

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: HARVEST APARTMENTS Community Title Scheme: 48656

Lot No: 19 on SP272947

Address: 33-35 ALICE STREET, KEDRON QLD 4031

Secretary of Body Corporate:

Name: CHRISTOPHER GREEN

Postal Address: GPO BOX 5256, BRISBANE QLD 4001

Email: admin@stratadynamics.com.au

Body Corporate Manager:

Name: STRATA DYNAMICS

Address: LEVEL 11/26 WHARF STREET, BRISBANE QLD 4000

Telephone: 3229 9185

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: 30/04/2025

Current Levy Year Issued: 30/04/2025

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:	01/05/2024 - 31/07/2024	Due Date:	1/05/2024	Payable:	\$805.21
Period Issued:	01/08/2024 - 31/10/2024	Due Date:	1/08/2024	Payable:	\$805.21
Period Issued:	01/11/2024 - 31/01/2025	Due Date:	1/11/2024	Payable:	\$928.58
Period Issued:	01/02/2025 - 30/04/2025	Due Date:	1/02/2025	Payable:	\$928.58

DISCOUNT FOR PAYMENT DUE DATE:

NIL

GROSS LEVY PAYABLE: \$3,467.58

Sinking Fund Payable By This Lot:

Period Issued:	01/05/2024 - 31/07/2024	Due Date:	1/05/2024	Payable:	\$167.30
Period Issued:	01/08/2024 - 31/10/2024	Due Date:	1/08/2024	Payable:	\$167.30
Period Issued:	01/11/2024 - 31/01/2025	Due Date:	1/11/2024	Payable:	\$167.20
Period Issued:	01/02/2025 - 30/04/2025	Due Date:	1/02/2025	Payable:	\$167.20

DISCOUNT FOR PAYMENT DUE DATE:

NIL

GROSS LEVY PAYABLE: \$669.00

Other: INSURANCE: \$655.56 PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for next periods starting 1/05/2025 and 1/08/2025 were resolved at the last AGM and will be: Administrative Fund **\$866.89**, Insurance **\$188.49**, and Sinking Fund **\$167.30**.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1003	Aggregate:	38022
Interest Schedule Lot Entitlements:	550	Aggregate:	20667

**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: \$7,844.47 as at 21/03/2025

Sinking Fund: \$211,572.71 as at 21/03/2025

Insurance

Insurer: LONGITUDE INSURANCE PTY LTD VIA COLLECTIVE INSURANCE
BROKERS

Policy No: QLNG-STR-20233944

Building: \$19,577,692

Public Liability: \$20,000,000

Other: COMMON CONTENTS \$195,577, LOT OWNERS FIXTURES & FITTINGS
PER LOT \$300,000, TEMP ACCOMMODATION & LOSS OF RENT
\$2,933,654, CATASTROPHE 15%, OFFICE BEARERS LIABILITY
\$5,000,000, FIDELITY GUARANTEE \$100,000, EQUIPMENT
BREAKDOWN \$100,000. POLICY EXPIRES 30/04/2025

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

HARVEST APARTMENTS CTS 48656

BALANCE SHEET
AS AT 21 MARCH 2025

	ACTUAL 21/03/2025	ACTUAL 30/04/2024
<u>PROPRIETORS FUNDS</u>		
Administrative Fund	7,844.47	(1,705.74)
Sinking Fund	211,572.71	187,546.30
<u>TOTAL</u>	<u>\$ 219,417.18</u>	<u>\$ 185,840.56</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	122,900.39	94,586.57
Boq Term Deposit (2)	0.00	100,000.00
Macquarie Term Deposit (1)	100,000.00	0.00
Prepaid Expenses	0.00	22,557.90
Other Arrears	0.00	165.00
<u>TOTAL ASSETS</u>	<u>222,900.39</u>	<u>217,309.47</u>
<u>LIABILITIES</u>		
Gst Clearing Account	1,171.51	(3,075.02)
Accrued Expenses	0.00	350.00
Levies In Advance	2,311.70	27,878.82
Other Payments In Advance	0.00	6,315.11
<u>TOTAL LIABILITIES</u>	<u>3,483.21</u>	<u>31,468.91</u>
<u>NET ASSETS</u>	<u>\$ 219,417.18</u>	<u>\$ 185,840.56</u>

