

C/- SSKB
P O Box 8319, GCMC QLD 9726 Australia
Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001

05 September 2024

BROADWAY ON ANN CTS 49072
Registered for GST

ABN: 40 236 446 764

Tax Invoice

Claudia Smith
claudiasmith@stonerealestate.c

Ref

Re Lot 407 BROADWAY ON ANN CTS 49072

Fee 135.00 Paid

Above Fee includes GST

As requested, we enclose a tax invoice and information for you to consider in the preparation of your Disclosure Statement.

Implied Warranties

Under Section 223 of the Body Corporate and Community Management Act 1997, implied warranties are a matter for consideration or enquiry by the seller and are not disclosed in this information.

Owners Improvements on Common Property

The attached statement only shows owners improvements authorised and recorded by the Body Corporate. Disclosure of unauthorised owners improvements is a matter for the attention of the seller.

The body corporate manager will assist by collating information for the seller to use, but the seller should in all cases review the information and ensure that it discharges the responsibilities under Section 206. The body corporate manager, acting on behalf of the body corporate is only required under the Act to provide a Section 205 for settlement purposes.

Yours faithfully,
Stewart Silver King & Burns
(Brisbane) Pty Ltd Per:.....

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

as at 05 September 2024

Body Corporate	Name of Scheme: BROADWAY ON ANN
	Community Titles Scheme No: 49072
	Lot Number: 407 Plan Number: 224092

Secretary	Name Ken Coppard
	Address PO Box 8319 GCMC BUNDALL QLD 9726
	Telephone 07 3010 5555

Body Corporate Manager	Name SSKB (Brisbane) Pty Ltd
	Address PO Box 10093 Adelaide St BRISBANE QLD 4000
	Telephone 07 3010 5555

Contributions and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/09/23 to 31/12/23	\$853.21	01/09/23	Nil	01/09/23
01/01/24 to 29/02/24	\$852.80	15/02/24	Nil	15/02/24
01/03/24 to 31/05/24	\$852.80	01/04/24	Nil	01/04/24
01/06/24 to 31/08/24	\$852.39	01/06/24	Nil	01/06/24
01/09/24****31/12/24	\$852.39	01/09/24	Nil	01/09/24

Sinking Fund	Amount	Due Date	Discount	If Paid By
01/09/23 to 31/12/23	\$359.98	01/09/23	Nil	01/09/23
01/01/24 to 29/02/24	\$373.92	15/02/24	Nil	15/02/24
01/03/24 to 31/05/24	\$373.92	01/04/24	Nil	01/04/24
01/06/24 to 31/08/24	\$374.33	01/06/24	Nil	01/06/24
01/09/24****31/12/24	\$370.23	01/09/24	Nil	01/09/24

Special Levies

Improvements on Common Property for which Buyer will be Responsible	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
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Body Corporate Assets Required to be Recorded on Register	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
Sply Table Top/Leg			Furniture & Fittings	REMARKABLE FURNITURE 244 Chesterville Rd MOORABBIN VIC 3189	7,046.00 0.00 7,046.00
Sofa x 2			Furniture & Fittings	21/09/16	0.00 0.00 19,300.00
Cushions x 10					
Coffee Table					
Pendant Light					
Rectangle Dining table			Furniture & Fittings	21/09/16	0.00 0.00 17,000.00

