

Disclosure Statement

Body Corporate and Community Management Act 1997

Section 206

Body Corporate:

Body Corporate For: COTTON STREET MANORS Community Title Scheme: 32817

Lot No: 6 on SP160160

Address: 78 NERANG CONNECTION ROAD, NERANG QLD 4211

Secretary of Body Corporate:

Name: WIDHI SUSANTY

Postal Address: PO BOX 444, BROADBEACH QLD 4218

Email: goldcoast@bccsm.com.au

Body Corporate Manager:

Name: BODY CORPORATE SERVICES PTY LTD

Address: 26 MARINE PARADE, SOUTHPORT QLD 4215

Telephone: 5509 6666

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: 30/06/2026

Current Levy Year Issued: 30/06/2025

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:	01/07/2024 - 30/09/2024	Due Date:	1/07/2024	Payable:	\$465.68
Period Issued:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$465.68
Period Issued:	01/01/2025 - 31/03/2025	Due Date:	1/01/2025	Payable:	\$727.48
Period Issued:	01/04/2025 - 30/06/2025	Due Date:	1/04/2025	Payable:	\$727.48

DISCOUNT PAID BY DUE DATE: 20% GROSS LEVY PAYABLE: **\$2,386.32**

Sinking Fund Payable by This Lot:

Period Issued:	01/07/2024 - 30/09/2024	Due Date:	1/07/2024	Payable:	\$667.08
Period Issued:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$677.08
Period Issued:	01/01/2025 - 31/03/2025	Due Date:	1/01/2025	Payable:	\$727.96
Period Issued:	01/04/2025 - 30/06/2025	Due Date:	1/04/2025	Payable:	\$727.96

DISCOUNT PAID BY DUE DATE: 20% GROSS LEVY PAYABLE: **\$2,800.08**

Other:

The levies above are for the year ended 30/06/2025. Levies for next periods starting 1/07/2025 and 1/10/2025 are: Administrative Fund \$596.58 and Sinking Fund \$702.52. Further levies will be issued at the next AGM to be held by 30/09/2025.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1	Aggregate:	12
Interest Schedule Lot Entitlements:	1	Aggregate:	12

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: \$6,176.03 as at 16/07/2025

Sinking Fund: \$94,291.76 as at 16/07/2025

Insurance

Insurer: ALLIANZ AUSTRALIA INSURANCE LTD VIA BODY
CORPORATE BROKERS PTY LTD

Policy No: POL11070916

Building: \$6,130,000

Public Liability: \$20,000,000

Other: LOSS OF RENT \$919,500, COMMON CONTENTS \$61,300,
CATASTROPHE \$1,839,000, VOLUNTARY WORKERS
\$200,000/\$2,000, OFFICE BEARERS \$2,000,000, FIDELITY
GUARANTEE \$100,000. POLICY EXPIRES 22/07/2025

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

Body Corporate for COTTON STREET MANORS CTS 32817

78 NERANG CONNECTION ROAD NERANG QLD 4211
ABN/ACN 14262584548

DEBTOR STATEMENT - LOT: 6
OWNER: Arden Marc Sheath, Isabella Elizabeth Sheath
For the period 1 Jul 2025 to 15 Jul 2025 - sorted by Due Date

Levy Account

Due Date	Issue Date	Payment Date	Payment Method	Description	Period (if applicable)	Admin Fund	Sink Fund	BALANCE
				Brought forward		477.98	562.02	1,040.00
01-07-25	18-05-25			Levies - normal (interim)	01-07-25 to 30-09-25		-562.02	477.98
01-07-25	18-05-25			Levies - normal (interim)	01-07-25 to 30-09-25	-477.26		0.72
Balance as at 15 Jul 2025						0.72	0.00	0.72
* Invoice is a debt to the Lot						TOTAL ADMIN	TOTAL SINK	TOTAL BALANCE
^ Invoice is a debt to the Sundry Debtor								
						\$ 0.72	0.00	0.72

