



Disclosure Statement

Body Corporate and Community Management Act 1997

SECTION 206

Body Corporate Body Corporate for: ADELPHI SPRINGS Community Titles Scheme 28835
 Lot No: 25 on SP 102539
 Address: 10 / 100 'PAROS' COTLEW STREET EAST SOUTHPORT QLD 4215

PRESCRIBED INFORMATION

¹
Secretary of Body Corporate Name: DEBROAH BIRD C/- BRIGHT AND DUGGAN
 Address: PO BOX 4549, ASHMORE PLAZA QLD 4214
 Telephone: 5539 6886

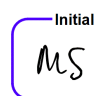
Body Corporate Manager Name: BRIGHT AND DUGGAN STRATA PROFESSIONALS
 Address: PO BOX 4549, ASHMORE PLAZA QLD 4214
 Telephone: 5539 6886

Annual Contributions and Levies Administrative Fund: \$5,763.00 **GROSS** each year by instalments in advance on the FIRST day of each QUARTER **Discount: 20%**
 Sinking Fund: \$2,660.18 **GROSS** each year by instalments in advance on the FIRST day of each QUARTER **Discount: 20%**
 Insurance: \$823.03 **GROSS** each year by instalments in advance on the FIRST day of each QUARTER **Discount: N/A**

Contribution Schedule Lot Entitlements Based on Contribution Schedule Lot Entitlements: Lot Entitlement 82 Aggregate 10017
 70.2805 (Admin) 32.4413 (Sinking) N/A (Other)
 Ratified at AGM dated 20/03/2025

Based on Interest Schedule Lot Entitlements: Lot Entitlement 18 Aggregate 2389
 45.7243 (Insurance not included in Admin Fund Levy)
 Ratified at AGM dated 20/03/2025
 *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

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

NOTHING SIGHTED IN RECORDS PROVIDED

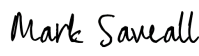
Sinking Fund Balance

\$658,825.88 AS AT 12 JUNE 2025

Insurance

Insurer:	CHU
Policy No:	HU00 29660
Building:	\$73,179,247.00
Public Liability:	\$30,000,000.00
Valid to:	28/02/2026

Signing

Signed by:

 Seller
 Mark Saveall - McGrath Estate Agents
 16-06-2025
 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: 13 JUNE 2025

Body Corporate and Community Management Act 1997
Body Corporate and Community Management (Accommodation Module)
 Roll of Lots and Entitlements (Section 204)
ADELPHI SPRINGS CTS 28835

LOT NO. 25 UNIT NO. PA10 PLAN NO. various TYPE B.F.P. ACCOUNT NO. 02100110

ORIGINAL OWNER		
Name of Original Owner of Lot	Residential Address of Original Owner	Address for service of notices on Original Owner
Korelli Pty Ltd	Level 3 The Forum 26 Orchid Avenue SURFERS PARADISE Q 4217	Level 3 The Forum 26 Orchid Avenue SURFERS PARADISE Q 4217

CONTRIBUTION ENTITLEMENTS	
Contribution Entitlements	Date of Registration
82.00	08-Dec-05

INTEREST ENTITLEMENTS	
Interest Entitlements	Date of Registration
18.00	08-Dec-05

PARTICULARS OF SUBSEQUENT OWNERS			
Full Name of Owner(s)	Residential Address	Address for service of notices on Owner(s)	Date of notice
AD Toohey alan.toohey@gmail.com	Adelphi Springs - Paros U10 100 Cotlew Street East SOUTHPORT QLD 4215	Adelphi Springs - Paros U10 100 Cotlew Street East SOUTHPORT QLD 4215	10/11/20
P Greig pauline_greig@hotmail.com	Adelphi Springs - Paros U10 100 Cotlew Street East SOUTHPORT QLD 4215	Adelphi Springs - Paros U10 100 Cotlew Street East SOUTHPORT QLD 4215	10/11/20
AD Toohey alan.toohey@gmail.com	Adelphi Springs - Paros U10 100 Cotlew Street East SOUTHPORT QLD 4215	Adelphi Springs - Paros U10 100 Cotlew Street East SOUTHPORT QLD 4215	09/11/20
P Greig pauline_greig@hotmail.com	Adelphi Springs - Paros U10 100 Cotlew Street East SOUTHPORT QLD 4215	Adelphi Springs - Paros U10 100 Cotlew Street East SOUTHPORT QLD 4215	09/11/20
Mr A Toohey & Ms P Greig alan.toohey@gmail.com,pauline_greig@hotmail.com	PO Box 4213 HAWKER ACT 2614	PO Box 4213 HAWKER ACT 2614	22/06/20
Mr A Toohey & Ms P Greig alan.toohey@gmail.com,pauline_greig@hotmail.com	PO Box 4213 HAWKER ACT 2614	PO Box 4213 HAWKER ACT 2614	19/06/20

