

19 February 2026

THE BAY SCARBOROUGH CTS 35389  
Registered for GST

ABN: 53 012 748 172

## Tax Invoice

WALLACE DAVIES SOLICITORS  
UNIT 3, 146 PRINCE EDWARD PARA  
SCARBOROUGH, QLD 4020

Ref

Re Lot 3 THE BAY SCARBOROUGH CTS 35389

Fee 84.10 Paid

Above Fee includes GST

Please find following your body corporate certificate to assist you meet your seller disclosure requirements. Under the Property Law Regulation 2024 the seller is obligated to provide this 'prescribed certificate' to a buyer before the buyer signs the sales contract.

A purchaser is entitled to make a request to inspect the Body Corporate Records after entering the contract as noted in the body corporate certificate.

Note: If this body corporate certificate is being used to assist with settlement purposes, please note the below payment method for settlement payments only. Do not use this to make payment if at any time an updated certificate is requested.

BSB 067-970  
StrataPay Ref 158103178

Biller Code 74625  
StrataPay Ref 158103178

Capitol is part of the Bright & Duggan Property Group, any questions regarding this Certificate should be directed to Customer Care at Bright & Duggan phone 07 5532 1900.

**BCCM****Form 33**

Department of Justice

**Body corporate certificate***Body Corporate and Community Management Act 1997, section 205(4)**This form is effective from 1 August 2025*

*For the sale of a lot included in a community titles scheme under the Body Corporate and Community Management Act 1997 (other than a lot to which the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 applies).*

**WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.**

You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

This certificate contains important information about the lot and community titles scheme named in the certificate, including:

- becoming an owner and contacting the body corporate
- details of the property and community titles scheme
- by-laws and exclusive use areas
- lot entitlements and financial information
- owner contributions and amounts owing
- common property and assets
- insurance
- contracts and authorisations

This certificate does not include information about:

- physical defects in the common property or buildings in the scheme;
- body corporate expenses and liabilities for which the body corporate has not fixed contributions;
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings; or
- the lawful use of lots, including whether a lot can be used for short-term letting.

Search applicable planning laws, instruments and documents to find out what your lot can be used for. If you are considering short-term letting your lot, contact your solicitor, the relevant local government or other planning authority to find out about any approvals you will need or if there are any restrictions on short-term letting. It is possible that lots in the community titles scheme are being used now or could in future be used lawfully or unlawfully for short-term or transient accommodation.

**The community management statement**

Each community titles scheme has a community management statement (CMS) recorded with Titles Queensland, which contains important information about the rights and obligations of the owners of lots in the scheme. The seller must provide you with a copy of the CMS for the scheme before you sign a contract.

## The Office of the Commissioner for Body Corporate and Community Management

The Office of the Commissioner for Body Corporate and Community Management provides an information and education service and a dispute resolution service for those who live, invest or work in community titles schemes. Visit [www.qld.gov.au/bodycorporate](http://www.qld.gov.au/bodycorporate).

You can ask for a search of adjudicators orders to find out if there are any past or current dispute applications lodged for the community titles scheme for the lot you are considering buying [www.qld.gov.au/searchofadjudicatorsorders](http://www.qld.gov.au/searchofadjudicatorsorders).

### The information in this certificate is issued on 19/02/2026

#### Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the BCCM Form 8 – Information for body corporate roll. Fines may apply if you do not comply.

#### How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

## Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

#### Name and number of the community titles scheme

**THE BAY SCARBOROUGH**

CTS No. **35389**

#### Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

#### Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Ben MacCarthy**

Company: **Capitol Strata Mgmt (Red) P/L**

Phone: **1300 551 019**

Email: **enquiries@capitolbca.com.au**

#### Accessing records

#### Who is currently responsible for keeping the body corporate's records?

The body corporate manager named above.

## Property and community titles scheme details

### Lot and plan details

Lot number: **3**

Plan type and number: **164102**

Plan of subdivision: **BUILDING FORMAT PLAN**

The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.

### Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.

More information is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

**The regulation module that applies to this scheme is the:**

**Accommodation**

NOTE: If the regulation module that applies to the scheme is the Specified Two-lot Schemes Module, then BCCM Form 34 should be used.

