



**NORTHMARQUE
CARSELDINE**

Status report

1 March 2026 to 31 March 2026

Postal address

Northmarque Carseldine CTS43944
Attn: The Secretary
c/- BC Systems
PO Box 743
Morningside Qld 4170

Email

secretary@northmarque.net

nmq.info

Community Title Scheme 43944

Building Status Report

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NORTHMARQUE CTS 43944

25 Northmarque Street
Carseldine Qld 4034Strata Manager: **Tony Stevenson**Direct Email: **tony@bcsystems.com.au**Phone No: **07 3899 0299**

Payments Drawn

Payee	Payment No	Date	Details	Expense A/c	Amount(\$)
Bcsystems	F000010	05/03/26	Secretarial fee - NB	16310	3,366.00
	F000010	05/03/26	PPST fee - NB	16350	1,122.00
			Total for 000010		4,488.00
Australian Taxation Office	F000011	24/03/26	AF - Sept 2025 BAS	061004	-6,040.28
	F000011	24/03/26	SF - Sept 2025 BAS	061004	3,984.28
	F000011	24/03/26	GST for 31/12/25	061000	-1,850.03
	F000011	24/03/26	GST for 31/12/25	061000	687.03
	F000011	24/03/26	Dec 25 BAS Hartleys	061004	7,219.31
	F000011	24/03/26	Dec 25 BAS Hartleys	061004	-2,379.64
		Total for 000011		1,620.67	
Bcsystems	F000012	29/03/26	Monitored File	16360	60.50
	F000012	29/03/26	Strata Associate	13560	85.80
			Total for 000012		146.30
Total					6,254.97

Receipts

A/c No.	Lot No.	Unit No.	Ref. No.	Date	From/For	Amount(\$)
No Receipts						
Total Receipts						0.00

Other Payments & Receipts

Expense A/c	Ref. No.	Date	Details	Amount(\$)
CARETAKER CONTRACT	B0000004	13/03/26	RUM - Northmarque RU	9,032.01

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Total Other Payments	9,032.01
Total Other Receipts	0.00

Bank Account Details

Balance on Statement (as at 31/03/26)	56,968.41		
Unpresented Payments	0.00		
Unpresented Credits	0.00		
Funds Available	56,968.41		
		Maturity Date	Interest Rate
BANK BALANCE ADMIN FUND	-50,645.17		
BANK BALANCE SINKING FUND	107,613.58		

Roll Changes

Date	Change	Lot No.	Unit No.	Name
No Roll Changes				

NORTHMARQUE CTS 43944

25 Northmarque Street Carseldine Qld 4034

BALANCE SHEET

AS AT 31 MARCH 2026

	ACTUAL 31/03/2026	ACTUAL 31/07/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	(64,903.35)	0.00
Sinking Fund	105,635.20	0.00
<u>TOTAL</u>	<u>\$ 40,731.85</u>	<u>\$ 0.00</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Gst On Capital	2,644.06	0.00
Cash At Bank (Utilities)	413.59	0.00
Bank Balance Admin Fund	(50,645.17)	0.00
Bank Balance Sinking Fund	107,613.58	0.00
Levies Pre-Paid	29,084.68	0.00
Levies In Arrears	8,269.44	0.00
Other Arrears	267.23	0.00
<u>NON-CURRENT ASSETS</u>		
<u>TOTAL ASSETS</u>	97,647.41	0.00
<u>LIABILITIES</u>		
Gst Clearing A/C	(933.35)	0.00
Creditors	(450.45)	0.00
Levies Pre-Paid	29,084.68	0.00
Unidentified Funds	130.00	0.00
Levies In Advance	29,084.68	0.00
<u>TOTAL LIABILITIES</u>	56,915.56	0.00
<u>NET ASSETS</u>	<u>\$ 40,731.85</u>	<u>\$ 0.00</u>