(continued)

Roll of Lots and Entitlements (Section 204)

ADELPHI SPRINGS CTS 28835

LOT NO. 25 UNIT NO. PA10 PLAN NO. various TYPE B.F.P. ACCOUNT NO. 02100110

PARTICULARS OF SUBSEQUENT OWNERS			
Full Name of Owner(s)	Residential Address	Address for service of notices on Owner(s)	Date of notice
Mr A Toohey & Ms P Greig alan.toohey@gmail.com,pauline_greig@hotmail.com	PO Box 4213 HAWKER ACT 2614	PO Box 4213 HAWKER ACT 2614	12/10/18
Mr A Toohey & Ms P Greig alan.toohey@gmail.com,pauline_greig@hotmail.com	PO Box 4213 HAWKER ACT 2614	PO Box 4213 HAWKER ACT 2614	18/06/18
Mr A Toohey & Ms P Greig alan.toohey@gmail.com,pauline_greig@hotmail.com	PO Box 4213 HAWKER ACT 2614	PO Box 4213 HAWKER ACT 2614	15/06/18
A D Toohey & P Greig alan.toohey@gmail.com,pauline_greig@hotmail.com	PO Box 4213 HAWKER ACT 2614	PO Box 4213 HAWKER ACT 2614	10/04/18
A D Toohey & P Greig alan.toohey@gmail.com	PO Box 4213 HAWKER ACT 2614	PO Box 4213 HAWKER ACT 2614	27/12/17
A D Toohey & P Greig alan.toohey@gmail.com	PO Box 4213 HAWKER ACT 2614	PO Box 4213 HAWKER ACT 2614	03/11/17
A D Toohey & P Greig alan.toohey@gmail.com	89 Shumack Street WEETANGERA ACT 2614	89 Shumack Street WEETANGERA ACT 2614	19/09/17
G J Hawkins	Adelphi Springs Paros U10 100 Cotlew St East SOUTHPORT QLD 4215	Adelphi Springs Paros U10 100 Cotlew St East SOUTHPORT QLD 4215	15/10/15
Mr C J & Mrs L E Krasey lkrasey@hotmail.com	12 Charles Street MOOROOLBARK VIC 3138	12 Charles Street MOOROOLBARK VIC 3138	12/10/12
Mr C J & Mrs L E Krasey lkrasey@hotmail.com	12 Charles Street MOOROOLBARK VIC 3138	12 Charles Street MOOROOLBARK VIC 3138	07/02/12
Mr & Mrs C J Krasey lkrasey@hotmail.com	12 Charles Street MOOROOLBARK VIC 3138	12 Charles Street MOOROOLBARK VIC 3138	17/10/07

(continued)

Roll of Lots and Entitlements (Section 204)

ADELPHI SPRINGS CTS 28835

LOT NO. 25 UNIT NO. PA10 PLAN NO. various TYPE B.F.P. ACCOUNT NO. 02100110

PARTICULARS OF SUBSEQUENT OWNERS			
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Full Name of Owner(s)	Residential Address	Address for service of notices on Owner(s)	Date of notice
Mr & Mrs C J Krasey	12 Charles Street MOOROOLBARK VIC 3138	12 Charles Street MOOROOLBARK VIC 3138	26/10/99

INSURANCE REPORT

ADELPHI SPRINGS CTS 28835

100 Cotlew Street East
SOUTHPORT QLD 4215

Type BUILDING		Sum Insured 73,179,247	Premium \$119,432.73	Date Last Paid 27/03/25
Company/Broker CHU Underwriting Agencies Body Corporate Brokers contactus@bcb.com.au	Telephone 07 5668 7800	Policy Number HU0029660	Due Date 28 February 2026	
	Facsimile	Excess/Comments \$5,000 all claims & as per policy \$10,000 water damage & burst pipes / \$500 earthquake see notes for Lots not include		