### Layered arrangements of community titles schemes

A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate)

**Is the scheme part of a layered arrangement of community titles schemes?**

**No**

If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.

### Building management statement

A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land.

**Does a building management statement apply to the community titles scheme?**

**Yes**

If yes, you can obtain a copy of the statement from Titles Queensland: [www.titlesqld.com.au](http://www.titlesqld.com.au). You should seek legal advice about the rights and obligations under the building management statement before signing the contract – for example, this can include costs the body corporate must pay in relation to shared areas and services.

## By-laws and exclusive use areas

The body corporate may make by-laws (rules) about the use of common property and lots included in the community titles scheme. You must comply with the by-laws for the scheme. By-laws can regulate a wide range of matters, including noise, the appearance of lots, carrying out work on lots (including renovations), parking, requirements for body corporate approval to keep pets, and whether smoking is permitted on outdoor areas of lots and the common property. However, by-laws cannot regulate the type of residential use of lots that may lawfully be used for residential purposes. You should read the by-laws before signing a contract.

### What by-laws apply?

The by-laws that apply to the scheme are specified in the community management statement for the scheme provided to you by the seller.

The community management statement will usually list the by-laws for the scheme. If the statement does not list any by-laws, Schedule 4 of the Body Corporate and Community Management Act 1997 will apply to the scheme.

In some older schemes, the community management statement may state that the by-laws as at 13 July 2000 apply. In these cases, a document listing the by-laws in consolidated form must be given with this certificate.

### General by-laws

**The community management statement includes the complete set of by-laws that apply to the scheme.**

### Exclusive use areas

Individual lots may be granted exclusive use of common property or a body corporate asset, for example, a courtyard, car park or storage area. The owner of a lot to whom exclusive use rights are given will usually be required to maintain the exclusive use area unless the exclusive use by-law or other allocation of common property provides otherwise.

**Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?**

**Yes**

**If yes, the exclusive use by-laws or other allocations of common property for the schemes are:**

**given with this certificate and listed below**

Date of Resolution	Lot	Description	Conditions
02/02/18	All	Assigned Car Parking Space	As per CMS
02/02/18		Private Courtyard	as per CMS

## Lot entitlements and financial information

### Lot entitlements

Lot entitlements are used to determine the proportion of body corporate expenses each lot owner is responsible for. The community management statement contains two schedules of lot entitlements – a contribution schedule of lot entitlements and an interest schedule of lot entitlements, outlining the entitlements for each lot in the scheme. The contribution schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to most body corporate expenses, and the interest schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to insurance expenses in some cases. Lots may have different lot entitlements and therefore may pay different contributions to the body corporate's expenses.

You should consider the lot entitlements for the lot compared to the lot entitlements for other lots in the scheme before you sign a contract of sale.

### Contribution schedule

Contribution schedule lot entitlement for the lot: **271**

Total contribution schedule lot entitlements for all lots: **10,000**

### Interest schedule

Interest schedule lot entitlement for the lot: **440**

Total interest schedule lot entitlements for all lots: **23,025**

### Statement of accounts

The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

### Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's administrative fund for recurrent spending and the sinking fund for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

**WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.**

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

### Body corporate debts

**If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE.** Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

## Owner contributions and amounts owing

### Administrative fund contributions

Total amount of contributions (before any discount) for lot **3** for the current financial year: \$ **3,907.82**

Number of instalments: **4** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/06/25 to 31/08/25	01/06/25	978.31	978.31	23/04/25
01/09/25 to 30/11/25	01/09/25	978.31	978.31	22/07/25
01/12/25 to 28/02/26	01/12/25	975.60	975.60	22/10/25
01/03/26 to 31/05/26	01/03/26	975.60	975.60	05/02/26
01/06/26****31/08/26	01/06/26	1,024.38	1,024.38	
01/09/26****30/11/26	01/09/26	1,024.38	1,024.38	
			Amount overdue	<b>(\$975.60)</b>
			Amount Unpaid including amounts billed not yet due	<b>Nil</b>

