



Disclosure Statement

Body Corporate and Community Management Act 1997

SECTION 206

Body Corporate Body Corporate for: SOUTHPORT CENTRAL RESIDENTIAL Community Titles Scheme 35751
 Lot No: 32008 on SP 208808
 Address: 32008 / 9 LAWSON STREET SOUTHPORT QLD 4215

PRESCRIBED INFORMATION


Secretary of Body Corporate Name: KAYE WIIG C/- COMPLETE MANAGEMENT GROUP
 Address: PO BOX 3571 AUSTRALIA FAIR QLD 4215
 Email: cmg@completemanagementgroup.com.au

Body Corporate Manager Name: COMPLETE MANAGEMENT GROUP
 Address: AS ABOVE
 Telephone: -

Annual Contributions and Levies Administrative Fund: \$3,619.00 **GROSS** each year by instalments in advance on the FIRST day of each QUARTER **Discount: 20%**
 Sinking Fund: \$987.00 **GROSS** each year by instalments in advance on the FIRST day of each QUARTER **Discount: 20%**
 Insurance: \$694.80 **FOR THE PERIOD 1/08/2023 – 31/07/2024** **Discount: 20%**

Extent to which above Levies are based on Schedule Lot Entitlements Based on Contribution Schedule Lot Entitlements: Lot Entitlement 35 Aggregate 31070
 103.40 (Admin) 28.20 (Sinking) N/A (Other)
 Ratified at AGM dated 31/10/2024
 Based on Interest Schedule Lot Entitlements: Lot Entitlement 36 Aggregate 40015
 19.30 (Insurance not included in Admin Fund Levy)
 Ratified at AGM dated 31/10/2024
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

Initial

 Initials

Body Corporate Committee

Is there a committee for the Body Corporate?	Yes	X
	No	
If there is a committee, is the Body Corporate manager engaged to perform the functions of the committee?	Yes	
	No	X

Information prescribed under Regulation Module

ACCOMMODATION - NIL

Body Corporate Assets Required to be Recorded on Register

SEE ASSET REGISTER ATTACHED

Sinking Fund Balance

\$3,346,099.03 AS AT 31 JULY 2024

Insurance

Insurers:	VARIOUS
Policy No's:	VARIOUS
Building:	\$1,074,950.00
Public Liability:	SEE ATTACHED
Other:	SEE ATTACHED

Valid to: 30/09/2025

Signing

Signed by:

Mark Saveall

055B162EE6EB49F...

Seller

Mark Saveall - McGrath Estate Agents

07-07-2025

Date

Witness

Buyer's Acknowledgment

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

Buyer

Witness

Date

REPORT PREPARED ON: 07 JULY 2025

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 35751

Plan and Lot Information

Plan Information

Plan Number	35751
Property Name	Southport Central Residential
Property Address	56 Scarborough Street, Southport, QLD, 4215
Module Type	Accommodation
Original Owner	Lindaning Pty Ltd
Original Owner ACN	099727223

Lot Information

Lot Number	32008
Unit Number	32008
Lot Liability	35
Lot Entitlement	36
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Original Owner Information

Original Owner	Lindaning Pty Ltd
Original Owner ACN	099727223
Original Owner Residential or Business Address	

Current Owner Information

Registered Lot Owner	Carlos Mario Avocatti & Ana Gisel Avocatti
Corporate Owner	No
Date Interest Acquired	20/03/2018
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	44 Long Bush Rise, Cobbitty, 2570
Email Address	acrj1@hotmail.com
Levy Address	By email to: acrj1@hotmail.com
Correspondence Address	By email to: acrj1@hotmail.com

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 35751

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215
ABN/ACN 71311039814

LEVY STATEMENT - 32008

OWNER: Carlos Mario Avocatti & Ana Gisel Avocatti

For the period 1 Aug 2024 to 31 Jul 2025 - sorted by Due Date

Due Date	Issue Date	Grace Days	Payment Date	Payment Method	Description	Period (if applicable)	Admin Fund	Admin Penalty	Sink Fund	Sink Penalty	LEVY BALANCE	PENALTY BALANCE
					brought forward		723.80		197.40		921.20	0.00
01-08-24	18-06-24				Levies - normal (interim)	01-08-24 to 31-10-24			-197.40		723.80	0.00
01-08-24	18-06-24				Levies - normal (interim)	01-08-24 to 31-10-24	-723.80				0.00	0.00
			23-10-24	TRANSFER	Payment 921.20		723.80		197.40		921.20	0.00
01-11-24	18-09-24				Levies - normal (interim)	01-11-24 to 31-01-25			-197.40		723.80	0.00
01-11-24	18-09-24				Levies - normal (interim)	01-11-24 to 31-01-25	-723.80				0.00	0.00
			22-01-25	TRANSFER	Payment 1477.04		1,279.64		197.40		1,477.04	0.00
01-02-25	19-12-24				Levies - normal	01-02-25 to 30-04-25			-197.40		1,279.64	0.00
01-02-25	19-12-24				Levies - normal	01-02-25 to 30-04-25	-555.84				723.80	0.00
01-02-25	19-12-24				Levies - normal	01-02-25 to 30-04-25	-723.80				0.00	0.00
			17-04-25	TRANSFER	Payment 921.20		723.80		197.40		921.20	0.00
01-05-25	18-03-25				Levies - normal	01-05-25 to 31-07-25			-197.40		723.80	0.00
01-05-25	18-03-25				Levies - normal	01-05-25 to 31-07-25	-723.80				0.00	0.00
Balance of account as at 31 Jul 2025 \$							0.00	0.00	0.00	0.00	0.00	0.00
Total Balance \$										0.00		

Important Note: The date range shown on the top of this report represents the period over which the report is showing transactions. This is NOT a reflection of your "paid to" date.



NJ Audit Specialist
ABN 52 382 086 438
Public Accountant & CPA

**Independent Audit Report.
To the Body Corporate of Southport Central Residential CTS 35751.
For the Year Ended 31 July 2024**

Scope

We have audited the accompanying financial report being a special purpose financial report of Southport Central Residential CTS 35751 & CTS 35751 Investments Pty Ltd which comprises the balance sheet as at 31 July 2024, the income & expenditure statements of the administrative and sinking funds for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information.

Body Corporate Responsibility for the Financial Report.

The body corporate of Southport Central Residential CTS 35751 is responsible for the preparation of the financial report and has determined that the basis of preparation described in Note 1 is appropriate to meet the requirements of the Body Corporate and Community Management Act 1997 and regulations and is appropriate to meet the needs of the owners. The body corporate responsibility also includes such internal control as the owners determine to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility.

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the body corporate's preparation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the body corporate's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the body corporate, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit, we have complied with the independence requirements of the Australian professional accounting bodies.

Audit Opinion

In our opinion the financial report of Southport Central Residential CTS 35751& CTS 35751 Investments Pty Ltd:

- (a) presents fairly, in all material respects the body corporate's financial position as at 31 July 2024 and its performance for the year ended on that date; and
- (b) complying with Australian Accounting Standards to the extent described in Note 1; and
- (c) the Body Corporate and Community Management Act 1997 and regulations.
- (d) The statement of accounts gives a true and fair view of the body corporate's financial affairs in accordance with the Body Corporate and Community Management (Accommodation Module) Regulation 2020.

Basis of Accounting

Without modifying our opinion, we draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared to assist Southport Central Residential CTS 35751 to meet the requirements of the Body Corporate and Community Management Act 1997 and regulations and for the purpose of fulfilling the body corporate's financial reporting responsibilities. As a result, the financial report may not be suitable for another purpose.



Nicholas PJ Jones MIPA
NJ Audit Specialist
24 Wyndham Circuit, Holmview, Qld 4207
Dated this 14th day of August 2024

ANNUAL FINANCIAL STATEMENTS

For the period 1 August 2023 to 31 July 2024

Prepared For

Southport Central Residential

CTS 35751

56 Scarborough Street
Southport
Queensland 4215

Manager

Leone Allen
Complete Management Group

Printed

4 August 2024

Balance Sheet

Administrative & Sinking Fund

Body Corporate for Southport Central Residential CTS 35751

As at 31st July 2024

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Assets		2024	2023
Cash		504,200.91	358,490.14
Investment Account	Note 9	3,282,391.44	3,671,697.52
Prepaid Expenses	Note 10	32,282.53	0.00
Levies in Arrears	Note 11	145,146.45	170,612.17
GST Asset		51,931.67	0.00
GST balance to collect		71,409.04	77,409.03
Total Assets		\$ 4,087,362.04	\$ 4,278,208.86

Liabilities

Levies in Advance	Note 13	688,709.63	499,816.31
Levy payments unidentified	Note 14	1,052.80	0.00
Accounts Payable Liability		0.00	33,717.32
Unallocated Monies Received	Note 12	50,337.55	60,357.87
GST Liability		0.00	39,508.68
Total Liabilities		\$ 740,099.98	\$ 633,400.18

Net Assets	\$ 3,347,262.06	\$ 3,644,808.68
-------------------	------------------------	------------------------

Equity

Administrative Fund		1,163.03	(23,400.26)
Sinking Fund		3,346,099.03	3,668,208.94
Total Equity		\$ 3,347,262.06	\$ 3,644,808.68

