

# Disclosure Statement

Body Corporate and Community Management Act 1997

Section 206

Body Corporate:

Body Corporate For: MANGO HILL POCKET Community Title Scheme: 49873

Lot No: 11 on SP286753

Address: 18 MARYVALE ROAD MANGO HILL QLD 4509

Secretary of Body Corporate:

Name: NICOLE HIGL

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: 31/03/2026

Current Levy Year Issued: 31/03/2025

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:	01/04/2024 - 30/06/2024	Due Date:	1/04/2024	Payable:	\$821.50
Period Issued:	01/07/2024 - 30/09/2024	Due Date:	1/07/2024	Payable:	\$821.50
Period Issued:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$831.50
Period Issued:	01/01/2025 - 31/03/2025	Due Date:	1/01/2025	Payable:	\$831.50

DISCOUNT PAID BY DUE DATE: NIL GROSS LEVY PAYABLE: **\$3,306.00**

## Sinking Fund Payable by This Lot:

Period Issued:	01/04/2024 - 30/06/2024	Due Date:	1/04/2024	Payable:	\$250.00
Period Issued:	01/07/2024 - 30/09/2024	Due Date:	1/07/2024	Payable:	\$250.00
Period Issued:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$260.00
Period Issued:	01/01/2025 - 31/03/2025	Due Date:	1/01/2025	Payable:	\$260.00

DISCOUNT PAID BY DUE DATE: NIL GROSS LEVY PAYABLE: **\$1,020.00**

Other: --

Levies above are for year ended 31/03/2025. Levies for periods starting 1/04/2025 and 1/07/2025 were resolved at the last AGM and will be: Administrative Fund **\$835.00** and Sinking Fund **\$265.00**. Further levies will be issued at the next AGM scheduled to be reconvened 25/06/2025. Proposed levies are: Administrative Fund **\$3,820.00**, Sinking Fund **\$1,060.00** and Special Administrative Fund Levy to Recover Deficit **\$100.00**.

<b>Schedule of Lot Entitlements:</b>	Contribution Schedule Lot Entitlement:      1 Interest Schedule Lot Entitlements:            1	Aggregate:      23 Aggregate:      23
<b>Improvements on Common Property for Which Buyer Will Be Responsible:</b>	NOTHING SIGHTED IN RECORDS PROVIDED	
<b>Body Corporate Assets Required To Be Recorded:</b>	NOTHING SIGHTED IN RECORDS PROVIDED	
<b>Information Prescribed under Regulation Module:</b>	ACCOMMODATION MODULE - NIL	
<b>Financial Statement Balances</b>	Administrative Fund: \$-14,197.31 as at 19/06/2025 Sinking Fund: \$112,103.81 as at 19/06/2025	
<b>Insurance</b>	Insurer:                      QBE INSURANCE (AUSTRALIA) LIMITED VIA CHU UNDERWRITING AGENCIES PTY LTD  Policy No:                    HU0032201 Building:                     \$9,525,000 Public Liability:            \$30,000,000  Other:                         LOSS OF RENT \$1,428,750, VOLUNTARY WORKERS \$200,000/\$2,000, FIDELITY GUARANTEE \$250,000, OFFICE BEARERS \$5,000,000, CATASTROPHE \$2,857,500. Expiring 7/04/2026	
<b>Signing:</b>		
	Seller / Sellers Agent	Witness – <i>not required if signed electronically</i>
	Date	
<b>Buyer's Acknowledgement:</b>	The Buyer acknowledges having received and read this statement from the Seller	
	Buyer / Buyers Agent	Witness – <i>not required if signed electronically</i>
	Date	



## MANGO HILL POCKET CTS 49873

### BALANCE SHEET

AS AT 19 JUNE 2025

	ACTUAL 19/06/2025	ACTUAL 31/03/2025
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	(14,197.31)	(2,197.42)
Sinking Fund	112,103.81	105,872.91
<b><u>TOTAL</u></b>	<b><u>\$ 97,906.50</u></b>	<b><u>\$ 103,675.49</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	79,057.84	92,799.40
Term Deposit Macquarie	22,151.03	22,151.03
Prepaid Insurance	0.00	358.43
Levies In Arrears	264.89	276.36
Other Arrears	438.60	618.56
Sundry Debtors	0.00	19.39
<b><u>TOTAL ASSETS</u></b>	<b><u>101,912.36</u></b>	<b><u>116,223.17</u></b>
<b><u>LIABILITIES</u></b>		
Creditors	(381.56)	549.68
Accruals	0.00	1,089.79
Levies In Advance	4,387.42	10,908.21
<b><u>TOTAL LIABILITIES</u></b>	<b><u>4,005.86</u></b>	<b><u>12,547.68</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 97,906.50</u></b>	<b><u>\$ 103,675.49</u></b>

