

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: MODE RESIDENCES, WINDSOR Community Title Scheme: 48467
Lot No: 17 on SP275111
Address: 26 LE GEYT STREET WINDSOR QLD 4030

Secretary of Body Corporate:

Name: ALEXANDRA FALK
Postal Address: PO BOX 9195, PACIFIC PARADISE QLD 4564
Email: admin@sunstatestrata.com.au

Body Corporate Manager:

Name: SUNSTATE STRATA PTY LTD
Address: SUITE 5, CNR SEASIDE BLVD & MERCHANTS PDE, MARCOOLA QLD 4564
Telephone: 5450 5300

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: 31/03/2025 **Current Levy Year Issued:** 31/03/2025

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:	01/04/2024 - 30/06/2024	Due Date:	1/04/2024	Payable:	\$618.00
Period Issued:	01/07/2024 - 30/09/2024	Due Date:	1/07/2024	Payable:	\$616.22
Period Issued:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$616.22
Period Issued:	01/01/2025 - 31/03/2025	Due Date:	1/01/2025	Payable:	\$616.22

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$2,466.66

Sinking Fund Payable By This Lot:

Period Issued:	01/04/2024 - 30/06/2024	Due Date:	1/04/2024	Payable:	\$231.80
Period Issued:	01/07/2024 - 30/09/2024	Due Date:	1/07/2024	Payable:	\$244.96
Period Issued:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$244.96
Period Issued:	01/01/2025 - 31/03/2025	Due Date:	1/01/2025	Payable:	\$244.96

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$966.68

Other: INSURANCE: **\$617.16** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES
ROOFTOP WORKS SPECIAL LEVY OF **\$1,333.60** PAYABLE IN 4 INSTALMENTS OF \$333.40 DUE
1/05/2024 (PD), 1/08/2024 (PD), 1/11/2024 AND 1/02/2025 (FIRST 4 OF 6 INSTALMENTS)

Levies for the periods starting 1/04/2025 and 1/07/2025 were resolved at the last AGM and will be: Administrative Fund **\$635.20**, Sinking Fund **\$248.90** and Insurance **\$162.00**. Last two instalments of Special Levy of **\$333.40** due 1/05/2025 and 1/08/2025

Schedule of Lot Entitlements:	Contribution Schedule Lot Entitlement:	10	Aggregate:	300
	Interest Schedule Lot Entitlements:	10	Aggregate:	296
Improvements on Common Property for Which Buyer Will Be Responsible:	NOTHING SIGHTED IN RECORDS PROVIDED			
Body Corporate Assets Required To Be Recorded:	REFER TO ASSET REGISTER ATTACHED			
Information Prescribed under Regulation Module:	ACCOMMODATION MODULE - NIL			
Financial Statement Balances	Administrative Fund: \$10,660.57 as at 2/10/2024 Sinking Fund: \$99,771.82 as at 2/10/2024			
Insurance	Insurer:	QBE INSURANCE (AUSTRALIA) LIMITED VIA CHU UNDERWRITING AGENCIES PTY LTD		
	Policy No:	HU0006060140		
	Building:	\$12,232,487		
	Public Liability:	\$20,000,000		
	Other:	COMMON CONTENTS \$122,325, LOSS OF RENT \$1,834,873, VOLUNTARY WORKERS \$200,000/\$2,000, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS \$1,000,000, MACHINERY BREAKDOWN \$100,000, CATASTROPHE \$1,834,873, LOT OWNERS IMPROVEMENTS PER LOT \$250,000. POLICY EXPIRES 4/03/2025		
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			

MODE RESIDENCES WINDSOR CTS 48467

BALANCE SHEET

AS AT 02 OCTOBER 2024

	ACTUAL 02/10/2024	ACTUAL 31/03/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	10,660.57	5,656.32
Sinking Fund	99,771.82	125,919.47
<u>TOTAL</u>	<u>\$ 110,432.39</u>	<u>\$ 131,575.79</u>
<u>REPRESENTED BY</u>	(110,432.39)	(131,575.79)
<u>CURRENT ASSETS</u>		
Cash At Bank - 291495257	52,577.37	81,106.41
At Call Account - 214639270	60,000.00	60,000.00
Levies In Arrears	1,710.28	486.18
<u>TOTAL ASSETS</u>	114,287.65	141,592.59
<u>LIABILITIES</u>		
Creditors	(879.47)	3,501.32
Unallocated Deposit	0.00	36.16
Levies In Advance	4,734.73	6,479.32
<u>TOTAL LIABILITIES</u>	3,855.26	10,016.80
<u>NET ASSETS</u>	<u>\$ 110,432.39</u>	<u>\$ 131,575.79</u>

