



CTS CONSULTING
body corporate

ABN 17 120 420 457
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05 April 2024

EPHRAIM ISLAND-SUBSIDIARY 106 CTS 36463
Registered for GST

ABN: 12 542 420 785

Tax Invoice

John Phillip Mackay
30101 Ephraim Island Parade
PARADISE POINT QLD 4216

Ref 36463 30101

Re Lot 30101 EPHRAIM ISLAND-SUBSIDIARY 106 CTS 36463

Fee 182.96 Paid

Above Fee includes GST

Dear Sir/Madam,

RE: REQUEST FOR INFORMATION FOR DISCLOSURE STATEMENT

Please find attached information to assist you with the preparation of a Disclosure Statement for this lot. This document follows the format and headings included in the REIQ approved form of contract. The onus is on the owner to provide any additional information that relates specifically to this lot.

Every endeavour has been made to ensure the accuracy of the information contained in this Statement. As the information has been taken directly from the Body Corporate Records, CTS Management Pty Ltd and its' affiliates (including its' employees) do not provide any warranty, guarantee or representation regarding the accuracy, reliability and completeness of the information which was contained in the Body Corporate Records.

The receipt for your payment received is also enclosed.

Please do not hesitate to contact our office if you require any further assistance.

Regards,

Mitch Kelso

Body Corporate Manager
CTS Management Pty Ltd

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT

as at 05 April 2024

Body Corporate	Name of Scheme:	Ephraim Island - Subsidiary 106		
	Community Titles Scheme No:	36463		
	Lot Number:	30101	Plan Number:	199719

Secretary	Name	Rodney Smith
	Address	

Telephone

Body Corporate Manager	Name	CTS Consulting Body Corporate
	Address	C/- 555 Coronation Drive TOOWONG QLD 4066
	Telephone	07 3367 3559

Contributions and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/05/23 to 31/07/23	\$2,535.61	01/05/23	\$507.12	01/05/23
01/08/23 to 31/10/23	\$2,535.61	01/08/23	\$507.12	01/08/23
01/11/23 to 31/01/24	\$3,354.20	01/11/23	\$670.84	01/11/23
01/02/24 to 30/04/24	\$3,354.20	01/02/24	\$670.84	01/02/24
01/05/24****31/07/24	\$2,944.90	01/05/24	\$588.98	01/05/24
01/08/24****31/10/24	\$2,944.90	01/08/24	\$588.98	01/08/24
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/05/23 to 31/07/23	\$610.50	01/05/23	\$122.10	01/05/23
01/08/23 to 31/10/23	\$610.50	01/08/23	\$122.10	01/08/23
01/11/23 to 31/01/24	\$610.50	01/11/23	\$122.10	01/11/23
01/02/24 to 30/04/24	\$610.50	01/02/24	\$122.10	01/02/24
01/05/24****31/07/24	\$610.50	01/05/24	\$122.10	01/05/24
01/08/24****31/10/24	\$610.50	01/08/24	\$122.10	01/08/24

Special Levies

Purpose / Reason	Period	Amount	Due Date	Discount	If Paid By
Sinking Fund Special PBC Bridge Special Levy 2	01/04/20	\$2,863.80	01/04/20	\$572.76	01/04/20

Improvements on Common Property for which Buyer will be Responsible	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate
Assets Required to
be Recorded on
Register

Committee

Information
prescribed under
Regulation
Module

Signing

Seller/Sellers Agent

Witness

Date

Buyers
Acknowledgement

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

Buyer

Witness

Date

Lot Entitlements
and Other
Matters

Interest Schedule	Aggregate	141,643	Entitlement of Lot	1381
Contribution Schedule	Aggregate	82,990	Entitlement of Lot	740
Balance of Sinking fund at end of last Financial Year		462,405.26	as at	30/04/23
Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
Monetary Liability under Exclusive Use By-Law		Page 3		