HARVEST APARTMENTS CTS 48656

STATEMENT OF INCOME AND EXPENDITURE
FOR THE PERIOD 01 MAY 2024 TO 21 MARCH 2025

	ACTUAL 01/05/24-21/03/25	BUDGET 01/05/24-30/04/25	ACTUAL 01/05/23-30/04/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	119,499.72	119,500.00	110,996.62
<u>TOTAL ADMIN. FUND INCOME</u>	119,499.72	119,500.00	110,996.62
<u>EXPENDITURE - ADMIN. FUND</u>			
Administration Costs	3,078.76	3,000.00	2,827.11
Core Disbursements	2,779.87	3,350.00	3,197.16
Bank Charges	130.31	200.00	136.50
Body Corp. Administration	5,053.63	6,132.00	5,810.88
Electricity	8,850.23	9,000.00	9,166.77
Caretaker	53,839.45	59,200.00	56,354.88
Fees & Permits	638.84	650.00	629.84
Income Tax Return	445.00	500.00	460.00
Insurance	20,751.77	20,751.77	25,312.46
Insurance - Stamp Duty	1,806.13	1,806.13	2,285.16
Insurance Premium Recovery	(22,393.94)	(22,557.90)	(27,390.03)
Software	674.67	650.00	598.67
R & M - Building	4,836.16	5,500.00	5,177.76
R & M - Cleaning	4,277.05	3,000.00	2,953.95
R & M - Garden & Ground	3,341.82	4,000.00	4,573.74
R & M - Plumbing	1,000.00	2,000.00	1,365.00
R & M - Electrical	2,945.60	1,000.00	532.50
R & M - Lift	5,914.65	5,500.00	6,236.19
R & M - Pest Control	1,304.55	1,100.00	1,031.82
R & M - Fire Equipment	6,063.85	8,000.00	7,381.95
Bas Lodgement	960.00	1,300.00	1,200.00
Water	3,651.11	2,500.00	2,307.00
<u>TOTAL ADMIN. EXPENDITURE</u>	109,949.51	116,582.00	112,149.31
<u>SURPLUS / DEFICIT</u>	\$ 9,550.21	\$ 2,918.00	\$ (1,152.69)
Opening Admin. Balance	(1,705.74)	(1,705.74)	(553.05)
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 7,844.47	\$ 1,212.26	\$ (1,705.74)

HARVEST APARTMENTS CTS 48656

STATEMENT OF INCOME AND EXPENDITURE
FOR THE PERIOD 01 MAY 2024 TO 21 MARCH 2025

	ACTUAL	BUDGET	ACTUAL
	01/05/24-21/03/25	01/05/24-30/04/25	01/05/23-30/04/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	23,055.14	23,056.00	23,055.14
Bank Interest	2,916.30	0.00	2,256.16
<u>TOTAL SINKING FUND INCOME</u>	25,971.44	23,056.00	25,311.30
<u>EXPENDITURE - SINKING FUND</u>			
Insurance Claim Repairs	0.00	0.00	33,749.41
Insurance Claim Excess	0.00	0.00	1,000.00
Insurance Claim Received	0.00	0.00	(33,749.41)
Income Tax	638.53	0.00	218.70
Building	1,156.50	4,000.00	5,450.60
Garden & Ground	0.00	1,000.00	0.00
Plumbing	500.00	1,000.00	0.00
Electrical	0.00	1,000.00	0.00
Fire Equipment	0.00	4,000.00	6,760.00
Lift	0.00	1,000.00	0.00
Prior Year Adjustment	(350.00)	0.00	(16,894.81)
<u>TOTAL SINK. FUND EXPENDITURE</u>	1,945.03	12,000.00	(3,465.51)
<u>SURPLUS / DEFICIT</u>	\$ 24,026.41	\$ 11,056.00	\$ 28,776.81
Opening Sinking Fund Balance	187,546.30	187,546.30	158,769.49
<u>SINKING FUND BALANCE</u>	\$ 211,572.71	\$ 198,602.30	\$ 187,546.30

Body Corporate for
HARVEST APARTMENTS CTS 48656
33-35 Alice Street Kedron Qld 4031

STATEMENT

Neil & Lisa Gillard
Vertigo Property Group
PO Box 2603
TOOWONG DC QLD 4066

Statement Period			
01 May 23 to 21 Mar 25			
A/c No	19	Lot No	19
Page Number	1 of 2		