Income and Expenditure Statement

Administrative Fund

Body Corporate for Southport Central Residential CTS 35751

1 August 2023 to 31 July 2024

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Income	Actuals	Budget	Actuals	Budget
	01/08/23 31/07/24	01/08/23 31/07/24	01/08/22 31/07/23	01/08/22 31/07/23
			(PRIOR YEAR) (PRIOR YEAR)	
Debt Collection Service	0.00	0.00	0.00	50,000.00
Discount Levies - normal	(666,159.25)	(715,074.18)	(654,914.61)	(699,116.00)
Insurance Claim	395,099.17	365,000.00	38,752.80	0.00
Levy Fees - normal	3,596,500.17	3,575,370.91	3,518,796.79	3,495,580.00
Mutual Revenue - penalty interest	18,528.43	0.00	12,364.64	0.00
Non-Mutual Revenue - administrative charges	64,194.19	0.00	0.00	0.00
Taxes, Fees & Charges - GST	92,229.00	100,000.00	100,287.00	50,000.00
Total Administrative Fund Income	3,500,391.71	3,325,296.73	3,015,286.62	2,896,464.00
Expenditure				
Accountant	5,410.00	7,000.00	4,540.00	12,000.00
Administrative Fees & Charges - computer/internet f...	15,037.96	13,500.00	13,255.20	12,000.00
Air Conditioning Maintenance	90,529.40	70,000.00	156,169.23	90,000.00
Bank Fees & Charges - DEFT fees	2,235.00	2,000.00	1,617.95	2,000.00
Body Corporate Manager - additional services	23,658.13	0.00	0.00	0.00
Body Corporate Manager - disbursements	160,002.04	160,000.00	152,554.64	160,000.00
Body Corporate Manager - management fees	79,997.40	80,000.00	79,997.40	80,000.00
Caretaking Services - building manager	770,065.44	750,000.00	724,201.20	700,000.00
Cleaning Service	417,712.33	404,000.00	402,559.40	430,000.00
Cleaning Service - BMS	28,367.50	35,000.00	34,894.15	30,000.00
Consultant	16,455.55	15,000.00	11,916.64	10,000.00
Debt Collection Service	18,373.52	24,000.00	20,926.80	50,000.00
Doors and Windows	44,685.61	40,000.00	45,186.69	40,000.00
Electrical Repairs	70,734.31	80,000.00	108,563.59	100,000.00
Electricity	0.00	50,000.00	0.00	0.00
Emergency Services	4,286.15	5,000.00	1,408.25	15,000.00
Fire Protection Equipment	80,593.14	80,000.00	179,504.67	70,000.00
Garden/Lawn Maintenance	78,270.25	85,000.00	76,500.00	85,000.00
Insurance Claim	15,830.75	0.00	0.00	0.00
Insurance Premiums - building	508,200.98	523,832.73	416,817.25	460,000.00
Insurance Premiums - other	115,297.35	140,000.00	112,748.13	110,000.00
Intercom & Security System	9,532.85	30,000.00	23,477.35	30,000.00
Legal Services	84,764.35	174,000.00	87,137.54	394,000.00
Lift Maintenance	380,489.23	170,000.00	303,937.77	170,000.00
Minor Building Maintenance	108,605.58	120,000.00	138,266.22	120,000.00
Plumbing	117,552.91	100,000.00	302,112.46	100,000.00
Pools, Spas & Saunas	89,755.14	50,000.00	182,005.76	100,000.00
Recreation Facilities	15,133.55	14,000.00	9,699.00	50,000.00
Reimbursement - owner/s	4,909.09	0.00	0.00	0.00
Security Services	49,663.64	30,000.00	32,008.50	50,000.00
Taxes, Fees & Charges - GST	32,688.00	50,000.00	59,601.00	50,000.00
Waste Management Systems	36,991.27	30,000.00	33,211.95	50,000.00
Total Administrative Fund Expenditure	3,475,828.42	3,332,332.73	3,714,818.74	3,570,000.00

Income and Expenditure Statement (continued)

Administrative Fund

Body Corporate for Southport Central Residential CTS 35751

1 August 2023 to 31 July 2024

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Summary

Opening Balance as at 1 August 2023	(23,400.26)
Total Revenue during period	3,500,391.71
Total Expenditure during period	(3,475,828.42)
Administrative Fund balance as at 31 July 2024	\$ 1,163.03

Income and Expenditure Statement

Sinking Fund

Body Corporate for Southport Central Residential CTS 35751

1 August 2023 to 31 July 2024

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Income	Actuals	Budget	Actuals	Budget
	01/08/23 31/07/24	01/08/23 31/07/24	01/08/22 31/07/23	01/08/22 31/07/23
			(PRIOR YEAR) (PRIOR YEAR)	
Discount Levies - normal	(147,689.20)	(159,304.37)	(148,477.48)	(159,304.37)
Investment Transactions - interest received	142,152.74	80,000.00	72,636.41	20,000.00
Levy Fees - normal	796,505.76	796,521.84	796,504.57	796,521.84
Mutual Revenue - penalty interest	4,449.92	0.00	2,970.99	0.00
Non-Mutual Revenue	5,723.60	2,000.00	1,746.00	0.00
Taxes, Fees & Charges - income tax	7,820.09	0.00	(495.42)	0.00
Total Sinking Fund Income	808,962.91	719,217.47	724,885.07	657,217.47
Expenditure				
Air Conditioning Maintenance	77,156.56	350,000.00	28,367.00	394,000.00
Doors and Windows	104,396.61	200,000.00	19,039.29	200,000.00
Electrical Repairs	34,559.63	300,000.00	11,166.26	394,000.00
Exterior Finishes	188,556.74	350,000.00	428,354.35	900,000.00
Fire Protection Equipment	38,835.63	200,000.00	16,002.00	80,000.00
Floor Coverings - carpet	9,800.00	0.00	67,454.55	100,000.00
Furniture & Fittings	10,985.46	30,000.00	20,773.40	50,000.00
Intercom & Security System	372,577.60	560,000.00	9,842.01	150,000.00
Interior Finishes	0.00	0.00	0.00	50,000.00
Minor Building Maintenance	19,729.77	100,000.00	0.00	50,000.00
Plumbing	185,960.98	390,000.00	21,886.65	600,000.00
Pools, Spas & Saunas	34,737.09	100,000.00	75,049.27	200,000.00
Recreation Facilities	18,427.50	30,000.00	900.00	50,000.00
Taxes, Fees & Charges - income tax	5,079.00	10,000.00	1,431.00	20,000.00
Trees & Shrubs	270.25	20,000.00	0.00	10,000.00
Waste Management Systems	30,000.00	50,000.00	0.00	50,000.00
Total Sinking Fund Expenditure	1,131,072.82	2,690,000.00	700,265.78	3,298,000.00

Income and Expenditure Statement (continued)

Sinking Fund

Body Corporate for Southport Central Residential CTS 35751

1 August 2023 to 31 July 2024

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Summary

Opening Balance as at 1 August 2023	3,668,208.94
Total Revenue during period	808,962.91
Total Expenditure during period	(1,131,072.82)
Sinking Fund balance as at 31 July 2024	\$ 3,346,099.03

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the body corporate's financial reporting requirements under the Body Corporate and Community Management Act 1997. The accounting policies used in the preparation of this report, as described below, are in the opinion of the body corporate manager appropriate to meet the needs of owners. (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption. (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Body Corporate, is taxable at the current company tax rate of 30%. Assessable income received by the Body Corporate in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the ATO when calculating GST transactions. This amount is net of GST.

Note 8 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim levies issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

Note 9 Investment Account

Detail	Amount
Southport Central Residential CTS 35751 5982	2207971.29
Southport Central Residential CTS 35751 8722	542961.33
Southport Central Residential CTS 35751 6119	531458.82
	\$ 3,282,391.44

Note 10 Prepaid Expenses

Detail	Amount
Complete Management Group Management Fees & Fixed Disbursements	32282.53
	\$ 32,282.53

Note 11 Levies in Arrears - also see note 2

These notes (other than notes added by the body corporate manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants and certified as being compliant with the requirements of the Body Corporate and Community Management Act 1997 by a leading strata and community titles lawyer. The accuracy of data used to generate the accounts is the responsibility of the software user.

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Detail	Amount
Lot: SP175382/1154 Unit: 1154	441.51
Lot: SP175382/1182 Unit: 1182	1872.45
Lot: SP175382/1204 Unit: 1204	1719.78
Lot: SP175382/1211 Unit: 1211	19601.69
Lot: SP175382/1245 Unit: 1245	247.38
Lot: SP175382/1325 Unit: 1325	212.41
Lot: SP175382/1337 Unit: 1337	240.76
Lot: SP175382/1356 Unit: 1356	343.96
Lot: SP175382/1362 Unit: 1362	240.99
Lot: SP175382/1394 Unit: 1394	16103.74
Lot: SP186299/21710 Unit: 21710	269.62
Lot: SP186299/22107 Unit: 22107	249.13
Lot: SP186299/22701 Unit: 22701	1435.64
Lot: SP186299/23303 Unit: 23303	257.76
Lot: SP186299/23505 Unit: 23505	112.56
Lot: SP186299/23605 Unit: 23605	20005.99
Lot: SP186299/23805 Unit: 23805	65553.79
Lot: SP208808/31502 Unit: 31502	294.82
Lot: SP208808/31807 Unit: 31807	1203.84
Lot: SP208808/32005 Unit: 32005	1341.59
Lot: SP208808/32104 Unit: 32104	1375.82
Lot: SP208808/32901 Unit: 32901	1444.02
Lot: SP208808/33204 Unit: 33204	7896.73
Lot: SP208808/33208 Unit: 33208	1203.84
Lot: SP208808/33305 Unit: 33305	1375.82
Lot: SP208808/33705 Unit: 33705	100.81
	\$ 145,146.45

Note 12 Unallocated Monies Received - also see note 3

Detail	Amount
Lot: SP175382/1091 Unit: 1091	1000.00
Lot: SP175382/1103 Unit: 1103	423.73
Lot: SP175382/1109 Unit: 1109	2236.09
Lot: SP175382/1139 Unit: 1139	1157.60
Lot: SP175382/1174 Unit: 1174	1786.81
Lot: SP175382/1191 Unit: 1191	1000.00
Lot: SP175382/1215 Unit: 1215	226.00
Lot: SP175382/1225 Unit: 1225	1094.40
Lot: SP175382/1258 Unit: 1258	11.05
Lot: SP175382/1266 Unit: 1266	341.90
Lot: SP175382/1325 Unit: 1325	486.40
Lot: SP175382/1347 Unit: 1347	875.00
Lot: SP175382/1376 Unit: 1376	1239.09
Lot: SP186299/21004 Unit: 21004	3.88
Lot: SP186299/21005 Unit: 21005	18.42
Lot: SP186299/21010 Unit: 21010	90.60
Lot: SP186299/21104 Unit: 21104	48.21
Lot: SP186299/21205 Unit: 21205	443.36
Lot: SP186299/21310 Unit: 21310	705.60
Lot: SP186299/21401 Unit: 21401	1052.80
Lot: SP186299/21504 Unit: 21504	1619.79
Lot: SP186299/21509 Unit: 21509	1948.20
Lot: SP186299/21805 Unit: 21805	934.20
Lot: SP186299/21808 Unit: 21808	3.73
Lot: SP186299/21907 Unit: 21907	0.80
Lot: SP186299/22206 Unit: 22206	99.07
Lot: SP186299/22307 Unit: 22307	1.60
Lot: SP186299/22705 Unit: 22705	994.51
Lot: SP186299/22805 Unit: 22805	3.17
Lot: SP186299/22808 Unit: 22808	471.10
Lot: SP186299/22908 Unit: 22908	950.00
Lot: SP186299/23105 Unit: 23105	0.58