Additional Information

Other Levies	Amount	Due Date	Discount	If Paid By
Insurance				
01/05/23 to 31/07/23	\$332.41	01/05/23	\$66.48	01/05/23
01/08/23 to 31/10/23	\$332.41	01/08/23	\$66.48	01/08/23
01/11/23 to 31/01/24	\$533.89	01/11/23	\$106.78	01/11/23
01/02/24 to 30/04/24	\$533.89	01/02/24	\$106.78	01/02/24
01/05/24 to 31/07/24	\$433.08	01/05/24	\$86.62	01/05/24
01/08/24 to 31/10/24	\$433.08	01/08/24	\$86.62	01/08/24

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>BUILDING BUP</i> Chubb 45% AXA 40% Liberty 15%	04FX014541	89,694,441.00	30/04/24
	<i>CONTENTS BUP</i> Chubb 45% AXA 40% Liberty 15%	04FX014541	500,000.00	30/04/22
	<i>LEGAL LIABILITY</i> AXA XL	AU00003072LI14A	20,000,000.00	30/04/22
	<i>OFFICE BEARERS</i> Chubb Insurance Australia Ltd	04GS014540	10,000,000.00	30/04/22

Mortgages or
Securities over
Body Corporate
Assets

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

Actual or
Contingent or
Expected
Liabilities of Body
Corporate

Circumstances in
Relation to
Affairs of the
Body Corporate

A Marina Berth may be owned by the Owner of a Lot in a subsidiary Body Corporate. A Lot Owner who sells their Lot must simultaneously transfer the Ownership of any Marina Berth held to another Lot Owner as non Lot Owners cannot own a Marina Berth.

Exceptions to
Statements in
Clause 7.4(3)

EPHRAIM ISLAND - 106 CTS 36463

Statement Pursuant to Section 206 (2) (c)

Contribution and Schedule Lot Entitlement

The Contribution Schedule Lot Entitlements (CSLE) for the scheme are not equal. As required by s48 of the Body Corporate and Community Management Act 1997. The CSLE for the scheme have been allocated having regard to:

- (a) The structure of the scheme;
- (b) The nature, features and characteristics of the lots in the scheme; and
- (c) The purpose for which the lots are used.

On the basis of these factors it is just and equitable for there to be a variation in the CSLE for the Scheme. Each lot starts with an entitlement of 500 and additional entitlements are added to recognise the above factors. Consequently the CSLE for each Lot varies between a minimum of 670 and a maximum of 1380. The relative difference in lot entitlements recognises that the factors stated above do not impact on how much each lot should contribute to certain Body Corporate costs such as secretarial fees, audit fees, printing postage and outlays, but the structure of the scheme and the features and characteristics of the lots result in a differential burden on the costs of the Body Corporate for repair and maintenance of the common property.

When allocating the lot entitlements to be included in the CSLE, each of the above factors stated above impacts on the allocation in the following ways:

Structure of the Scheme

The scheme is a Subsidiary Scheme within a Layered scheme arrangement. Most of the common facilities (swimming pool, BBQ area, gymnasium) are part of the principal scheme. This scheme is liable to contribute to the maintenance of the Common Property of the principal scheme in accordance with the contribution schedule in the principal scheme's CMS. In allocating the contribution schedule lot entitlements for the lots in the subsidiary bodies corporate the original owner determined that no adjustment should be made to the lot entitlements on account of the costs payable to the principal body corporate. That is all lots should contribute equally to these costs.

Nature, Feature and Characteristics of the Lots in the Scheme

The Body Corporate is part of a Building Format Plan and is responsible for the repair and maintenance of common property within the scheme. This includes the foyers, lifts, external walls and windows, roof, utility infrastructure and utility services. In allocating the CSLE the following features or characteristics of lots in the scheme increase the burden that the lot places on the Body Corporate expenditure for the maintenance, cleaning and repair of the Common Property on the following basis:

- (i) The external surface area of the lot. Additional entitlements are added depending on whether the lot has small, medium, large or extra large external surface area.
- (ii) The level of the building on which the lot is situated. Additional entitlements are added depending on the level of the building in which the lot is located. The higher the lot in the building, the higher the cost of maintaining, cleaning and repairing windows and external walls, and the higher the cost of maintaining and operating the lifts.

