

**INFORMATION FOR DISCLOSURE STATEMENT
as at 28 November 2022**

Body Corporate Name of Scheme: **H20 VARSITY LAKES**
Community Titles Scheme No: **41061**
Lot Number: **60** Plan Number: **230620**

Secretary Name **Lorraine Hall**
Address **P O Box 8319**
GOLD COAST MC QLD 9726
Telephone **07 5504 2000** Facsimile

Body Corporate Name **SSKB (Gold Coast) Pty Ltd**
Manager Address **PO Box 8319**
GOLD COAST M C QLD 9726
Telephone **07 5504 2000** Facsimile **07 5504 2001**

| Contributions and Levies | Levies Determined by the Body Corporate for this Lot | | | | |
|-----------------------------|--|------------|----------|----------|------------|
| | Administrative Fund | Amount | Due Date | Discount | If paid by |
| | 01/01/22 to 30/04/22 | \$1,369.20 | 01/01/22 | Nil | 01/01/22 |
| | 01/05/22 to 31/08/22 | \$1,509.38 | 18/05/22 | Nil | 18/05/22 |
| | 01/09/22 to 31/12/22 | \$1,511.01 | 01/09/22 | Nil | 01/09/22 |
| | 01/01/23****30/04/23 | \$1,463.74 | 01/01/23 | Nil | 01/01/23 |
| | Sinking Fund | | | | |
| | 01/01/22 to 30/04/22 | \$779.14 | 01/01/22 | Nil | 01/01/22 |
| | 01/05/22 to 31/08/22 | \$777.51 | 18/05/22 | Nil | 18/05/22 |
| | 01/09/22 to 31/12/22 | \$779.14 | 01/09/22 | Nil | 01/09/22 |
| | 01/01/23****30/04/23 | \$779.14 | 01/01/23 | Nil | 01/01/23 |

Body Corporate Name of Scheme: **H20 VARSITY LAKES**
Community Titles Scheme No: **41061**
Lot Number: **60** Plan Number: **230620**

Improvements on
Common
Property for
which Buyer will
be Responsible

INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate
Assets Required to
be Recorded on
Register

Copy of Register of Assets is attached.

Committee

There is a committee for the Body Corporate.

Information
prescribed under
Regulation
Module

Nil

Signing

Seller/Sellers Agent

Witness

Date

Buyers
Acknowledgement

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

Buyer

Witness

Date

Additional Information

| | | | | | |
|-----------------------|-----------------------------|--------------------------|--------------|---------------|--|
| Body Corporate | Name of Scheme: | H20 VARSITY LAKES | | | |
| | Community Titles Scheme No: | 41061 | | | |
| | Lot Number: | 60 | Plan Number: | 230620 | |

| | | | | | |
|---|--|---------------------|------------------|--------------------|-----------------|
| Lot Entitlements and Other Matters | Interest Schedule | Aggregate | 9993 | Entitlement of Lot | 185 |
| | Contribution Schedule | Aggregate | 9598 | Entitlement of Lot | 163 |
| | Balance of Sinking fund at end of last Financial Year | | 79,519.86 | as at | 31/12/21 |
| | Insurance Levies not included in Administrative Fund Levies: | See Annexure | | | |
| | Monetary Liability under Exclusive Use By-Law | | | | |

| Insurance | Type | Company | Policy No | Sum Insured | Due Date |
|-----------|--------------------------------------|----------------------|-------------------|----------------------|-----------------|
| | BUILD CATASTROPHE/EM BUILDING | Q U S Pty Ltd | QUSS045033 | 11,400,000 | 31/12/22 |
| | COMMON AREA CONTENTS | Q U S Pty Ltd | QUSS045033 | 38,000,000 | 31/12/22 |
| | FIDELITY GUARANTEE | Q U S Pty Ltd | QUSS045033 | 380,000 | 31/12/22 |
| | LOSS OF RENT | Q U S Pty Ltd | QUSS045033 | 100,000 | 31/12/22 |
| | MACHINERY BREAKDOWN | Q U S Pty Ltd | QUSS045033 | 5,700,000 | 31/12/22 |
| | OFFICE BEARERS | Q U S Pty Ltd | QUSS045033 | 100,000 | 31/12/22 |
| | PUBLIC LIABILITY | Q U S Pty Ltd | QUSS045033 | 5,000,000 | 31/12/22 |
| | STAMP DUTY/GST/OTHER | Q U S Pty Ltd | QUSS045033 | 30,000,000 | 31/12/22 |
| | VOLUNTARY WORKERS | Q U S Pty Ltd | QUSS045033 | 0 | 31/12/22 |
| | | | | 2,000/200,000 | 31/12/22 |

| | |
|--|------------|
| Mortgages or Securities over Body Corporate Assets | Nil |
|--|------------|