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Detail	Amount
Lot: SP186299/23207 Unit: 23207	4300.36
Lot: SP186299/23604 Unit: 23604	168.47
Lot: SP186299/23801 Unit: 23801	312.20
Lot: SP186299/23806 Unit: 23806	9446.40
Lot: SP208808/31409 Unit: 31409	2.79
Lot: SP208808/31502 Unit: 31502	2360.57
Lot: SP208808/31504 Unit: 31504	1799.80
Lot: SP208808/31605 Unit: 31605	52.80
Lot: SP208808/31607 Unit: 31607	1581.39
Lot: SP208808/31608 Unit: 31608	368.20
Lot: SP208808/31806 Unit: 31806	0.80
Lot: SP208808/31906 Unit: 31906	0.80
Lot: SP208808/31909 Unit: 31909	1944.00
Lot: SP208808/32102 Unit: 32102	169.96
Lot: SP208808/32206 Unit: 32206	197.40
Lot: SP208808/32207 Unit: 32207	0.77
Lot: SP208808/32307 Unit: 32307	130.93
Lot: SP208808/32407 Unit: 32407	307.60
Lot: SP208808/32709 Unit: 32709	0.80
Lot: SP208808/32807 Unit: 32807	35.20
Lot: SP208808/33004 Unit: 33004	64.38
Lot: SP208808/33006 Unit: 33006	0.74
Lot: SP208808/33009 Unit: 33009	4584.79
Lot: SP208808/33307 Unit: 33307	197.40
Lot: SP208808/33404 Unit: 33404	202.80
Lot: SP208808/33705 Unit: 33705	320.00
Lot: SP208808/33802 Unit: 33802	518.51
	\$ 50,337.55

Note 13 Levies in Advance - also see note 2

Detail	Amount
Lot: SP175382/1031 Unit: 1031	526.40
Lot: SP175382/1091 Unit: 1091	1052.80
Lot: SP175382/1092 Unit: 1092	1052.80
Lot: SP175382/1093 Unit: 1093	1052.80
Lot: SP175382/1094 Unit: 1094	1316.00
Lot: SP175382/1096 Unit: 1096	921.20
Lot: SP175382/1097 Unit: 1097	1316.00
Lot: SP175382/1098 Unit: 1098	895.03
Lot: SP175382/1099 Unit: 1099	921.20
Lot: SP175382/1101 Unit: 1101	1052.80
Lot: SP175382/1102 Unit: 1102	1052.80
Lot: SP175382/1103 Unit: 1103	1052.80
Lot: SP175382/1104 Unit: 1104	1316.00
Lot: SP175382/1105 Unit: 1105	1052.80
Lot: SP175382/1106 Unit: 1106	1052.80
Lot: SP175382/1107 Unit: 1107	1316.00
Lot: SP175382/1108 Unit: 1108	921.20
Lot: SP175382/1109 Unit: 1109	921.20
Lot: SP175382/1111 Unit: 1111	1052.80
Lot: SP175382/1112 Unit: 1112	1052.80
Lot: SP175382/1113 Unit: 1113	1052.80
Lot: SP175382/1114 Unit: 1114	1307.05
Lot: SP175382/1115 Unit: 1115	1052.80
Lot: SP175382/1116 Unit: 1116	1052.80
Lot: SP175382/1117 Unit: 1117	1309.51
Lot: SP175382/1119 Unit: 1119	921.20
Lot: SP175382/1121 Unit: 1121	1052.80
Lot: SP175382/1123 Unit: 1123	1052.80
Lot: SP175382/1124 Unit: 1124	1316.00
Lot: SP175382/1125 Unit: 1125	1052.80
Lot: SP175382/1127 Unit: 1127	1316.00

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Detail	Amount
Lot: SP175382/1128 Unit: 1128	921.20
Lot: SP175382/1129 Unit: 1129	921.20
Lot: SP175382/1131 Unit: 1131	1052.80
Lot: SP175382/1132 Unit: 1132	1052.80
Lot: SP175382/1133 Unit: 1133	1052.80
Lot: SP175382/1134 Unit: 1134	1316.00
Lot: SP175382/1135 Unit: 1135	1052.80
Lot: SP175382/1136 Unit: 1136	1052.80
Lot: SP175382/1137 Unit: 1137	1316.00
Lot: SP175382/1138 Unit: 1138	921.20
Lot: SP175382/1139 Unit: 1139	921.20
Lot: SP175382/1141 Unit: 1141	1052.80
Lot: SP175382/1142 Unit: 1142	1052.80
Lot: SP175382/1143 Unit: 1143	1022.89
Lot: SP175382/1144 Unit: 1144	1316.00
Lot: SP175382/1145 Unit: 1145	1052.80
Lot: SP175382/1146 Unit: 1146	1052.80
Lot: SP175382/1148 Unit: 1148	921.20
Lot: SP175382/1151 Unit: 1151	1052.80
Lot: SP175382/1152 Unit: 1152	1052.80
Lot: SP175382/1153 Unit: 1153	1052.80
Lot: SP175382/1155 Unit: 1155	1052.80
Lot: SP175382/1157 Unit: 1157	1316.00
Lot: SP175382/1158 Unit: 1158	921.20
Lot: SP175382/1159 Unit: 1159	0.80
Lot: SP175382/1161 Unit: 1161	1052.80
Lot: SP175382/1162 Unit: 1162	1052.80
Lot: SP175382/1163 Unit: 1163	1052.80
Lot: SP175382/1164 Unit: 1164	1316.00
Lot: SP175382/1165 Unit: 1165	1052.80
Lot: SP175382/1167 Unit: 1167	1316.00
Lot: SP175382/1168 Unit: 1168	921.20
Lot: SP175382/1169 Unit: 1169	921.20
Lot: SP175382/1172 Unit: 1172	1052.80
Lot: SP175382/1173 Unit: 1173	1052.80
Lot: SP175382/1174 Unit: 1174	1316.00
Lot: SP175382/1175 Unit: 1175	1052.80
Lot: SP175382/1177 Unit: 1177	1316.00
Lot: SP175382/1178 Unit: 1178	921.20
Lot: SP175382/1179 Unit: 1179	921.20
Lot: SP175382/1181 Unit: 1181	1052.80
Lot: SP175382/1183 Unit: 1183	1052.80
Lot: SP175382/1184 Unit: 1184	1316.00
Lot: SP175382/1185 Unit: 1185	1052.80
Lot: SP175382/1188 Unit: 1188	921.20
Lot: SP175382/1189 Unit: 1189	921.20
Lot: SP175382/1191 Unit: 1191	1052.80
Lot: SP175382/1192 Unit: 1192	1052.80
Lot: SP175382/1193 Unit: 1193	1052.80
Lot: SP175382/1194 Unit: 1194	1316.00
Lot: SP175382/1196 Unit: 1196	1052.80
Lot: SP175382/1198 Unit: 1198	921.20
Lot: SP175382/1199 Unit: 1199	921.20
Lot: SP175382/1201 Unit: 1201	1052.80
Lot: SP175382/1202 Unit: 1202	1045.68
Lot: SP175382/1203 Unit: 1203	1052.80
Lot: SP175382/1206 Unit: 1206	1052.80
Lot: SP175382/1207 Unit: 1207	1316.00
Lot: SP175382/1208 Unit: 1208	921.20
Lot: SP175382/1209 Unit: 1209	921.20
Lot: SP175382/1213 Unit: 1213	1052.80
Lot: SP175382/1214 Unit: 1214	1316.00

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Detail	Amount
Lot: SP175382/1215 Unit: 1215	827.20
Lot: SP175382/1216 Unit: 1216	1052.80
Lot: SP175382/1218 Unit: 1218	921.20
Lot: SP175382/1219 Unit: 1219	921.20
Lot: SP175382/1221 Unit: 1221	1052.80
Lot: SP175382/1222 Unit: 1222	1052.80
Lot: SP175382/1223 Unit: 1223	1052.80
Lot: SP175382/1225 Unit: 1225	1052.80
Lot: SP175382/1226 Unit: 1226	1052.80
Lot: SP175382/1228 Unit: 1228	921.20
Lot: SP175382/1229 Unit: 1229	921.20
Lot: SP175382/1231 Unit: 1231	1052.80
Lot: SP175382/1232 Unit: 1232	1052.80
Lot: SP175382/1233 Unit: 1233	1052.80
Lot: SP175382/1234 Unit: 1234	1316.00
Lot: SP175382/1235 Unit: 1235	1052.80
Lot: SP175382/1236 Unit: 1236	1052.80
Lot: SP175382/1237 Unit: 1237	1316.00
Lot: SP175382/1238 Unit: 1238	920.21
Lot: SP175382/1239 Unit: 1239	921.20
Lot: SP175382/1241 Unit: 1241	1052.80
Lot: SP175382/1242 Unit: 1242	1052.80
Lot: SP175382/1246 Unit: 1246	1052.80
Lot: SP175382/1247 Unit: 1247	1316.00
Lot: SP175382/1248 Unit: 1248	921.20
Lot: SP175382/1249 Unit: 1249	921.20
Lot: SP175382/1251 Unit: 1251	1052.80
Lot: SP175382/1252 Unit: 1252	1052.80
Lot: SP175382/1253 Unit: 1253	1052.80
Lot: SP175382/1254 Unit: 1254	0.57
Lot: SP175382/1255 Unit: 1255	1052.80
Lot: SP175382/1256 Unit: 1256	1052.80
Lot: SP175382/1257 Unit: 1257	1316.00
Lot: SP175382/1258 Unit: 1258	921.20
Lot: SP175382/1259 Unit: 1259	921.20
Lot: SP175382/1261 Unit: 1261	1052.80
Lot: SP175382/1262 Unit: 1262	1052.80
Lot: SP175382/1264 Unit: 1264	1316.00
Lot: SP175382/1265 Unit: 1265	1052.80
Lot: SP175382/1266 Unit: 1266	1052.80
Lot: SP175382/1267 Unit: 1267	1316.00
Lot: SP175382/1268 Unit: 1268	921.20
Lot: SP175382/1269 Unit: 1269	921.20
Lot: SP175382/1271 Unit: 1271	1052.80
Lot: SP175382/1272 Unit: 1272	1052.80
Lot: SP175382/1273 Unit: 1273	561.24
Lot: SP175382/1274 Unit: 1274	1316.00
Lot: SP175382/1275 Unit: 1275	1052.80
Lot: SP175382/1276 Unit: 1276	1052.80
Lot: SP175382/1277 Unit: 1277	1316.00
Lot: SP175382/1278 Unit: 1278	921.20
Lot: SP175382/1281 Unit: 1281	1052.80
Lot: SP175382/1282 Unit: 1282	1052.80
Lot: SP175382/1283 Unit: 1283	1052.80
Lot: SP175382/1284 Unit: 1284	1316.00
Lot: SP175382/1286 Unit: 1286	1052.80
Lot: SP175382/1287 Unit: 1287	60.89
Lot: SP175382/1288 Unit: 1288	921.20
Lot: SP175382/1289 Unit: 1289	921.20
Lot: SP175382/1291 Unit: 1291	263.20
Lot: SP175382/1292 Unit: 1292	1052.80
Lot: SP175382/1293 Unit: 1293	1052.80

