



Disclosure Statement

Body Corporate and Community Management Act 1997

SECTION 206

Body Corporate	Body Corporate for: EAGLESFIELD COURT Community Titles Scheme 21393
	Lot No: 3 on GTP 1203
	Address: 33 – 35 HART STREET, BEAUDESERT QLD 4285

PREScribed INFORMATION

Secretary of Body Corporate	Name: GREGORY MOON C/- PINNACLE STRATA MANAGEMENT
	Address: PO BOX 889 NERANG QLD 4211
	Telephone: (07) 5502 2888

Body Corporate Manager	Name: PINNACLE STRATA MANAGEMENT
	Address: AS ABOVE
	Telephone: _____

Annual Contributions and Levies	Administrative Fund: \$2,500.00 GROSS each year by instalments in advance on the FIRST day of each QUARTER Discount: 10%
	Sinking Fund: \$420.00 GROSS each year by instalments in advance on the FIRST day of each QUARTER Discount: 10%
	Insurance: \$700.00 GROSS each year by instalments in advance on the FIRST day of each QUARTER Discount: N/A

Contribution Schedule Lot Entitlements	Based on <u>Contribution Schedule Lot Entitlements</u> : Lot Entitlement 1 Aggregate 6 2500.00 (Admin) 420.00 (Sinking) N/A (Other) Ratified at AGM dated 14/01/2025
	Based on <u>Interest Schedule Lot Entitlements</u> : Lot Entitlement 1 Aggregate 6 700.00 (Insurance not included in Admin Fund Levy) Ratified at AGM dated 14/01/2025 *Only applies if a separate Levy has been struck for Insurance otherwise the Insurance is paid from Administration Fund

Improvements on Common Property for which Buyer will be responsible	NOTHING SIGHTED IN RECORDS PROVIDED
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Body Corporate and Community Management Act 1997
Body Corporate and Community Management (Standard Module)
 Roll of Lots and Entitlements (Section 204)
EAGLESFIELD COURTS CTS 21393

LOT NO. 3 UNIT NO. 3 PLAN NO. 1203 TYPE S.F.P. ACCOUNT NO. 02100003

ORIGINAL OWNER		
Name of Original Owner of Lot	Residential Address of Original Owner	Address for service of notices on Original Owner
Dobmere Pty Ltd	43 Stephens Drive Kooralbyn 4285	43 Stephens Drive Kooralbyn 4285

CONTRIBUTION ENTITLEMENTS	
Contribution Entitlements	Date of Registration
1.00	06-Aug-84

INTEREST ENTITLEMENTS	
Interest Entitlements	Date of Registration
1.00	06-Aug-84

PARTICULARS OF SUBSEQUENT OWNERS			
Full Name of Owner(s)	Residential Address	Address for service of notices on Owner(s)	Date of notice
G Moon & J Douglas	172-176 Bamboo Drive Cedar Vale QLD 4285	172-176 Bamboo Drive Cedar Vale QLD 4285	12/09/19
gregmoon@iinet.net.au,jamiedouglas1@icloud.com			
G Moon & J Douglas	172-176 Bamboo Drive Cedar Vale QLD 4285	172-176 Bamboo Drive Cedar Vale QLD 4285	22/11/18
gregmoon@iinet.net.au,jamie@rightfitproperties.com.au			

