

Disclosure Statement

Body Corporate and Community Management Act 1997

Section 206

Body Corporate:

Body Corporate For: JAGERA APARTMENTS Community Title Scheme: 46823

Lot No: 6 on SP271359

Address: 79 BEAUDESERT ROAD, MOOROOKA 4105

Secretary of Body Corporate:

Name: VACANT

Postal Address: GPO BOX 5256, BRISBANE QLD 4001

Email: admin@stratadynamics.com.au

Body Corporate Manager:

Name: STRATA DYNAMICS

Address: LEVEL 15, 300 ADELAIDE STREET, BRISBANE QLD 4000

Telephone: 3229 9185

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: 31/12/2025

Current Levy Year Issued: 31/12/2025

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:	01/01/2025 - 30/04/2025	Due Date:	1/01/2025	Payable:	\$833.33
Period Issued:	01/05/2025 - 31/08/2025	Due Date:	1/06/2025	Payable:	\$833.33
Period Issued:	01/09/2025 - 31/12/2025	Due Date:	1/09/2025	Payable:	\$833.33

DISCOUNT PAID BY DUE DATE: NIL GROSS LEVY PAYABLE: **\$2,499.99**

Sinking Fund Payable by This Lot:

Period Issued:	01/01/2025 - 30/04/2025	Due Date:	1/01/2025	Payable:	\$250.67
Period Issued:	01/05/2025 - 31/08/2025	Due Date:	1/06/2025	Payable:	\$500.67
Period Issued:	01/09/2025 - 31/12/2025	Due Date:	1/09/2025	Payable:	\$500.67

DISCOUNT PAID BY DUE DATE: NIL GROSS LEVY PAYABLE: **\$1,252.01**

Other: --

Levies for period 1/01/2026 - 30/04/2026 were resolved at the last AGM and will be: Administrative Fund **\$833.33** and Sinking Fund **\$417.33**

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1	Aggregate:	8
Interest Schedule Lot Entitlements:	1	Aggregate:	8

Improvements on
Common Property for
Which Buyer Will Be
Responsible:

NOTHING SIGHTED IN RECORDS PROVIDED

Body Corporate
Assets Required To
Be Recorded:

NOTHING SIGHTED IN RECORDS PROVIDED

Information
Prescribed under
Regulation Module:

STANDARD MODULE - NIL

Financial Statement
Balances

Administrative Fund: \$4,534.54 as at 26/06/2025
Sinking Fund: \$12,327.61 as at 26/06/2025

Insurance

Insurer: CERTAIN UNDERWRITERS AT LLOYDS VIA COVERFORCE
SMART INSURANCE SOLUTIONS

Policy No: HRS11130327

Building: \$2,775,562

Public Liability: \$20,000,000

Other: COMMON CONTENTS \$27,755, LOSS OF RENT \$416,334,
ADDITIONAL CATASTROPHE \$832,669, UNIT OWNERS
IMPROVEMENTS \$277,556, VOLUNTARY WORKERS \$200,000,
FIDELITY GUARANTEE \$100,000, CYBER \$10,000. Expiring
13/01/2026

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

Body Corporate for
JAGERA APARTMENTS CTS 46823
 79 Deadesort Road Moorooka QLD 4105

STATEMENT

Statement Period			
01 Jan 24 to 26 Jun 25			
A/c No	6	Lot No	6
Page Number	1 of 2		

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
01/01/24	Admin Fund	01/01/24 To 30/04/24	I0000166	746.25		746.25
01/01/24	Sinking Fund	01/01/24 To 30/04/24	I0000174	241.90		988.15
02/01/24	Receipt	Admin Fund	R0000067		746.25	241.90
02/01/24	Receipt	Sinking Fund	RA000067		241.90	0.00
08/04/24	Admin Fund	01/05/24 To 31/08/24	I0000182	876.88		876.88
08/04/24	Sinking Fund	01/05/24 To 31/08/24	I0000190	255.05		1,131.93
02/05/24	Receipt	Admin Fund	R0000080		876.88	255.05
02/05/24	Receipt	Sinking Fund	RA000080		255.05	0.00
30/07/24	Admin Fund	01/09/24 To 31/12/24	I0000198	876.88		876.88
30/07/24	Sinking Fund	01/09/24 To 31/12/24	I0000206	255.05		1,131.93
03/09/24	Receipt	Admin Fund	R0000086		876.88	255.05
03/09/24	Receipt	Sinking Fund	RA000086		255.05	0.00
25/11/24	Admin Fund	01/01/25 To 30/04/25	I0000214	833.33		833.33
25/11/24	Sinking Fund	01/01/25 To 30/04/25	I0000222	250.67		1,084.00
08/01/25	Receipt	Admin Fund	R0000097		833.33	250.67
08/01/25	Receipt	Sinking Fund	RA000097		250.67	0.00
28/04/25	Admin Fund	01/05/25 To 31/08/25	I0000230	833.33		833.33
More details on next page...				\$5,169.34	\$4,336.01	\$833.33
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: Nil	
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

Payment Options¹



Tel: 1300 552 311
 Ref: 1561 1370 5

Telephone: Call this number to pay by credit card.
 International: +613 8648 0158 (charges apply).



www.stratapay.com.au
 Ref: 1561 1370 5

Internet: Make credit card payments online (charges apply).
 Visit www.stratapay.com.au



www.stratapay.com/ddr
 Ref: 1561 1370 5

Direct Debit: Make auto payments from your credit card* or
 bank account. Visit stratapay.com/ddr to register
 *Credit card charges apply.