Type PUBLIC LIABILITY		Sum Insured 30,000,000	Premium Included	Date Last Paid 27/03/25
Company/Broker CHU Underwriting Agencies Body Corporate Brokers contactus@bcb.com.au	Telephone 07 5668 7800	Policy Number HU0029660	Due Date 28 February 2026	
	Facsimile	Excess/Comments		

Type COMMON AREA CONTENTS		Sum Insured 731,792	Premium Included	Date Last Paid 27/03/25
Company/Broker CHU Underwriting Agencies Body Corporate Brokers contactus@bcb.com.au	Telephone 07 5668 7800	Policy Number HU0029660	Due Date 28 February 2026	
	Facsimile	Excess/Comments		

Type LOSS OF RENT		Sum Insured 10,976,887	Premium Included	Date Last Paid 27/03/25
Company/Broker CHU Underwriting Agencies Body Corporate Brokers contactus@bcb.com.au	Telephone 07 5668 7800	Policy Number HU0029660	Due Date 28 February 2026	
	Facsimile	Excess/Comments		

Type FIDELITY GUARANTEE		Sum Insured 250,000	Premium Included	Date Last Paid 27/03/25
Company/Broker CHU Underwriting Agencies Body Corporate Brokers contactus@bcb.com.au	Telephone 07 5668 7800	Policy Number HU0029660	Due Date 28 February 2026	
	Facsimile	Excess/Comments		

Type VOLUNTARY WORKERS		Sum Insured 200,000/2,000	Premium Included	Date Last Paid 27/03/25
Company/Broker CHU Underwriting Agencies Body Corporate Brokers contactus@bcb.com.au	Telephone 07 5668 7800	Policy Number HU0029660	Due Date 28 February 2026	
	Facsimile	Excess/Comments		

INSURANCE REPORT

ADELPHI SPRINGS CTS 28835

100 Cotlew Street East
SOUTHPORT QLD 4215

Type OFFICE BEARERS		Sum Insured 5,000,000	Premium Included	Date Last Paid 27/03/25
Company/Broker CHU Underwriting Agencies Body Corporate Brokers contactus@bcb.com.au	Telephone 07 5668 7800	Policy Number HU0029660	Due Date 28 February 2026	
	Facsimile	Excess/Comments		

Type CATASTROPHE		Sum Insured 10,976,887	Premium Included	Date Last Paid 27/03/25
Company/Broker CHU Underwriting Agencies Body Corporate Brokers contactus@bcb.com.au	Telephone 07 5668 7800	Policy Number HU0029660	Due Date 28 February 2026	
	Facsimile	Excess/Comments		

Type EXT COVER - RENT/TEM		Sum Insured 1,646,533	Premium Included	Date Last Paid 27/03/25
Company/Broker CHU Underwriting Agencies Body Corporate Brokers contactus@bcb.com.au	Telephone 07 5668 7800	Policy Number HU0029660	Due Date 28 February 2026	
	Facsimile	Excess/Comments		

Type ESC IN COST OF TEMP		Sum Insured 548,844	Premium Included	Date Last Paid 27/03/25
Company/Broker CHU Underwriting Agencies Body Corporate Brokers contactus@bcb.com.au	Telephone 07 5668 7800	Policy Number HU0029660	Due Date 28 February 2026	
	Facsimile	Excess/Comments		

Type STORAGE/EVACUATION		Sum Insured 548,844	Premium Included	Date Last Paid 27/03/25
Company/Broker CHU Underwriting Agencies Body Corporate Brokers contactus@bcb.com.au	Telephone 07 5668 7800	Policy Number HU0029660	Due Date 28 February 2026	
	Facsimile	Excess/Comments		

Type GOVERNMENT AUDIT COS		Sum Insured 25,000	Premium Included	Date Last Paid 27/03/25
Company/Broker CHU Underwriting Agencies Body Corporate Brokers contactus@bcb.com.au	Telephone 07 5668 7800	Policy Number HU0029660	Due Date 28 February 2026	
	Facsimile	Excess/Comments		

INSURANCE REPORT

ADELPHI SPRINGS CTS 28835

100 Cotlew Street East
SOUTHPORT QLD 4215

Type WH&S APPEAL EXPENSES		Sum Insured 100,000	Premium Included	Date Last Paid 27/03/25
Company/Broker CHU Underwriting Agencies Body Corporate Brokers contactus@bcb.com.au	Telephone 07 5668 7800	Policy Number HU0029660	Due Date 28 February 2026	
	Facsimile	Excess/Comments		