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2025 TO 31 MARCH 2026

	ACTUAL 01/08/25-31/03/26	BUDGET 01/08/25-31/07/26	VARIANCE %	ACTUAL LAST YEAR
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	102,000.27	439,620.00	23.20	0.00
Discount - Admin Fund	(14,625.24)	(61,200.00)	23.90	0.00
Special Admin. Fund Levy	72,360.13	0.00		0.00
Interest On Overdue Levies	221.58	0.00		0.00
Gst On Income	(14,522.79)	(34,401.82)	42.22	0.00
<u>TOTAL ADMIN. FUND INCOME</u>	145,433.95	344,018.18		0.00
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>AUDIT & TAXATION COSTS</u>				
Independent Audit Fee	1,342.00	2,000.00	67.10	0.00
Independent Audit File Prep	748.00	0.00		0.00
Bas Lodgement	902.00	1,600.00	56.38	0.00
Income Tax Return	0.00	250.00	0.00	0.00
<u>BANK & FINANCIAL CHARGES</u>				
Bank Charges - Gst	4.40	350.00	1.26	0.00
Bank Charges - No Gst	9.99	0.00		0.00
Stratapay Transaction Fee	1.90	500.00	0.38	0.00
<u>UTILITIES</u>				
Electricity - Common Areas	(248.78)	1,500.00	(16.59)	0.00
Cold Water - Common -No Gst	961.30	2,500.00	38.45	0.00
<u>INSURANCE</u>				
Insurance Premium	68,032.80	70,700.00	96.23	0.00
Insurance Stamp Duty - No Gst	6,075.44	7,100.00	85.57	0.00
Insurance Excess - Scheme	0.00	30,000.00	0.00	0.00
Workcover	190.48	200.00	95.24	0.00
Workcover Stamp Duty - No Gst	9.52	0.00		0.00
<u>CARETAKER/BUILDING MANAGER</u>				
Caretaker Contract	71,817.22	110,000.00	65.29	0.00
<u>PROFESSIONAL ADVICE/FEEES</u>				
Legal Advice/Fees	(6,306.64)	45,000.00	(14.01)	0.00
Legal Advice/Fees - No Gst	124,090.47	0.00		0.00
Land Titles/Search Fees	0.00	85.00	0.00	0.00
Advice - Strata Additional	2,145.00	2,500.00	85.80	0.00
Engineer/Building Consultant	0.00	3,500.00	0.00	0.00
<u>LICENCES & PERMITS FEE</u>				
Council Rates - Waste - No Gst	0.00	120.00	0.00	0.00
Software & Records Storage	1,559.71	1,900.00	82.09	0.00
Other Council Doc - No Gst	49.18	500.00	9.84	0.00
<u>CLEANING</u>				
Cleaning - Materials	0.00	500.00	0.00	0.00

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2025 TO 31 MARCH 2026

	ACTUAL 01/08/25-31/03/26	BUDGET 01/08/25-31/07/26	VARIANCE %	ACTUAL LAST YEAR
<u>PEST CONTROL</u>				
Pest Control Treatment	0.00	4,000.00	0.00	0.00
Annual Termite Inspection	3,740.00	0.00		0.00
<u>ELECTRICAL</u>				
R&M - Electrical General	0.00	3,000.00	0.00	0.00
<u>PLUMBING</u>				
Plumbing General	0.00	6,000.00	0.00	0.00
<u>BUILDING GENERAL</u>				
R&M - Building General	2,882.00	1,120.00	257.32	0.00
R&M - Roof/Gutters	0.00	20,000.00	0.00	0.00
<u>GARDENS/GROUNDS</u>				
R&M - Grounds General	68.46	3,000.00	2.28	0.00
R&M - Plants	0.00	1,000.00	0.00	0.00
<u>IT/COMMUNICATION</u>				
Telephone Line	0.00	1,020.00	0.00	0.00
Internet Connection	0.00	2,000.00	0.00	0.00
<u>BODY CORPORATE MANAGEMENT</u>				
Fixed Price -Management Time	6,732.00	10,891.00	61.81	0.00
Fixed Price - Disbursements	2,244.00	0.00		0.00
Variable Disbursements	80.64	2,000.00	4.03	0.00
<u>MISC</u>				
Sundry Expenses	0.00	750.00	0.00	0.00
Prior Year Adjustment	(3,626.00)	0.00	0.00	0.00
<u>PRIOR MANAGERS CHARGES</u>				
Prev Mgr - Admin Costs	3,864.70	0.00		0.00
Prev Mgr - Additional Services	1,906.15	0.00		0.00
Prev Mgr - Ppst	2,856.29	0.00		0.00
<u>GST</u>				
Gst On Expenses	(16,066.48)	(26,843.76)	59.85	0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	276,065.75	308,742.24		0.00
<u>SURPLUS / DEFICIT</u>	\$ (130,631.80)	\$ 35,275.94		\$ 0.00
Opening Admin. Balance	65,728.45	65,728.45	100.00	0.00
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ (64,903.35)	\$ 101,004.39		\$ 0.00