The Purpose for which the Lots are used

Each of the lots in the scheme are used for residential purposes and consequently this factor does not contribute to any differences in the lot entitlements.



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Ephraim Island - Subsidiary 106 CTS 36463

Ephraim Island Parade Ephraim Island Paradise Point QLD 4216

BALANCE SHEET

AS AT 05 APRIL 2024

	ACTUAL 05/04/2024	ACTUAL 30/04/2023
<u>OWNERS FUND</u>		
Administrative Fund	73,776.17	53,610.28
Sinking Fund	657,214.04	462,405.26
<u>TOTAL</u>	<u>\$ 730,990.21</u>	<u>\$ 516,015.54</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	73,520.27	299,677.24
Boq At Call	221,419.13	419.13
Boq- Td 23493740 Mat 05.06.24	200,000.00	0.00
Mbl - 268723541 Mat 26.04.24	300,000.00	500,000.00
Prepaid Expenses	0.00	1,269.62
Levies - In Arrears	636.38	0.00
Other Arrears	1,929.68	60.00
Interest Receivable	0.00	1,380.14
<u>TOTAL ASSETS</u>	<u>797,505.46</u>	<u>802,806.13</u>
<u>LIABILITIES</u>		
G S T Clearing Account	10,805.29	(758.80)
P A Y G Clearing Account	545.00	0.00
Arrears Fees	30.00	0.00
Creditors	4,694.15	14,072.25
Accrued Expenses	0.00	50,726.74
Advance Discounts	(10,734.21)	(54,636.72)
Levies - In Advance	55,309.75	252,576.25
Other Advance Payments	5,865.27	24,810.87
<u>TOTAL LIABILITIES</u>	<u>66,515.25</u>	<u>286,790.59</u>
<u>NET ASSETS</u>	<u>\$ 730,990.21</u>	<u>\$ 516,015.54</u>



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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2023 TO 05 APRIL 2024

	ACTUAL	BUDGET	ACTUAL
	01/05/23-05/04/24	01/05/23-30/04/24	01/05/22-30/04/23
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	1,200,971.12	1,200,967.91	1,034,040.38
Discount - Admin Fund	(230,794.52)	(240,193.58)	(202,027.29)
Insurance Levy Income	161,550.34	161,544.59	123,976.22
Insurance Levy Discount	(30,484.49)	(32,308.92)	(23,921.75)
Interest On Overdue Levies	1,294.92	0.00	(764.70)
<u>TOTAL ADMIN. FUND INCOME</u>	1,102,537.37	1,090,010.00	931,302.86
<u>EXPENDITURE - ADMIN. FUND</u>			
Audit Fees	0.00	1,600.00	1,522.73
Bank Charges - No Gst	346.00	750.00	557.70
B C M - Additional Fees	12,833.50	10,000.00	9,266.14
B C M - Fye Reconciliation Fee	0.00	2,500.00	2,160.00
B C M - Bas Preparation	1,200.00	1,500.00	1,200.00
B C M - Contract Fee	14,666.73	16,000.00	15,486.74
B C M - Income Tax Preparation	320.00	500.00	320.00
B C M - Internet Communication	137.40	0.00	0.00
B C M - Postage	1,109.73	500.00	553.07
B C M - Printing & Photocopying	1,191.37	1,500.00	1,191.17
B C M - Welcome Packs	121.00	150.00	125.54
Consultants Fees	320.00	0.00	0.00
Contribution To Pbc - A.F Levy	482,972.54	482,973.00	429,738.23
Contribution To Pbc - S.F Levy	221,999.99	220,000.00	183,116.90
Contrib. To P B C - Gardening	5,900.77	6,000.00	4,793.02
Contrib. To Pbc Basement Light	766.33	1,000.00	766.33
Caretaker - Contract	78,867.25	82,300.00	76,394.58
Electricity - Expense	13,720.25	15,000.00	15,157.29
Income Tax Return Lodgement	1,331.09	250.00	130.00
Insurance - Building	128,711.43	129,235.67	99,184.85
Insurance - Office Bearers	1,424.95	1,437.89	1,241.70
Insurance - Public Liability	5,426.44	5,475.72	5,536.74
Insurance - Stamp Duty	13,535.73	13,485.85	10,490.37
Insurance - Broker Fee	8,962.15	8,962.15	8,902.30
Legal Expenses	939.50	1,000.00	0.00
Levy Recovery Costs	381.83	0.00	436.37
Levy Recovery Costs- Recovered	(381.81)	0.00	(436.38)