EAGLESFIELD COURTS CTS 21393

33 Hart Street Beaudesert QLD 4285

Ledger Report

03 February 2025

Name: **Gregory John Moon & Jamie Douglas**

Account Number: **02100003**

Lot Number: **3**

Unit Number: **3**

StrataPay Number: **145955078**

Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			812.50	812.50
16/10/23	Admin Fund	Admin Fund	R0000111	-454.00	358.50
16/10/23	Sinking Fund	Sinking Fund	RA000111	-168.50	190.00
16/10/23	Insurance Levy	Insurance Levy	RB000111	-190.00	0.00
12/12/23	01/01/24 to 31/03/24	Admin Fund	I0000363	685.33	685.33
12/12/23	01/01/24 to 31/03/24	Sinking Fund	I0000369	83.83	769.16
12/12/23	01/01/24 to 31/03/24	Insurance Levy	I0000375	208.88	978.04
23/01/24	Admin Fund	Admin Fund	R0000116	-616.80	361.24
23/01/24	Sinking Fund	Sinking Fund	RA000116	-75.45	285.79
23/01/24	Insurance Levy	Insurance Levy	RB000116	-208.88	76.91
23/01/24	Discount	Admin Discount	RC000116	-68.53	8.38
23/01/24	Discount	Sink Discount	RD000116	-8.38	0.00
19/02/24	01/04/24 to 30/06/24	Admin Fund	I0000381	685.33	685.33
19/02/24	01/04/24 to 30/06/24	Sinking Fund	I0000387	83.83	769.16
19/02/24	01/04/24 to 30/06/24	Insurance Levy	I0000393	208.89	978.05
19/04/24	Admin Fund	Admin Fund	R0000123	-685.33	292.72
19/04/24	Sinking Fund	Sinking Fund	RA000123	-83.83	208.89
19/04/24	Insurance Levy	Insurance Levy	RB000123	-208.89	0.00
20/05/24	01/07/24 to 30/09/24	Admin Fund	I0000399	685.34	685.34
20/05/24	01/07/24 to 30/09/24	Sinking Fund	I0000405	84.84	770.18
20/05/24	01/07/24 to 30/09/24	Insurance Levy	I0000411	208.89	979.07
16/08/24	01/10/24 to 31/12/24	Admin Fund	I0000417	685.34	1,664.41
16/08/24	01/10/24 to 31/12/24	Sinking Fund	I0000423	84.84	1,749.25
16/08/24	01/10/24 to 31/12/24	Insurance Levy	I0000429	208.89	1,958.14
11/10/24	Admin Fund	Admin Fund	R0000136	-1,370.68	587.46
11/10/24	Sinking Fund	Sinking Fund	RA000136	-169.68	417.78
11/10/24	Insurance Levy	Insurance Levy	RB000136	-340.77	77.01
18/10/24	Insurance Levy	Insurance Levy	R0000138	-77.01	0.00



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EAGLESFIELD COURTS CTS 21393

BALANCE SHEET

AS AT 03 FEBRUARY 2025

	ACTUAL 03/02/2025	ACTUAL 30/09/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	3,809.93	5,197.93
Sinking Fund	30,576.64	30,110.00
<u>TOTAL</u>	<u>\$ 34,386.57</u>	<u>\$ 35,307.93</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Bank Balance Admin Fund	1,921.62	7,453.76
Bank Balance Sinking Fund	30,576.64	30,330.60
Levies In Arrears	0.00	770.18
Other Arrears	0.00	208.89
Prepaid Expenses	2,578.64	310.98
<u>TOTAL ASSETS</u>	<u>35,076.90</u>	<u>39,074.41</u>
<u>LIABILITIES</u>		
Creditors	(927.02)	(261.17)
Next Year Discounts	0.00	(308.04)
Levies In Advance	1,617.35	3,500.13
Other Payments In Advance	0.00	835.56
<u>TOTAL LIABILITIES</u>	<u>690.33</u>	<u>3,766.48</u>
<u>NET ASSETS</u>	<u>\$ 34,386.57</u>	<u>\$ 35,307.93</u>



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EAGLESFIELD COURTS CTS 21393