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2025 TO 31 MARCH 2026

	ACTUAL 01/08/25-31/03/26	BUDGET 01/08/25-31/07/26	VARIANCE %	ACTUAL LAST YEAR
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	40,799.66	131,580.00	31.01	0.00
Discount - Sinking Fund	(5,850.13)	(18,156.00)	32.22	0.00
Special Sinking Fund Levy	48,239.60	0.00		0.00
<u>INTEREST</u>				
Interest On Levies	9.90	0.00		0.00
Gst On Income	(7,563.55)	(10,311.27)	73.35	0.00
<u>TOTAL SINKING FUND INCOME</u>	75,635.48	103,112.73		0.00
<u>EXPENDITURE - SINKING FUND</u>				
<u>ELECTRICAL</u>				
Electrical General	0.00	5,500.00	0.00	0.00
<u>BUILDING</u>				
Building General	0.00	80,000.00	0.00	0.00
<u>GARDENS/GROUNDS</u>				
Grounds General	0.00	5,000.00	0.00	0.00
Fencing/Gates	0.00	6,000.00	0.00	0.00
Gardens - Tree Work	0.00	5,000.00	0.00	0.00
<u>TAXATION</u>				
Income Tax - Payment/Adjustmnt	(201.67)	0.00	0.00	0.00
<u>GST</u>				
Gst On Expenses	0.00	(9,227.29)	0.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	(201.67)	92,272.71		0.00
<u>SURPLUS / DEFICIT</u>	<u>\$ 75,837.15</u>	<u>\$ 10,840.02</u>		<u>\$ 0.00</u>
Opening Sinking Fund Balance	29,798.05	29,798.05	100.00	0.00
<u>SINKING FUND BALANCE</u>	<u>\$ 105,635.20</u>	<u>\$ 40,638.07</u>		<u>\$ 0.00</u>

NORTHMARQUE CTS 43944

ACCOUNTS SUMMARY

1 August 2025 to 31 March 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
12110	Administrative Fund	INDEPENDENT AUDIT FEE	
18/12/25	Opening Balance		1,342.00
	Total:		1,342.00
12120	Administrative Fund	INDEPENDENT AUDIT FILE PREP	
18/12/25	Opening Balance		748.00
	Total:		748.00
12130	Administrative Fund	BAS LODGEMENT	
18/12/25	Opening Balance		396.00
14/01/26	BAS/IAS	Body Corporate Systems Pty Ltd	253.00
14/01/26	BAS/IAS	Body Corporate Systems Pty Ltd	253.00
	Total:		902.00
12210	Administrative Fund	BANK CHARGES - GST	
18/12/25	Opening Balance		4.40
	Total:		4.40
12220	Administrative Fund	BANK CHARGES - NO GST	
09/12/25	INWARD TT FEE		10.00
24/03/26	Rounding		-0.01
	Total:		9.99
12230	Administrative Fund	STRATAPAY TRANSACTION FEE	
27/02/26	StrataPay Trans/Svce		1.90
	Total:		1.90
12510	Administrative Fund	ELECTRICITY - COMMON AREAS	
08/01/26	Previous credit	Altogether-Bpay81489	-365.94
08/01/26	01/12/25-31/12/25	Altogether-Bpay81489	41.55
10/02/26	01/01/26-31/01/26	Altogether-Bpay81489	41.42
05/03/26	01/02/26-28/02/26	Altogether-Bpay81489	34.19
	Total:		-248.78
12710	Administrative Fund	COLD WATER - COMMON -NO GST	
18/12/25	Opening Balance		677.93
23/12/25	18/09/25-16/12/25	Qld Urban Utility Bpay112144	283.37
	Total:		961.30
13000	Administrative Fund	INSURANCE PREMIUM	
18/12/25	Opening Balance		68,032.80
	Total:		68,032.80
13020	Administrative Fund	INSURANCE STAMP DUTY - NO GST	
18/12/25	Opening Balance		6,075.44
	Total:		6,075.44