Additional Information (continued)

Body Corporate

Name of Scheme:

H20 VARSITY LAKES

Community Titles Scheme No:

41061

Lot Number:

60

Plan Number:

230620

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

This certificate only relates to the statements under Section 206 that the seller must give, it should also be noted that the seller is also required to warrant certain matters relative to defects liability under Section 223, This certificate does not extend to Section 223

Actual or
Contingent or
Expected
Liabilities of Body
Corporate

This scheme may or may not be subject to the QBCC -, Fire Cladding survey and recification process. Any prospective purchaser should contact the office of the QBCC to seek clarification of the requirements of Exterior Cladding for this scheme. For any further details on the status of the exterior method of construction and fire rating of materials used, a report from a qualified expert should be obtained by the prospective purchaser. '

Circumstances in
Relation to
Affairs of the
Body Corporate

Exceptions to
Statements in
Clause 7.4(2)

H2O VARSITY LAKES CTS 41061

9 Moores Crescent Varsity Lakes QLD 4227

BALANCE SHEET

AS AT 28 NOVEMBER 2022

| | ACTUAL 28/11/2022 | ACTUAL 31/12/2021 |
|--|---------------------------------|---------------------------------|
| <u>OWNERS FUND</u> | | |
| Administrative Fund | 87,598.35 | 64,266.61 |
| Sinking Fund | 201,404.60 | 79,519.86 |
| <u>TOTAL</u> | <u>\$ 289,002.95</u> | <u>\$ 143,786.47</u> |
| <u>THESE FUNDS ARE REPRESENTED BY</u> | | |
| <u>CURRENT ASSETS</u> | | |
| Cash At Bank | 148,256.56 | 179,259.11 |
| Mbl Term Deposit | 150,000.00 | 0.00 |
| Contributions Billed Not Due | 140,462.60 | 135,595.27 |
| Prepayments Contributions | 6,698.05 | 5,477.12 |
| Contributions In Arrears | 2,212.05 | 4,270.32 |
| Other Arrears | 612.56 | 691.66 |
| Prepaid Expenses | 0.00 | 40,200.14 |
| <u>UTILITIES ACCOUNTS</u> | | |
| Utilities Receivable | 0.00 | 10,304.34 |
| Utilities Bank Account | 2,961.15 | 2,961.15 |
| Utilities Current Debtors | 10,205.85 | 10,205.85 |
| Utilities Not Yet Billed | 0.00 | 3,136.90 |
| <u>TOTAL ASSETS</u> | <u>461,408.82</u> | <u>392,101.86</u> |
| <u>LIABILITIES</u> | | |
| G S T Clearing A/C | 7,868.37 | 2,951.62 |
| Creditors | 1,626.42 | 2,479.55 |
| Contributions Billed Not Due | 127,693.27 | 123,268.43 |
| Prepayments Contributions | 6,089.10 | 4,979.22 |
| Contributions In Advance | 27,730.95 | 100,332.25 |
| Other Payments In Advance | 1,397.76 | 6,895.98 |
| Accrued Expenses | 0.00 | 7,408.34 |
| <u>TOTAL LIABILITIES</u> | <u>172,405.87</u> | <u>248,315.39</u> |
| <u>NET ASSETS</u> | <u>\$ 289,002.95</u> | <u>\$ 143,786.47</u> |