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

Body Corporate
Assets Required to
be Recorded on
Register

Rnd dining tbl x 3 & 20 chairs						
SunInge x 4 round tables x 2						
Armchair beanbag & ottoman x 4						
1 x bike, 1 x rower	Furniture & Fittings	21/09/16		0.00	0.00	19,000.00
Corner unit gym x 1						
Treadmill x 2						
X trainer x 1						
Carpet Extractor*1	Furniture & Fittings	30/03/17	CLEANERS WAREHOUSE 29/73 Lang Parade Milton Qld 4064	2,376.25	0.00	2,376.25
Dining Table/Chair	Furniture & Fittings	19/04/17	KING LIVING 1024 Ann Street FORTITUDE VALLEY QLD 4006	2,695.00	0.00	2,695.00
Table/Frame/Cushion	Furniture & Fittings	25/05/17	KING LIVING 1024 Ann Street FORTITUDE VALLEY QLD 4006	5,954.00	0.00	5,954.00
CCTV Cameras	Plant and Machinery	22/06/17	SPL	0.00	0.00	2,975.50
Sun Lounge 14/3	Furniture & Fittings	14/03/18	MYDEAL.COM.AU Level 1,446 Collins Street MELBOURNE VIC 3000	884.33	0.00	884.33
KingCove 2 Seater	Furniture & Fittings	12/10/18	KING LIVING 1024 Ann Street FORTITUDE VALLEY QLD 4006	10,998.00	0.00	10,998.00
Sply Table 21/3/19	Furniture & Fittings	29/03/19	KING LIVING 1024 Ann Street FORTITUDE VALLEY QLD 4006	200.00	0.00	200.00
Instl Invertr Heater	Plant and Machinery	03/07/20	ADLERS POOL PLUMBING & EQUIP 259 Fairfield Rd FAIRFIELD QLD 4103	17,900.00	0.00	17,900.00
Sand Filter	Plant and Machinery	05/01/21	ADLERS POOL CENTRE 259 Fairfield Road FAIRFIELD QLD 4103	1,435.00	0.00	1,435.00
Monitor/Shelvng Nuts	Plant and Machinery	15/06/22	GEOFFREY 977 Ann Street FORTITUDE	996.00	0.00	996.00

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

Body Corporate
Assets Required to
be Recorded on
Register

VALLEY QLD 4006

Committee

There is a Committee for the Body Corporate.

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	9,997	Entitlement of Lot	39
Contribution Schedule	Aggregate	9,982	Entitlement of Lot	41
Balance of Sinking fund at end of last Financial Year		1,075,710.08	as at	31/08/23
Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
Monetary Liability under Exclusive Use By-Law		Page 4		

Additional Information

Other Levies	Amount	Due Date	Discount	If Paid By
Insurance Levy				
01/09/23 to 31/12/23	\$92.82	01/09/23	Nil	01/09/23
01/01/24 to 29/02/24	\$109.59	15/02/24	Nil	15/02/24
01/03/24 to 31/05/24	\$109.98	01/04/24	Nil	01/04/24
01/06/24 to 31/08/24	\$109.98	01/06/24	Nil	01/06/24
01/09/24 to 31/12/24	\$105.30	01/09/24	Nil	01/09/24

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>BUILDING</i> Chub	93213947	112,173,863.00	31/08/25
	<i>BUILDING CATASTROPHE</i> Chub	93213947	16,994,340.00	31/08/25
	<i>COMMON CONTENTS</i> Chub	93213947	1,121,739.00	31/08/25
	<i>FIDELITY GUARANTEE</i> Chub	93213947	100,000.00	31/08/25
	<i>LOSS OF RENT</i> Chub	93213947	16,826,079.00	31/08/25
	<i>MACHINERY BREAKDOWN</i> Chub	93213947	250,000.00	31/08/25
	<i>OFFICE BEARERS</i> Chub	93213947	5,000,000.00	31/08/25
	<i>PUBLIC LIABILITY</i> Chub	93213947	20,000,000.00	31/08/25
	<i>STAMP DUTY/OTHER</i> Chub	93213947	0.00	31/08/25
	<i>VOLUNTARY WORKERS</i> Chub	93213947	200,000/250.000	31/08/25

Mortgages or
Securities over
Body Corporate
Assets

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

This certificate only relates to the statements under Section 206 that the seller must give, it should also be noted that the seller is also required to warrant certain matters relative to defects liability under Section 223, This certificate does not extend to Section 223

Actual or
Contingent or
Expected
Liabilities of Body
Corporate

Additional Information

Circumstances in	Building Inspection Report prepared 16/07/18
Relation to	Defect Inspection Report prepared 27/06/17
Affairs of the	Defect Inspection Report prepared 07/07/19
Body Corporate	

Exceptions to
Statements in
Clause 7.4(3)