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Detail	Amount
Lot: SP175382/1294 Unit: 1294	1316.00
Lot: SP175382/1296 Unit: 1296	1316.00
Lot: SP175382/1297 Unit: 1297	918.80
Lot: SP175382/1298 Unit: 1298	921.20
Lot: SP175382/1301 Unit: 1301	1052.80
Lot: SP175382/1302 Unit: 1302	1052.80
Lot: SP175382/1303 Unit: 1303	1052.80
Lot: SP175382/1304 Unit: 1304	1316.00
Lot: SP175382/1305 Unit: 1305	1316.00
Lot: SP175382/1306 Unit: 1306	1316.00
Lot: SP175382/1307 Unit: 1307	921.20
Lot: SP175382/1308 Unit: 1308	921.20
Lot: SP175382/1311 Unit: 1311	1052.80
Lot: SP175382/1312 Unit: 1312	1052.80
Lot: SP175382/1313 Unit: 1313	1052.80
Lot: SP175382/1314 Unit: 1314	1316.00
Lot: SP175382/1315 Unit: 1315	1316.00
Lot: SP175382/1316 Unit: 1316	1316.00
Lot: SP175382/1317 Unit: 1317	921.20
Lot: SP175382/1318 Unit: 1318	921.20
Lot: SP175382/1321 Unit: 1321	1052.80
Lot: SP175382/1322 Unit: 1322	1052.80
Lot: SP175382/1323 Unit: 1323	1052.80
Lot: SP175382/1324 Unit: 1324	1316.00
Lot: SP175382/1325 Unit: 1325	1034.00
Lot: SP175382/1326 Unit: 1326	1316.00
Lot: SP175382/1327 Unit: 1327	921.20
Lot: SP175382/1328 Unit: 1328	921.20
Lot: SP175382/1331 Unit: 1331	1052.80
Lot: SP175382/1332 Unit: 1332	1052.80
Lot: SP175382/1333 Unit: 1333	1052.80
Lot: SP175382/1334 Unit: 1334	1316.00
Lot: SP175382/1335 Unit: 1335	1316.00
Lot: SP175382/1336 Unit: 1336	1316.00
Lot: SP175382/1338 Unit: 1338	921.20
Lot: SP175382/1341 Unit: 1341	1052.80
Lot: SP175382/1342 Unit: 1342	1052.80
Lot: SP175382/1343 Unit: 1343	1052.80
Lot: SP175382/1344 Unit: 1344	1316.00
Lot: SP175382/1345 Unit: 1345	1316.00
Lot: SP175382/1346 Unit: 1346	1316.00
Lot: SP175382/1347 Unit: 1347	921.20
Lot: SP175382/1348 Unit: 1348	921.20
Lot: SP175382/1351 Unit: 1351	1052.80
Lot: SP175382/1352 Unit: 1352	1052.80
Lot: SP175382/1353 Unit: 1353	1052.80
Lot: SP175382/1354 Unit: 1354	1316.00
Lot: SP175382/1355 Unit: 1355	1316.00
Lot: SP175382/1357 Unit: 1357	921.20
Lot: SP175382/1358 Unit: 1358	921.20
Lot: SP175382/1361 Unit: 1361	1052.80
Lot: SP175382/1363 Unit: 1363	1052.80
Lot: SP175382/1364 Unit: 1364	1316.00
Lot: SP175382/1365 Unit: 1365	1316.00
Lot: SP175382/1367 Unit: 1367	921.20
Lot: SP175382/1368 Unit: 1368	921.20
Lot: SP175382/1371 Unit: 1371	1052.80
Lot: SP175382/1372 Unit: 1372	1052.80
Lot: SP175382/1373 Unit: 1373	1052.80
Lot: SP175382/1374 Unit: 1374	1316.00
Lot: SP175382/1375 Unit: 1375	1316.00
Lot: SP175382/1376 Unit: 1376	1316.00

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Detail	Amount
Lot: SP175382/1377 Unit: 1377	921.20
Lot: SP175382/1378 Unit: 1378	921.20
Lot: SP175382/1381 Unit: 1381	1052.80
Lot: SP175382/1382 Unit: 1382	1052.12
Lot: SP175382/1383 Unit: 1383	1052.80
Lot: SP175382/1384 Unit: 1384	1316.00
Lot: SP175382/1385 Unit: 1385	1316.00
Lot: SP175382/1386 Unit: 1386	1316.00
Lot: SP175382/1387 Unit: 1387	921.20
Lot: SP175382/1388 Unit: 1388	921.20
Lot: SP175382/1391 Unit: 1391	1052.80
Lot: SP175382/1392 Unit: 1392	1052.80
Lot: SP175382/1396 Unit: 1396	1316.00
Lot: SP175382/1397 Unit: 1397	921.20
Lot: SP175382/1398 Unit: 1398	921.20
Lot: SP186299/21002 Unit: 21002	1052.80
Lot: SP186299/21003 Unit: 21003	1052.80
Lot: SP186299/21004 Unit: 21004	921.20
Lot: SP186299/21005 Unit: 21005	921.20
Lot: SP186299/21006 Unit: 21006	1052.80
Lot: SP186299/21007 Unit: 21007	921.20
Lot: SP186299/21008 Unit: 21008	921.20
Lot: SP186299/21009 Unit: 21009	921.20
Lot: SP186299/21010 Unit: 21010	962.20
Lot: SP186299/21101 Unit: 21101	1052.80
Lot: SP186299/21102 Unit: 21102	1052.80
Lot: SP186299/21103 Unit: 21103	1052.80
Lot: SP186299/21104 Unit: 21104	921.20
Lot: SP186299/21106 Unit: 21106	1052.80
Lot: SP186299/21107 Unit: 21107	56.90
Lot: SP186299/21108 Unit: 21108	921.20
Lot: SP186299/21110 Unit: 21110	1046.29
Lot: SP186299/21201 Unit: 21201	1052.80
Lot: SP186299/21202 Unit: 21202	1052.80
Lot: SP186299/21203 Unit: 21203	1052.80
Lot: SP186299/21205 Unit: 21205	921.20
Lot: SP186299/21206 Unit: 21206	1052.80
Lot: SP186299/21207 Unit: 21207	921.20
Lot: SP186299/21208 Unit: 21208	921.20
Lot: SP186299/21209 Unit: 21209	921.20
Lot: SP186299/21210 Unit: 21210	1052.80
Lot: SP186299/21301 Unit: 21301	1052.80
Lot: SP186299/21302 Unit: 21302	1052.80
Lot: SP186299/21303 Unit: 21303	1052.80
Lot: SP186299/21304 Unit: 21304	921.20
Lot: SP186299/21305 Unit: 21305	921.20
Lot: SP186299/21306 Unit: 21306	1052.80
Lot: SP186299/21307 Unit: 21307	921.20
Lot: SP186299/21308 Unit: 21308	921.20
Lot: SP186299/21309 Unit: 21309	921.20
Lot: SP186299/21310 Unit: 21310	1052.80
Lot: SP186299/21401 Unit: 21401	1052.80
Lot: SP186299/21402 Unit: 21402	1052.80
Lot: SP186299/21403 Unit: 21403	1052.80
Lot: SP186299/21404 Unit: 21404	921.20
Lot: SP186299/21405 Unit: 21405	921.20
Lot: SP186299/21406 Unit: 21406	1052.80
Lot: SP186299/21407 Unit: 21407	120.61
Lot: SP186299/21408 Unit: 21408	921.20
Lot: SP186299/21409 Unit: 21409	921.20
Lot: SP186299/21410 Unit: 21410	1052.80
Lot: SP186299/21501 Unit: 21501	1052.80

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Detail	Amount
Lot: SP186299/21502 Unit: 21502	1052.80
Lot: SP186299/21504 Unit: 21504	921.20
Lot: SP186299/21505 Unit: 21505	921.20
Lot: SP186299/21506 Unit: 21506	1052.80
Lot: SP186299/21507 Unit: 21507	921.20
Lot: SP186299/21508 Unit: 21508	921.20
Lot: SP186299/21509 Unit: 21509	723.80
Lot: SP186299/21510 Unit: 21510	1052.80
Lot: SP186299/21601 Unit: 21601	1052.80
Lot: SP186299/21602 Unit: 21602	1052.80
Lot: SP186299/21603 Unit: 21603	1052.80
Lot: SP186299/21605 Unit: 21605	921.20
Lot: SP186299/21606 Unit: 21606	1052.80
Lot: SP186299/21607 Unit: 21607	921.20
Lot: SP186299/21608 Unit: 21608	921.20
Lot: SP186299/21609 Unit: 21609	921.20
Lot: SP186299/21610 Unit: 21610	1052.80
Lot: SP186299/21701 Unit: 21701	1052.80
Lot: SP186299/21702 Unit: 21702	1052.80
Lot: SP186299/21704 Unit: 21704	921.20
Lot: SP186299/21705 Unit: 21705	921.20
Lot: SP186299/21706 Unit: 21706	1052.80
Lot: SP186299/21707 Unit: 21707	921.20
Lot: SP186299/21708 Unit: 21708	921.20
Lot: SP186299/21709 Unit: 21709	921.20
Lot: SP186299/21801 Unit: 21801	1052.80
Lot: SP186299/21802 Unit: 21802	1052.80
Lot: SP186299/21804 Unit: 21804	921.20
Lot: SP186299/21805 Unit: 21805	921.20
Lot: SP186299/21806 Unit: 21806	1052.80
Lot: SP186299/21808 Unit: 21808	921.20
Lot: SP186299/21809 Unit: 21809	921.20
Lot: SP186299/21810 Unit: 21810	1052.80
Lot: SP186299/21901 Unit: 21901	1052.80
Lot: SP186299/21902 Unit: 21902	1052.80
Lot: SP186299/21903 Unit: 21903	1052.80
Lot: SP186299/21905 Unit: 21905	921.20
Lot: SP186299/21906 Unit: 21906	1052.80
Lot: SP186299/21907 Unit: 21907	921.20
Lot: SP186299/21908 Unit: 21908	921.20
Lot: SP186299/21909 Unit: 21909	921.20
Lot: SP186299/21910 Unit: 21910	1052.80
Lot: SP186299/22001 Unit: 22001	1052.80
Lot: SP186299/22003 Unit: 22003	1052.80
Lot: SP186299/22004 Unit: 22004	1052.80
Lot: SP186299/22005 Unit: 22005	1052.80
Lot: SP186299/22006 Unit: 22006	1052.80
Lot: SP186299/22008 Unit: 22008	921.20
Lot: SP186299/22009 Unit: 22009	1052.80
Lot: SP186299/22103 Unit: 22103	1052.80
Lot: SP186299/22104 Unit: 22104	1052.80
Lot: SP186299/22105 Unit: 22105	1052.80
Lot: SP186299/22106 Unit: 22106	1052.80
Lot: SP186299/22108 Unit: 22108	921.20
Lot: SP186299/22109 Unit: 22109	1043.17
Lot: SP186299/22201 Unit: 22201	1052.80
Lot: SP186299/22202 Unit: 22202	1052.80
Lot: SP186299/22204 Unit: 22204	1052.80
Lot: SP186299/22205 Unit: 22205	1052.80
Lot: SP186299/22206 Unit: 22206	1052.80
Lot: SP186299/22207 Unit: 22207	1052.80
Lot: SP186299/22208 Unit: 22208	921.20