H2O VARSITY LAKES CTS 41061

9 Moores Crescent Varsity Lakes QLD 4227

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2022 TO 28 NOVEMBER 2022

| | ACTUAL | BUDGET | ACTUAL |
|---|-------------------|-------------------|-------------------|
| | 01/01/22-28/11/22 | 01/01/22-31/12/22 | 01/01/21-31/12/21 |
| <u>ADMINISTRATIVE FUND</u> | | | |
| <u>INCOME</u> | | | |
| Contributions - Admin Fund | 234,976.49 | 235,000.00 | 219,968.70 |
| Interest On Overdue Levies | 304.57 | 0.00 | 0.00 |
| <u>TOTAL ADMIN. FUND INCOME</u> | 235,281.06 | 235,000.00 | 219,968.70 |
| <u>EXPENDITURE - ADMIN. FUND</u> | | | |
| Audit Fees | 0.00 | 2,570.00 | 0.00 |
| Administration - F F S | 4,123.42 | 2,500.00 | 2,498.30 |
| Bank Charges | 1.48 | 0.00 | 0.65 |
| Bank Charges - Gst | 1,168.01 | 1,600.00 | 1,587.87 |
| Tax Agents Fee | 400.00 | 400.00 | 400.00 |
| Process B A S S'ment | 1,200.00 | 1,200.00 | 1,200.00 |
| Administration - Base Fee | 9,351.46 | 9,000.00 | 8,969.82 |
| Fees & Permits No Gst | 1,913.60 | 1,900.00 | 1,893.25 |
| Fire Control Expenses | 14,481.57 | 16,000.00 | 15,086.10 |
| Cleaning - Windows | 0.00 | 5,800.00 | 5,800.00 |
| Cleaning | 4,158.64 | 3,500.00 | 3,622.27 |
| Cleaning - Material | 599.67 | 1,000.00 | 964.03 |
| Insurance/Other | 5,072.88 | 5,072.88 | 4,214.34 |
| Insurance Building | 22,942.86 | 22,942.86 | 23,684.38 |
| Insurance Renewal Recovery | (22,983.90) | (22,942.86) | (24,709.96) |
| Insurance Stamp Duty No Gst | 2,632.69 | 2,632.69 | 2,707.08 |
| Insurance Valuation | 0.00 | 0.00 | 1,064.55 |
| Workers Compensation | 173.16 | 180.00 | 173.16 |
| Workers Comp - Stamp Duty | 9.52 | 10.00 | 9.52 |
| Legal Expenses | 6,887.50 | 1,000.00 | 1,861.50 |
| Onsite Management | 77,297.73 | 84,000.00 | 82,652.21 |
| Communication & Disbursements | 5,195.24 | 4,993.49 | 4,983.23 |
| Communication/Disb'ments-F F S | 1,668.46 | 1,500.00 | 1,843.32 |
| Pest Control | 4,365.00 | 4,500.00 | 4,275.00 |
| Water Rates | 1,465.03 | 4,000.00 | 3,318.68 |
| R & M Lifts | 2,500.00 | 0.00 | 0.00 |
| Lift Agreement Towers | 28,386.80 | 27,295.00 | 27,295.00 |
| R & M Gym | 1,500.00 | 500.00 | 340.00 |
| R & M Airconditioning | 1,633.00 | 2,000.00 | 1,943.50 |
| R & M Building | 9,617.53 | 10,000.00 | 9,895.65 |

H2O VARSITY LAKES CTS 41061

9 Moores Crescent Varsity Lakes QLD 4227

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2022 TO 28 NOVEMBER 2022

| | ACTUAL | BUDGET | ACTUAL |
|------------------------------------|---------------------|---------------------|---------------------|
| | 01/01/22-28/11/22 | 01/01/22-31/12/22 | 01/01/21-31/12/21 |
| R & M Gardens & Grounds | 6,978.41 | 8,000.00 | 7,614.43 |
| R & M Pool | 2,604.50 | 1,250.00 | 1,190.00 |
| Pool Chemicals | 1,522.00 | 1,800.00 | 1,446.00 |
| R & M Electrical | 3,377.67 | 4,000.00 | 1,542.29 |
| R & M Plumbing | 5,272.67 | 7,000.00 | 7,707.26 |
| Security | 3,964.92 | 4,000.00 | 3,818.16 |
| Sundry Expenses | 217.46 | 100.00 | 380.00 |
| Consultants | 2,500.00 | 0.00 | 0.00 |
| Telephone Charges | 1,000.00 | 1,250.00 | 1,200.00 |
| Maxsoft Licensing Fee | 1,000.40 | 1,000.00 | 982.64 |
| Workplace H&S Inspection/Repor | 793.64 | 0.00 | 0.00 |
| Prior Year Adjustment | 0.00 | 0.00 | (7,157.98) |
| Levy Recovery Cost Write-Off | 100.00 | 0.00 | 0.00 |
| UTILITIES ACCOUNTS | | | |
| Bank Interest Received | 0.00 | (20.00) | (22.14) |
| Bank Charges - No Gst | 0.00 | 100.00 | 75.55 |
| Bank Merchant Fees | 0.00 | 300.00 | 232.17 |
| Billing Admin Fees | 6,997.85 | 7,500.00 | 7,393.26 |
| Billing Admin Recoveries | 0.00 | (7,000.00) | (6,680.37) |
| Billing Sundry Fees | 0.00 | 1,500.00 | 1,415.00 |
| Billing Sundry Recoveries | 0.00 | (1,600.00) | (1,415.00) |
| Electricity Bulk Bills | 41,183.18 | 61,000.00 | 60,384.58 |
| Electricity Recoveries | (51,324.73) | (55,000.00) | (54,600.71) |
| TOTAL ADMIN. EXPENDITURE | 211,949.32 | 228,334.06 | 213,078.59 |
| SURPLUS / DEFICIT | \$ 23,331.74 | \$ 6,665.94 | \$ 6,890.11 |
| Opening Admin Balance | 64,266.61 | 64,266.61 | 57,376.50 |
| ADMINISTRATIVE FUND BALANCE | \$ 87,598.35 | \$ 70,932.55 | \$ 64,266.61 |