CONTRACTS REGISTER

BROADWAY ON ANN CTS 49072

Administration							
Contractor Name and Address SSKB (Brisbane) Pty Ltd Level 6 Icon Place 270 Adelaide St BRISBANE QLD 4000		Details of Duties Strata Management		Delegated Powers		Basis of Remuneration \$105 Sec Fee per lot per annum plus Disbursements \$60 per lot per annum plus GST payable quarterly in advance	
Commencement Date	20/09/22	Expiry Date	20/09/25	Copy of Agreement on File	Y	Termination Date	
Term of Contract	3 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Administration							
Contractor Name and Address		Details of Duties BMS Agreement for VOL lots		Delegated Powers		Basis of Remuneration \$5000 pa + GST & PPS \$600 pa + GST	
Commencement Date	21/09/16	Expiry Date	20/09/19	Copy of Agreement on File	Y	Termination Date	
Term of Contract	3 years			Options	Y		
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Administration							
Contractor Name and Address Origin Energy Retail Ltd		Details of Duties Installation, operation, maintenance of Central water heating system & Billing		Delegated Powers		Basis of Remuneration As per Agreement	
Commencement Date	05/02/14	Expiry Date		Copy of Agreement on File	Y	Termination Date	
Term of Contract	roll over every 6mth			Options	Y		
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Building/Letting							
Contractor Name and Address Broadway Aurora Management Rights Pty Ltd 260 Vulture Street South Brisbane QLD 4101		Details of Duties Caretaking/Letting		Delegated Powers .		Basis of Remuneration Monthly In Arrears - As Per Agreement	
Commencement Date	30/09/16	Expiry Date	29/09/41	Copy of Agreement on File		Termination Date	
Term of Contract	25 years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Administration							
Contractor Name and Address Metro Property Developmnet (QLD) Pty Ltd Level 19, 123 Eagle Street Brisbane QLD 4000		Details of Duties Sign Licence		Delegated Powers		Basis of Remuneration see agreement	
Commencement Date	21/09/16	Expiry Date	20/09/36	Copy of Agreement on File		Termination Date	
Term of Contract	20 years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

CONTRACTS REGISTER

BROADWAY ON ANN CTS 49072

Maintenance							
Contractor Name and Address KONE 40 Campbell Street Bowen Hills 4006		Details of Duties Lift Maintenance & Service		Delegated Powers		Basis of Remuneration \$25168 Per Annum (Quarterly In Advance)	
Commencement Date	12/09/22	Expiry Date	11/09/27	Copy of Agreement on File	Y	Termination Date	
Term of Contract	5 Years			Options	Roll over 5 years after expiry		
Estimated Cost of Contract	114950.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Administration							
Contractor Name and Address Foxtel PO BOX 612 Moonee Ponds VIC 3039		Details of Duties Network Access Agreement		Delegated Powers		Basis of Remuneration NA	
Commencement Date	01/03/17	Expiry Date		Copy of Agreement on File	Y	Termination Date	
Term of Contract	Until it terminated			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Maintenance							
Contractor Name and Address SUPERTOW 111 Bilyana St BALMORAL QLD 4171		Details of Duties Towing Service		Delegated Powers		Basis of Remuneration Refer Agreement	
Commencement Date	01/06/24	Expiry Date	30/04/25	Copy of Agreement on File	Y	Termination Date	
Term of Contract	11 Months			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Maintenance							
Contractor Name and Address Queensland Building Fire Safety & Compliance 100 Saul Street BRIGHTON QLD 4017		Details of Duties Stair Pressurisation Maintenance Agreement		Delegated Powers		Basis of Remuneration \$21752+GST Total Amount	
Commencement Date	22/10/18	Expiry Date	21/10/23	Copy of Agreement on File	Y	Termination Date	
Term of Contract	5 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Maintenance							
Contractor Name and Address ADT Security		Details of Duties		Delegated Powers		Basis of Remuneration \$15,791 incl GST	
Commencement Date	18/01/23	Expiry Date	17/01/26	Copy of Agreement on File	Y	Termination Date	
Term of Contract	36 Months			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