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 03 FEBRUARY 2025

	ACTUAL 01/10/24-03/02/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	4,112.04	15,000.00	27.41	15,060.00
Discount - Admin Fund	(342.65)	(1,500.00)	22.84	(1,186.42)
Insurance Levy	1,253.34	4,200.00	29.84	4,899.96
<u>TOTAL ADMIN. FUND INCOME</u>	<u>5,022.73</u>	<u>17,700.00</u>		<u>18,773.54</u>
<u>EXPENDITURE - ADMIN. FUND</u>				
Tax Return Fees	0.00	25.00	0.00	255.00
Archive Fees	27.50	66.00	41.67	66.00
Computer / Internet Fees	57.45	145.00	39.62	131.40
Bank Fees & Charges	58.80	170.00	34.59	155.75
Bcm - Disbursements	247.50	594.00	41.67	594.00
Bcm - Management Fees	440.00	1,056.00	41.67	1,056.00
Bcm - Secretarial Fees	0.00	110.00	0.00	110.00
Build. - Maintenance	66.00	250.00	26.40	132.00
Fence & Gate - Repairs	80.00	0.00		0.00
Garden Services	3,685.00	8,200.00	44.94	7,744.00
Ins. Premium - Building	1,600.33	4,200.00	38.10	3,792.27
Pest Control - Services	770.00	0.00		0.00
Pest Control - Termites	0.00	770.00	0.00	770.00
Plumbing - Maintenance	0.00	300.00	0.00	192.50
Roof - Gutter Cleaning	0.00	1,250.00	0.00	1,210.00
Electricity	109.40	400.00	27.35	432.23
Electricity - Rebate	(731.25)	0.00	0.00	(406.25)
<u>TOTAL ADMIN. EXPENDITURE</u>	<u>6,410.73</u>	<u>17,536.00</u>		<u>16,234.90</u>
<u>SURPLUS / DEFICIT</u>	<u>\$ (1,388.00)</u>	<u>\$ 164.00</u>		<u>\$ 2,538.64</u>
Opening Admin. Balance	5,197.93	5,197.93	100.00	2,659.29
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 3,809.93</u>	<u>\$ 5,361.93</u>		<u>\$ 5,197.93</u>



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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 03 FEBRUARY 2025

	ACTUAL 01/10/24-03/02/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	509.04	2,520.00	20.20	2,526.00
Discount - Sinking Fund	(42.40)	(252.00)	16.83	(201.87)
<u>TOTAL SINKING FUND INCOME</u>	466.64	2,268.00		2,324.13
<u>EXPENDITURE - SINKING FUND</u>				
Build. - Maintenance	0.00	0.00	0.00	350.00
Sinking Fund Forecast	0.00	0.00	0.00	538.00
Plumbing - Repairs	0.00	0.00	0.00	2,015.20
<u>TOTAL SINK. FUND EXPENDITURE</u>	0.00	0.00		2,903.20
<u>SURPLUS / DEFICIT</u>	<u>\$ 466.64</u>	<u>\$ 2,268.00</u>		<u>\$ (579.07)</u>
Opening Sinking Fund Balance	30,110.00	30,110.00	100.00	30,689.07
<u>SINKING FUND BALANCE</u>	<u>\$ 30,576.64</u>	<u>\$ 32,378.00</u>		<u>\$ 30,110.00</u>

ASSET REGISTER

EAGLESFIELD COURTS CTS 21393

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
There are no items to report!							
Page Totals							
Report Totals					0.00	0.00	0.00

CONTRACTS REGISTER

EAGLESFIELD COURTS CTS 21393

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration	
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	There are no items to report!	Termination Date		
		Finance		
		Name of Financier		
		Date of Advice from Financier		
		Date of Withdrawal of Financier		

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		Finance		
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		Finance		
		Name of Financier		
		Date of Advice from Financier		
		Date of Withdrawal of Financier		

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration	
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	There are no items to report!	Termination Date		
		Finance		
		Name of Financier		
		Date of Advice from Financier		
		Date of Withdrawal of Financier		



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006116879
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	15/11/2024 to 15/11/2025 at 4:00pm
The Insured	BODY CORPORATE FOR EAGLESFIELD COURT COMMUNITY TITLE SCHEME 21393
Situation	33-35 HART STREET BEAUDESERT QLD 4285

Policies Selected

Policy 1 – Insured Property

Building: \$2,212,607
Common Area Contents: \$22,126
Loss of Rent & Temporary Accommodation (total payable): \$331,891

Policy 2 – Liability to Others

Sum Insured: \$10,000,000

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

Not Selected

Policy 7 – Catastrophe Insurance

Sum Insured: \$331,891
Extended Cover - Loss of Rent & Temporary Accommodation: \$49,783
Escalation in Cost of Temporary Accommodation: \$16,594
Cost of Removal, Storage and Evacuation: \$16,594

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

21/10/2024

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.