### Sinking fund contributions

Total amount of contributions (before any discount) for lot **3** for the current financial year: \$ **2,102.96**

Number of instalments: **4** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/06/25 to 31/08/25	01/06/25	525.74	525.74	23/04/25
01/09/25 to 30/11/25	01/09/25	525.74	525.74	22/07/25
01/12/25 to 28/02/26	01/12/25	525.74	525.74	22/10/25
01/03/26 to 31/05/26	01/03/26	525.74	525.74	05/02/26
01/06/26****31/08/26	01/06/26	552.84	552.84	
01/09/26****30/11/26	01/09/26	552.84	552.84	
			Amount overdue	<b>(\$525.74)</b>
			Amount Unpaid including amounts billed not yet due	<b>Nil</b>

**Special contributions - Administrative Fund (IF ANY)**

Date determined: (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**Number of instalments: **0** (outlined below)Discount for on-time payments (if applicable): **0** %Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
			Amount overdue	<b>Nil</b>
			Amount Unpaid including amounts billed not yet due	<b>Nil</b>

**Special contributions - Sinking Fund (IF ANY)**

Date determined: (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**Number of instalments: **0** (outlined below)Discount for on-time payments (if applicable): **0** %Monthly penalty for overdue contributions (if applicable): **2.50** %

Due date	Amount due	Amount due if discount applied	Paid
			Amount overdue
			Amount Unpaid including amounts billed not yet due

**Other contributions**

	Period	Due date	Amount due	Amount due if discount applied	Paid
Insurance Levy	01/06/25 to 31/08/25	01/06/25	259.60	259.60	23/04/25
Insurance Levy	01/09/25 to 30/11/25	01/09/25	259.60	259.60	22/07/25
Insurance Levy	01/12/25 to 28/02/26	01/12/25	264.00	264.00	22/10/25
Insurance Levy	01/03/26 to 31/05/26	01/03/26	264.00	264.00	05/02/26
Insurance Levy	01/06/26 to 31/08/26	01/06/26	277.20	277.20	
Insurance Levy	01/09/26 to 30/11/26	01/09/26	277.20	277.20	

**Other amounts payable by the lot owner**

Purpose	Fund	Amount	Due date	Amount
Other	Other	428.65		216.28

### Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions		<b>(\$1,501.34)</b>
Special contributions		<b>Nil</b>
Other contributions		<b>(\$264.00)</b>
Other payments		<b>Nil</b>
Penalties		<b>Nil</b>
<b>Total amount overdue</b>	(Total Amount Unpaid including not yet due \$0.00)	<b>(\$1,765.34)</b>

(An amount in brackets indicates a credit or a payment made before the due date)

### Common property and assets

When you buy a lot in a community titles scheme, you also own a share in the common property and assets for the scheme. Common property can include driveways, lifts and stairwells, and shared facilities. Assets can include gym equipment and pool furniture.

The body corporate is usually responsible for maintaining common property in a good and structurally sound condition. An owner is usually responsible for maintaining common property or assets that their lot has been allocated exclusive use of, or for maintaining improvements to common property or utility infrastructure that is only for the benefit of their lot. The body corporate may have additional maintenance responsibilities, depending on the plan of subdivision the scheme is registered under. For more information, visit [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

### Sinking fund forecast and balance - maintenance and replacement of common property / assets

The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions.

Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.

**Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?**

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 28/10/19

**Current sinking fund balance (as at date of certificate): \$ 194,276.78**

### Improvements to common property the lot owner is responsible for

A lot owner may make improvements to the common property for the benefit of their lot if authorised by the body corporate or under an exclusive use by-law. The owner of the lot is usually responsible for maintenance of these improvements, unless the body corporate authorises an alternative maintenance arrangement or it is specified in the relevant by-law.

Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate below

Date	Description	Conditions
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### Body corporate assets

The body corporate must keep a register of all body corporate assets worth more than \$1,000.

