

KG PROPERTY INVESTMENT TRUST
Profit & Loss [Last Year Analysis]
July 2022 To June 2023

	This Year	Last Year	\$ Difference
Income			
Rent Received	18,951	38,325	(19,374)
Outgoings Recovered	13,683	10,363	3,320
Interest Received	11,267	254	11,013
Capital Gain/Loss on Sale	223,147	(288,357)	511,504
Asset Revaluation - Miles	-	282,754	(282,754)
Asset Revaluation - Langton	(176,937)	-	(176,937)
Total Income	90,110	43,338	46,772
Gross Profit	90,110	43,338	46,772
Expenses			
Accounting & Audit Fees	5,640	2,350	3,290
Bank Charges	-	(18)	18
Bookkeeping Fees	5,231	2,700	2,531
Depreciation	203	1,337	(1,134)
Electricity	3,611	2,096	1,515
Ground Maintenance	-	140	(140)
GST Rounding	0	1	(1)
Insurance	1,012	1,300	(288)
Professional Fees	11,535	1,593	9,942
Rates/Water	6,007	7,670	(1,663)
Sundry Expenses	403	792	(389)
Total Expenses	33,642	19,961	13,681
Operating Profit	56,468	23,377	33,091
Total Other Income	-	-	-
Net Profit/(Loss)	56,468	23,377	33,091

KG PROPERTY INVESTMENT TRUST
Balance Sheet
As of June 2023

Assets		
Liabilities		
Net Assets		-
Trust Funds		
Retained Earnings	(56,468)	
Current Year Earnings	56,468	
Total Trust Funds		-

KG PROPERTY INVESTMENT TRUST
General Ledger [Detail]
July 2022 To June 2023

	ID No.	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance
1-1110	NAB 467453476								
Beginning	\$316,919.37								
	BPAY	CD	06/08/2022	Energy Australia		1,251			315,669
	eft	CD	06/08/2022	Annette Leahy		2,385			313,284
	CR000113	CR	08/08/2022	Payment; Borger Kelly Green Pty Ltd T/as Kel	3,585				316,868
	BPAY	CD	10/08/2022	Australian Taxation Office		484			316,384
	GJ000383	GJ	10/08/2022	BKG - Refund Bond at end of Lease		4,868			311,517
	eft	CD	08/09/2022	Gympie Regional Council		3,026			308,491
	CR000112	CR	14/10/2022	Payment; Cavanough, Grant	17,650				326,141
	CR000116	CR	24/10/2022	Payment; Cavanough, Grant	5,850				331,991
	CR000115	CR	01/11/2022	Payment; Borger Kelly Green Pty Ltd T/as Kel	226				332,218
	EFT	CD	15/11/2022	Energy Australia		543			331,675
	BPAY	CD	28/11/2022	Australian Taxation Office		212			331,463
	EFT	CD	22/12/2022	A. Leahy		550			330,913
	EFT	CD	22/12/2022	pbb Consult Pty Ltd		6,985			323,928
	CR000117	CR	22/12/2022		6,000				329,928
	EFT	CD	16/01/2023	Australian Security & Investments Commission		290			329,638
	BPay	CD	27/01/2023	AIB Pty Ltd Insurance Brokers		620			329,018
	EFT	CD	27/01/2023	pbb Consult Pty Ltd		193			328,825
	CR000118	CR	31/01/2023	Payment; Cavanough, Grant	3,000				331,825
	bPAY	CD	16/02/2023	Energy Australia		571			331,255
	CR000119	CR	28/02/2023	Payment; Cavanough, Grant	2,650				333,905
	BPay	CD	08/03/2023	Australian Taxation Office		2,129			331,776
	EFT	CD	08/03/2023	Gympie Regional Council		2,982			328,794
	EFT	CD	08/03/2023	pbb Consult Pty Ltd		4,235			324,559
	Eft	CD	01/04/2023	Australia Post		153			324,406
	eft	CD	03/04/2023	Annette Leahy		1,224			323,182
	Eft	CD	03/04/2023	AIB Pty Ltd Insurance Brokers		490			322,692
	CR000120	CR	18/04/2023	Payment; Cavanough, Grant	2,920				325,612
	CR000121	CR	09/05/2023	Proceed fr Sale of Langton Rd, Monkland	643,058				968,670
	BPAY	CD	02/06/2023	Energy Australia		1,608			967,063