CONTRACTS REGISTER

BROADWAY ON ANN CTS 49072

Bulk Electricity							
Contractor Name and Address ORIGIN GPO BOX 1199 Adelaide SA 5001		Details of Duties Supply for an Embedded Network		Delegated Powers		Basis of Remuneration Refer Agreement	
Commencement Date	14/08/18	Expiry Date		Copy of Agreement on File	Y	Termination Date	
Term of Contract	On Going			Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Work Cover							
Contractor Name and Address Workcover QLD GPO BOX 2772 BRISBANE QLD 4001		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date	01/07/24	Expiry Date	30/06/25	Copy of Agreement on File		Termination Date	
Term of Contract	Policy:WSB181266871			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Maintenance							
Contractor Name and Address AXIS LIFTS PO BOX 614 Upper Coomers QLD 4209		Details of Duties Disabled Lift Service & Maintenance		Delegated Powers		Basis of Remuneration \$5136 (12 Visits Per Year) Or Refer Agreement	
Commencement Date	17/01/19	Expiry Date	16/01/24	Copy of Agreement on File	Y	Termination Date	
Term of Contract	5 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Utility							
Contractor Name and Address ORIGIN Energy Electricity Limited GPO BOX 1199 Adelaide SA 5001		Details of Duties Co-ordinator/Supply/Equipment Billing/ Embedded Network		Delegated Powers		Basis of Remuneration Refer Agreement	
Commencement Date	07/03/16	Expiry Date		Copy of Agreement on File	Y	Termination Date	
Term of Contract	On Going			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Maintenance							
Contractor Name and Address AIM POWER Ann Street Fortitude Valley QLD 4006		Details of Duties Pest Control Service		Delegated Powers		Basis of Remuneration \$55 Per Units, \$990 Six Monts Per Treatment	
Commencement Date	29/11/19	Expiry Date		Copy of Agreement on File	Y	Termination Date	
Term of Contract	Ongoing			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

CONTRACTS REGISTER

BROADWAY ON ANN CTS 49072

Maintenance							
Contractor Name and Address Primeair Solutions 3/6 Devlan Street Mansfield QLD 4122		Details of Duties Maintenance of Airconditioner		Delegated Powers		Basis of Remuneration \$11,275.00 Including GST	
Commencement Date	01/07/22	Expiry Date	30/06/27	Copy of Agreement on File	Y	Termination Date	
Term of Contract	5 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Maintenance							
Contractor Name and Address Door Doctors PO Box 296 Waterford QLD 4133		Details of Duties		Delegated Powers		Basis of Remuneration \$308.00 including GST	
Commencement Date	30/11/20	Expiry Date		Copy of Agreement on File	Y	Termination Date	
Term of Contract	Ongoing			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Utility							
Contractor Name and Address Silver Asset Services PO BOX 8319 GOLD COAST MAIL CENTRE QLD9726		Details of Duties Embedded Network Management Service		Delegated Powers		Basis of Remuneration Refer Agreement	
Commencement Date	01/08/24	Expiry Date	31/07/34	Copy of Agreement on File	Y	Termination Date	
Term of Contract	10 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Administration							
Contractor Name and Address Trilogy Fire Safety PO Box 10093 Adelaide St, Brisbane qld 4000		Details of Duties Fire Equipment Maintenance & Fire Safety Advise		Delegated Powers		Basis of Remuneration Refer Agreement	
Commencement Date	18/01/23	Expiry Date	17/01/24	Copy of Agreement on File	Y	Termination Date	
Term of Contract	1 Year			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Administration							
Contractor Name and Address Trilogy Fire Safety PO BOX 10093 Adelaide St, Brisbane QLD 4000		Details of Duties Fire Safety Adviser		Delegated Powers		Basis of Remuneration \$1,870 (incl GST) plus additional service fees if required	
Commencement Date	01/07/22	Expiry Date	30/06/27	Copy of Agreement on File		Termination Date	
Term of Contract	5 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