A copy of the body corporate register assets is given with this certificate below

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
CHLORINATOR	Plant and Machinery	24/07/14	REDCLIFFE PEST CONTROL SERVICE	\$1,050.00	\$0.00	\$1,050.00
CHLORINATOR	Plant and Machinery	24/07/14	REDCLIFFE CITY POOL DOCTOR 92 Eversleigh Road SCARBOROUGH QLD 4020	\$1,050.00	\$0.00	\$1,050.00

### Insurance

The body corporate must insure the common property and assets for full replacement value and public risk.

The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

- under a building format plan of subdivision or volumetric format plan of subdivision - each building that contains an owner's lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision - each building on a lot that has a common wall with a building on an adjoining lot.

### Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING Strata Community Insurance	POL11126161	49,366,602.00	52,302.51	02/06/26	As per Policy
PUBLIC LIABILITY Strata Community Insurance	POL11126161	50,000,000.00	Included	02/06/26	
COMMON CONTENTS Strata Community Insurance	POL11126161	493,666.00	Included	02/06/26	
LOSS OF RENT Strata Community Insurance	POL11126161	7,404,990.00	Included	02/06/26	
FIDELITY GUARANTEE Strata Community Insurance	POL11126161	100,000.00	Included	02/06/26	
VOLUNTARY WORKERS Strata Community Insurance	POL11126161	Insured	Included	02/06/26	
OFFICE BEARERS Strata Community Insurance	POL11126161	5,000,000.00	Included	02/06/26	
MACHINERY BREAKDOWN Strata Community Insurance	POL11126161	100,000.00	Included	02/06/26	

## Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
CATASTROPHE Strata Community Insurance	POL11126161	7,404,990.00	Included	02/06/26	
GOVERNMENT AUDIT COS Strata Community Insurance	POL11126161	25,000.00	Included	02/06/26	
WH&S APPEAL EXPENSES Strata Community Insurance	POL11126161	100,000.00	Included	02/06/26	
LEGAL EXPENSES Strata Community Insurance	POL11126161	50,000.00	Included	02/06/26	\$1,000 legal defence expense + 10% Contribution
LOT OWNERS IMPROVEME Strata Community Insurance	POL11126161	300,000.00	Included	02/06/26	
TERRORISM Strata Community Insurance	POL11126161	Insured	Included	02/06/26	
COMMISSION Strata Community Insurance	POL11126161	Nil	Included	02/06/26	

## Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

**Does the body corporate currently hold alternative insurance approved under an alternative insurance order?**

**No**

## Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate)

## Contracts and authorisations

### Caretaking service contractors and letting agents – Accommodation Module, Commercial Module and Standard Module

A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.

A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.

The maximum term of a service contract or authorisation entered into by a body corporate is:

- 10 years if the Standard Module applies to the scheme; and
- 25 years if the Accommodation Module or Commercial Module applies to the scheme.

You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.

**Has the body corporate engaged a caretaking services contractor for the scheme?**

**No**

**Has the body corporate authorised a letting agent for the scheme?**

**No**

#### Embedded network electricity supply

**Is there an arrangement to supply electricity to occupiers in the community titles scheme through an embedded network?**

**No**

More information about embedded networks in community titles schemes is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

#### Body corporate authority

This certificate is signed and given under the authority of the body corporate.

**Name/s** Capitol Strata Mgmt (Red) P/L

**Positions/s held** Body Corporate Manager

**Date** 19/02/2026

**Signature/s** \_\_\_\_\_



#### Copies of documents given with this certificate:

- by-laws for the scheme in consolidated form (if applicable)
- details of exclusive use by-laws or other allocations of common property (if applicable)
- the most recent statement of accounts
- details of amounts payable to the body corporate for another reason (if applicable)
- details of improvements the owner is responsible for (if applicable)
- the register of assets (if applicable)
- insurance policy details