	BPAY	CD	02/06/2023	Australian Taxation Office		131		966,932
	BPAY	CD	02/06/2023	Australian Security & Investments Commission		290		966,642
	EFT	CD	02/06/2023	pbb Consult Pty Ltd		193		966,449
	CR000122	CR	05/06/2023	Grant Cavanough - Funds Deposited 5/6/23	4,583			971,032
	CR000123	CR	13/06/2023	Depoist fr Grant Cavanough. GST inclusive, sa	65,000			1,036,032
	CR000124	CR	20/06/2023	deposit	5,000			1,041,032
	pbb final	GJ	30/06/2023	disburse funds		1,041,032		-
				Total :	759,522	1,076,442	(\$316,919.37)	-
1-1115	NAB 597663420							
Beginning	\$1,244,908.35							
	DD	CR	29/07/2022	Bank Interest Received	246			1,245,154
	CR000114	CR	31/08/2022	Bank Interest Received	461			1,245,614
	DD	CR	30/09/2022	Bank Interest Received	614			1,246,229
	DD	CR	30/10/2022	Bank Interest Received	720			1,246,949
	DD	CR	30/11/2022	Bank Interest Received	912			1,247,861
	DD	CR	30/12/2022	Bank Interest Received	974			1,248,836
	DD	CR	30/01/2023	Bank Interest Received	1,040			1,249,876
	DD	CR	28/02/2023	Bank Interest Received	1,005			1,250,881
	DD	CR	31/03/2023	Bank Interest Received	1,323			1,252,204
	DD	CR	28/04/2023	Bank Interest Received	1,249			1,253,452
	DD	CR	31/05/2023	Bank Interest Received	1,473			1,254,926
	CR000125	CR	30/06/2023	est interest to 30/6/23 to closure	1,250			1,256,175
	pbb final	GJ	30/06/2023	disburse funds		1,256,175		-
				Total :	11,267	1,256,175	(\$1,244,908.35)	-
1-1130	Deposit Account							
Beginning	\$150.00							
	pbb2	GJ	30/06/2023	offset deposit elec to langton rd sale		150		-
				Total :	-	150	(\$150.00)	-
1-1200	Trade Debtors							
Beginning	\$10,271.73							
	July2022	SJ	01/07/2022	Sale; Cavanough, Grant	2,542			12,814
	Aug 2022	SJ	06/08/2022	Sale; Cavanough, Grant	6,153			18,967
	Outgoings22	SJ	06/08/2022	Sale; Borger Kelly Green Pty Ltd T/as Kelly Gr	2,491			21,457
	CR000113	CR	08/08/2022	Payment; Borger Kelly Green Pty Ltd T/as Kelly Green & Co		3,585		17,873
	Sept2022	SJ	01/09/2022	Sale; Cavanough, Grant	2,912			20,784
	Oct 2022	SJ	01/10/2022	Sale; Cavanough, Grant	2,912			23,696
	CR000112	CR	14/10/2022	Payment; Cavanough, Grant		17,650		6,046
	CR000116	CR	24/10/2022	Payment; Cavanough, Grant		5,850		196

	Nov 2022	SJ	01/11/2022	Sale; Cavanough, Grant	2,912		3,108
	CR000115	CR	01/11/2022	Payment; Borger Kelly Green Pty Ltd T/as Kelly Green & Co		226	2,881
	Dec2022	SJ	01/12/2022	Sale; Cavanough, Grant	2,912		5,793
	SJ000008	SJ	22/12/2022	Cavanough, Grant: Credit from Oct 2022	30		5,823
	SJ000008	SJ	22/12/2022	Cavanough, Grant: Credit from Oct 2022		30	5,793
	CR000117	CR	22/12/2022			6,000	(207)
	Jan 2023	SJ	01/01/2023	Sale; Cavanough, Grant	2,912		2,705
	CR000118	CR	31/01/2023	Payment; Cavanough, Grant		3,000	(295)
	Feb2023	SJ	01/02/2023	Sale; Cavanough, Grant	2,912		2,616
	CR000119	CR	28/02/2023	Payment; Cavanough, Grant		2,650	(34)
	April 2023	SJ	01/04/2023	Sale; Cavanough, Grant	2,912		2,878
	CR000120	CR	18/04/2023	Payment; Cavanough, Grant		2,920	(42)
	SJ000009	SJ	11/06/2023	Cavanough, Grant: Credit from Feb2023		34	(75)
	SJ000009	SJ	11/06/2023	Cavanough, Grant: Credit from Feb2023	34		(42)
	pbb6	GJ	30/06/2023	wrietback trade debtor (cavanagh)	42		-
				Total :	31,673	41,945	(\$10,271.73)
1-2400	Loan Qwik Tower						
Beginning	\$1,370.00						
	00002023	PJ	16/11/2022	Purchase; pbb Consult Pty Ltd	193		1,563
	QTower	PJ	14/01/2023	Purchase; Australian Security & Investments	290		1,853
	00003231	PJ	25/01/2023	Purchase; pbb Consult Pty Ltd	908		2,760
	pbb3	GJ	30/06/2023	QT loan offset to PG/BK		2,760	-
				Total :	1,390	2,760	(\$1,370.00)
1-3245	Lot 357 Langton Road						
Beginning	\$415,215.22						
	pbb1	GJ	30/06/2023	slae of langton road & clear suspense	124		415,339
	pbb1	GJ	30/06/2023	slae of langton road & clear suspense	3,733		419,072
	pbb1	GJ	30/06/2023	slae of langton road & clear suspense		650,000	(230,928)
	pbb2	GJ	30/06/2023	offset deposit elec to langton rd sale	136		(230,792)
	pbb5	GJ	30/06/2023	write back improvements	7,645		(223,147)
	pbb7	GJ	30/06/2023	capital gain langton road	223,147		-
				Total :	234,785	650,000	(\$415,215.22)
1-3246	Lot 357 Langton Rd						
Beginning	\$176,937.00						
	pbb3	GJ	30/06/2023	clear revaln reserve		176,937	-
				Total :	-	176,937	(\$176,937.00)
1-3334	Improvements						
Beginning	\$9,489.12						