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Detail	Amount
Lot: SP186299/22209 Unit: 22209	1052.80
Lot: SP186299/22301 Unit: 22301	1052.80
Lot: SP186299/22302 Unit: 22302	1052.80
Lot: SP186299/22304 Unit: 22304	1052.80
Lot: SP186299/22305 Unit: 22305	1052.80
Lot: SP186299/22306 Unit: 22306	1052.80
Lot: SP186299/22307 Unit: 22307	1052.80
Lot: SP186299/22308 Unit: 22308	921.20
Lot: SP186299/22309 Unit: 22309	1052.80
Lot: SP186299/22401 Unit: 22401	1052.80
Lot: SP186299/22402 Unit: 22402	1052.80
Lot: SP186299/22403 Unit: 22403	1052.80
Lot: SP186299/22404 Unit: 22404	1052.80
Lot: SP186299/22405 Unit: 22405	1052.80
Lot: SP186299/22406 Unit: 22406	1052.80
Lot: SP186299/22407 Unit: 22407	1052.80
Lot: SP186299/22408 Unit: 22408	230.30
Lot: SP186299/22409 Unit: 22409	1052.80
Lot: SP186299/22502 Unit: 22502	1052.80
Lot: SP186299/22503 Unit: 22503	1052.80
Lot: SP186299/22504 Unit: 22504	1052.80
Lot: SP186299/22505 Unit: 22505	1052.80
Lot: SP186299/22506 Unit: 22506	1052.80
Lot: SP186299/22507 Unit: 22507	1052.80
Lot: SP186299/22509 Unit: 22509	1052.80
Lot: SP186299/22601 Unit: 22601	1052.80
Lot: SP186299/22602 Unit: 22602	1052.80
Lot: SP186299/22603 Unit: 22603	1052.80
Lot: SP186299/22604 Unit: 22604	0.20
Lot: SP186299/22605 Unit: 22605	1052.80
Lot: SP186299/22606 Unit: 22606	0.20
Lot: SP186299/22607 Unit: 22607	1052.80
Lot: SP186299/22608 Unit: 22608	921.20
Lot: SP186299/22609 Unit: 22609	1052.80
Lot: SP186299/22702 Unit: 22702	1052.80
Lot: SP186299/22703 Unit: 22703	1052.80
Lot: SP186299/22704 Unit: 22704	1052.80
Lot: SP186299/22705 Unit: 22705	1052.80
Lot: SP186299/22706 Unit: 22706	1052.80
Lot: SP186299/22707 Unit: 22707	1052.80
Lot: SP186299/22708 Unit: 22708	921.20
Lot: SP186299/22709 Unit: 22709	1052.80
Lot: SP186299/22801 Unit: 22801	1052.80
Lot: SP186299/22802 Unit: 22802	1052.80
Lot: SP186299/22803 Unit: 22803	1052.80
Lot: SP186299/22804 Unit: 22804	1052.80
Lot: SP186299/22805 Unit: 22805	1052.80
Lot: SP186299/22806 Unit: 22806	1052.80
Lot: SP186299/22807 Unit: 22807	1052.80
Lot: SP186299/22808 Unit: 22808	921.20
Lot: SP186299/22809 Unit: 22809	1052.80
Lot: SP186299/22901 Unit: 22901	1052.80
Lot: SP186299/22902 Unit: 22902	1052.80
Lot: SP186299/22903 Unit: 22903	1052.80
Lot: SP186299/22904 Unit: 22904	1052.80
Lot: SP186299/22907 Unit: 22907	1052.80
Lot: SP186299/22908 Unit: 22908	921.20
Lot: SP186299/22909 Unit: 22909	1052.80
Lot: SP186299/23001 Unit: 23001	1052.80
Lot: SP186299/23002 Unit: 23002	1052.80
Lot: SP186299/23003 Unit: 23003	1052.80
Lot: SP186299/23004 Unit: 23004	1052.80

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Detail	Amount
Lot: SP186299/23005 Unit: 23005	1052.80
Lot: SP186299/23006 Unit: 23006	1047.43
Lot: SP186299/23007 Unit: 23007	1052.80
Lot: SP186299/23008 Unit: 23008	921.20
Lot: SP186299/23009 Unit: 23009	1052.80
Lot: SP186299/23102 Unit: 23102	1052.80
Lot: SP186299/23104 Unit: 23104	1052.80
Lot: SP186299/23105 Unit: 23105	1052.80
Lot: SP186299/23106 Unit: 23106	1052.80
Lot: SP186299/23107 Unit: 23107	1052.80
Lot: SP186299/23203 Unit: 23203	1052.80
Lot: SP186299/23204 Unit: 23204	1052.80
Lot: SP186299/23205 Unit: 23205	1052.80
Lot: SP186299/23206 Unit: 23206	1052.80
Lot: SP186299/23207 Unit: 23207	1052.80
Lot: SP186299/23301 Unit: 23301	1052.80
Lot: SP186299/23304 Unit: 23304	1052.80
Lot: SP186299/23305 Unit: 23305	1052.80
Lot: SP186299/23306 Unit: 23306	1052.80
Lot: SP186299/23307 Unit: 23307	1052.80
Lot: SP186299/23402 Unit: 23402	1052.80
Lot: SP186299/23403 Unit: 23403	1052.80
Lot: SP186299/23404 Unit: 23404	1052.80
Lot: SP186299/23405 Unit: 23405	1052.80
Lot: SP186299/23406 Unit: 23406	263.20
Lot: SP186299/23407 Unit: 23407	1052.80
Lot: SP186299/23501 Unit: 23501	1052.80
Lot: SP186299/23502 Unit: 23502	1052.80
Lot: SP186299/23503 Unit: 23503	1052.80
Lot: SP186299/23504 Unit: 23504	1052.80
Lot: SP186299/23506 Unit: 23506	1052.80
Lot: SP186299/23507 Unit: 23507	1052.80
Lot: SP186299/23601 Unit: 23601	1052.80
Lot: SP186299/23602 Unit: 23602	1052.80
Lot: SP186299/23603 Unit: 23603	1052.80
Lot: SP186299/23604 Unit: 23604	1052.80
Lot: SP186299/23607 Unit: 23607	1047.43
Lot: SP186299/23701 Unit: 23701	1052.80
Lot: SP186299/23702 Unit: 23702	1052.80
Lot: SP186299/23704 Unit: 23704	1052.80
Lot: SP186299/23706 Unit: 23706	1052.80
Lot: SP186299/23707 Unit: 23707	1052.80
Lot: SP186299/23801 Unit: 23801	1052.80
Lot: SP186299/23802 Unit: 23802	1052.80
Lot: SP186299/23803 Unit: 23803	1052.80
Lot: SP186299/23804 Unit: 23804	1052.80
Lot: SP186299/23806 Unit: 23806	1052.80
Lot: SP186299/23807 Unit: 23807	1052.80
Lot: SP186299/23901 Unit: 23901	1052.80
Lot: SP186299/23902 Unit: 23902	1052.80
Lot: SP186299/23905 Unit: 23905	1052.80
Lot: SP186299/23906 Unit: 23906	1047.43
Lot: SP186299/23907 Unit: 23907	1052.80
Lot: SP186299/31201 Unit: 31201	1052.80
Lot: SP208808/31203 Unit: 31203	1052.80
Lot: SP208808/31205 Unit: 31205	921.20
Lot: SP208808/31206 Unit: 31206	1052.80
Lot: SP208808/31301 Unit: 31301	1052.80
Lot: SP208808/31302 Unit: 31302	1052.80
Lot: SP208808/31303 Unit: 31303	1052.80
Lot: SP208808/31304 Unit: 31304	1052.80
Lot: SP208808/31306 Unit: 31306	921.20