Billpay Code: 74625
 Ref: 1561 1370 5

BPay: Contact your participating financial institution to make a payment
 from your cheque or savings account using BPay.
 BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518



Billpay Code: 3599
 Ref: 1561 1370 5

In Person: Present this bill in store at Australia Post to make cheque
 or EFTPOS payments.



Make cheque payable to:
 StrataPay 1561 1370 5

Mail: Send cheque with this slip by mail to: **StrataPay, Locked Bag 9**
GCMC, Bundall Qld 9726 Australia



BSB: 067-970
 Acct No: 1561 1370 5
 (Applies to this bill only)

Internet Banking - EFT: Use this BSB and Account Number to pay directly
 from your bank account in Australian Dollars (AUD).
 Account Name: StrataPay Bank: CBA, Sydney, Australia.

VISA



Bank of America

STRATAPAY

StrataPay Reference

1561 1370 5

Amount

\$0.00

Due Date

Per Notice

STRATA DYNAMICS PTY LTD
 46823/02100006 Lot 6/6

Jamile Cunha
 13/600 Military Road
 MOSMAN NSW 2088



*3599 156113705

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 552 311 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

Body Corporate for
JAGERAPARTMENTS CTS 46823
79 Beaudesert Road Moorooka QLD 4105

STATEMENT

Statement Period			
01 Jan 24 to 26 Jun 25			
A/c No	6	Lot No	6
Page Number	2 of 2		

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Date	Type	Details	Reference	Debit	Credit	Balance
28/04/25	Sinking Fund	Brought forward		5,169.34	4,336.01	833.33
03/06/25	Receipt	01/05/25 To 31/08/25	I0000238	500.67		1,334.00
03/06/25	Receipt	Admin Fund	R0000101		833.33	500.67
		Sinking Fund	RA000101		500.67	0.00
				\$5,670.01	\$5,670.01	Nil

JAGERA APARTMENTS CTS 46823

BALANCE SHEET

AS AT 26 JUNE 2025

	ACTUAL 26/06/2025	ACTUAL 31/12/2024
<u>PROPRIETORS FUNDS</u>		
Administrative Fund	4,534.54	2,550.71
Sinking Fund	12,327.61	9,162.13
<u>TOTAL</u>	<u>\$ 16,862.15</u>	<u>\$ 11,712.84</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	16,862.15	16,675.84
<u>TOTAL ASSETS</u>	<u>16,862.15</u>	<u>16,675.84</u>
<u>LIABILITIES</u>		
Accrued Expenses	0.00	627.00
Levies In Advance	0.00	4,336.00
<u>TOTAL LIABILITIES</u>	<u>0.00</u>	<u>4,963.00</u>
<u>NET ASSETS</u>	<u>\$ 16,862.15</u>	<u>\$ 11,712.84</u>

JAGERA APARTMENTS CTS 46823

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 26 JUNE 2025

	ACTUAL 01/01/25-26/06/25	BUDGET 01/01/25-31/12/25	ACTUAL 01/01/24-31/12/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	13,333.28	20,000.00	20,000.08
Interest On Overdue Levies	0.00	0.00	49.42
<u>TOTAL ADMIN. FUND INCOME</u>	13,333.28	20,000.00	20,049.50
<u>EXPENDITURE - ADMIN. FUND</u>			
Administration Costs	679.42	1,100.00	1,007.40
Core Disbursements	262.08	650.00	618.00
Bank Charges	6.65	30.00	25.65
Body Corp. Administration	546.32	1,400.00	1,288.02
Consultancy Fee	323.00	1,479.00	0.00
Electricity	0.00	1,100.00	831.77
Income Tax Return	0.00	300.00	280.50
Insurance	4,767.86	4,767.86	5,340.54
Insurance - Stamp Duty	388.49	388.49	450.45
Software	167.20	180.00	156.24
R & M - Building	1,504.25	1,400.00	1,108.39
R & M - Garden & Ground	1,977.25	5,000.00	5,051.75
R & M - Electrical	220.00	220.00	0.00
R & M - Pest Control	0.00	350.00	340.00
R & M - Fire Equipment	489.50	1,300.00	1,221.00
Water	17.43	0.00	0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	11,349.45	19,665.35	17,719.71
<u>SURPLUS / DEFICIT</u>	\$ 1,983.83	\$ 334.65	\$ 2,329.79
Opening Admin. Balance	2,550.71	2,550.71	220.92
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 4,534.54	\$ 2,885.36	\$ 2,550.71

JAGERA APARTMENTS CTS 46823

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 26 JUNE 2025

	ACTUAL 01/01/25-26/06/25	BUDGET 01/01/25-31/12/25	ACTUAL 01/01/24-31/12/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	6,010.72	10,016.00	6,016.00
<u>TOTAL SINKING FUND INCOME</u>	6,010.72	10,016.00	6,016.00
<u>EXPENDITURE - SINKING FUND</u>			
Building	0.00	3,008.00	0.00
Plumbing	2,845.24	0.00	0.00
Electrical	0.00	293.00	0.00
Fire Equipment	0.00	861.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	2,845.24	4,162.00	0.00
<u>SURPLUS / DEFICIT</u>	\$ 3,165.48	\$ 5,854.00	\$ 6,016.00
Opening Sinking Fund Balance	9,162.13	9,162.13	3,146.13
<u>SINKING FUND BALANCE</u>	\$ 12,327.61	\$ 15,016.13	\$ 9,162.13