	pbb5	GJ	30/06/2023	write back improvements		9,489		-
					Total :	-	9,489	(\$9,489.12)
1-3335	Accum Depreciation							
Beginning	(\$1,641.00)							
	pbb4	GJ	30/06/2023	depn to date of sale		203		(1,844)
	pbb5	GJ	30/06/2023	write back improvements	1,844			-
					Total :	1,844	203	\$1,641.00
2-1200	Trade Creditors							
Beginning	(\$484.00)							
	GympElec.	PJ	25/07/2022	Purchase; Energy Australia		1,251		(1,735)
	00001007	PJ	06/08/2022	Purchase; Annette Leahy		2,385		(4,120)
	BPAY	CD	06/08/2022	Energy Australia	1,251			(2,869)
	eft	CD	06/08/2022	Annette Leahy	2,385			(484)
	BPAY	CD	10/08/2022	Australian Taxation Office	484			-
	Gymp Rates	PJ	08/09/2022	Purchase; Gympie Regional Council		3,026		(3,026)
	eft	CD	08/09/2022	Gympie Regional Council	3,026			-
	Jul-Sept 2022	PJ	30/09/2022	Purchase; Australian Taxation Office		212		(212)
	Gymp Elec	PJ	26/10/2022	Purchase; Energy Australia		543		(755)
	EFT	CD	15/11/2022	Energy Australia	543			(212)
	00002023	PJ	16/11/2022	Purchase; pbb Consult Pty Ltd		193		(405)
	00003199	PJ	21/11/2022	Purchase; pbb Consult Pty Ltd		1,975		(2,379)
	00003200	PJ	21/11/2022	Purchase; pbb Consult Pty Ltd		2,497		(4,876)
	00003201	PJ	21/11/2022	Purchase; pbb Consult Pty Ltd		2,046		(6,922)
	00003202	PJ	21/11/2022	Purchase; pbb Consult Pty Ltd		468		(7,390)
	BPAY	CD	28/11/2022	Australian Taxation Office	212			(7,178)
	EFT	CD	22/12/2022	pbb Consult Pty Ltd	6,985			(193)
	DEC 2022	PJ	31/12/2022	Purchase; Australian Taxation Office		2,129		(2,322)
	QTower	PJ	14/01/2023	Purchase; Australian Security & Investments Commission		290		(2,612)
	GYmpie Ins	PJ	16/01/2023	Purchase; AIB Pty Ltd Insurance Brokers		620		(3,232)
	EFT	CD	16/01/2023	Australian Security & Investments Commissic	290			(2,942)
	00003231	PJ	25/01/2023	Purchase; pbb Consult Pty Ltd		908		(3,849)
	00003232	PJ	25/01/2023	Purchase; pbb Consult Pty Ltd		3,025		(6,874)
	00003233	PJ	25/01/2023	Purchase; pbb Consult Pty Ltd		303		(7,177)
	Gymp Rates	PJ	27/01/2023	Purchase; Gympie Regional Council		2,982		(10,158)
	BPay	CD	27/01/2023	AIB Pty Ltd Insurance Brokers	620			(9,538)
	EFT	CD	27/01/2023	pbb Consult Pty Ltd	193			(9,346)
	GYMP ELEC	PJ	02/02/2023	Purchase; Energy Australia		571		(9,916)
	bPAY	CD	16/02/2023	Energy Australia	571			(9,346)