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Detail	Amount
Lot: SP208808/31307 Unit: 31307	921.20
Lot: SP208808/31308 Unit: 31308	921.20
Lot: SP208808/31309 Unit: 31309	921.20
Lot: SP208808/31310 Unit: 31310	921.20
Lot: SP208808/31401 Unit: 31401	1052.80
Lot: SP208808/31402 Unit: 31402	1052.80
Lot: SP208808/31403 Unit: 31403	1052.80
Lot: SP208808/31404 Unit: 31404	1052.80
Lot: SP208808/31405 Unit: 31405	1052.80
Lot: SP208808/31406 Unit: 31406	921.20
Lot: SP208808/31407 Unit: 31407	921.20
Lot: SP208808/31408 Unit: 31408	921.20
Lot: SP208808/31409 Unit: 31409	921.20
Lot: SP208808/31410 Unit: 31410	921.20
Lot: SP208808/31501 Unit: 31501	1052.80
Lot: SP208808/31502 Unit: 31502	827.20
Lot: SP208808/31503 Unit: 31503	1052.80
Lot: SP208808/31504 Unit: 31504	1052.80
Lot: SP208808/31505 Unit: 31505	1052.80
Lot: SP208808/31506 Unit: 31506	921.20
Lot: SP208808/31507 Unit: 31507	916.17
Lot: SP208808/31508 Unit: 31508	921.20
Lot: SP208808/31509 Unit: 31509	921.20
Lot: SP208808/31510 Unit: 31510	921.10
Lot: SP208808/31601 Unit: 31601	1052.80
Lot: SP208808/31602 Unit: 31602	1052.80
Lot: SP208808/31604 Unit: 31604	1052.80
Lot: SP208808/31605 Unit: 31605	1000.00
Lot: SP208808/31606 Unit: 31606	921.20
Lot: SP208808/31607 Unit: 31607	921.20
Lot: SP208808/31608 Unit: 31608	921.20
Lot: SP208808/31609 Unit: 31609	921.20
Lot: SP208808/31610 Unit: 31610	921.20
Lot: SP208808/31701 Unit: 31701	1052.80
Lot: SP208808/31703 Unit: 31703	1052.80
Lot: SP208808/31704 Unit: 31704	1052.80
Lot: SP208808/31705 Unit: 31705	1052.80
Lot: SP208808/31706 Unit: 31706	921.20
Lot: SP208808/31707 Unit: 31707	921.20
Lot: SP208808/31708 Unit: 31708	921.20
Lot: SP208808/31709 Unit: 31709	921.20
Lot: SP208808/31801 Unit: 31801	1052.80
Lot: SP208808/31803 Unit: 31803	1052.80
Lot: SP208808/31804 Unit: 31804	1052.80
Lot: SP208808/31806 Unit: 31806	921.20
Lot: SP208808/31808 Unit: 31808	921.20
Lot: SP208808/31809 Unit: 31809	921.20
Lot: SP208808/31810 Unit: 31810	921.20
Lot: SP208808/31901 Unit: 31901	1052.80
Lot: SP208808/31902 Unit: 31902	1052.80
Lot: SP208808/31903 Unit: 31903	1052.80
Lot: SP208808/31904 Unit: 31904	1031.68
Lot: SP208808/31906 Unit: 31906	921.20
Lot: SP208808/31907 Unit: 31907	921.20
Lot: SP208808/31909 Unit: 31909	921.20
Lot: SP208808/31910 Unit: 31910	921.20
Lot: SP208808/32001 Unit: 32001	1052.80
Lot: SP208808/32002 Unit: 32002	1052.80
Lot: SP208808/32003 Unit: 32003	1052.80
Lot: SP208808/32004 Unit: 32004	1052.80
Lot: SP208808/32006 Unit: 32006	921.20
Lot: SP208808/32007 Unit: 32007	921.20

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Detail	Amount
Lot: SP208808/32008 Unit: 32008	921.20
Lot: SP208808/32009 Unit: 32009	921.20
Lot: SP208808/32010 Unit: 32010	921.20
Lot: SP208808/32101 Unit: 32101	1052.80
Lot: SP208808/32102 Unit: 32102	1052.80
Lot: SP208808/32103 Unit: 32103	1052.80
Lot: SP208808/32106 Unit: 32106	921.20
Lot: SP208808/32107 Unit: 32107	0.09
Lot: SP208808/32108 Unit: 32108	921.20
Lot: SP208808/32109 Unit: 32109	921.20
Lot: SP208808/32110 Unit: 32110	921.20
Lot: SP208808/32201 Unit: 32201	1052.80
Lot: SP208808/32202 Unit: 32202	1052.80
Lot: SP208808/32203 Unit: 32203	1052.80
Lot: SP208808/32204 Unit: 32204	1052.80
Lot: SP208808/32205 Unit: 32205	1052.80
Lot: SP208808/32206 Unit: 32206	723.80
Lot: SP208808/32207 Unit: 32207	921.20
Lot: SP208808/32208 Unit: 32208	921.20
Lot: SP208808/32209 Unit: 32209	921.20
Lot: SP208808/32210 Unit: 32210	921.20
Lot: SP208808/32301 Unit: 32301	1052.80
Lot: SP208808/32302 Unit: 32302	1052.80
Lot: SP208808/32303 Unit: 32303	1052.80
Lot: SP208808/32304 Unit: 32304	1052.80
Lot: SP208808/32305 Unit: 32305	1052.80
Lot: SP208808/32307 Unit: 32307	921.20
Lot: SP208808/32308 Unit: 32308	921.20
Lot: SP208808/32309 Unit: 32309	921.20
Lot: SP208808/32310 Unit: 32310	921.20
Lot: SP208808/32402 Unit: 32402	1052.80
Lot: SP208808/32403 Unit: 32403	1052.80
Lot: SP208808/32404 Unit: 32404	1052.80
Lot: SP208808/32405 Unit: 32405	1052.80
Lot: SP208808/32406 Unit: 32406	921.20
Lot: SP208808/32407 Unit: 32407	921.20
Lot: SP208808/32408 Unit: 32408	921.00
Lot: SP208808/32409 Unit: 32409	921.20
Lot: SP208808/32410 Unit: 32410	921.20
Lot: SP208808/32501 Unit: 32501	1052.80
Lot: SP208808/32502 Unit: 32502	1052.80
Lot: SP208808/32503 Unit: 32503	1052.80
Lot: SP208808/32504 Unit: 32504	1052.80
Lot: SP208808/32505 Unit: 32505	1052.80
Lot: SP208808/32506 Unit: 32506	921.20
Lot: SP208808/32508 Unit: 32508	921.20
Lot: SP208808/32509 Unit: 32509	921.20
Lot: SP208808/32510 Unit: 32510	921.20
Lot: SP208808/32601 Unit: 32601	1052.80
Lot: SP208808/32602 Unit: 32602	1052.80
Lot: SP208808/32603 Unit: 32603	1052.80
Lot: SP208808/32604 Unit: 32604	1052.80
Lot: SP208808/32605 Unit: 32605	1052.80
Lot: SP208808/32608 Unit: 32608	921.20
Lot: SP208808/32610 Unit: 32610	921.20
Lot: SP208808/32701 Unit: 32701	1052.80
Lot: SP208808/32702 Unit: 32702	1052.80
Lot: SP208808/32703 Unit: 32703	1052.80
Lot: SP208808/32705 Unit: 32705	1052.80
Lot: SP208808/32706 Unit: 32706	921.20
Lot: SP208808/32707 Unit: 32707	921.20
Lot: SP208808/32708 Unit: 32708	921.20

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Detail	Amount
Lot: SP208808/32709 Unit: 32709	921.20
Lot: SP208808/32710 Unit: 32710	921.20
Lot: SP208808/32801 Unit: 32801	1052.80
Lot: SP208808/32802 Unit: 32802	1052.80
Lot: SP208808/32803 Unit: 32803	1052.80
Lot: SP208808/32804 Unit: 32804	1052.80
Lot: SP208808/32807 Unit: 32807	880.39
Lot: SP208808/32808 Unit: 32808	921.20
Lot: SP208808/32809 Unit: 32809	921.20
Lot: SP208808/32810 Unit: 32810	921.20
Lot: SP208808/32902 Unit: 32902	1052.80
Lot: SP208808/32903 Unit: 32903	1022.89
Lot: SP208808/32904 Unit: 32904	1052.80
Lot: SP208808/32905 Unit: 32905	1052.80
Lot: SP208808/32907 Unit: 32907	921.20
Lot: SP208808/32908 Unit: 32908	921.20
Lot: SP208808/32909 Unit: 32909	921.20
Lot: SP208808/32910 Unit: 32910	921.20
Lot: SP208808/33001 Unit: 33001	1052.80
Lot: SP208808/33002 Unit: 33002	1052.80
Lot: SP208808/33003 Unit: 33003	1052.80
Lot: SP208808/33004 Unit: 33004	1052.80
Lot: SP208808/33005 Unit: 33005	1052.80
Lot: SP208808/33006 Unit: 33006	921.20
Lot: SP208808/33007 Unit: 33007	921.20
Lot: SP208808/33008 Unit: 33008	921.20
Lot: SP208808/33009 Unit: 33009	921.20
Lot: SP208808/33010 Unit: 33010	921.20
Lot: SP208808/33101 Unit: 33101	1052.80
Lot: SP208808/33102 Unit: 33102	1052.80
Lot: SP208808/33103 Unit: 33103	1052.80
Lot: SP208808/33104 Unit: 33104	1052.80
Lot: SP208808/33105 Unit: 33105	1052.80
Lot: SP208808/33106 Unit: 33106	921.20
Lot: SP208808/33107 Unit: 33107	921.20
Lot: SP208808/33108 Unit: 33108	921.20
Lot: SP208808/33109 Unit: 33109	1052.80
Lot: SP208808/33201 Unit: 33201	1052.80
Lot: SP208808/33202 Unit: 33202	1052.80
Lot: SP208808/33203 Unit: 33203	1052.80
Lot: SP208808/33206 Unit: 33206	921.20
Lot: SP208808/33207 Unit: 33207	921.20
Lot: SP208808/33209 Unit: 33209	1052.80
Lot: SP208808/33301 Unit: 33301	1052.80
Lot: SP208808/33302 Unit: 33302	1052.80
Lot: SP208808/33303 Unit: 33303	1052.80
Lot: SP208808/33304 Unit: 33304	1052.80
Lot: SP208808/33306 Unit: 33306	921.20
Lot: SP208808/33307 Unit: 33307	723.80
Lot: SP208808/33308 Unit: 33308	921.20
Lot: SP208808/33309 Unit: 33309	1052.80
Lot: SP208808/33401 Unit: 33401	1052.80
Lot: SP208808/33403 Unit: 33403	1052.80
Lot: SP208808/33404 Unit: 33404	1052.80
Lot: SP208808/33405 Unit: 33405	1052.80
Lot: SP208808/33406 Unit: 33406	921.20
Lot: SP208808/33408 Unit: 33408	921.20
Lot: SP208808/33409 Unit: 33409	1052.80
Lot: SP208808/33501 Unit: 33501	1052.80
Lot: SP208808/33502 Unit: 33502	1052.80
Lot: SP208808/33503 Unit: 33503	1052.80
Lot: SP208808/33504 Unit: 33504	1052.80