Transfer Date: 30/06/16

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			936.30	-936.30
01/05/23	Admin Fund	01/05/23 To 31/07/23	I0002413	769.00		-167.30
01/05/23	Sinking Fund	01/05/23 To 31/07/23	I0002451	167.30		0.00
21/06/23	Admin Fund	01/08/23 To 31/10/23	I0002489	769.00		769.00
21/06/23	Sinking Fund	01/08/23 To 31/10/23	I0002527	167.30		936.30
21/06/23	Insurance Recovery	01/05/23 To 30/04/24	I0002565	801.81		1,738.11
01/08/23	Receipt	Admin Fund	R0001370		769.00	969.11
01/08/23	Receipt	Sinking Fund	RA001370		167.30	801.81
01/08/23	Receipt	Insurance Recovery	RB001370		801.81	0.00
21/09/23	Admin Fund	01/11/23 To 31/01/24	I0002603	841.42		841.42
21/09/23	Sinking Fund	01/11/23 To 31/01/24	I0002641	167.20		1,008.62
03/10/23	Receipt	Admin Fund	R0001394		841.42	167.20
03/10/23	Receipt	Sinking Fund	RA001394		167.20	0.00
18/12/23	Admin Fund	01/02/24 To 30/04/24	I0002679	841.42		841.42
18/12/23	Sinking Fund	01/02/24 To 30/04/24	I0002717	167.20		1,008.62
03/01/24	Receipt	Admin Fund	R0001439		841.42	167.20
03/01/24	Receipt	Sinking Fund	RA001439		167.20	0.00
25/03/24	Admin Fund	01/05/24 To 31/07/24	I0002755	805.21		805.21
More details on next page...				\$5,496.86	\$4,691.65	\$805.21
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: 1405 3015 4

Telephone: Call this number to pay by credit card.
International: +613 8648 0158 (charges apply).



www.stratapay.com.au
Ref: 1405 3015 4

Internet: Make credit card payments online (charges apply).
Visit www.stratapay.com.au



www.stratapay.com/ddr
Ref: 1405 3015 4

Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register
*Credit card charges apply.



Billcode: 74625
Ref: 1405 3015 4

BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.



Billcode: 3599
Ref: 1405 3015 4

In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.



Make cheque payable to:
StrataPay 1405 3015 4

Mall: Send cheque with this slip by mail to: **StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia**



BSB: 067-970
Acct No: 1405 3015 4
(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.

VISA



STRATAPAY

StrataPay Reference

1405 3015 4

Amount

\$0.00

Due Date

Per Notice

STRATA DYNAMICS PTY LTD
48656/02100019 Lot 19/19

Neil & Lisa Gillard
Vertigo Property Group
PO Box 2603
TOOWONG DC QLD 4066



*3599 140530154

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

Body Corporate for
HARVEST APARTMENTS CTS 48656
 33-35 Alice Street Kedron Qld 4031

STATEMENT

Neil & Lisa Gillard
 Vertigo Property Group
 PO Box 2603
 TOOWONG DC QLD 4066

Statement Period			
01 May 23 to 21 Mar 25			
A/c No	19	Lot No	19
Page Number	2 of 2		

Date	Type	Details	Reference	Debit	Credit	Balance
25/03/24	Sinking Fund	Brought forward		5,496.86	4,691.65	805.21
25/03/24	Insurance Recovery	01/05/24 To 31/07/24	I0002793	167.30		972.51
05/04/24	Receipt	01/05/24 To 31/07/24	I0002831	230.51		1,203.02
05/04/24	Receipt	Admin Fund	R0001481		805.21	397.81
05/04/24	Receipt	Sinking Fund	RA001481		167.30	230.51
05/04/24	Receipt	Insurance Recovery	RB001481		230.51	0.00
25/06/24	Admin Fund	01/08/24 To 31/10/24	I0002869	805.21		805.21
25/06/24	Sinking Fund	01/08/24 To 31/10/24	I0002907	167.30		972.51
25/06/24	Insurance Recovery	01/08/24 To 31/10/24	I0002945	230.51		1,203.02
02/07/24	Receipt	Admin Fund	R0001521		805.21	397.81
02/07/24	Receipt	Sinking Fund	RA001521		167.30	230.51
02/07/24	Receipt	Insurance Recovery	RB001521		230.51	0.00
26/09/24	Admin Fund	01/11/24 To 31/01/25	I0002983	928.58		928.58
26/09/24	Sinking Fund	01/11/24 To 31/01/25	I0003021	167.20		1,095.78
26/09/24	Insurance Recovery	01/11/24 To 31/01/25	I0003059	97.27		1,193.05
02/10/24	Receipt	Admin Fund	R0001567		928.58	264.47
02/10/24	Receipt	Sinking Fund	RA001567		167.20	97.27
02/10/24	Receipt	Insurance Recovery	RB001567		97.27	0.00
18/12/24	Admin Fund	01/02/25 To 30/04/25	I0003097	928.58		928.58
18/12/24	Sinking Fund	01/02/25 To 30/04/25	I0003135	167.20		1,095.78
18/12/24	Insurance Recovery	01/02/25 To 30/04/25	I0003173	97.27		1,193.05
02/01/25	Receipt	Admin Fund	R0001609		928.58	264.47
02/01/25	Receipt	Sinking Fund	RA001609		167.20	97.27
02/01/25	Receipt	Insurance Recovery	RB001609		97.27	0.00
				\$9,483.79	\$9,483.79	Nil