CONTRACTS REGISTER

BROADWAY ON ANN CTS 49072

Administration							
Contractor Name and Address Silver Asset Services		Details of Duties Billing & Administration		Delegated Powers		Basis of Remuneration Refer Agreement	
PO BOX 8319		QLD9726					
Commencement Date		01/08/24	Expiry Date		31/07/34	Copy of Agreement on File	
Term of Contract		10 Years				Y	
Estimated Cost of Contract		0.00				Options	
Est Renumeration of Contract		0.00				Name of Financier	
Workers Comp No						Date of Advice from Financier	
						Date of Withdrawal of Financier	

Commencement Date			Expiry Date			Copy of Agreement on File	
Term of Contract						Options	
Estimated Cost of Contract						Name of Financier	
Est Renumeration of Contract						Date of Advice from Financier	
Workers Comp No						Date of Withdrawal of Financier	

Commencement Date			Expiry Date			Copy of Agreement on File	
Term of Contract						Options	
Estimated Cost of Contract						Name of Financier	
Est Renumeration of Contract						Date of Advice from Financier	
Workers Comp No						Date of Withdrawal of Financier	

Commencement Date			Expiry Date			Copy of Agreement on File	
Term of Contract						Options	
Estimated Cost of Contract						Name of Financier	
Est Renumeration of Contract						Date of Advice from Financier	
Workers Comp No						Date of Withdrawal of Financier	

Commencement Date			Expiry Date			Copy of Agreement on File	
Term of Contract						Options	
Estimated Cost of Contract						Name of Financier	
Est Renumeration of Contract						Date of Advice from Financier	
Workers Comp No						Date of Withdrawal of Financier	

C/- SSKB
P O Box 8319, GCMC QLD 9726 Australia
Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001

BROADWAY ON ANN CTS 49072

977 Ann Street Fortitude Valley QLD 4006

BALANCE SHEET

AS AT 31 AUGUST 2024

	ACTUAL 31/08/2024	ACTUAL 31/08/2023
<u>OWNERS FUND</u>		
Administrative Fund	68,658.24	338,654.06
Sinking Fund	1,318,776.32	1,075,710.08
<u>TOTAL</u>	<u>\$ 1,387,434.56</u>	<u>\$ 1,414,364.14</u>

THESE FUNDS ARE REPRESENTED BY

CURRENT ASSETS

Cash At Bank	732,742.63	578,553.66
Mbl Term Deposit	166,703.41	159,348.99
Mbl Term Deposit 2	200,977.34	191,992.47
Mbl Term Deposit 3	55,169.57	52,742.87
Mbl Term Deposit 4	199,966.92	191,145.00
Mbl Term Deposit 5	200,733.86	191,759.87
Mbl Term Deposit 6	54,920.59	52,504.84
Contributions Billed Not Due	324,655.14	319,160.24
Prepayments Contributions	4,410.02	239.03
Contributions In Arrears	1,166.88	12,754.13
Other Arrears	3,534.11	42,602.39
Sundry Debtors	0.00	32,508.02
Prepaid Expenses	0.00	166,107.57
Interest Receivable	0.00	3,076.69
Secondary Debtor	17,695.49	20,932.95

UTILITIES ACCOUNTS

<u>TOTAL ASSETS</u>	1,962,675.96	2,015,428.72
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LIABILITIES

G S T Clearing A/C	(1,271.02)	(5,824.59)
P A Y G Clearing A/C	2,225.06	1,704.65
Creditors	7,125.21	18,922.34
Provision For Income Tax	0.00	716.30
Contributions Billed Not Due	295,141.04	290,145.67
Prepayments Contributions	4,009.09	217.27
Contributions In Advance	246,401.10	240,844.02
Other Payments In Advance	21,610.92	19,356.54
Accrued Expenses	0.00	34,982.38

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BROADWAY ON ANN CTS 49072

977 Ann Street Fortitude Valley QLD 4006

BALANCE SHEET

AS AT 31 AUGUST 2024

	ACTUAL 31/08/2024	ACTUAL 31/08/2023
<u>TOTAL LIABILITIES</u>	575,241.40	601,064.58
<u>NET ASSETS</u>	<u>\$ 1,387,434.56</u>	<u>\$ 1,414,364.14</u>