Type LEGAL EXPENSES		Sum Insured 50,000	Premium Included	Date Last Paid 27/03/25
Company/Broker CHU Underwriting Agencies Body Corporate Brokers contactus@bcb.com.au	Telephone 07 5668 7800	Policy Number HU0029660	Due Date 28 February 2026	
	Facsimile	Excess/Comments \$1,000 all claims		

Type LOT OWNERS IMPROVEME		Sum Insured 250,000	Premium Included	Date Last Paid 27/03/25
Company/Broker CHU Underwriting Agencies Body Corporate Brokers contactus@bcb.com.au	Telephone 07 5668 7800	Policy Number HU0029660	Due Date 28 February 2026	
	Facsimile	Excess/Comments		

Type PREMIUM FUNDING		Sum Insured 12,635.98 P/M	Premium Funding	Date Last Paid 27/03/25
Company/Broker CHU Underwriting Agencies Body Corporate Brokers contactus@bcb.com.au	Telephone 07 5668 7800	Policy Number HU0029660	Due Date 28 February 2026	
	Facsimile	Excess/Comments Due 28th of each month		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0029660
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	28/02/2025 to 28/02/2026 at 4:00pm
The Insured	BODY CORPORATE FOR ADELPHI SPRINGS COMMUNITY TITLE SCHEME 28835
Situation	100 COTLEW STREET EAST SOUTHPORT QLD 4215

Policies Selected

Policy 1 – Insured Property

Building: \$73,179,247
Common Area Contents: \$731,792
Loss of Rent & Temporary Accommodation (total payable): \$10,976,887

Policy 2 – Liability to Others

Sum Insured: \$30,000,000

Policy 3 – Voluntary Workers

Death: \$200,000
Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$250,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Sum Insured: \$10,976,887
Extended Cover - Loss of Rent & Temporary Accommodation: \$1,646,533
Escalation in Cost of Temporary Accommodation: \$548,844
Cost of Removal, Storage and Evacuation: \$548,844

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 excluded.

Flood Exclusion

Despite anything contained elsewhere in Your Policy We will not pay for loss or damage caused by or arising directly or indirectly from Flood.

Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

- a. a lake (whether or not it has been altered or modified);
- b. a river (whether or not it has been altered or modified);
- c. a creek (whether or not it has been altered or modified);
- d. another natural watercourse (whether or not it has been altered or modified);
- e. a reservoir;
- f. a canal;
- g. a dam.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Notes

CHU advises that, in line with our underwriting guidelines and your disclosed information and / or your request, the following policy condition applies to the above policy. This policy condition should be read in conjunction with, and as forming part of, your existing policy wording.

It is noted that not all Lot Owners have requested that their Lots be insured under this policy. In respect to Policy 1, Insured Property, Policy 8, Building Catastrophe and Policy 10, Lot Owners Fixtures and Improvements cover will NOT apply to Lots:

AEGEAN	AG 15	8	105159	
AEGEAN		AG 5		11
			105159	
AEGEAN		AG 4		12
			105159	
AEGEAN		AG 3		13
			105159	
AEGEAN		AG 2		14
			105159	
AEGEAN		AG 1		15
			105159	
APOLLO		AP 10		17
			105650	
APOLLO	AP 4	21	105650	
APOLLO	AP 6	23	105650	
ADRIANA		AD 9		1
			106722	
ADRIANA		AD 10		2
			106722	



ADRIANA	AD 11		3
	106722		
ADRIANA	AD 16		8
	106722		
ADRIANA AD 10	2	106722	
ADRIANA AD 12	4	106722	

In respect to Policy 1, Insured Property, Policy 8, Building Catastrophe and Policy 10, Lot Owners Fixtures and Improvements cover will apply to any lot other than those noted above.

Other sections of the Policy remain unchanged.

Date Printed

31/03/2025

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.

