.00	22,539.00
Report Totals					739.00	739.00	22,539.00

ASSET REGISTER

PARK VIEW NORTH LAKES CTS 45422

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
GE2567 DS Wall Mount GH8563 Number 936-343945	Office Equipment		30/09/13	Dick Smith North Lakes 1103 North Lakes S/c Mango Hill 4509 QLD		0.00	578.00
CCTV CAMERAS X3	Office Equipment	Purchase	19/05/16	MODERN ALARMS PO BOX 1220 SPRINGWOOD QLD 4127	2,612.00	2,612.00	2,612.00
Modular Double Cabinet Kit	Furniture & Fittings	Purchase	15/05/23	Christie		0.00	0.00
HEDGE TRIMMER	Plant and Machinery	Purchase	19/03/18	Sunshien Coast Mowers 189 Brisbane Road Mooloolaba 4557		0.00	359.10
OSM Manual USB	Office Equipment			BCsystems		0.00	220.00
Gym Equipment	Furniture & Fittings	Purchase	15/05/23	Elite Fitness Equipment		0.00	
Hedge trimmer Stihl	Plant and Machinery	Purchase	30/07/21	Urban Outdoor Power Equipment		0.00	629.10
Page Totals					2,612.00	2,612.00	4,398.20
Report Totals					3,351.00	3,351.00	26,937.20



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC14001038
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	Body Corporate for Park View North Lakes Community Title Scheme 45422 1 Bass Court, North Lakes, QLD, 4509
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 31/12/2024 Expiry Date: 4:00pm on 30/11/2025
INTERMEDIARY	Direct Insurance Brokers Pty Ltd
ADDRESS	38 Brookes Street, Bowen Hills, QLD, 4006
DATE OF ISSUE	13/12/2024

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$110,628,000
		Common Area Contents	\$1,106,280
	PART B	Loss of Rent/Temporary Accommodation	\$16,594,200
	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' Liability		\$1,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$33,188,400
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 Value		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.