Notes To Financial Statements

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Queensland 4215

ABN/ACN 71311039814

Detail	Amount
Lot: SP208808/33505 Unit: 33505	1052.80
Lot: SP208808/33506 Unit: 33506	921.20
Lot: SP208808/33507 Unit: 33507	921.20
Lot: SP208808/33508 Unit: 33508	921.20
Lot: SP208808/33601 Unit: 33601	1052.80
Lot: SP208808/33602 Unit: 33602	1052.80
Lot: SP208808/33603 Unit: 33603	0.36
Lot: SP208808/33604 Unit: 33604	1052.80
Lot: SP208808/33605 Unit: 33605	1052.80
Lot: SP208808/33606 Unit: 33606	921.20
Lot: SP208808/33607 Unit: 33607	921.20
Lot: SP208808/33608 Unit: 33608	921.20
Lot: SP208808/33609 Unit: 33609	1052.80
Lot: SP208808/33701 Unit: 33701	1052.80
Lot: SP208808/33702 Unit: 33702	1052.80
Lot: SP208808/33703 Unit: 33703	1052.80
Lot: SP208808/33704 Unit: 33704	1052.80
Lot: SP208808/33705 Unit: 33705	827.20
Lot: SP208808/33707 Unit: 33707	921.20
Lot: SP208808/33708 Unit: 33708	921.20
Lot: SP208808/33709 Unit: 33709	1052.80
Lot: SP208808/33802 Unit: 33802	1052.80
Lot: SP208808/33803 Unit: 33803	1052.80
Lot: SP208808/33804 Unit: 33804	1052.80
Lot: SP208808/33805 Unit: 33805	1052.80
Lot: SP208808/33806 Unit: 33806	921.20
Lot: SP208808/33807 Unit: 33807	921.20
Lot: SP208808/33808 Unit: 33808	921.20
Lot: SP208808/33809 Unit: 33809	1052.80
	\$ 688,709.63

Note 14 Levy payments unidentified - also see note 2

Detail	Amount
Unidentified Payment Unidentified Levy payment 13 Oct 2023	1052.80
	\$ 1,052.80

Balance Sheet Administrative & Sinking Fund
Body Corporate for Southport Central Residential CTS 35751 As at 31st July 2024

56 Scarborough Street Southport Qld 4215 ABN/ACN 71311039814

Assets	2024	2023
Cash	504,200.91	358,490.14
Investment Account	3,282,391.44	3,671,697.52
Prepaid Expenses	32,282.53	-
Levies in Arrears	145,146.45	170,612.17
GST asset	51,931.67	-
GST balance to collect	71,409.04	74,343.82
SHARES PURCHASED IN CTS 35751 INVESTMENTS PTY LTD	1,448,200.00	1,448,200.00
Total Assets	5,535,562.04	5,723,343.65
Liabilities		
Levies in Advance	688,709.63	499,816.31
Accounts Payable Liability	1,052.80	-
Unallocated Monies Received	50,337.55	60,357.87
GST Liability	-	39,508.68
Total Liabilities	740,099.98	599,682.86
Net Assets	4,795,462.06	5,123,660.79
Equity		
Administrative Fund	31,815.14	7,251.85
Sinking Fund	4,763,646.92	5,116,408.94
Total Equity	4,795,462.06	5,123,660.79
Opening Administrative Fund Balance as at 1 August	7,251.85	676,131.86
Total Administrative Fund Revenue During Period	3,500,391.71	3,015,286.62
Total Administrative Fund Expenditure During Period	(3,475,828.42)	(3,684,166.63)
Post year adjustment		
Closing Administrative Fund Balance as at 31 July 2024	31,815.14	7,251.85
Opening Sinking Fund Balance as at 1 August	5,116,408.94	5,091,789.65
Total Sinking Fund Revenue During Period	808,962.91	724,885.07
Total Sinking Fund Expenditure During Period	(1,161,724.93)	(700,265.78)
Post year adjustment		
(moved from expenditure to balance sheet in 2021)		
Closing Sinking Fund Balance as at 31 July 2024	4,763,646.92	5,116,408.94

CTS 35751 INVESTMENTS PTY LTD
Unit 1354 56 SCARBOROUGH ST
SOUTHPORT QLD 4215

Balance Sheet
As of July 2024

Assets	
Current Assets	
Bank Accounts	
Macquarie 263238	4,963.02
Rent Trust Account	9,651.14
Prepaid Insurance	1,627.18
Prepaid Body Corp	3,948.00
Total Current Assets	20,189.34
Non-Current Assets	
Property at Cost	
Unit 21303	390,000.00
Unit 21303 other cost base	16,433.16
Unit 1318	310,000.00
Unit 1318 other cost base	13,193.90
Unit 21008	295,000.00
Unit 21008 other cost base	12,765.26
Unit 1193	390,000.00
Unit 1193 other cost base	16,406.90
Total Property at Cost	1,443,799.22
Capital Expenditure	
1318 Capital Expenditure	549.00
1318 Accum Dep	(128.15)
21303 Capital Expenditure	583.00
21303 Accum Dep	(160.21)
Total Capital Expenditure	843.64
Total Non-Current Assets	1,444,642.86
Total Assets	1,464,832.20
Liabilities	
Net Assets	1,464,832.20
Equity	
21303 Shares	408,000.00
1318 Shares	323,700.00
21008 Shares	308,500.00
1193 Shares	408,000.00
Total Shares	1,448,200.00
Retained Earnings	8,454.20
Current Year Earnings	8,178.00
Total Equity	1,464,832.20

CTS 35751 INVESTMENTS PTY LTDUnit 1354 56 SCARBOROUGH ST
SOUTHPORT QLD 4215**Profit & Loss Statement**

	Aug23 to Jul24
Income	
21303 Rent	37,580.00
1318 Rent	34,740.00
21008 Rent	25,680.00
1193 Rent	38,440.00
Total Income	136,440.00
Cost Of Sales	
21303 Water	1,599.06
1318 Water	1,520.63
21008 Water	1,520.63
1193 Water	1,599.06
21303 Rates	2,934.39
1318 Rates	2,994.81
21008 Rates	2,934.39
1193 Rates	2,934.39
21303 Body Corporate Fees	5,489.01
1318 Body Corporate Fees	4,539.07
21008 Body Corporate Fees	4,495.87
1193 Body Corporate Fees	5,138.13
21303 Insurance	581.00
1318 Insurance	478.33
21008 Insurance	581.00
1193 Insurance	478.33
21303 Manager Fees and Charges	2,808.85
1318 Manager Fees and Charges	2,752.09
21008 Manager Fees and Charges	2,123.88
1193 Manager Fees and Charges	3,480.29
1193 Advertising	165.00
21303 Repairs & Maintenance	452.10
1318 Repairs & Maintenance	122.10
21008 Repairs & Maintenance	320.10
1193 Repairs & Maintenance	501.10
21303 Depreciation	58.30
1318 Depreciation	54.90
Total Cost Of Sales	52,656.81
Gross Profit	83,783.19
Expenses	
General Expenses	
Accounting/Bookkeeping Fees	3,498.00
Legal Fees	6,725.82
Management Fees CTS 35751	70,613.61
Administration Fees	310.00
Total Expenses	81,147.43
Operating Profit	2,635.76
Net Profit/(Loss)	2,635.76

**INVESTMENT COMPARISON
PROPERTY VS CASH**

	Unit purchased	21303	1318	21008	1193	Consolidated
Investing in property						
Shares purchased for investment in property	\$	408,000	\$ 323,700	\$ 308,500	\$ 408,000	\$ 1,448,200
Operating Profit May/June - July21						
		2,956	1,835	667	1,848	7,305.54
Unit Gross Profit Aug21-Jul22		14,387	14,447	12,236	15,852	56,922.42
Unit Gross Profit Aug22-Jul23		17,655	16,668	17,009	19,454	70,786.22
Unit Gross Profit Aug23-Jun24		23,092	22,077	13,969	24,645	83,783.19
Profit to date		58,090	55,026	43,882	61,799	\$ 218,797.37
ROI % to date		14.2%	17.0%	14.2%	15.1%	15.1%
Market Value increase @ 30/06/2024						
	\$	-	\$ 119,000	\$ 172,000	\$ 112,000	
(based on comparable listings in the scheme)						
Appraised market value		729,000	550,000	575,000	680,000	2,131,000
Market Value Gain to date		321,000	226,300	266,500	272,000	
		79%	70%	86%	67%	
Investing in Cash Products						
Current term deposit rates		4.00%	4.00%	4.00%	4.00%	4.00%
Alternative Annual return on cash used for share purchases		17,389	13,796	13,148	17,389	61,722
Alternative Annual return 2023		20,400	16,185	15,425	20,400	72,410
Alternative Annual return 2022		6,324	5,017	4,782	6,324	22,447
Alternative Annual return to date		44,113	34,998	33,355	44,113	156,579
Operating profit vs interest profit to date	\$	13,978	\$ 20,028	\$ 10,527	\$ 17,686	\$ 62,218

Title searches conducted on 18/08/2023 confirm the ownership of these properties

Estate and Land	Registered Owner
LOT 21303 SURVEY PLAN 186299	CTS 35751 INVESTMENTS PTY LTD A.C.N. 649 177 257
LOT 1318 SURVEY PLAN 175382	CTS 35751 INVESTMENTS PTY LTD A.C.N. 649 177 257
LOT 21008 SURVEY PLAN 186299	CTS 35751 INVESTMENTS PTY LTD A.C.N. 649 177 257
LOT 1193 SURVEY PLAN 175382	CTS 35751 INVESTMENTS PTY LTD A.C.N. 649 177 257

ASIC COMPANY STATEMENT

1/04/2024

Shareholding

Shares Description	Share Class	Number Issued	Total Amount Paid on these shares	Total Amount Unpaid on these shares
D CLASS SHARE	D	1	\$1.00	\$0.00
K CLASS SHARES	K	408000	\$408,000.00	\$0.00
L SHARE CLASS	L	308500	\$308,500.00	\$0.00
M CLASS SHARE	M	323700	\$323,700.00	\$0.00
N CLASS SHARES	N	408000	\$408,000.00	\$0.00

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Qld 4215
ABN/ACN 71311039814