ADELPHI SPRINGS CTS 28835

BALANCE SHEET

AS AT 12 JUNE 2025

	ACTUAL 12/06/2025	ACTUAL 31/12/2024
<u>OWNERS FUND</u>		
Administrative Fund	44,336.65	131,837.42
Sinking Fund	658,825.88	823,845.40
<u>TOTAL</u>	<u>\$ 703,162.53</u>	<u>\$ 955,682.82</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	231,367.99	141,707.86
Term Investment 22537159	212,483.27	207,157.34
Term Investment 22547102	313,981.55	306,152.42
Term Investment 23542424	0.00	50,000.00
Term Investment 23354940	0.00	262,510.85
Term Investment 23370387	0.00	162,559.78
Levies In Arrears	3,670.46	0.00
Other Arrears	2,147.62	0.00
Interest Receivable	0.00	15,996.35
Prepaid Expenses	0.00	21,286.71
<u>TOTAL ASSETS</u>	<u>763,650.89</u>	<u>1,167,371.31</u>
<u>LIABILITIES</u>		
Gst Clearing Account	9,298.57	8,584.44
P A Y G Clearing A/C	0.00	12,748.95
Creditors	(63,252.00)	4,939.00
Accrued Expenses	0.00	12,636.12
Loan - Insurance Funding	75,815.91	0.00
Next Year Discounts	0.00	(38,663.28)
Levies In Advance	35,411.31	211,443.26
Other Payments In Advance	3,214.57	0.00
<u>TOTAL LIABILITIES</u>	<u>60,488.36</u>	<u>211,688.49</u>
<u>NET ASSETS</u>	<u>\$ 703,162.53</u>	<u>\$ 955,682.82</u>

ADELPHI SPRINGS CTS 28835

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 12 JUNE 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/01/25-12/06/25	01/01/25-31/12/25	%	01/01/24-31/12/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	299,999.84	640,000.00	46.87	600,000.58
Discount - Admin Fund	(61,827.77)	(128,000.00)	48.30	(115,352.02)
Insurance Levy	0.00	107,000.00	0.00	101,775.60
Interest On Overdue Levies	435.81	0.00		385.60
<u>TOTAL ADMIN. FUND INCOME</u>	238,607.88	619,000.00		586,809.76
<u>EXPENDITURE - ADMIN. FUND</u>				
Accounting - Audit Fee	0.00	1,520.00	0.00	1,520.00
Accounting - Bas Preparation	620.00	1,180.00	52.54	1,180.00
Accounting - Tax Returns	0.00	310.00	0.00	310.00
Admin - Stratamax Software Fee	410.00	600.00	68.33	575.86
Admin - Document Archive	170.00	400.00	42.50	378.00
Bank Charges - Transaction Fee	183.19	900.00	20.35	729.15
Building Repairs	880.00	8,000.00	11.00	3,626.95
Contract Gardening	0.00	193,800.00	0.00	2,145.00
Caretaker	70,327.98	167,684.44	41.94	162,170.64
Caretaker Outlays	893.12	1,000.00	89.31	776.07
Contractor Compliance	51.68	300.00	17.23	300.00
Cleaning	17.47	1,000.00	1.75	0.00
Cleaning Supplies	193.11	1,700.00	11.36	1,095.97
Cleaning - Gutter	0.00	5,000.00	0.00	5,000.00
Committee Expenses	0.00	1,000.00	0.00	0.00
Consultancy	0.00	1,000.00	0.00	963.30
Debt Recovery Expenses	0.00	0.00	0.00	217.03
Electrical Repairs	2,589.20	6,000.00	43.15	4,816.92
Fence Maintenance	0.00	1,000.00	0.00	0.00
Fire Protection Contract	485.00	2,200.00	22.05	1,790.00
Gate Repairs	1,860.54	2,000.00	93.03	1,013.64
Gardens & Grounds - Fount/Pond	0.00	3,000.00	0.00	2,550.00
Garden & Grounds	51,199.67	15,000.00	341.33	107,784.74
Garden & Grounds - Rubbish	0.00	500.00	0.00	409.09
Gymnasium - Equipment Maint	1,042.00	3,200.00	32.56	3,064.09
Insurance - Excess	0.00	10,000.00	0.00	0.00
Insurance - Building Component	108,365.52	107,000.00	101.28	87,453.68
Insurance - Other	8,633.54	30,000.00	28.78	22,956.18

bright & duggan

australia's strata leader

**Local Network****Alderley | Southport
NSW | QLD | VIC**levies@bright-duggan.com.au
bright-duggan.com.au
PO Box 4549, Ashmore QLD 4214
P: 07 5532 1900
ABN 23 115 369 858**ADELPHI SPRINGS CTS 28835****STATEMENT OF INCOME AND EXPENDITURE**