	Renewal	PJ	08/03/2023	Purchase; Australia Post		153		(9,499)
	BPay	CD	08/03/2023	Australian Taxation Office	2,129			(7,370)
	EFT	CD	08/03/2023	pbb Consult Pty Ltd	4,235			(3,135)
	EFT	CD	08/03/2023	Gympie Regional Council	2,982			(153)
	BAS MAR 23	PJ	31/03/2023	Purchase; Australian Taxation Office		131		(284)
	00001008	PJ	01/04/2023	Purchase; Annette Leahy		1,224		(1,508)
	Gympie	PJ	01/04/2023	Purchase; AIB Pty Ltd Insurance Brokers		490		(1,998)
	Eft	CD	01/04/2023	Australia Post	153			(1,845)
	eft	CD	03/04/2023	Annette Leahy	1,224			(621)
	EFt	CD	03/04/2023	AIB Pty Ltd Insurance Brokers	490			(131)
	ELEC GYMP	PJ	11/05/2023	Purchase; Energy Australia		1,608		(1,739)
	00001009	PJ	25/05/2023	Purchase; pbb Consult Pty Ltd		193		(1,931)
	11052023	PJ	25/05/2023	Purchase; Australian Security & Investments Commission		290		(2,221)
	BPAY	CD	02/06/2023	Australian Taxation Office	131			(2,090)
	BPAY	CD	02/06/2023	Australian Security & Investments Commissic	290			(1,800)
	BPAY	CD	02/06/2023	Energy Australia	1,608			(193)
	EFT	CD	02/06/2023	pbb Consult Pty Ltd	193			-
	00000028	PJ	21/06/2023	Purchase; pbb Consult Pty Ltd		248		(248)
	00000029	PJ	21/06/2023	Purchase; pbb Consult Pty Ltd		825		(1,073)
	00000030	PJ	28/06/2023	Purchase; Annette Leahy		825		(1,898)
	00000026	PJ	30/06/2023	Purchase; pbb Consult Pty Ltd		3,179		(5,077)
	00000027	PJ	30/06/2023	Purchase; pbb Consult Pty Ltd		4,686		(9,763)
	pbb final	GJ	30/06/2023	disburse funds	9,763			-
				Total :	39,754	39,270	\$484.00	-
2-1220	Loan - P Green & B							
Beginning	\$0.00							
	00003233	PJ	25/01/2023	Purchase; pbb Consult Pty Ltd	303			303
	pbb final	GJ	30/06/2023	disburse funds	1,521			1,823
	pbb1	GJ	30/06/2023	slae of langton road & clear suspense		4,583		(2,760)
	pbb3	GJ	30/06/2023	QT loan offset to PG/BK	2,760			-
				Total :	4,583	4,583	\$0.00	-
2-1310	GST Collected							
Beginning	(\$933.67)							
	July2022	SJ	01/07/2022	Sale; Cavanaugh, Grant		231		(1,165)
	Aug 2022	SJ	06/08/2022	Sale; Cavanaugh, Grant		559		(1,724)
	Outgoings22	SJ	06/08/2022	Sale; Borger Kelly Green Pty Ltd T/as Kelly Green & Co		226		(1,951)
	Sept2022	SJ	01/09/2022	Sale; Cavanaugh, Grant		265		(2,215)
	Jul-Sept 2022	PJ	30/09/2022	Purchase; Australian Taxation Office	326			(1,889)

	Oct 2022	SJ	01/10/2022 Sale; Cavanough, Grant		265		(2,154)
	Nov 2022	SJ	01/11/2022 Sale; Cavanough, Grant		265		(2,419)
	Dec2022	SJ	01/12/2022 Sale; Cavanough, Grant		265		(2,683)
	DEC 2022	PJ	31/12/2022 Purchase; Australian Taxation Office	2,813			130
	Jan 2023	SJ	01/01/2023 Sale; Cavanough, Grant		265		(135)
	Feb2023	SJ	01/02/2023 Sale; Cavanough, Grant		265		(400)
	BAS MAR 23	PJ	31/03/2023 Purchase; Australian Taxation Office	514			114
	April 2023	SJ	01/04/2023 Sale; Cavanough, Grant		265		(151)
	pbb final	GJ	30/06/2023 disburse funds	333			182
	pbb5	GJ	30/06/2023 writeback bond (not accounted for in settlement)		182		-
			Total :	3,985	3,052	\$933.67	-
2-1330	GST Paid						
Beginning	(\$129.95)						
	GympElec.	PJ	25/07/2022 Purchase; Energy Australia	114			(16)
	Jul-Sept 2022	PJ	30/09/2022 Purchase; Australian Taxation Office		114		(130)
	Gymp Elec	PJ	26/10/2022 Purchase; Energy Australia	49			(81)
	00003199	PJ	21/11/2022 Purchase; pbb Consult Pty Ltd	180			99
	00003200	PJ	21/11/2022 Purchase; pbb Consult Pty Ltd	227			326
	00003201	PJ	21/11/2022 Purchase; pbb Consult Pty Ltd	186			512
	00003202	PJ	21/11/2022 Purchase; pbb Consult Pty Ltd	43			554
	DEC 2022	PJ	31/12/2022 Purchase; Australian Taxation Office		684		(130)
	GYmpie Ins	PJ	16/01/2023 Purchase; AIB Pty Ltd Insurance Brokers	56			(73)
	00003232	PJ	25/01/2023 Purchase; pbb Consult Pty Ltd	275			202
	GYMP ELEC	PJ	02/02/2023 Purchase; Energy Australia	52			254
	Renewal	PJ	08/03/2023 Purchase; Australia Post	14			268
	BAS MAR 23	PJ	31/03/2023 Purchase; Australian Taxation Office		383		(116)
	Gympie	PJ	01/04/2023 Purchase; AIB Pty Ltd Insurance Brokers	42			(74)
	ELEC GYMP	PJ	11/05/2023 Purchase; Energy Australia	146			72
	00001009	PJ	25/05/2023 Purchase; pbb Consult Pty Ltd	18			90
	11052023	PJ	25/05/2023 Purchase; Australian Security & Investments	26			116
	00000029	PJ	21/06/2023 Purchase; pbb Consult Pty Ltd	75			191
	00000026	PJ	30/06/2023 Purchase; pbb Consult Pty Ltd	289			480
	00000027	PJ	30/06/2023 Purchase; pbb Consult Pty Ltd	426			906
	pbb final	GJ	30/06/2023 disburse funds	63,919			64,825
	pbb1	GJ	30/06/2023 slae of langton road & clear suspense		64,835		(10)
	pbb2	GJ	30/06/2023 offset deposit elec to langton rd sale	14			4
	pbb6	GJ	30/06/2023 wrietback trade debtor (cavanagh)		4		-
			Total :	66,149	66,019	\$129.95	-