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1 August 2025 to 31 March 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
13070	Administrative Fund	WORKCOVER	
18/12/25	Opening Balance		190.48
	Total:		190.48
13080	Administrative Fund	WORKCOVER STAMP DUTY - NO GST	
18/12/25	Opening Balance		9.52
	Total:		9.52
13100	Administrative Fund	CARETAKER CONTRACT	
18/12/25	Opening Balance		35,689.18
28/12/25	15/12/25 - 14/01/26	Rum - Aspire Facility Services	9,032.01
19/01/26	15/11/25 - 14/12/25	Rum - Aspire Facility Services	9,032.01
13/02/26	RUM - Northmarque RU		9,032.01
13/03/26	RUM - Northmarque RU		9,032.01
	Total:		71,817.22
13500	Administrative Fund	LEGAL ADVICE/FEES	
24/11/25	Caretaker dispute	Stratify Legal Pty Ltd	30.36
18/12/25	Opening Balance		-6,337.00
	Total:		-6,306.64
13510	Administrative Fund	LEGAL ADVICE/FEES - NO GST	
24/11/25	Infotrek search fee	Stratify Legal Pty Ltd	48.21
18/12/25	Opening Balance		124,042.26
	Total:		124,090.47
13560	Administrative Fund	ADVICE - STRATA ADDITIONAL	
14/01/26	NB Onboarding	Body Corporate Systems Pty Ltd	1,760.00
29/01/26	New Owner induction	Body Corporate Systems Pty Ltd	9.90
29/01/26	Remuneration Review	Body Corporate Systems Pty Ltd	55.00
10/02/26	NB Onboarding	Body Corporate Systems Pty Ltd	220.00
10/02/26	Strata Associate	Body Corporate Systems Pty Ltd	14.30
29/03/26	Strata Associate	Body Corporate Systems Pty Ltd	85.80
	Total:		2,145.00
13630	Administrative Fund	SOFTWARE & RECORDS STORAGE	
18/12/25	Opening Balance		774.31
14/01/26	Arch/Software/Tech	Body Corporate Systems Pty Ltd	785.40
	Total:		1,559.71
13640	Administrative Fund	OTHER COUNCIL DOC - NO GST	
26/02/26	Fee/Permit No GST	Body Corporate Systems Pty Ltd	49.18
	Total:		49.18

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1 August 2025 to 31 March 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
14330 21/12/25	Administrative Fund Visual Termite Inspe Total:	ANNUAL TERMITE INSPECTION Epm Pest Control	 3,740.00 3,740.00
15100 18/12/25	Administrative Fund Opening Balance Total:	R&M - BUILDING GENERAL	 2,882.00 2,882.00
15600 18/12/25	Administrative Fund Opening Balance Total:	R&M - GROUNDS GENERAL	 68.46 68.46
16310 14/01/26 05/03/26	Administrative Fund Secretarial fee - NB Secretarial fee - NB Total:	FIXED PRICE -MANAGEMENT TIME Body Corporate Systems Pty Ltd Body Corporate Systems Pty Ltd	 3,366.00 3,366.00 6,732.00
16350 14/01/26 05/03/26	Administrative Fund PPST fee - NB PPST fee - NB Total:	FIXED PRICE - DISBURSEMENTS Body Corporate Systems Pty Ltd Body Corporate Systems Pty Ltd	 1,122.00 1,122.00 2,244.00
16360 14/01/26 25/03/26 29/03/26	Administrative Fund Courier/Travel Monitored File Monitored File Total:	VARIABLE DISBURSEMENTS Body Corporate Systems Pty Ltd Kalani Mitchell Body Corporate Systems Pty Ltd	 80.64 -60.50 60.50 80.64
16760 18/12/25	Administrative Fund Opening Balance Total:	PRIOR YEAR ADJUSTMENT	 -3,626.00 -3,626.00
16910 18/12/25	Administrative Fund Opening Balance Total:	PREV MGR - ADMIN COSTS	 3,864.70 3,864.70
16920 18/12/25	Administrative Fund Opening Balance Total:	PREV MGR - ADDITIONAL SERVICES	 1,906.15 1,906.15
16950 18/12/25	Administrative Fund Opening Balance Total:	PREV MGR - PPST	 2,856.29 2,856.29

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ACCOUNTS SUMMARY

1 August 2025 to 31 March 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
26502 24/03/26	Sinking Fund BAS Overpayment	INCOME TAX - PAYMENT/ADJUSTMNT Ato - Bas	-201.67
	Total:		-201.67