BROADWAY ON ANN CTS 49072

977 Ann Street Fortitude Valley QLD 4006

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2023 TO 31 AUGUST 2024

	ACTUAL	BUDGET	ACTUAL
	01/09/23-31/08/24	01/09/23-31/08/24	01/09/22-31/08/23
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Contributions - Admin Fund	755,002.19	755,000.00	755,183.67
Interest On Overdue Levies	1,490.76	0.00	4,819.06
<u>TOTAL ADMIN. FUND INCOME</u>	756,492.95	755,000.00	760,002.73
<u>EXPENDITURE - ADMIN. FUND</u>			
Audit Fees	16.67	6,000.00	5,144.00
Bank Charges - No Gst	0.00	100.00	(247.20)
Bank Charges	134.33	100.00	81.49
Tax Agents Fee	0.00	500.00	500.00
Administration - Base Fee	29,690.95	27,375.60	26,072.25
Administration - F F S	10,003.19	12,000.00	9,093.68
Fire Control Expenses	26,031.31	30,000.00	29,461.04
Cleaning - Building Washdown	15,480.00	16,000.00	0.00
Cleaning - Windows	14,400.00	15,000.00	7,200.00
Cleaning - Carpets	4,060.00	5,000.00	4,500.00
Cleaning - Materials	9,173.73	8,500.00	8,062.67
Electricity/Utilities	37,317.64	50,000.00	45,611.59
Fees & Permits No Gst	3,627.17	2,600.00	2,598.04
Insurance/Other	202,242.81	23,550.55	14,711.53
Insurance Building	115,781.27	115,781.27	101,021.14
Insurance Renewal Recovery	(98,425.00)	(98,414.07)	(86,701.25)
Insurance Recovery Vol Lots	0.00	(17,367.19)	(19,054.76)
Insurance Stamp Duty	31,178.51	13,625.00	11,299.06
Work Cover	316.99	175.00	173.63
Work Cover - Stamp Duty	9.52	10.00	9.52
Insurance Claims/Reimbursement	(100,670.28)	0.00	(49,641.40)
Insurance Claims/Excess	103,987.37	15,000.00	53,460.00
Legal Expenses	0.00	1,000.00	1,930.00
Onsite Management	362,431.39	359,592.74	342,469.28
Bms Administration	6,677.32	6,489.00	6,174.00
Bms Management Recovery	0.00	(4,321.80)	(4,116.00)
Bms Recovery - Retail	0.00	(2,120.53)	(2,019.56)
Pest Control	14,745.45	14,000.00	13,568.18
Communication & Disbursements	16,966.27	15,643.35	14,898.43
Communication/Disb'ments-F F S	7,578.48	3,000.00	2,910.15

BROADWAY ON ANN CTS 49072

977 Ann Street Fortitude Valley QLD 4006

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2023 TO 31 AUGUST 2024

	ACTUAL	BUDGET	ACTUAL
	01/09/23-31/08/24	01/09/23-31/08/24	01/09/22-31/08/23
Water Rates	24,645.02	30,000.00	33,529.68
Water (Heated) Cost Recovery	(13,840.40)	0.00	(9,137.13)
R & M Building	29,400.06	35,000.00	28,916.81
R & M Electrical	41,836.37	10,000.00	9,715.27
R & M Gym Equipment	0.00	2,000.00	117.27
R & M Gardens & Grounds	0.00	2,000.00	1,000.00
R & M Gates	1,428.00	2,000.00	1,270.00
R & M Plant & Equipment	4,651.00	10,000.00	7,802.00
R & M Airconditioning	40,641.47	25,000.00	21,203.64
R & M Plumbing	19,032.28	15,000.00	15,705.72
R & M Pool	4,608.25	6,000.00	5,109.36
Pool Chemicals	1,173.41	2,000.00	1,725.92
R & M Lifts	0.00	2,000.00	146.00
Lift Service Agreement	32,181.27	24,841.00	23,658.61
Rubbish Treatment	6,177.50	7,500.00	6,040.00
Security	10,865.76	6,000.00	4,063.16
Sundry Expenses	165.00	1,000.00	0.00
Telephone - Fire & Lift	745.48	2,000.00	654.48
Bas/las Lodgement Fees	1,200.00	1,200.00	1,200.00
Stratamax Licensing Fee	4,315.76	4,200.00	4,131.64
Work Place H & S Report	0.00	2,500.00	0.00
Prior Year Adjustment	4,437.45	0.00	(99,615.69)
Levy Recovery Cost Write-Off	70.00	0.00	35.00
<u>TOTAL ADMIN. EXPENDITURE</u>	1,026,488.77	809,059.92	596,441.25
<u>SURPLUS / DEFICIT</u>	\$ (269,995.82)	\$ (54,059.92)	\$ 163,561.48
Opening Admin Balance	338,654.06	338,654.06	175,092.58
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 68,658.24	\$ 284,594.14	\$ 338,654.06