2-2210	Rental Bond Gympie							
Beginning	(\$2,000.00)							
	pbb5	GJ	30/06/2023	writeback bond (not accounted for in settlem	2,000			-
				Total :	2,000	-	\$2,000.00	-
2-2220	Rent Bond Gympie							
Beginning	(\$4,867.50)							
	GJ000383	GJ	10/08/2022	BKG - Refund Bond at end of Lease	4,868			-
				Total :	4,868	-	\$4,867.50	-
2-2500	Suspense							
Beginning	\$0.00							
	CR000121	CR	09/05/2023	Proceed fr Sale of Langton Rd, Monkland		643,058		(643,058)
	CR000122	CR	05/06/2023	Grant Cavanaugh - Funds Deposited 5/6/23		4,583		(647,641)
	CR000123	CR	13/06/2023	Depoist fr Grant Cavanaugh. GST inclusive, sale of property M		65,000		(712,641)
	CR000124	CR	20/06/2023	deposit		5,000		(717,641)
	pbb1	GJ	30/06/2023	slae of langton road & clear suspense	5,000			(712,641)
	pbb1	GJ	30/06/2023	slae of langton road & clear suspense	4,583			(708,058)
	pbb1	GJ	30/06/2023	slae of langton road & clear suspense	643,058			(65,000)
	pbb1	GJ	30/06/2023	slae of langton road & clear suspense	65,000			-
				Total :	717,641	717,641	\$0.00	-
3-1110	Fully Paid Units							
Beginning	(\$992,790.00)							
	pbb final	GJ	30/06/2023	disburse funds	992,790			-
				Total :	992,790	-	\$992,790.00	-
3-1120	Partly Paid Units							
Beginning	(\$901,446.24)							
	pbb final	GJ	30/06/2023	disburse funds	901,446			-
				Total :	901,446	-	\$901,446.24	-
3-1210	Fully Paid Units							
Beginning	(\$192,093.00)							
	pbb final	GJ	30/06/2023	disburse funds	192,093			-
				Total :	192,093	-	\$192,093.00	-
3-1220	Partly Paid Units							
Beginning	(\$173,540.68)							
	pbb final	GJ	30/06/2023	disburse funds	173,541			-
				Total :	173,541	-	\$173,540.68	-
3-2100	Kelly Green Super No							
Beginning	(\$10,923.75)							
	pbb final	GJ	30/06/2023	disburse funds	21,181			10,257

	pbb8	GJ	30/06/2023 distn	125			10,382
	pbb8	GJ	30/06/2023 distn			10,382	-
			Total :	21,306		10,382	-
3-2200	Kelly Green Super No					\$10,923.75	-
Beginning	(\$228.00)						
	pbb final	GJ	30/06/2023 disburse funds	2,290			2,062
	pbb8	GJ	30/06/2023 distn			2,087	(25)
	pbb8	GJ	30/06/2023 distn	25			-
			Total :	2,315		2,087	-
3-8000	Retained Earnings					\$228.00	-
Beginning	\$282,754.00						
	pbb final	GJ	30/06/2023 disburse funds			61,668	221,086
	pbb7	GJ	30/06/2023 writeback arr			176,937	44,149
	pbb8	GJ	30/06/2023 distn			150	43,998
	pbb8	GJ	30/06/2023 distn	12,470			56,468
			Total :	12,470		238,756	-
3-8500	Asset Revin Reserve					(\$226,285.80)	56,468
Beginning	(\$176,937.00)						
	pbb7	GJ	30/06/2023 writeback arr	176,937			-
			Total :	176,937		\$176,937.00	-
4-1000	Rent Received						
Beginning	\$0.00						
	July2022	SJ	01/07/2022 Sale; Cavanough, Grant			1,731 P005	(1,731)
	Aug 2022	SJ	06/08/2022 Sale; Cavanough, Grant			1,858 P005	(3,589)
	Sept2022	SJ	01/09/2022 Sale; Cavanough, Grant			1,858 P005	(5,447)
	Oct 2022	SJ	01/10/2022 Sale; Cavanough, Grant			1,858 P005	(7,305)
	Nov 2022	SJ	01/11/2022 Sale; Cavanough, Grant			1,858 P005	(9,162)
	Dec2022	SJ	01/12/2022 Sale; Cavanough, Grant			1,858 P005	(11,020)
	Jan 2023	SJ	01/01/2023 Sale; Cavanough, Grant			1,858 P005	(12,878)
	Feb2023	SJ	01/02/2023 Sale; Cavanough, Grant			1,858 P005	(14,736)
	April 2023	SJ	01/04/2023 Sale; Cavanough, Grant			1,858 P005	(16,593)
	pbb1	GJ	30/06/2023 slae of langton road & clear suspense	38			(16,555)
	pbb1	GJ	30/06/2023 slae of langton road & clear suspense			539	(17,095)
	pbb5	GJ	30/06/2023 writeback bond (not accounted for in settlement)			1,818 P005	(18,913)
	pbb6	GJ	30/06/2023 wrietback trade debtor (cavanagh)			38 P005	(18,951)
			Total :	38		18,989	-
4-1250	Outgoings Recovered					(\$18,951.01)	(18,951)
Beginning	\$0.00						