C/- SSKB
P O Box 8319, GCMC QLD 9726 Australia
Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001

H2O VARSITY LAKES CTS 41061

9 Moores Crescent Varsity Lakes QLD 4227

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2022 TO 28 NOVEMBER 2022

| | ACTUAL | BUDGET | ACTUAL |
|--|----------------------|----------------------|---------------------|
| | 01/01/22-28/11/22 | 01/01/22-31/12/22 | 01/01/21-31/12/21 |
| <u>SINKING FUND</u> | | | |
| <u>INCOME</u> | | | |
| Contributions - Sinking Fund | 125,035.76 | 125,000.00 | 125,035.77 |
| Bbl Community Dividend | 88.98 | 0.00 | 110.73 |
| <u>TOTAL SINKING FUND INCOME</u> | 125,124.74 | 125,000.00 | 125,146.50 |
| <u>EXPENDITURE - SINKING FUND</u> | | | |
| Building | 0.00 | 0.00 | 941.66 |
| Painting External | 0.00 | 0.00 | 11,820.00 |
| Gym Equipment | 3,240.00 | 0.00 | 0.00 |
| Pool Repairs | 0.00 | 0.00 | 1,320.00 |
| Fire Control Expenses | 0.00 | 0.00 | 36,054.34 |
| Sinking Fund Forecast | 0.00 | 0.00 | 1,168.18 |
| Carpark | 0.00 | 0.00 | 2,560.00 |
| <u>TOTAL SINK. FUND EXPENDITURE</u> | 3,240.00 | 0.00 | 53,864.18 |
| <u>SURPLUS / DEFICIT</u> | \$ 121,884.74 | \$ 125,000.00 | \$ 71,282.32 |
| Opening Sinking Fund Balance | 79,519.86 | 79,519.86 | 8,237.54 |
| <u>SINKING FUND BALANCE</u> | \$ 201,404.60 | \$ 204,519.86 | \$ 79,519.86 |

C/- SSKB
P O Box 8319, GCMC QLD 9726 Australia
Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001

H20 VARSITY LAKES CTS 41061

9 Moores Crescent
Varsity Lakes
QLD 4227

INSURANCE DETAILS

28 November 2022

| <u>Type</u> | <u>Insurer</u> | <u>Policy No</u> | <u>Sum Insured</u> | <u>Due Date</u> |
|--------------------|----------------|------------------|--------------------|-----------------|
| BUILDING | Q U S Pty Ltd | QUSS045033 | 38,000,000 | 31/12/22 |
| PUBLIC LIABILITY | Q U S Pty Ltd | QUSS045033 | 30,000,000 | 31/12/22 |
| OFFICE BEARERS | Q U S Pty Ltd | QUSS045033 | 5,000,000 | 31/12/22 |
| COMMON AREA | Q U S Pty Ltd | QUSS045033 | 380,000 | 31/12/22 |
| VOLUNTARY WORKERS | Q U S Pty Ltd | QUSS045033 | 2,000/200,000 | 31/12/22 |
| MACHINERY | Q U S Pty Ltd | QUSS045033 | 100,000 | 31/12/22 |
| FIDELITY GUARANTEE | Q U S Pty Ltd | QUSS045033 | 100,000 | 31/12/22 |
| BUILD | Q U S Pty Ltd | QUSS045033 | 11,400,000 | 31/12/22 |
| LOSS OF RENT | Q U S Pty Ltd | QUSS045033 | 5,700,000 | 31/12/22 |
| STAMP | Q U S Pty Ltd | QUSS045033 | 0 | 31/12/22 |