MODE RESIDENCES WINDSOR CTS 48467

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2024 TO 02 OCTOBER 2024

	ACTUAL 01/04/24-02/10/24	BUDGET 01/04/24-31/03/25	VARIANCE %	ACTUAL 01/04/23-31/03/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	37,026.60	74,000.00	50.04	72,000.00
Levies - Building Insurance	9,185.48	18,268.00	50.28	17,688.32
<u>OTHER INCOME</u>				
Insurance Claims Received	0.00	0.00	0.00	8,950.00
Prior Year Adjustment	36.16	0.00		0.00
Debt Collection	77.00	0.00		77.00
<u>TOTAL ADMIN. FUND INCOME</u>	46,325.24	92,268.00		98,715.32
<u>EXPENDITURE - ADMIN. FUND</u>				
Audit Fees	2,145.00	0.00		0.00
Bank Charges	76.95	120.00	64.12	116.95
Body Corporate Administration	2,459.76	4,919.00	50.01	4,776.24
Caretaker	20,436.12	42,588.00	47.99	40,637.56
Community Electricity	0.00	4,400.00	0.00	4,297.80
Community Water	1,951.85	4,000.00	48.80	3,080.62
Debt Collection	0.00	0.00	0.00	77.00
Fire Equipment Service	1,893.57	3,250.00	58.26	3,033.72
Grounds & Gardens	307.00	350.00	87.71	341.00
Garden Materials	37.95	0.00		0.00
Insurance	0.00	18,268.00	0.00	18,268.00
Lift - Maintenance	2,966.70	5,000.00	59.33	3,610.32
Lift - Line Monitoring	0.00	500.00	0.00	55.22
Lift - Registration	0.00	250.00	0.00	0.00
Pest Control	350.00	700.00	50.00	700.00
Pps/Disbursements	1,437.85	2,380.00	60.41	2,311.32
R & M - General	0.00	7,500.00	0.00	0.00
R & M - Building	709.50	0.00		2,454.50
R & M - Electrical	1,569.70	0.00		4,389.00
R & M - Doors	0.00	0.00	0.00	1,004.63
R & M - Fire Equipment	2,884.59	0.00		938.81
R & M - Gates	0.00	0.00	0.00	159.50
R & M - Grounds	0.00	0.00	0.00	265.00
R & M - Keys & Locks	702.00	0.00		2,232.24
R & M - Plumbing	361.75	0.00		2,062.34
Signage	493.70	0.00		316.80

MODE RESIDENCES WINDSOR CTS 48467

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2024 TO 02 OCTOBER 2024

	ACTUAL 01/04/24-02/10/24	BUDGET 01/04/24-31/03/25	VARIANCE %	ACTUAL 01/04/23-31/03/24
Stratamax Facility	537.00	537.00	100.00	511.50
<u>TOTAL ADMIN. EXPENDITURE</u>	<u>41,320.99</u>	<u>94,762.00</u>		<u>95,640.07</u>
<u>SURPLUS / DEFICIT</u>	<u>\$ 5,004.25</u>	<u>\$ (2,494.00)</u>		<u>\$ 3,075.25</u>
Opening Admin. Balance	5,656.32	5,656.32	100.00	2,581.07
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 10,660.57</u>	<u>\$ 3,162.32</u>		<u>\$ 5,656.32</u>

MODE RESIDENCES WINDSOR CTS 48467

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2024 TO 02 OCTOBER 2024

	ACTUAL 01/04/24-02/10/24	BUDGET 01/04/24-31/03/25	VARIANCE %	ACTUAL 01/04/23-31/03/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	14,302.80	29,000.00	49.32	27,000.60
Special Sinking Fund Levy	20,004.00	40,005.00	50.00	0.00
Interest Received	872.37	0.00		1,685.41
<u>TOTAL SINKING FUND INCOME</u>	35,179.17	69,005.00		28,686.01
<u>EXPENDITURE - SINKING FUND</u>				
Building	0.00	9,459.00	0.00	0.00
Doors	0.00	0.00	0.00	10,950.00
Fire Equipment	9,902.88	5,390.00	183.73	0.00
Gardens	799.89	1,000.00	79.99	2,156.00
Income Tax	257.40	0.00		0.00
Income Tax Return	165.00	220.00	75.00	217.77
Roof	44,581.02	74,302.00	60.00	0.00
Security System	5,620.63	0.00		0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	61,326.82	90,371.00		13,323.77
<u>SURPLUS / DEFICIT</u>	<u>\$ (26,147.65)</u>	<u>\$ (21,366.00)</u>		<u>\$ 15,362.24</u>
Opening Sinking Fund Balance	125,919.47	125,919.47	100.00	110,557.23
<u>SINKING FUND BALANCE</u>	<u>\$ 99,771.82</u>	<u>\$ 104,553.47</u>		<u>\$ 125,919.47</u>