	July2022	SJ	01/07/2022	Sale; Cavanough, Grant		580	P005		(580)
	Aug 2022	SJ	06/08/2022	Sale; Cavanough, Grant		3,736	P005		(4,315)
	Outgoings22	SJ	06/08/2022	Sale; Borger Kelly Green Pty Ltd T/as Kelly Green & Co		2,264	P005		(6,580)
	Sept2022	SJ	01/09/2022	Sale; Cavanough, Grant		789	P005		(7,369)
	Oct 2022	SJ	01/10/2022	Sale; Cavanough, Grant		789	P005		(8,158)
	Nov 2022	SJ	01/11/2022	Sale; Cavanough, Grant		789	P005		(8,947)
	Dec2022	SJ	01/12/2022	Sale; Cavanough, Grant		789	P005		(9,736)
	Jan 2023	SJ	01/01/2023	Sale; Cavanough, Grant		789	P005		(10,526)
	Feb2023	SJ	01/02/2023	Sale; Cavanough, Grant		789	P005		(11,315)
	April 2023	SJ	01/04/2023	Sale; Cavanough, Grant		789	P005		(12,104)
	pbb1	GJ	30/06/2023	slae of langton road & clear suspense		1,578			(13,683)
				Total :	-	13,683		(\$13,682.61)	(13,683)
4-2000	Interest Received								
Beginning	\$0.00								
	DD	CR	29/07/2022	Bank Interest Received		246	A000		(246)
	CR000114	CR	31/08/2022	Bank Interest Received		461			(706)
	DD	CR	30/09/2022	Bank Interest Received		614	A000		(1,320)
	DD	CR	30/10/2022	Bank Interest Received		720	A000		(2,041)
	DD	CR	30/11/2022	Bank Interest Received		912	A000		(2,953)
	DD	CR	30/12/2022	Bank Interest Received		974	A000		(3,927)
	DD	CR	30/01/2023	Bank Interest Received		1,040	A000		(4,967)
	DD	CR	28/02/2023	Bank Interest Received		1,005	A000		(5,972)
	DD	CR	31/03/2023	Bank Interest Received		1,323	A000		(7,295)
	DD	CR	28/04/2023	Bank Interest Received		1,249	A000		(8,544)
	DD	CR	31/05/2023	Bank Interest Received		1,473	A000		(10,017)
	CR000125	CR	30/06/2023	est interest to 30/6/23 to closure		1,250			(11,267)
				Total :	-	11,267		(\$11,267.04)	(11,267)
4-9000	Capital Gain/Loss on								
Beginning	\$0.00								
	pbb7	GJ	30/06/2023	capital gain langton road		223,147			(223,147)
				Total :	-	223,147		(\$223,146.78)	(223,147)
4-9002	Asset Revaluation -								
Beginning	\$0.00								
	pbb3	GJ	30/06/2023	clear revaln reserve	176,937				176,937
				Total :	176,937	-		\$176,937.00	176,937
6-1000	Accounting & Audit								
Beginning	\$0.00								
	00003232	PJ	25/01/2023	Purchase; pbb Consult Pty Ltd	2,750		A000		2,750