# THE BAY SCARBOROUGH CTS 35389

146 Prince Edward Parade Scarborough Qld 4020

## BALANCE SHEET

AS AT 19 FEBRUARY 2026

	ACTUAL 19/02/2026	ACTUAL 31/05/2025
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	130,364.51	130,747.06
Sinking Fund	194,276.78	201,605.02
<b><u>TOTAL</u></b>	<b><u>\$ 324,641.29</u></b>	<b><u>\$ 332,352.08</u></b>
 <b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
 <b><u>CURRENT ASSETS</u></b>		
Cash At Bank	75,669.20	129,067.56
Petty Cash - E Waters	300.00	300.00
Term Deposit Macquarie	20,636.85	19,779.86
Term Deposit Macquarie (2)	39,446.48	38,665.65
Term Deposit Macquarie (3)	44,790.42	43,877.76
Term Deposit Macquarie (4)	54,351.36	53,275.49
Term Deposit Macquarie (5)	24,535.44	24,008.70
Term Deposit Macquarie (7)	81,131.43	79,389.64
Prepaid Expenses	0.00	1,710.00
Prepaid Tax	2,665.00	1,933.00
Hot Water Arrears	1,874.90	(718.95)
Other Arrears	0.00	60.92
Sundry Debtors	(1,863.00)	(1,173.07)
Secondary Debtors	(474.94)	783.36
<b><u>TOTAL ASSETS</u></b>	<b><u>343,063.14</u></b>	<b><u>390,959.92</u></b>
 <b><u>LIABILITIES</u></b>		
Gst Clearing A/C	(2,683.75)	(6,479.10)
Payg Clearing Account	1,770.00	440.00
Withholding Tax Clearing A/C	(767.00)	0.00
Payroll Clearing Account	(1,764.00)	0.00
Creditors	(143.00)	5,008.22
Accruals	(1,863.00)	7,291.36
Levies In Advance	20,422.60	44,745.21
Other Payments In Advance	3,450.00	7,602.15
<b><u>TOTAL LIABILITIES</u></b>	<b><u>18,421.85</u></b>	<b><u>58,607.84</u></b>
 <b><u>NET ASSETS</u></b>	 <b><u>\$ 324,641.29</u></b>	 <b><u>\$ 332,352.08</u></b>

# THE BAY SCARBOROUGH CTS 35389

146 Prince Edward Parade Scarborough Qld 4020

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2025 TO 19 FEBRUARY 2026

	ACTUAL	BUDGET	ACTUAL
	01/06/25-19/02/26	01/06/25-31/05/26	01/06/24-31/05/25
<b><u>ADMINISTRATIVE FUND</u></b>			
<b><u>INCOME</u></b>			
Levies - Administrative Fund	98,363.63	144,200.00	124,727.26
Insurance Levy	37,258.63	54,799.50	47,305.92
Interest On Overdue Levies	735.46	0.00	268.83
Easement Contributions	3,265.86	4,000.00	2,436.63
Income - Fob Keys	0.00	500.00	395.00
Gst On Income	0.00	(18,090.86)	0.00
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>139,623.58</b>	<b>185,408.64</b>	<b>175,133.64</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>			
Bank Charges (Gst Incl)	117.77	175.00	194.09
Bas Preparation Fee	930.00	1,250.00	1,195.00
Cleaning	143.09	500.00	0.00
Cleaning Supplies	277.62	1,200.00	2,033.94
Community Power	18,359.16	31,000.00	28,018.11
Hot Water - Community Reimb	(9,206.10)	(11,800.00)	(11,931.51)
Hot Water - Billing	400.00	1,000.00	800.00
Committee Expense	272.15	500.00	644.46
Facility Management Fees	0.00	0.00	971.00
Fees & Permits	969.56	1,000.00	723.93
Fire Protection	11,069.47	12,500.00	13,522.67
Income Tax Returns	295.00	300.00	295.00
Insurance	44,050.49	44,050.00	47,697.26
Insurance-Stamp Duty	3,846.97	3,846.00	4,163.04
Insurance Valuation	0.00	1,000.00	0.00
Insurance Workers Compensation	0.00	200.00	0.00
Legal Expenses	0.00	0.00	55.00
R & M - Building General	2,193.55	56,000.00	1,881.68
R & M - Doors	0.00	3,000.00	569.09
R & M - Plumbing	0.00	13,000.00	1,899.11
R & M - Grounds Contractor	0.00	1,000.00	160.73
R & M - Airconditioning	1,610.00	0.00	0.00
R & M - Garage Door Servicing	734.00	2,000.00	875.94
R & M - Lifts	12,593.70	13,000.00	15,106.82
R & M - Locks/Keys	363.91	500.00	508.54
R & M - Electrical	4,504.12	4,000.00	4,182.37
R & M - Plumbing	7,464.00	10,000.00	0.00
Management Fees	3,511.35	5,500.00	5,176.50
Management Fees Additional Svc	2,149.25	2,900.00	2,809.29
Pest Control	0.00	500.00	0.00
Disbursements	1,292.35	1,700.00	1,641.39
Stratamax License Fee	181.36	575.00	385.37