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FOR THE PERIOD 01 MAY 2023 TO 05 APRIL 2024

	ACTUAL	BUDGET	ACTUAL
	01/05/23-05/04/24	01/05/23-30/04/24	01/05/22-30/04/23
Professional Reports	0.00	1,500.00	569.09
R & M - Air Conditioning	10,830.77	10,000.00	9,045.00
R & M - Building	8,956.72	10,000.00	7,263.68
R & M - Cleaning Carpets	1,950.00	4,000.00	271.00
R & M - Cleaning Windows	15,720.00	50,000.00	13,200.00
R & M - Doors & Windows	1,559.96	1,000.00	370.00
R & M - Electrical & Lights	5,866.50	4,000.00	5,306.25
R & M - Fire Control System	5,058.69	5,000.00	5,653.00
R & M - Insurance Claims	923.88	0.00	0.00
R & M - Lift Contract	24,090.40	36,000.00	31,773.17
R & M - Lift General	1,097.61	2,000.00	2,451.13
R & M - Plumbing & Drainage	2,772.08	1,500.00	710.77
R & M - Shutters	1,872.50	10,000.00	10,212.45
Software Licence Fee	580.03	1,000.00	743.84
R & M - Pest Control	1,280.00	1,500.00	1,280.00
Workplace Health & Safety	3,008.17	3,000.00	2,908.95
<u>TOTAL ADMIN. EXPENDITURE</u>	1,082,371.48	1,142,620.28	959,593.72
<u>SURPLUS /(DEFICIT)</u>	\$ 20,165.89	\$ (52,610.28)	\$ (28,290.86)
Opening Admin. Balance	53,610.28	53,610.28	81,901.14
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 73,776.17	\$ 1,000.00	\$ 53,610.28



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	ACTUAL	BUDGET	ACTUAL
	01/05/23-05/04/24	01/05/23-30/04/24	01/05/22-30/04/23
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	248,970.00	248,970.00	248,970.00
Discount - Sinking Fund	(47,709.00)	(49,794.00)	(48,380.88)
Interest Received - Investment	6,681.78	15,000.00	6,530.57
<u>TOTAL SINKING FUND INCOME</u>	207,942.78	214,176.00	207,119.69
<u>EXPENDITURE - SINKING FUND</u>			
Building - Airconditioning	9,750.00	25,000.00	0.00
Building - General	2,390.00	15,000.00	1,470.00
Building - Painting/Wall Paper	0.00	10,000.00	0.00
Consultants Fees	0.00	1,500.00	1,342.73
Electrical Equipment	0.00	1,000.00	720.00
Fire Protection Equipment	1,560.00	5,000.00	23,479.21
Insurance Claim Excess	0.00	5,000.00	0.00
Lighting - Emergency Lights	0.00	5,000.00	4,922.50
Lifts	0.00	10,000.00	0.00
Shutters	0.00	0.00	18,746.00
Income Tax	(1,090.00)	4,500.00	(3,009.00)
Roof	524.00	0.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	13,134.00	82,000.00	47,671.44
<u>SURPLUS/(DEFICIT)</u>	\$ 194,808.78	\$ 132,176.00	\$ 159,448.25
Opening Sinking Fund Balance	462,405.26	462,405.26	302,957.01
<u>SINKING FUND BALANCE</u>	\$ 657,214.04	\$ 594,581.26	\$ 462,405.26