BROADWAY ON ANN CTS 49072

977 Ann Street Fortitude Valley QLD 4006

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 SEPTEMBER 2023 TO 31 AUGUST 2024

	ACTUAL	BUDGET	ACTUAL
	01/09/23-31/08/24	01/09/23-31/08/24	01/09/22-31/08/23
<u>SINKING FUND</u>			
<u>INCOME</u>			
Contributions - Sinking Fund	328,044.81	328,044.00	318,516.55
Interest Received	38,997.61	0.00	24,226.60
Interest Accrual	(3,076.69)	0.00	1,986.28
Builder Compensation Of Claims	0.00	0.00	145,454.54
<u>TOTAL SINKING FUND INCOME</u>	363,965.73	328,044.00	490,183.97
<u>EXPENDITURE - SINKING FUND</u>			
Air Conditioning	50,205.62	0.00	0.00
Building Repairs	5,129.16	500,000.00	112,457.57
Facade Rectification	30,732.56	15,000.00	18,063.54
Cladding	588.00	0.00	40,360.50
Electrical	7,148.24	20,000.00	26,379.28
Fire Control	10,420.00	10,000.00	7,645.50
Plumbing	5,064.37	20,000.00	11,632.35
Pool Equipment	0.00	3,000.00	3,045.45
Security Equipment	4,502.93	10,000.00	3,670.11
Income Tax	0.00	0.00	668.73
Instalment Tax	10,483.41	0.00	5,749.57
Sinking Fund Forecast	2,954.55	0.00	0.00
Prior Year Adjustment	(6,329.35)	0.00	(4,757.00)
<u>TOTAL SINK. FUND EXPENDITURE</u>	120,899.49	578,000.00	224,915.60
<u>SURPLUS / DEFICIT</u>	\$ 243,066.24	\$ (249,956.00)	\$ 265,268.37
Opening Sinking Fund Balance	1,075,710.08	1,075,710.08	810,441.71
<u>SINKING FUND BALANCE</u>	\$ 1,318,776.32	\$ 825,754.08	\$ 1,075,710.08

C/- SSKB
P O Box 8319, GCMC QLD 9726 Australia
Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001

BROADWAY ON ANN CTS 49072

977 Ann Street
Fortitude Valley QLD 4006

INSURANCE DETAILS

31 August 2024

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
BUILDING	Chub	93213947	112,173,863	31/08/25
COMMON CONTENTS	Chub	93213947	1,121,739	31/08/25
PUBLIC LIABILITY	Chub	93213947	20,000,000	31/08/25
VOLUNTARY WORKERS	Chub	93213947	200,000/250.000	31/08/25
OFFICE BEARERS	Chub	93213947	5,000,000	31/08/25
FIDELITY GUARANTEE	Chub	93213947	100,000	31/08/25
MACHINERY	Chub	93213947	250,000	31/08/25
LOSS OF RENT	Chub	93213947	16,826,079	31/08/25
BUILDING	Chub	93213947	16,994,340	31/08/25
STAMP DUTY/OTHER	Chub	93213947	0	31/08/25