ANNUAL FINANCIAL STATEMENTS

For the period 1 July 2025 to 30 June 2026

Prepared For

COTTON STREET MANORS

CTS 32817

78 NERANG CONNECTION ROAD
NERANG
QLD 4211

Manager

Matt Mills
Body Corporate Services (QLD) Pty Ltd

Printed

16 July 2025

Balance Sheet

Administrative & Sinking Fund

Body Corporate for COTTON STREET MANORS CTS 32817

As at 30th June 2026

78 NERANG CONNECTION ROAD NERANG QLD 4211

ABN/ACN 14262584548

Assets

2026

Cash		99,947.80
Levies in Arrears	Note 7	620.71
Total Assets		\$ 100,568.51

Liabilities

Unallocated Monies Received	Note 8	100.72
Total Liabilities		\$ 100.72
Net Assets		\$ 100,467.79

Equity

Administrative Fund		6,176.03
Sinking Fund		94,291.76
Total Equity		\$ 100,467.79

Income and Expenditure Statement

Administrative Fund

Body Corporate for COTTON STREET MANORS CTS 32817

1 July 2025 to 30 June 2026

78 NERANG CONNECTION ROAD NERANG QLD 4211

ABN/ACN 14262584548

	Actuals 01/07/25 30/06/26	Budget 01/07/25 30/06/26	Variance \$ 01/07/25 30/06/26	Variance % 01/07/25 30/06/26
Income				
Discount Levies - normal	(1,312.52)	0.00	(1,312.52)	100
Levy Fees - Debt recovery costs	53.00	0.00	53.00	100
Levy Fees - normal	7,158.96	0.00	7,158.96	100
Total Administrative Fund Income	5,899.44	0.00	5,899.44	100

Expenditure

Body Corporate Manager - additional services	335.10	0.00	(335.10)	(100)
Garden/Lawn Maintenance	209.00	0.00	(209.00)	(100)
Total Administrative Fund Expenditure	544.10	0.00	(544.10)	(100)

Surplus / Deficit for period	5,355.34	0		
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Summary

Opening Balance as at 1 July 2025	820.69
Total Revenue during period	5,899.44
Total Expenditure during period	(544.10)
Administrative Fund balance as at 30 June 2026	\$ 6,176.03

	Actuals 01/07/25 30/06/26	Budget 01/07/25 30/06/26	Variance \$ 01/07/25 30/06/26	Variance % 01/07/25 30/06/26
Income				
Discount Levies - normal	(1,686.00)	0.00	(1,686.00)	100
Levy Fees - normal	8,430.24	0.00	8,430.24	100
Total Sinking Fund Income	6,744.24	0.00	6,744.24	100

Summary

Opening Balance as at 1 July 2025	87,547.52
Total Revenue during period	6,744.24
Total Expenditure during period	0.00
Sinking Fund balance as at 30 June 2026	\$ 94,291.76

Notes To Financial Statements

Body Corporate for COTTON STREET MANORS CTS 32817

78 NERANG CONNECTION ROAD NERANG QLD 4211

ABN/ACN 14262584548

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the body corporate's financial reporting requirements under the Body Corporate and Community Management Act 1997. The accounting policies used in the preparation of this report, as described below, are in the opinion of the body corporate manager appropriate to meet the needs of owners.