REGISTER OF ASSETS

Date of Acquisition	Cost of Asset	Brief Description of Asset	Received From	Address	Disposal Date	Disposed To
24/10/07	\$1,140.00	Icom IC-F14 radio equipment	Telecoast Communications ...	PO Box 766 Burleigh Heads, Qld 4220		
09/02/09	\$4,799.00	1 treadmill	Sporty's Warehouse			
26/02/09	\$1,496.00	20 Bornodo chairs	Leisure Living			
11/05/09	\$1,568.00	32 stacker chairs	Empire Business Furniture			
11/05/09	\$1,196.00	4 chairs	Empire Business Furniture			
11/05/09	\$618.00	1 credenza	Empire Business Furniture			
11/05/09	\$1,290.00	10 Visitor chairs	Empire Business Furniture			
11/05/09	\$1,109.00	Boardroom Table	Empire Business Furniture			
11/05/09	\$540.00	4 folding tables	Empire Business Furniture			
18/08/09	\$1,164.00	12 seater leather lounge	Empire Business Furniture			
02/08/10	\$14,291.00	Various furniture for Foyer	King Furniture			
16/10/10	\$3,924.00	1 Toshiba 55XL LCD Television plus Accessories	Gold Coast Hi Fi			
29/01/13	\$13,196.70	3 x O5TM Studio Treadmills	The Fitness Generation			
05/02/13	\$2,198.90	MultiPress1307001001	The Fitness Generation Pty ...	PO Box 5053 Studfield, Vic 3152		
02/12/13	\$4,341.70	New Rower	The Fitness Generation Pty ...	PO Box 5053 Studfield, Vic 3152		
05/02/14	\$2,198.90	LatPulldown 13ZR0012	The Fitness Generation Pty ...	PO Box 5053 Studfield, Vic 3152		
05/02/14	\$2,189.90	LgCurl/Ext 13ZP0049	The Fitness Generation Pty ...	PO Box 5053 Studfield, Vic 3152		
05/02/14	\$4,398.90	Adj Pulley 13XC0048	The Fitness Generation Pty ...	PO Box 5053 Studfield, Vic 3152		
06/03/14	\$2,625.00	Security Desks x 2	David Ball	1 Blue Ridge Cres Varsity Lakes, Qld 4227		
26/04/16	\$1,773.00	6 White Sunlounges LSPR-ID6164977	Living Styles Online			
12/02/17	\$2,726.00	Acer Aspire E5-523G95NV BLK DNK Laptop&Bag	P&T Safe T-Net	1314/56 Scarborough Street Southport, Qld 4215		
08/03/17	\$3,640.00	12 White Sunlounges LSPR-ID6164977	Living Styles Online	10/4a Bachell Avenue Lidcombe, NSW 2141		
21/07/17	\$2,456.30	5 Bike Rack1400(L)x600(W)x600(H)mm Black	Area Safe Products Pty Ltd	3 Jamieson Place Glendenning, NSW 2761		
21/07/17	\$2,456.30	5 Bike Racks 1400(L)x600(W)x600(H)mm Black	Area Safe Products Pty Ltd	3 Jamieson Place Glendenning, NSW 2761		
21/06/18	\$1,027.40	Miami Seat - Heavy duty hardwood slat seat	Area Safe Products Pty Ltd	3 Jamieson Place Glendenning, NSW 2761		
22/08/18	\$3,790.00	Encore commercial treadmill Model ECT 7	John Walker Gym Repairs	72 Old Ferry Road Banora Point, NSW 2486		
22/08/18	\$4,390.00	Encore commercial elliptical Model ECE 7	John Walker Gym Repairs	72 Old Ferry Road Banora Point, NSW 2486		
22/08/18	\$4,380.00	2 Encore commercial upright bikes Model ECU 7	John Walker Gym Repairs	72 Old Ferry Road Banora Point, NSW 2486		
10/01/19	\$2,679.00	12 Guam Sun Lounge	Empire Office Furniture	180 Scarborough Street Southport, Qld 4215		
08/02/19	\$5,313.26	48 Costa Chairs	Leasure Living Co Pty Ltdf	97 Ashmore Road Bundall, Qld 4217		
28/03/19	\$70,000.00	GIFTED 700 canvas oil paintings	Complete Management Gro...	PO Box 3571 Australia Fair Qld 4215		
12/09/19	\$2,075.40	12 Bora Chairs, 3x90cm Sq Aluminium Slat Tables	Leisure Living Co Pty Ltd	97 Ashmore Rd Bundall, Qld 4217		
12/09/19	\$2,988.00	12x90cm Sq Aluminium Slat Tables	Leisure Living Co Pty Ltd	97 Ashmore Rd Bundall, Qld 4217		

Body Corporate for Southport Central Residential CTS 35751

56 Scarborough Street Southport Qld 4215
ABN/ACN 71311039814

REGISTER OF ASSETS

02/12/19	\$9,977.70	Furniture for Tower 1 Residents Lounge	Discerning Design Pty Ltd	Coral Street Loganlea 4131
----------	------------	--	---------------------------	----------------------------



Chubb Insurance Australia Limited
 ABN: 23 001 642 020 AFSL: 239687
 Grosvenor Place
 Level 38, 225 George Street
 Sydney NSW 2000, Australia
 O +61 2 9335 3200
 www.chubb.com/au

Date Issued: 15 October 2024

Certificate of Currency

This Certificate of Currency confirms the following **Policy** is current at the date stated below. Please refer to **Policy** documents for full terms and conditions.

Certificate of Currency		
Named Insured:	BC for Southport Central Commercial CTS 34990, Southport Central Residential CTS 35751, Southport Central Retail T1 CTS 41767, Southport Central Retail T2 CTS 46898, Southport Central Retail T3 CTS 447651, Australia Fair Carpark	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	04GS018622	
Insurance:	Commercial Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0224	
Period of Insurance:	From:	4.00pm on 30 September 2024, Local Standard Time
	To:	4.00pm on 30 September 2025, Local Standard Time
The Insurer:	Section 1	50.00% Chubb Insurance Australia Limited
	Section 2	50.00% Chubb Insurance Australia Limited
	Section 3	50.00% Chubb Insurance Australia Limited
	Section 4-10	Not Insured
Insured Location	5 Lawson St, Southport QLD 4215	

Limits of Liability

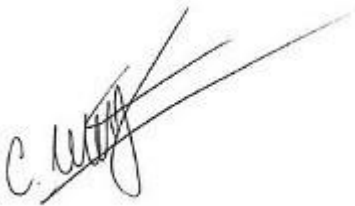
Section 1: Property Damage Insurance	Buildings and Common Property	AUD 1,074,950,929
	Common Contents	AUD 10,749,509
	Catastrophe	Not Insured
Section 2: Machinery Breakdown Insurance	AUD 1,000,000	
Section 3: Consequential Loss Insurance	AUD 331,627,458	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 1,417,327,896	
Section 4: Crime Insurance	Not Insured	
Section 5: General Liability Insurance	Personal Injury	Not Insured
	Property Damage	Not Insured
Section 6: Environmental Impairment Liability Insurance	Not Insured	
Section 7: Management Committee Liability Insurance	Not Insured	
Section 8: Audit Expenses Insurance	Not Insured	
Section 9: Appeal Expenses Insurance	Not Insured	
Section 10: Voluntary Workers Insurance	Accident each occurrence Limit	Not Insured
	Accident aggregate Limit	Not Insured

All the values on this Certificate of Currency are correct as at 15 October 2024 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

The insurance afforded by the policies described in this Certificate is subject to all terms, exclusions and conditions of such policies.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made. **Policy** terms and conditions incorporate provisions which may enable Insurers to cancel or vary the **Policy** on the happening of prescribed circumstances or events (i.e. non-payment of premium). Therefore, this confirmation of insurance is not to be construed as guaranteeing that the **Policy** will remain in force throughout the **Period of Insurance** as specified herein.

Signed:

A handwritten signature in black ink, appearing to read 'C. McCarthy', is written over a faint, light-colored rectangular stamp or watermark.

Clayton McCarthy
Strata Underwriter

Authorised Officer, Chubb Insurance Australia Limited
ABN 23 001 642 020 AFSL 239687



Certificate of Currency

This is to certify that according to the records of the Company the Policy detailed below is in force until 4pm AEST 30th September 2025.

Insured: Body Corporate for CTS 34990, 35751, 41767, 46898, 447651 & Australia Fair Carpark

Type of Insurance: Strata Insurance (**Property Only**)

Policy Number: 04 STR 16144

Policy Period: From: 30th September 2024 at 4:00pm
To: 30th September 2025 at 4:00pm

Policy Wording: Chubb Strata Insurance Policy Wording (ChubbSTRATA01PDS0224)

Location: Cnr Lawson Street & Scarborough Street, Southport QLD 4215

Building (100%): AUD \$1,074,950,929

Common Contents (100%): AUD \$10,749,509

Loss of Rent: AUD \$331,627,458

Portion: 20% of 100%

Other Insurers: Chubb Insurance (60%)
Zurich Insurance (20%)

Mitsui Sumitomo Insurance Company Limited

Signed by:

Signed by:

Fads



Date: 04 October 2024 | 12:28 PM AEST **per**.....E702C0FAD43340B.....

Mitsui Sumitomo Insurance Co.,Ltd.

A.B.N. 49 000 525 637
Level 26, 135 King Street, Sydney NSW 2000
Telephone: (02) 9222 7600 Facsimile: (02) 9232 7006



Certificate of Currency

This is to certify that the undermentioned policy is current as shown in the Period of Insurance details unless cancelled in the meantime. Subject to the limitations, exclusions, definitions, and conditions of the Zurich Australian Insurance Limited policy wording.

Class of Insurance

Industrial Special Risks

Policy Number

78 2388512 ISR

The Insured

Body Corporate of CTS 34990, CTS 35751, CTS 41767, CTS 46898, CTS 447651 and Australia Fair Carpark

Insured Situation

5 Lawson Street, Southport, QLD 4215

Limit(s) of Liability

Section 1 & Section 2 Combined

\$1,417,327,896

Period of Insurance

From 30 September 2024 at 4:00pm Sydney time to 30 September 2025 at 4:00pm Sydney time

Zurich's Proportion

20% of whole.

Issued

at Sydney on 3 October 2024

Zurich Australian Insurance Limited
ABN 13 000 296 640

Tiffany Nguyen

Zurich Tower,
118 Mount Street,
North Sydney NSW 2060
Australia

Zurich Australian Insurance Limited
ABN 13 000 296 640

Direct phone +61 419 484 081

E-mail: Andrew.Geldart@zurich.com.au

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool. This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

Identification number:

PSC0223694

2. Location of the swimming pool

Property details are usually shown on the title documents and rates notices

Street address:

56 SCARBOROUGH ST

SOUTHPORT QLD

Postcode

4

2

1

5

Lot and plan details:

9999/SP/175382

Local government area:

GOLD COAST CITY

3. Exemptions or alternative solutions for the swimming pool (if applicable)

If an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Pool properties

Shared pool

Non-shared pool

Number of pools

5

5. Pool safety certificate validity

Effective date:

2

0

/

0

8

/

2

0

2

4

Expiry date:

2

0

/

0

8

/

2

0

2

5

6. Certification

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

Malcolm Crawford

Pool safety inspector licence number:

PS15344667

Signature:

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.