

STATEMENT OF ADJUSTMENTS

THE TRUSTEE FOR ROBERT & DONNA PEARSON SUPERANNUATION FUND Purchase from MYTIS PTY LTD
Property: Marina Berth E28/Lot 165 Santa Barbara Road, Hope Island

Settlement: **Friday, 29 July 2022**

Payable by Vendor Payable by Purchaser

Time:	Contract Price	\$250,000.00
	Total Extras	\$0.00
Venue:	Total Price	\$250,000.00
	Less Deposit Paid	\$25,000.00
Adjustments as at: 29/07/22	Balance	\$225,000.00

Gold Coast Rates

For Period 01/07/2022 to 31/12/2022 - 184 days
\$423.20 Adjusted as Paid
Purchaser allows 155 days

\$356.50

Admin Fund Levies

For Period 01/06/2022 to 31/08/2022 - 92 days
\$885.50 Adjusted as Paid
Purchaser allows 33 days

\$317.62

Sinking Fund Levies

For Period 01/06/2022 to 31/08/2022 - 92 days
\$154.00 Adjusted as Paid
Purchaser allows 33 days

\$55.24

Water Usage Adjustment - Unpaid

Period from 04/05/2022 to 29/07/2022 = 86 days @ \$0.6586

\$56.64

Sewer Usage Adjustment - Unpaid

Period from 04/05/2022 to 29/07/2022 = 86 days @ \$1.9838

\$170.61

Water Usage Adjustment (Meter ZR7644) - Unpaid ---

Average use per day = 12.38 Kilolitres @ \$4.212, Period
from 04/05/2022 to 30/06/2022 = 57 days, Lot Liability
applied 5 / 902

\$16.48

Water Usage Adjustment (Meter ZR7644) - Unpaid ---

Average use per day = 12.38 Kilolitres @ \$4.482, Period
from 01/007/2022 to 29/07/2022 = 29 days, Lot Liability
applied 5 / 902

\$8.92

Water Usage Adjustment (Meter 19HF00004) - Unpaid ---

Average use per day = 252.90 Kilolitres @ \$4.212, Period
from 04/05/2022 to 30/06/2022 = 57 days, Lot Liability
applied 5 / 902

\$336.57

Water Usage Adjustment (Meter 19HF00004) - Unpaid ---

Average use per day = 252.90 Kilolitres @ \$4.482, Period
from 01/007/2022 to 29/07/2022 = 29 days, Lot Liability
applied 5 / 902

\$182.21

Totals	\$771.43	\$225,729.36
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Less Amount Payable By Vendor		\$771.43
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AMOUNT DUE ON SETTLEMENT		\$224,957.93
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SETTLEMENT FUNDS DISTRIBUTION

Payee	Amount
Gold Coast - Rates	\$423.20
Gold Coast - Water	\$60.08
PEXA	\$123.97
Body Corporate for HOPE ISLAND MARINA G.T.P. 107336	\$1,039.50
As the Vendor directs	\$223,311.18
Total:	\$224,957.93

STATEMENT OF ADJUSTMENTS
ADDITIONAL FUNDS DISTRIBUTION

Payee	Amount
Monkey Conveyancing	\$1,318.67
PEXA	\$123.97
Department of Natural Resources and Mines	\$483.37
Office of State Revenue	\$7,175.00
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Total:	\$9,101.01

E. & O. E.
Prepared by Monkey Conveyancing on 26/07/2022



TAX INVOICE

Monkey Conveyancing

PO Box 359

Holland Park West QLD 4121

Phone: 07 3420 3699

ABN: 93 151 541 436

Bill To:

The Trustee for Robert & Donna
Pearson Superannuation Fund
94 Point Leander Drive
Port Denison WA 6525

Invoice No:	16444/2022/
Date:	15/07/2022
Property:	Marina Berth E28/Lot 165 Santa Barbara Road Hope Island QLD 4212
Matter Ref:	4215-2204-36529