- (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption.
- (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Body Corporate, is taxable at the current company tax rate of 30%. Assessable income received by the Body Corporate in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 Levies in Arrears - also see note 2

Detail	Amount
Lot: 10 Unit: U10	615.02
Lot: 9 Unit: *9	5.69
	\$ 620.71

Note 8 Unallocated Monies Received - also see note 3

Detail	Amount
Lot: 6 Unit: U6	0.72
Lot: 4 Unit: U4	100.00
	\$ 100.72

Insurance Report

Body Corporate for COTTON STREET MANORS CTS 32817

Policy number : POL11070916

78 NERANG CONNECTION ROAD NERANG QLD 4211

Insurance Policy Details

Policy Number:	POL11070916
Period of Insurance:	22 July 2024 to 22 July 2025
Insurance Company:	SCI VIA ALLIANZ AUSTRALIA
Broker (if any):	Body Corporate Brokers Pty Ltd (QLD)
Amount of Premium:	\$ 11,057.55
Paid Date:	19 July 2024

Policy Type	Amount of cover	Excess
Loss of Rent	\$919,500	0.00
Flood	Included	0.00
Damage (i.e. Building) Policy	\$6,130,000	2,000.00
Common Area Contents	\$61,300	0.00
Building Catastrophe	\$1,839,000	0.00
Workers Compensation Insurance	Not Insured	0.00
Voluntary Workers Insurance	\$200000/2000	0.00
Property, Death and Injury (Public Liability)	\$20,000,000	0.00
Paint	Not Selected	0.00
Office Bearers Liability Insurance	\$2,000,000	0.00
Machinery Breakdown Insurance	Not Insured	0.00
Lot Owner's Fixtures and Improvements	\$300,000	0.00
Legal Defence Expenses	\$50,000	0.00
Government Audit Costs	\$25,000	0.00
Fusion Cover	Not Insured	0.00
Floating Floors	Included	0.00
Fidelity Guarantee Insurance	\$100,000	0.00
Community Income	Not Insured	0.00
Appeal Expenses	\$100,000	0.00

Note

ENDORSED TO INCREASE BSI WEF 11/02/2025JNRecord Created: 20/07/2024 @ 7:21:32 pm (AEDST)BCB Contact Details:contactus@bcb.com.au07 5668 7800BCB Invoice No. 976047Excesses:Legal Defence: \$ 1,000All Other Claims: \$ 2,000

MINUTES - Vote Outside Committee Meeting

**BODY CORPORATE FOR COTTON STREET MANORS
COMMUNITY TITLES SCHEME 32817
78 NERANG CONNECTION ROAD, NERANG, QLD, 4211**

This is a record / minute of motions considered and voted on by the Committee outside of a committee meeting in accordance Section 54 of the Body Corporate and Community Management (Standard Module) Regulation 2020.

Date of Resolutions: 10th July 2025

The motions described below were distributed on 2nd July 2025 to the following committee members and were resolved as follows: Andrew Fisher, Widhi Susanty, Isabella Sheath & Christiane Boulay.

Motions

1 Insurance Renewal

MOTION That the Body Corporate Committee authorises Body Corporate Services to renew the insurances for the period 22/7/25 to 22/7/26 as per the Insurance Renewal Notice from Body Corporate Brokers Pty Ltd AND chooses one (1) of the following Alternatives:

Motion CARRIED. Yes 3 No 0 Abstain 0 Invalid 0

Alternative A

Strata Community Insurance Agencies in the amount of \$11,923.74. Excesses: \$ 2,000 all claims, others as per policy. Flood Cover: Yes

Alternative B

Insurance Investment Solutions in the amount of \$13,983.86. Excesses: \$ 2,000 all claims, \$ 7,500 water/pipe, others as per policy, others as per policy. Flood Cover: Yes

Alternative C

Hutch Underwriting in the amount of \$12,907.37. Excesses: \$ 2,000 all claims, others as per policy. Flood Cover: Yes

Votes: 3 A 0 B C: 0 0 Invalid

'Alternative A' has been selected with the highest votes.

Voting

The above motions were voted on by: Andrew Fisher, Widhi Susanty & Isabella Sheath

Secretary

Please forward correspondence to:

Post: The Secretary
C/- Body Corporate Services Pty Ltd
Reply Paid 444
Broadbeach QLD 4218
Email: bcs_goldcoast@bcssm.com.au
Phone: (07)55096666