	00000026	PJ	30/06/2023	Purchase; pbb Consult Pty Ltd	2,890			5,640
				Total :	5,640	-	\$5,640.00	5,640
6-1250	Bookkeeping Fees							
Beginning	\$0.00							
	00001007	PJ	06/08/2022	Purchase; Annette Leahy	2,385	A000		2,385
	EFT	CD	22/12/2022	A. Leahy	550			2,935
	00001008	PJ	01/04/2023	Purchase; Annette Leahy	1,224	A000		4,159
	00000028	PJ	21/06/2023	Purchase; pbb Consult Pty Ltd	248			4,406
	00000030	PJ	28/06/2023	Purchase; Annette Leahy	825			5,231
				Total :	5,231	-	\$5,231.25	5,231
6-1500	Depreciation							
Beginning	\$0.00							
	pbb4	GJ	30/06/2023	depn to date of sale	203			203
				Total :	203	-	\$203.00	203
6-2010	Electricity							
Beginning	\$0.00							
	GympElec.	PJ	25/07/2022	Purchase; Energy Australia	1,137	P005		1,137
	Gymp Elec	PJ	26/10/2022	Purchase; Energy Australia	494	P005		1,631
	GYMP ELEC	PJ	02/02/2023	Purchase; Energy Australia	519	P005		2,149
	ELEC GYMP	PJ	11/05/2023	Purchase; Energy Australia	1,462	P005		3,611
				Total :	3,611	-	\$3,610.80	3,611
6-2015	GST Rounding							
Beginning	\$0.00							
	Jul-Sept 2022	PJ	30/09/2022	Purchase; Australian Taxation Office		0 A000		(0)
	DEC 2022	PJ	31/12/2022	Purchase; Australian Taxation Office	-	A000		(0)
	BAS MAR 23	PJ	31/03/2023	Purchase; Australian Taxation Office	1			0
				Total :	1	0	\$0.42	0
6-2400	Insurance							
Beginning	\$0.00							
	GYmpie Ins	PJ	16/01/2023	Purchase; AIB Pty Ltd Insurance Brokers	564	P005		564
	Gympie	PJ	01/04/2023	Purchase; AIB Pty Ltd Insurance Brokers	448	P005		1,012
				Total :	1,012	-	\$1,011.89	1,012
6-2450	Professional Fees							
Beginning	\$0.00							
	00003199	PJ	21/11/2022	Purchase; pbb Consult Pty Ltd	1,795			1,795
	00003200	PJ	21/11/2022	Purchase; pbb Consult Pty Ltd	2,270			4,065
	00003201	PJ	21/11/2022	Purchase; pbb Consult Pty Ltd	1,860			5,925
	00003202	PJ	21/11/2022	Purchase; pbb Consult Pty Ltd	425			6,350

	00001009	PJ	25/05/2023	Purchase; pbb Consult Pty Ltd	175	A000		6,525
	00000029	PJ	21/06/2023	Purchase; pbb Consult Pty Ltd	750			7,275
	00000027	PJ	30/06/2023	Purchase; pbb Consult Pty Ltd	4,260			11,535
			Total :		11,535	-	\$11,535.00	11,535
6-2500	Rates/Water							
Beginning	\$0.00							
	Gymp Rates	PJ	08/09/2022	Purchase; Gympie Regional Council	3,026	P005		3,026
	Gymp Rates	PJ	27/01/2023	Purchase; Gympie Regional Council	2,982	P005		6,007
			Total :		6,007	-	\$6,007.15	6,007
6-2700	Sundry Expenses							
Beginning	\$0.00							
	Renewal	PJ	08/03/2023	Purchase; Australia Post	139	A000		139
	11052023	PJ	25/05/2023	Purchase; Australian Security & Investments	264			403
			Total :		403	-	\$402.73	403
			Grand Total :		4,562,978	4,562,978		

KG PROPERTY INVESTMENT TRUST
Balance Sheet
As of June 2023

Assets			
Current Assets			
Cash On Hand			
NAB 467453476 Cheque Acc	1,041,032		
NAB 597663420 Maximser	1,256,175		
Total Cash On Hand		2,297,208	
Total Current Assets			2,297,208
Total Assets			2,297,208
Liabilities			
Current Liabilities			
Trade Creditors			
		9,763	
Loan - P Green & B Kelly		1,521	
GST Liabilities			
GST Collected	333		
GST Paid	63,919		
Total GST Liabilities		64,252	
Total Current Liabilities			75,535
Total Liabilities			75,535
Net Assets			2,221,673
Trust Funds			
Units Issued			
Kelly Green Super No 1			
Fully Paid Units	992,790		
Partly Paid Units	901,446		
Total Kelly Green Super No 1		1,894,236	
Kelly Green Super No 2			
Fully Paid Units	192,093		
Partly Paid Units	173,541		
Total Kelly Green Super No 2		365,634	
Total Units Issued			2,259,870
Beneficiary Accounts			
Kelly Green Super No 1			
		21,181	
Kelly Green Super No 2			
		2,290	
Total Beneficiary Accounts			23,471
Retained Earnings			(118,137)
Current Year Earnings			56,468
Total Trust Funds			2,221,673

