ANNUAL FINANCIAL STATEMENTS

For the period 1 November 2025 to 31 October 2026

Prepared For

PARADISE CREST

CTS 23698

62 VICTOR STREET
RUNCORN
QLD 4113

Manager
David Lanham
Body Corporate Services (QLD) Pty Ltd

Printed
4 September 2026

Balance Sheet

Administrative & Sinking Fund

Body Corporate for PARADISE CREST CTS 23698

62 VICTOR STREET RUNCORN QLD 4113

As at 31st October 2026

ABN/ACN 65568642117

Assets		**2026**
Cash		65,783.50
Investment Account	Note 7	57,244.44
Prepaid Expenses	Note 8	898.42
	Total Assets	**$ 123,926.36**
Liabilities		
Unallocated Monies Received	Note 9	663.52
	Total Liabilities	**$ 663.52**
	Net Assets	**$ 123,262.84**
Equity		
Administrative Fund		29,376.41
Sinking Fund		93,886.43
	Total Equity	**$ 123,262.84**

Income and Expenditure Statement

Sinking Fund

Body Corporate for PARADISE CREST CTS 23698

1 November 2025 to 31 October 2026

62 VICTOR STREET RUNCORN QLD 4113

ABN/ACN 65568642117

Income	**Actuals 01/11/25 31/10/26**	**Budget 01/11/25 31/10/26**	**Variance $ 01/11/25 31/10/26**	**Variance % 01/11/25 31/10/26**
Investment Transactions - interest received	1,127.45	1,871.11	(743.66)	(40)
Levy Fees - normal	25,526.16	25,526.00	0.16	0
Mutual Revenue - penalty interest	38.08	0.00	38.08	100
Total Sinking Fund Income	**26,691.69**	**27,397.11**	**(705.42)**	**(3)**
Expenditure				
Automatic Gate Systems	0.00	15,000.00	15,000.00	100
Fences & Gates	0.00	25,000.00	25,000.00	100
Garden/Lawn Maintenance	1,286.12	2,500.00	1,213.88	49
Intercom & Security System	0.00	5,000.00	5,000.00	100
Roof Systems - gutters, valleys	0.00	3,000.00	3,000.00	100
Total Sinking Fund Expenditure	**1,286.12**	**50,500.00**	**49,213.88**	**97**
Surplus / Deficit for period	**25,405.57**	**(23,102.89)**		

Summary

Opening Balance as at 1 November 2025		68,480.86
Total Revenue during period	*Add*	26,691.69
Total Expenditure during period	*Less*	(1,286.12)
Sinking Fund balance as at 31 October 2026		**$ 93,886.43**

Notes To Financial Statements

Body Corporate for PARADISE CREST CTS 23698
62 VICTOR STREET RUNCORN QLD 4113 **ABN/ACN 65568642117**

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 Investment Account

Detail	Amount
MBL 184466 238797302 4.70% TD M07/09/2026	41674.09
MBL 184466 216348748 AC	15570.35
	$ 57,244.44

Note 8 Prepaid Expenses

Detail	Amount
Body Corporate Services (QLD) Pty Ltd Management Fees	898.42
	$ 898.42

Note 9 Unallocated Monies Received - also see note 3

Detail	Amount
Lot: 11 Unit: U11	612.22
Lot: 28 Unit: U28	0.65
Lot: 30 Unit: U30	50.65
	$ 663.52

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