# THE BAY SCARBOROUGH CTS 35389

146 Prince Edward Parade Scarborough Qld 4020

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2025 TO 19 FEBRUARY 2026

	ACTUAL	BUDGET	ACTUAL
	01/06/25-19/02/26	01/06/25-31/05/26	01/06/24-31/05/25
Security	1,099.00	500.00	0.00
Swimming Pool Maintenance	2,794.03	4,500.00	3,838.56
Swimming Pool Chemicals	1,737.73	1,500.00	1,144.55
Telephone	1,029.00	1,000.00	1,199.09
Wages	22,535.00	37,500.00	33,072.00
Superannuation	2,688.60	4,687.50	3,708.35
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>140,006.13</b>	<b>250,083.50</b>	<b>166,541.37</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (382.55)</b>	<b>\$ (64,674.86)</b>	<b>\$ 8,592.27</b>
Opening Admin. Balance	130,747.06	130,747.06	122,154.79
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ 130,364.51</b>	<b>\$ 66,072.20</b>	<b>\$ 130,747.06</b>

# THE BAY SCARBOROUGH CTS 35389

146 Prince Edward Parade Scarborough Qld 4020

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2025 TO 19 FEBRUARY 2026

	ACTUAL	BUDGET	ACTUAL
	01/06/25-19/02/26	01/06/25-31/05/26	01/06/24-31/05/25
<b><u>SINKING FUND</u></b>			
<b><u>INCOME</u></b>			
Levies - Sinking Fund	52,909.08	77,600.00	67,090.90
Interest Received	5,894.88	8,000.00	11,637.58
Insurance Claim Proceeds	0.00	0.00	2,486.36
Gst On Income	0.00	(7,054.54)	0.00
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>58,803.96</b>	<b>78,545.46</b>	<b>81,214.84</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>			
Fire Equipment	0.00	55,000.00	0.00
Income Tax	321.30	500.00	3,424.80
Intercom Systems	0.00	500.00	0.00
Insurance Claim Costs	0.00	2,000.00	2,227.28
Maintenance	22,242.44	0.00	6,898.60
Maintenance - Bldg Rectificatn	0.00	10,000.00	10,658.50
Maintenance - Doors	(976.88)	0.00	6,684.53
Maintenance - Plumbing	3,800.00	0.00	2,334.64
Maintenance - Hot Water System	0.00	3,000.00	0.00
Maintenance - Gardens&Grounds	0.00	3,000.00	3,160.11
Maintenance - Tiling	0.00	0.00	409.09
Electrical/Lighting	2,573.16	0.00	0.00
Painting	35,981.45	41,981.00	39,297.30
Lift Upgrade	0.00	0.00	6,984.00
Installment Tax	718.00	0.00	0.00
Swimming Pool	1,472.73	0.00	2,021.09
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>66,132.20</b>	<b>115,981.00</b>	<b>84,099.94</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (7,328.24)</b>	<b>\$ (37,435.54)</b>	<b>\$ (2,885.10)</b>
Opening Sinking Fund Balance	201,605.02	201,605.02	204,490.12
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 194,276.78</b>	<b>\$ 164,169.48</b>	<b>\$ 201,605.02</b>



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## THE BAY SCARBOROUGH CTS 35389

146 Prince Edward Parade  
Scarborough Qld 4020

### CREDITORS BALANCE REPORT

19 February 2026

<u>Account No</u>	<u>Name</u>	<u>Amount</u>
08200003	Australian Tax Office	143.00
<b>Total</b>		<b>143.00</b>