

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

### Body Corporate:

**Body Corporate For:** CAMBORNE GARDENS Community Title Scheme: 45580

**Lot No:** 4 on SP266559

**Address:** 14 CAMBORNE STREET, ALDERLEY QLD 4051

### Secretary of Body Corporate:

**Name:** M MCLENNAN

**Postal Address:** PO BOX 76, CLAYFIELD QLD 4011

**Email:** contactus@yulestrata.com.au

### Body Corporate Manager:

**Name:** YULE STRATA PTY LTD

**Address:** LEVEL 1 38 HUDSON ROAD, ALBION QLD 4010

**Telephone:** 3262 3527

### 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:** 31/12/2024

**Current Levy Year Issued:** 31/12/2024

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:	01/01/2024 - 31/03/2024	Due Date:	1/01/2024	Payable:	\$485.00
Period Issued:	01/04/2024 - 30/06/2024	Due Date:	1/04/2024	Payable:	\$485.00
Period Issued:	01/07/2024 - 30/09/2024	Due Date:	1/07/2024	Payable:	\$620.00
Period Issued:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$550.00

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$2,140.00

#### Sinking Fund Payable By This Lot:

Period Issued:	01/01/2024 - 31/03/2024	Due Date:	1/01/2024	Payable:	\$100.00
Period Issued:	01/04/2024 - 30/06/2024	Due Date:	1/04/2024	Payable:	\$100.00
Period Issued:	01/07/2024 - 30/09/2024	Due Date:	1/07/2024	Payable:	\$100.00
Period Issued:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$100.00

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$400.00

**Other:** -

Levies for next periods starting 1/01/2025 and 1/04/2025 were resolved at the last AGM and will be: Administrative Fund **\$550.00** and Sinking Fund **\$100.00**.

### Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1	Aggregate:	4
Interest Schedule Lot Entitlements:	1	Aggregate:	4

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:	SMALL SCHEMES MODULE - NIL	
Financial Statement Balances	Administrative Fund: \$-144.22 as at 1/08/2024 Sinking Fund: \$14,844.13 as at 1/08/2024	
Insurance	Insurer: ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRATA COMMUNITY INSURANCE Policy No: QRSC18005189 Building: \$2,244,687 Public Liability: \$20,000,000 Other: COMMON CONTENTS \$22,447, LOSS OF RENT \$336,703, VOLUNTARY WORKERS - INCLUDED, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS \$1,000,000. POLICY EXPIRES 21/11/2024	
Signing:		
	<div>Seller / Sellers Agent</div>	<div>Witness – not required if signed electronically</div>
	<div>Date</div>	
Buyer’s Acknowledgement:	The Buyer acknowledges having received and read this statement from the Seller	
	<div>Buyer / Buyers Agent</div>	<div>Witness – not required if signed electronically</div>
	<div>Date</div>	

# YULESTRATA

## BODY CORPORATE MANAGERS

Level 1 - 38 Hudson Road, Albion QLD 4010

PO Box 76, Clayfield QLD 4011

### CAMBORNE GARDENS CTS 45580

ABN 35 689 364 884

### STATEMENT

Ms K E Coughlan  
42 Matthews Street  
STAFFORD QLD 4053

Transfer Date:  
20/12/16












Statement Period			
01 Jan 23 to 01 Aug 24			
A/c No	4	Lot No	4
Page Number	1 of 2	Unit No	4