ASSET REGISTER

H2O VARSITY LAKES CTS 41061

| Description | Type | Method of Acquisition | Date of Acquisition | Acquired from | Original Cost | Cost to date | Market Value |
|--|---------------------------------|-----------------------|---------------------|---|------------------|------------------|------------------|
| Multistation Treadmill Cycle Elliptical | Furniture & Fittings | Gift | 10/02/10 | | | 0.00 | 10,266.30 |
| 5 x Sunlounges | Furniture & Fittings | Purchase | 19/11/10 | Outdoor Furniture Specialists 29 Upton Street BUNDALL QLD 4217 | 1,003.00 | 1,003.00 | 1,940.00 |
| CCTV Security System | Furniture & Fittings | Purchase | 22/12/10 | ARROW ACCESS SECURITY PO Box 802 SOUTHPORT QLD 4215 | 14,406.00 | 14,406.00 | |
| AInstl Cameras-CCTV | Plant and Machinery | Purchase | 18/03/11 | ARROW ACCESS SECURITY Unit 5/1 United Rd ASHMORE QLD 4214 | 1,464.41 | 1,464.41 | |
| Instl Strm Wtr Pump | Plant and Machinery | Purchase | 18/05/12 | MOORE PLUMBING & GASFITTING PO Box 2762 BURLEIGH DC QLD 4220 | 2,585.00 | 2,585.00 | |
| Sply Comm Treadmill | Furniture & Fittings | Purchase | 14/08/12 | JOHN WALKER GYM REPAIRS 72 Old Ferry Road Banora Point NSW 2486 | 4,345.00 | 4,345.00 | |
| Irrigation Pump | Plant and Machinery | Purchase | 02/10/14 | MOORE PLUMBING & GASFITTING PO Box 2762 BURLEIGH DC QLD 4220 | 1683.00 | 1,683.00 | 1,683.00 |
| Gym Rower | Plant and Machinery | Purchase | 10/02/17 | JOHN WALKER GYM REPAIRS 72 Old Ferry Road Banora Point NSW 2486 | 2,156.00 | 2,156.00 | 2,156.00 |
| | | | | Page Totals | 27,642.41 | 27,642.41 | 16,045.30 |
| | | | | Report Totals | 27,642.41 | 27,642.41 | 16,045.30 |

ASSET REGISTER

H2O VARSITY LAKES CTS 41061

| Description | Type | Method of Acquisition | Date of Acquisition | Acquired from | Original Cost | Cost to date | Market Value |
|---------------------------------------|----------------------|-----------------------|---------------------|---|---------------|--------------|--------------|
| 10 Sun Lounges29/1 | Furniture & Fittings | Purchase | 30/01/18 | Rum - The Filmer Family P/Cash 9 Moores Crescent VARSITY LAKES QLD 4227 | | 0.00 | 1,990.00 |
| Gym - Multi Pump Machine | Plant and Machinery | Purchase | 10/02/17 | JOHN WALKER GYM REPAIRS 72 Old Ferry Road Banora Point NSW 2486 | | 0.00 | 1,800.00 |
| Gym - Weight/Lift Machine | Plant and Machinery | Purchase | 10/02/17 | JOHN WALKER GYM REPAIRS 72 Old Ferry Road Banora Point NSW 2486 | | 0.00 | 500.00 |
| Gym - Bike | Plant and Machinery | Purchase | 10/02/17 | JOHN WALKER GYM REPAIRS 72 Old Ferry Road Banora Point NSW 2486 | | 0.00 | 300.00 |
| BBQ Area 2 x Tables 12 x Chairs | Furniture & Fittings | Purchase | | | | 0.00 | 3,800.00 |
| Table (Gunmetal) | Furniture & Fittings | Purchase | 14/11/18 | Ambiance Outdoor Living 29 Upton Street BUNDALL QLD 4217 | | 0.00 | 1,047.00 |
| 2 X Armchairs | Furniture & Fittings | Purchase | 15/11/18 | Sitting Around Bundall 33 Upton Street BUNDALL QLD 4217 | | 0.00 | 400.00 |
| Jacking Pump | Plant and Machinery | Purchase | 10/11/20 | WORMALD AUSTRALIA PTY LTD Locked Bag 7241 SILVERWATER NSW 2128 | 1,527.90 | 1,527.90 | 1,527.90 |
| | | | | Page Totals | 1,527.90 | 1,527.90 | 11,364.90 |
| | | | | Report Totals | 29,170.31 | 29,170.31 | 27,410.20 |