MODE RESIDENCES WINDSOR CTS 48467

26 Le Geyt St Windsor QLD 4030

Ledger Report

02 October 2024

Name: **Ian Maxwell Scott & Christine Ann Longman**

Account Number: **02100017**

Lot Number: **17**

Unit Number: **17**

StrataPay Number: **142167914**

Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			984.33	984.33
03/04/23	Admin Fund	Admin Fund	R0000916	-618.00	366.33
03/04/23	Sinking Fund	Sinking Fund	RA000916	-233.33	133.00
03/04/23	Admin Fund-Insurance	Admin Fund-Insurance	RB000916	-133.00	0.00
11/07/23	01/07/23 to 30/09/23	Admin Fund	I0002627	594.00	594.00
11/07/23	01/07/23 to 30/09/23	Sinking Fund	I0002657	222.23	816.23
11/07/23	01/07/23 to 30/09/23	Admin Fund-Insurance	I0002687	154.86	971.09
01/08/23	Admin Fund	Admin Fund	R0000948	-594.00	377.09
01/08/23	Sinking Fund	Sinking Fund	RA000948	-222.23	154.86
01/08/23	Admin Fund-Insurance	Admin Fund-Insurance	RB000948	-154.86	0.00
20/09/23	01/10/23 to 31/12/23	Admin Fund	I0002717	594.00	594.00
20/09/23	01/10/23 to 31/12/23	Sinking Fund	I0002747	222.23	816.23
20/09/23	01/10/23 to 31/12/23	Admin Fund-Insurance	I0002777	154.86	971.09
02/10/23	Admin Fund	Admin Fund	R0000974	-594.00	377.09
02/10/23	Sinking Fund	Sinking Fund	RA000974	-222.23	154.86
02/10/23	Admin Fund-Insurance	Admin Fund-Insurance	RB000974	-154.86	0.00
20/12/23	01/01/24 to 31/03/24	Admin Fund	I0002807	594.00	594.00
20/12/23	01/01/24 to 31/03/24	Sinking Fund	I0002837	222.23	816.23
20/12/23	01/01/24 to 31/03/24	Admin Fund-Insurance	I0002867	154.86	971.09
02/01/24	Admin Fund	Admin Fund	R0001011	-594.00	377.09
02/01/24	Sinking Fund	Sinking Fund	RA001011	-222.23	154.86
02/01/24	Admin Fund-Insurance	Admin Fund-Insurance	RB001011	-154.86	0.00
20/03/24	01/04/24 to 30/06/24	Admin Fund	I0002897	618.00	618.00
20/03/24	01/04/24 to 30/06/24	Sinking Fund	I0002927	231.80	849.80
20/03/24	01/05/24	Sinking Fund Special	I0002957	333.40	1,183.20
20/03/24	01/04/24 to 30/06/24	Admin Fund-Insurance	I0002987	156.90	1,340.10
02/04/24	Admin Fund	Admin Fund	R0001053	-618.00	722.10
02/04/24	Sinking Fund	Sinking Fund	RA001053	-231.80	490.30
02/04/24	Sinking Fund Special	Sinking Fund Special	RB001053	-333.40	156.90
02/04/24	Admin Fund-Insurance	Admin Fund-Insurance	RC001053	-156.90	0.00
02/07/24	01/07/24 to 30/09/24	Admin Fund	I0003017	616.22	616.22
02/07/24	01/07/24 to 30/09/24	Sinking Fund	I0003047	244.96	861.18
02/07/24	01/08/24	Sinking Fund Special	I0003077	333.40	1,194.58
02/07/24	01/07/24 to 30/09/24	Admin Fund-Insurance	I0003107	153.42	1,348.00
01/08/24	Admin Fund	Admin Fund	R0001114	-616.22	731.78
01/08/24	Sinking Fund	Sinking Fund	RA001114	-244.96	486.82
01/08/24	Sinking Fund Special	Sinking Fund Special	RB001114	-333.40	153.42
01/08/24	Admin Fund-Insurance	Admin Fund-Insurance	RC001114	-153.42	0.00
20/09/24	01/10/24 to 31/12/24	Admin Fund	I0003137	616.22	616.22
20/09/24	01/10/24 to 31/12/24	Sinking Fund	I0003167	244.96	861.18
20/09/24	01/11/24	Sinking Fund Special	I0003197	333.40	1,194.58
20/09/24	01/10/24 to 31/12/24	Admin Fund-Insurance	I0003227	153.42	1,348.00

[illegible]



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006060140
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	04/03/2024 to 04/03/2025 at 4:00pm
The Insured	BODY CORPORATE FOR MODE RESIDENCES, WINDSOR COMMUNITY TITLE SCHEME 48467
Situation	26 LE GEYT STREET WINDSOR QLD 4030

Policies Selected

Policy 1 – Insured Property

Building: \$12,232,487

Common Area Contents: \$122,325

Loss of Rent & Temporary Accommodation (total payable): \$1,834,873

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$1,000,000

Policy 6 – Machinery Breakdown

Sum Insured: \$100,000

Policy 7 – Catastrophe Insurance

Sum Insured: \$1,834,873

Extended Cover - Loss of Rent & Temporary Accommodation: \$275,230

Escalation in Cost of Temporary Accommodation: \$91,743

Cost of Removal, Storage and Evacuation: \$91,743

Policy 8 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000



Policy 9 – Lot owners' fixtures and improvements (per lot)

Sum Insured: \$250,000

Flood Cover is included.

Date Printed

29/02/2024

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