## MANGO HILL POCKET CTS 49873

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2025 TO 19 JUNE 2025

	ACTUAL 01/04/25-19/06/25	BUDGET 01/04/25-31/03/26	VARIANCE %	ACTUAL 01/04/24-31/03/25
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Administrative Fund	19,205.00	87,860.00	21.86	76,038.00
Special Admin. Fund Levy	0.00	2,300.00	0.00	0.00
Interest On Overdue Levies	69.13	0.00		299.35
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>19,274.13</b>	<b>90,160.00</b>		<b>76,337.35</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
Audit Fees	0.00	1,000.00	0.00	1,012.00
Bank Charges (Gst Incl)	(19.07)	162.00	(11.77)	122.92
Community Power	(456.58)	460.00	(99.26)	402.04
Community Power - Gov. Rebate	0.00	0.00	0.00	(162.50)
Debt Collection Fees	19.80	0.00		0.00
Fees & Permits	120.00	120.00	100.00	114.00
Income Tax Returns	0.00	325.00	0.00	324.50
Insurance	22,750.96	26,200.00	86.84	21,445.84
Insurance Valuation	0.00	0.00	0.00	778.00
Legal Expenses	0.00	0.00	0.00	60.50
R & M - Building General	0.00	2,500.00	0.00	2,299.00
R & M - Plumbing	(350.00)	300.00	(116.67)	(350.00)
R & M - Grounds Contractor	0.00	300.00	0.00	0.00
R & M - Electrical	0.00	500.00	0.00	0.00
Management Fees	915.19	3,900.00	23.47	3,707.66
Management Fees Additional Svc	805.37	2,000.00	40.27	3,004.04
Maintenance Co-Ordination	0.00	300.00	0.00	544.50
Pest Control	0.00	1,955.00	0.00	0.00
Disbursements	323.85	800.00	40.48	1,146.86
Stratamax License Fee	33.72	280.00	12.04	252.94
Fixed Disbursements	394.32	1,392.00	28.33	1,392.97
Resident Manager Contract	6,721.52	45,000.00	14.94	40,329.12
Sinking Fund Analysis	0.00	0.00	0.00	758.00
Water Rates	14.94	300.00	4.98	285.68
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>31,274.02</b>	<b>87,794.00</b>		<b>77,468.07</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (11,999.89)</b>	<b>\$ 2,366.00</b>		<b>\$ (1,130.72)</b>
Opening Admin. Balance	(2,197.42)	(2,197.42)	100.00	(1,066.70)
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ (14,197.31)</b>	<b>\$ 168.58</b>		<b>\$ (2,197.42)</b>

## MANGO HILL POCKET CTS 49873

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2025 TO 19 JUNE 2025

	ACTUAL 01/04/25-19/06/25	BUDGET 01/04/25-31/03/26	VARIANCE %	ACTUAL 01/04/24-31/03/25
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Sinking Fund	6,095.00	24,380.00	25.00	23,460.00
Interest Received	0.00	0.00	0.00	1,008.01
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>6,095.00</b>	<b>24,380.00</b>		<b>24,468.01</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Income Tax	(135.90)	0.00	0.00	135.90
Maintenance - Garden & Grounds	0.00	0.00	0.00	4,774.70
Pest Control	0.00	0.00	0.00	3,068.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>(135.90)</b>	<b>0.00</b>		<b>7,978.60</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b><u>\$ 6,230.90</u></b>	<b><u>\$ 24,380.00</u></b>		<b><u>\$ 16,489.41</u></b>
Opening Sinking Fund Balance	105,872.91	105,872.91	100.00	89,383.50
<b><u>SINKING FUND BALANCE</u></b>	<b><u>\$ 112,103.81</u></b>	<b><u>\$ 130,252.91</u></b>		<b><u>\$ 105,872.91</u></b>



Level 14, 260 Queen Street  
Brisbane QLD 4000

## Certificate of Currency

### CHU Residential Strata Insurance Plan

<b>Policy No</b>	<b>HU0032201</b>
<b>Policy Wording</b>	CHU RESIDENTIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	07/04/2025 to 07/04/2026 at 4:00pm
<b>The Insured</b>	BODY CORPORATE FOR MANGO HILL POCKET COMMUNITY TITLE SCHEME 49873
<b>Situation</b>	18 MARYVALE ROAD MANGO HILL QLD 4509

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#### Policies Selected

##### Policy 1 – Insured Property

Building: \$9,525,000

Common Area Contents: \$0

Loss of Rent & Temporary Accommodation (total payable): \$1,428,750

##### Policy 2 – Liability to Others

Sum Insured: \$30,000,000

##### Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

##### Policy 4 – Fidelity Guarantee

Sum Insured: \$250,000

##### Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

##### Policy 6 – Machinery Breakdown

Not Selected

##### Policy 7 – Catastrophe Insurance

Sum Insured: \$2,857,500

Extended Cover - Loss of Rent & Temporary Accommodation: \$428,625

Escalation in Cost of Temporary Accommodation: \$142,875

Cost of Removal, Storage and Evacuation: \$142,875

##### Policy 8 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000

##### Policy 9 – Lot owners' fixtures and improvements (per lot)



Sum Insured: \$250,000

**Flood Cover is included.**

Date Printed

04/04/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.