Date	Type	Description	Price	GST	Amount
15/07/2022	Disbursements	Queensland Title	\$25.60	\$0.79	\$26.39
15/07/2022	Disbursements	QLD Plan	\$26.50	\$0.72	\$27.22
15/07/2022	Professional Fees	Professional Fee	\$900.00	\$90.00	\$990.00
15/07/2022	Professional Fees	Settlement Attendance Fee	\$22.73	\$2.27	\$25.00
20/07/2022	Disbursements	Body Corporate Info Cert (BCCM Form 13)	\$80.10	\$8.01	\$88.11
20/07/2022	Disbursements	Rates: Standard search (incl. Water Meter reading)	\$163.90	\$1.29	\$165.19
20/07/2022	Disbursements	Queensland Property Enquiry Service Fee	\$0.00	\$0.00	\$0.00
20/07/2022	Disbursements	QLD Land Tax Certificate	\$53.40	\$5.34	\$58.74
20/07/2022	Disbursements	Credit for Half Price PEXA	(\$56.35)	(\$5.63)	(\$61.98)
				TOTAL (ex GST)	\$1,215.88
				TOTAL GST	\$102.79
				TOTAL AMOUNT (incl GST)	\$1,318.67

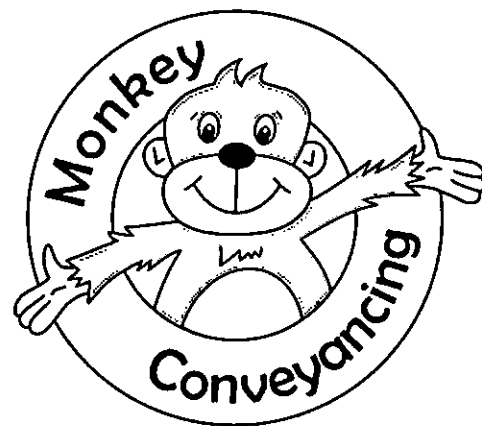
Payments

Receipt No.	Payment Mode	Amount
		TOTAL PAID
		\$0.00
		TOTAL DUE
		\$1,318.67

FORM OF NOTIFICATION OF CLIENT'S RIGHTS Your rights in relation to legal costs The following avenues are available to you if you are not happy with this bill: • requesting an itemised bill • discussing your concerns with us • having our costs assessed • applying to set aside our costs agreement There may be other avenues available in your State or Territory (such as mediation). For more information about your rights, please read the fact sheet titled Your right to challenge legal costs. You can ask us for a copy, or obtain it from your local law society or law institute (or download it from their website).

Thank you - We really appreciate your business!

26 July 2022



Hello,

The Trustee for Robert & Donna Pearson Superannuation Fund from MYTIS Pty Ltd trustee
Marina Berth E28/Lot 165 Santa Barbara Road, Hope Island QLD 4212

THE PRE-SETTLEMENT PROCESS

Settlement has been booked for Friday, 29 July 2022. Settlement is online using PEXA software. The Settlement can occur at any time up until 4pm, but settlement can't occur until all parties have signed off in the digital workspace; and even though a time may be set as a guide there is no guarantee that all parties will be ready at that time. We will let you know when the purchase has settled and will email the Agent and yourself.

PRE-SETTLEMENT INSPECTION

Don't forget that you have the right to a pre-Settlement inspection to ensure that the property is in the same condition as when you first inspected it and that was contracted to be left at the property is there. You should make these arrangements through the Agent. Unless there is a condition in the special conditions the Sellers are not required to leave the property professionally clean. We will proceed to Settlement unless you tell us otherwise.