FOR THE PERIOD 01 JANUARY 2025 TO 12 JUNE 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/01/25-12/06/25	01/01/25-31/12/25	%	01/01/24-31/12/24
Insurance - Claim	0.00	0.00	0.00	81.82
Insurance - Stamp Duty	11,486.98	10,800.00	106.36	10,830.51
Insurance - Loan Fee/Interest	6,987.10	0.00		0.00
Legal Services	9,308.98	5,000.00	186.18	2,521.32
Management Fees	6,410.52	15,554.86	41.21	15,092.11
Management Fees - Additional	8,546.55	10,000.00	85.47	13,668.19
Management Fees - Comms/Disb	4,273.68	10,663.24	40.08	10,061.43
Management Fees - Add/Disb	2,656.46	4,000.00	66.41	5,749.64
Management Fees - Audit Prep	0.00	2,000.00	0.00	1,905.00
Pest Control	2,180.00	4,000.00	54.50	2,065.45
Pool Chemicals	6,636.82	5,000.00	132.74	4,076.31
Pool Maintenance	902.24	15,000.00	6.01	13,213.35
Plumbing & Maintenance	1,391.45	10,000.00	13.91	5,487.27
Recreation Facilities - Bbq	620.00	1,500.00	41.33	997.80
Security Services	240.00	3,000.00	8.00	2,397.90
Sundry Expenses	0.00	1,000.00	0.00	551.46
Prior Period Adjustment	0.00	0.00	0.00	(4,737.30)
Taxes & Fees - Backflow	0.00	1,200.00	0.00	592.00
Telephone Charges	0.00	320.00	0.00	320.00
Utilities - Electricity	16,545.85	48,500.00	34.12	47,087.84
Utilities - Waste Management	0.00	1,100.00	0.00	1,041.73
TOTAL ADMIN. EXPENDITURE	326,108.65	713,932.54		545,830.14
SURPLUS / DEFICIT	\$ (87,500.77)	\$ (94,932.54)		\$ 40,979.62
Opening Admin. Balance	131,837.42	131,837.42	100.00	90,857.80
ADMINISTRATIVE FUND BALANCE	\$ 44,336.65	\$ 36,904.88		\$ 131,837.42

ADELPHI SPRINGS CTS 28835

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 12 JUNE 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/01/25-12/06/25	01/01/25-31/12/25	%	01/01/24-31/12/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	148,512.00	295,422.00	50.27	297,024.54
Discount - Sinking Fund	(29,770.05)	(59,084.40)	50.39	(57,113.02)
Interest Received	4,549.91	40,000.00	11.37	39,440.24
<u>TOTAL SINKING FUND INCOME</u>	123,291.86	276,337.60		279,351.76
<u>EXPENDITURE - SINKING FUND</u>				
Assets-New & Replacements	773.64	0.00		404.55
Building Repairs	100,448.31	0.00		101,746.20
Consultancy	6,600.00	0.00		3,457.28
Electrical	3,386.00	0.00		15,716.48
Drainage	6,501.73	0.00		2,914.00
Fence & Gate Replacement	8,470.00	0.00		13,190.96
Gardens & Grounds	102,825.00	0.00		43,862.14
Income Tax Expense	4,669.20	0.00		0.00
Income Tax Instalments	3,057.05	0.00		12,633.00
Intercom	6,730.46	0.00		1,307.27
Pool Replacements	2,145.45	0.00		4,254.40
Plumbing	533.00	0.00		22,865.83
Pumps, Generators & Motors	0.00	0.00	0.00	5,185.31
Pressure Cleaning	3,575.00	0.00		0.00
Painting	0.00	0.00	0.00	4,549.50
Paving & Driveways	192.50	0.00		627.28
Pond Repairs & Replacements	1,329.04	0.00		14,683.79
Prior Year Adjustment	0.00	0.00	0.00	4,737.30
Roof Repairs Bfps	30,040.00	0.00		8,182.27
Security System	5,710.00	0.00		250.00
Signs	1,325.00	0.00		0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	288,311.38	0.00		260,567.56
<u>SURPLUS / DEFICIT</u>	\$ (165,019.52)	\$ 276,337.60		\$ 18,784.20
Opening Sinking Fund Balance	823,845.40	823,845.40	100.00	805,061.20
<u>SINKING FUND BALANCE</u>	\$ 658,825.88	\$ 1,100,183.00		\$ 823,845.40

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:
2. Location of the swimming pool

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

Street address:

Postcode

Lot and plan details:

Local government area:

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.

4. Pool properties

Shared pool

Non-shared pool

Number of pools

5. Pool safety certificate validity

Effective date:

 / /

Expiry date:

 / /
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:

 Pool safety inspector
licence number:

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.