KG PROPERTY INVESTMENT TRUSTP.O. Box 1512
Coolum Qld 4573**General Journal**

01/07/2022 To 30/06/2023

		ID No.	Account No	Account Name	Debit	Credit	Job No.
GJ	01/07/2022	End of Year Adjustment					
		GJ000000	3-9000	Current Year Earnings	\$23,376.95		
		GJ000000	3-8000	Retained Earnings		\$23,376.95	
GJ	10/08/2022	BKG - Refund Bond at end of Lease					
		GJ000383	2-2220	Rent Bond Gympie Borger	\$4,867.50		
		GJ000383	1-1110	NAB 467453476 Cheque Acc		\$4,867.50	
GJ	30/06/2023	disburse funds					
		pbb final	1-1110	NAB 467453476 Cheque Acc		\$1,041,032.38	
		pbb final	1-1115	NAB 597663420 Maximser		\$1,256,175.39	
		pbb final	2-1200	Trade Creditors	\$9,762.50		
		pbb final	2-1220	Loan - P Green & B Kelly	\$1,520.83		
		pbb final	2-1310	GST Collected	\$332.75		
		pbb final	2-1330	GST Paid	\$63,918.82		
		pbb final	3-1110	Fully Paid Units	\$992,790.00		
		pbb final	3-1120	Partly Paid Units	\$901,446.24		
		pbb final	3-1210	Fully Paid Units	\$192,093.00		
		pbb final	3-1220	Partly Paid Units	\$173,540.68		
		pbb final	3-2100	Kelly Green Super No 1	\$21,181.02		
		pbb final	3-2200	Kelly Green Super No 2	\$2,290.29		
		pbb final	3-8000	Retained Earnings		\$61,668.36	
GJ	30/06/2023	slae of langton road & clear suspense					
		pbb1	2-2500	Suspense	\$5,000.00		
		pbb1	2-2500	Suspense	\$643,057.96		
		pbb1	1-3245	Lot 357 Langton Road Gympie		\$650,000.00	
		pbb1	1-3245	Lot 357 Langton Road Gympie	\$3,732.55		
		pbb1	1-3245	Lot 357 Langton Road Gympie	\$123.97		
		pbb1	2-2500	Suspense	\$65,000.00		
		pbb1	4-1000	Rent Received	\$38.05		
		pbb1	4-1000	Rent Received		\$539.35	
		pbb1	4-1250	Outgoings Recovered		\$1,578.45	
		pbb1	2-2500	Suspense	\$4,583.33		
		pbb1	2-1220	Loan - P Green & B Kelly		\$4,583.33	
		pbb1	2-1330	GST Paid		\$64,834.73	
GJ	30/06/2023	offset deposit elec to langton rd sale					
		pbb2	1-1130	Deposit Account		\$150.00	
		pbb2	1-3245	Lot 357 Langton Road Gympie	\$136.36		
		pbb2	2-1330	GST Paid	\$13.64		
GJ	30/06/2023	QT loan offset to PG/BK					
		pbb3	1-2400	Loan Qwik Tower Cranes		\$2,760.00	
		pbb3	2-1220	Loan - P Green & B Kelly	\$2,760.00		
GJ	30/06/2023	clear revaln reserve					
		pbb3	1-3246	Lot 357 Langton Rd Revaln		\$176,937.00	
		pbb3	4-9002	Asset Revaluation - Langton	\$176,937.00		

GJ	30/06/2023	depn to date of sale				
		pbb4	6-1500	Depreciation	\$203.00	
		pbb4	1-3335	Accum Depreciation Langton		\$203.00
GJ	30/06/2023	write back improvements				
		pbb5	1-3334	Improvements Langton Road		\$9,489.12
		pbb5	1-3335	Accum Depreciation Langton	\$1,844.00	
		pbb5	1-3245	Lot 357 Langton Road Gympie	\$7,645.12	
GJ	30/06/2023	writeback bond (not accounted for in settlement)				
		pbb5	2-2210	Rental Bond Gympie Cavanough	\$2,000.00	
		pbb5	4-1000	Rent Received		\$1,818.18 P005
		pbb5	2-1310	GST Collected		\$181.82
GJ	30/06/2023	wrietback trade debtor (cavanagh)				
		pbb6	1-1200	Trade Debtors	\$41.86	
		pbb6	4-1000	Rent Received		\$38.05 P005
		pbb6	2-1330	GST Paid		\$3.81
GJ	30/06/2023	capital gain langton road				
		pbb7	1-3245	Lot 357 Langton Road Gympie	\$223,146.78	
		pbb7	4-9000	Capital Gain/Loss on Sale		\$223,146.78
GJ	30/06/2023	writeback arr				
		pbb7	3-8500	Asset Revin Reserve	\$176,937.00	
		pbb7	3-8000	Retained Earnings		\$176,937.00
GJ	30/06/2023	distn				
		pbb8	3-8000	Retained Earnings	\$12,469.80	
		pbb8	3-2100	Kelly Green Super No 1		\$10,382.36
		pbb8	3-2200	Kelly Green Super No 2		\$2,087.44
		pbb8	3-8000	Retained Earnings		\$150.24
		pbb8	3-2100	Kelly Green Super No 1	\$125.09	
		pbb8	3-2200	Kelly Green Super No 2	\$25.15	
				Grand Total:	\$3,712,941.24	\$3,712,941.24