THE KEYS

You can collect any paperwork, fobs, swipe cards or keys relating to the Marina Berth from the real estate agent after settlement. An email needs to be sent by the seller to the agent to release the keys. Allow 30 minutes after settlement for that to happen.

info@monkeyconveyancing.com.au

BRISBANE PO Box 359 Holland Park West, QLD 4121
Ph: (07) 3420 3699 Fax: (07) 5676 5373

GOLD COAST PO Box 2391 Southport, QLD 4215
Ph: (07) 5532 2000 Fax: (07) 5676 5373



MONKEYCONVEYANCING.COM.AU

Statement of Adjustment

MONKEY CONVEYANCING PTY LTD

Settlement: 29 July, 2022

Adjustments as at: 29 July, 2022

Purchaser: ROBERT NEIL PEARSON, DONNA GENENE PEARSON
Vendor: MYTIS PTY LTD
Property Address: Marine Berth E28, 165 Santa Barbara Road, Hope Island Resort, HOPE ISLAND QLD 4212

Adjustments

		Vendor	Purchaser
Rates	Gold Coast Rates		\$ 356.50
	\$ 423.20 From 01/07/2022 To 31/12/2022 Paid Purchaser Allows 155 Days		
Additional Fee/ Allowance	Water Usage Adjustment (Meter ZR7644) - Unpaid ----Average use per day = 12.38 Kilolitres @ \$4.212, Period from 04/05/2022 to 30/06/2022 = 57 days, Lot Liability applied 5 / 902	\$ 16.48	
Additional Fee/ Allowance	Sewer Access Adjustment - Unpaid Period from 04/05/2022 to 29/07/2022 = 86 days @ \$1.9838	\$ 170.61	
Additional Fee/ Allowance	Water Access Adjustment - Unpaid Period from 04/05/2022 to 29/07/2022 = 86 days @ \$0.6586	\$ 56.64	
Owners Corporation	Sinking Fund Levies		\$ 55.24
	\$ 154.00 From 01/06/2022 To 31/08/2022 Paid Purchaser Allows 33 Days		
Owners Corporation	Admin Fund Levies		\$ 317.62
	\$ 885.50 From 01/06/2022 To 31/08/2022 Paid Purchaser Allows 33 Days		
Additional Fee/ Allowance	Water Usage Adjustment (Meter 19HF00004) - Unpaid ----Average use per day = 252.90 Kilolitres @ \$4.482, Period from 01/007/2022 to 29/07/2022 = 29 days, Lot Liability applied 5 / 902	\$ 182.21	
Additional Fee/ Allowance	Water Usage Adjustment (Meter 19HF00004) - Unpaid ----Average use per day = 252.90 Kilolitres @ \$4.212, Period from 04/05/2022 to 30/06/2022 = 57 days, Lot Liability applied 5 / 902	\$ 336.57	
Additional Fee/ Allowance	Water Usage Adjustment (Meter ZR7644) - Unpaid ----Average use per day = 12.38 Kilolitres @ \$4.482, Period from 01/007/2022 to 29/07/2022 = 29 days, Lot Liability applied 5 / 902	\$ 8.92	
Total Adjustments		\$ 771.43	\$ 729.36
Less Purchaser's Portion		\$ 729.36	
Vendor to Pay Purchaser		\$ 42.07	

Statement of Settlement

Purchase Price	\$ 250,000.00
Less Deposit Paid	\$ 25,000.00
Balance of Purchase Price	\$ 225,000.00
Less Adjustments	\$ 42.07
Plus GST	\$ 0.00
Balance due to Vendor	\$ 224,957.93

Payment Directions

Vendor Destination Line Items

Water Rates	MONKEY CONVEYANCING PTY LTD	\$ 111.20
Other	WOODS HATCHER SOLICITORS	\$ 1,204.32
Council Rates	MONKEY CONVEYANCING PTY LTD	\$ 423.20
PEXA Fees	WOODS HATCHER SOLICITORS	\$ 123.97
Vendor's Funds	WOODS HATCHER SOLICITORS	\$ 223,095.24
		\$ 224,957.93

Purchaser Destination Line Items

Professional Fees	MONKEY CONVEYANCING PTY LTD	\$ 1,318.67
Other (BPAY)	MONKEY CONVEYANCING PTY LTD	\$ 7,175.00
PEXA Fees	MONKEY CONVEYANCING PTY LTD	\$ 123.97
Lodgement Fees	MONKEY CONVEYANCING PTY LTD	\$ 483.37
		\$ 9,101.01