Last Certificate Issued: 09/12/16

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			575.00	-575.00
01/01/23	Administrative Fund	01/01/23 To 31/03/23	I0000300	440.00		-135.00
01/01/23	Sinking Fund	01/01/23 To 31/03/23	I0000304	100.00		-35.00
22/02/23	Administrative Fund	01/04/23 To 30/06/23	I0000308	440.00		405.00
22/02/23	Sinking Fund	01/04/23 To 30/06/23	I0000312	100.00		505.00
28/02/23	Receipt	Administrative Fund	R0000149		405.00	100.00
28/02/23	Receipt	Sinking Fund	RA000149		100.00	0.00
24/05/23	Administrative Fund	01/07/23 To 30/09/23	I0000316	530.00		530.00
24/05/23	Sinking Fund	01/07/23 To 30/09/23	I0000320	100.00		630.00
02/06/23	Receipt	Administrative Fund	R0000154		530.00	100.00
02/06/23	Receipt	Sinking Fund	RA000154		100.00	0.00
22/08/23	Administrative Fund	01/10/23 To 31/12/23	I0000324	530.00		530.00
22/08/23	Sinking Fund	01/10/23 To 31/12/23	I0000328	100.00		630.00
23/08/23	Receipt	Administrative Fund	R0000157		530.00	100.00
23/08/23	Receipt	Sinking Fund	RA000157		100.00	0.00
22/09/23	Sinking Fund Special	01/11/23	I0000332	2,687.50		2,687.50
05/10/23	Receipt	Sinking Fund Special	R0000161		2,687.50	0.00
23/11/23	Administrative Fund	01/01/24 To 31/03/24	I0000336	485.00		485.00
More details on next page...				\$5,512.50	\$5,027.50	\$485.00

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 Options

	Tel: 1300 552 311 Ref: 1414 1720 6	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1414 1720 6	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratapay.com/ddr Ref: 1414 1720 6	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Bill Code: 74625 Ref: 1414 1720 6	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.	
	Billpay Code: 3599 Ref: 1414 1720 6	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1414 1720 6	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1414 1720 6 (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.	



StrataPay Reference

1414 1720 6

Amount

Due Date

\$0.00

See Levy Notice

YULE STRATA PTY LTD  
45580/02100004 Lot 4/4

Ms K E Coughlan  
42 Matthews Street  
STAFFORD QLD 4053



\*3599 141417206

# YULESTRATA

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## CAMBORNE GARDENS CTS 45580

### STATEMENT

Ms K E Coughlan  
42 Matthews Street  
STAFFORD QLD 4053

Statement Period

01 Jan 23 to 01 Aug 24

A/c No

4

Lot No

4

Page Number

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Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		5,512.50	5,027.50	485.00
23/11/23	Sinking Fund	01/01/24 To 31/03/24	I0000340	100.00		585.00
03/01/24	Receipt	Administrative Fund	R0000166		485.00	100.00
03/01/24	Receipt	Sinking Fund	RA000166		100.00	0.00
19/02/24	Administrative Fund	01/04/24 To 30/06/24	I0000344	485.00		485.00
19/02/24	Sinking Fund	01/04/24 To 30/06/24	I0000348	100.00		585.00
25/03/24	Receipt	Administrative Fund	R0000169		485.00	100.00
25/03/24	Receipt	Sinking Fund	RA000169		100.00	0.00
27/05/24	Administrative Fund	01/07/24 To 30/09/24	I0000352	620.00		620.00
27/05/24	Sinking Fund	01/07/24 To 30/09/24	I0000356	100.00		720.00
30/05/24	Receipt	Administrative Fund	R0000172		620.00	100.00
30/05/24	Receipt	Sinking Fund	RA000172		100.00	0.00
				\$6,917.50	\$6,917.50	Nil



# YULESTRATA

BODY CORPORATE MANAGERS

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## CAMBORNE GARDENS CTS 45580

### BALANCE SHEET AS AT 01 AUGUST 2024

	ACTUAL 01/08/2024	ACTUAL 31/12/2023
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	(144.22)	273.29
Sinking Fund	14,844.13	47,141.75
<b><u>TOTAL</u></b>	<b><u>\$ 14,699.91</u></b>	<b><u>\$ 47,415.04</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	14,699.91	28,472.00
Term Deposit	0.00	15,754.48
Prepaid - Next Financial Year	0.00	4,988.56
<b><u>TOTAL ASSETS</u></b>	<b><u>14,699.91</u></b>	<b><u>49,215.04</u></b>
<b><u>LIABILITIES</u></b>		
Levies In Advance	0.00	1,800.00
<b><u>TOTAL LIABILITIES</u></b>	<b><u>0.00</u></b>	<b><u>1,800.00</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 14,699.91</u></b>	<b><u>\$ 47,415.04</u></b>

# YULESTRATA

## BODY CORPORATE MANAGERS

Level 1 - 38 Hudson Road, Albion QLD 4010

PO Box 76, Clayfield QLD 4011

### CAMBORNE GARDENS CTS 45580

#### STATEMENT OF INCOME AND EXPENDITURE FOR THE PERIOD 01 JANUARY 2024 TO 01 AUGUST 2024

	ACTUAL 01/01/24-01/08/24	BUDGET 01/01/24-31/12/24	VARIANCE %	ACTUAL 01/01/23-31/12/23
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Administrative Fund	6,360.00	8,840.00	71.95	7,760.00
<b>TOTAL ADMIN. FUND INCOME</b>	<b>6,360.00</b>	<b>8,840.00</b>		<b>7,760.00</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
Accounting - Tax Return Fee	0.00	66.00	0.00	66.00
Bank Charges	8.55	40.00	21.38	18.05
Cleaning And/Or Gardening	847.00	1,700.00	49.82	1,562.00
Insurance - Premium	4,988.56	4,988.56	100.00	4,280.54
Land Valuation To Owners	0.00	8.80	0.00	8.80
Management Fee	442.50	590.00	75.00	580.00
Management Fee - Disbursement	222.00	296.00	75.00	280.00
Monthly Status Report	113.50	155.00	73.23	144.00
Pest Control	0.00	250.00	0.00	242.00
Postage At Cost	10.20	25.00	40.80	16.80
Software Support	57.20	57.20	100.00	37.40
Storage Of Records	44.00	44.00	100.00	33.00
Taxation - Return Preparation	0.00	143.00	0.00	132.00
Taxation - Payable	0.00	15.00	0.00	13.20
Quotes/Work Orders Issued	44.00	176.00	25.00	132.00
<b>TOTAL ADMIN. EXPENDITURE</b>	<b>6,777.51</b>	<b>8,554.56</b>		<b>7,545.79</b>
<b>SURPLUS / DEFICIT</b>	<b>\$ (417.51)</b>	<b>\$ 285.44</b>		<b>\$ 214.21</b>
Opening Admin. Balance	273.29	273.29	100.00	59.08
<b>ADMINISTRATIVE FUND BALANCE</b>	<b>\$ (144.22)</b>	<b>\$ 558.73</b>		<b>\$ 273.29</b>

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## CAMBORNE GARDENS CTS 45580

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	ACTUAL 01/01/24-01/08/24	BUDGET 01/01/24-31/12/24	VARIANCE %	ACTUAL 01/01/23-31/12/23
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Sinking Fund	1,200.00	1,600.00	75.00	1,600.00
Special Sinking Fund Levy	0.00	0.00	0.00	10,750.00
Interest On Investments	464.88	0.00		504.98
TOTAL SINKING FUND INCOME	<b>1,664.88</b>	<b>1,600.00</b>		<b>12,854.98</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Painting & Surface Finish	33,962.50	35,750.00	95.00	1,787.50
TOTAL SINK. FUND EXPENDITURE	<b>33,962.50</b>	<b>35,750.00</b>		<b>1,787.50</b>
SURPLUS / DEFICIT	<b>\$ (32,297.62)</b>	<b>\$ (34,150.00)</b>		<b>\$ 11,067.48</b>
Opening Sinking Fund Balance	47,141.75	47,141.75	100.00	36,074.27
SINKING FUND BALANCE	<b>\$ 14,844.13</b>	<b>\$ 12,991.75</b>		<b>\$ 47,141.75</b>





## CERTIFICATE OF CURRENCY

### THE INSURED

POLICY NUMBER	QRSC18005189
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording <a href="#">SCI034-Policy-RS-PPW-02/2021</a> Supplementary Product Disclosure Statement <a href="#">SCIA-036_SPDS_RSC-10/2021</a>
THE INSURED SITUATION	Body Corporate for Camborne Gardens Community Title Scheme 45580 14 Camborne Street, Alderley, QLD, 4051
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 21/11/2023 Expiry Date: 4:00pm on 21/11/2024
INTERMEDIARY	Yule Strata Pty Ltd
ADDRESS	PO Box 76, Clayfield, QLD, 4011
DATE OF ISSUE	03/12/2023

### POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$2,244,687
		Common Area Contents	\$22,447
	PART B	2. Terrorism Cover under Section 1 Part A2	Applies
		Loss of Rent/Temporary Accommodation	\$336,703
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	Not Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$1,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		Not Included
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.