

Taylor Superannuation Fund
Sale of Robina Waterfront
30/06/2019

Purchase of

Contract Date:	01/08/2011	
Settlement Date:		
Valuation date		
Valuation Price	555,000.00	
Release Fee	1,125.20	
Land Tax		
Stamp Duty	18,000.00	
Legal Fees	940.91	
Aircon CWDV	1,849.52	
Totals	<u>576,915.63</u>	-
	576,915.63	

Sale of

Contract Date:		
Settlement Date:	31/01/2019	
Contract Price	580,000.00	
Release Fee	187.00	
Advertising	15,950.00	
Stamp Duty		
Land Tax		
Agent Fees	-	
Legal Costs	1,746.80	
Totals	<u>17,883.80</u>	-
Consideration	562,116.20	
Capital Gain	- 14,799.43	
Managed Funds CGT	645.58	
Carried forward capital losses	51,653.00	
Losses carried forward to future years	- 65,806.85	

----- Original message -----

From: Paul Taylor <apags5@gmail.com>

Date: 25/10/19 11:11 am (GMT+10:00)

To: Adrian De Vito - CPA <adrian@clearaccounting.net.au>

Subject: Re: 2019 Queries - Taylor Family Superannuation Fund

Hello Adrain,

We are back!

Answers to your queries

1. I have rung Adam Young from Ray White commercial RE, who will do an appraisal/valuation. I should have this next week and I will forward it onto you as soon as I get it.

2. Shane Ellis did the legal work for the transfer of ownership of Eastside Robina in **August 2011 from Anne Taylor to the Taylor Family Superannuation Fund.**

I don't have any finalisation letter, but I can confirm the sale price of \$555k and Stamp duty of 18K. See attachments.

Also I cannot confirm the Release fee or Legal fees. Some statements from Shane attached.

3. Invoices for Eastside Robina. See following email attachments.

4. Invoices for Bell Place. See following email attachments.

Let me know if you require further details.

Regards,
Paul.

On Mon, 14 Oct 2019 at 12:25, Adrian De Vito - CPA <adrian@clearaccounting.net.au> wrote:

Shane Ellis Senior Consulting Lawyer

ABN 27 996 904 493

Robina Corporate Centre
3/76 Robina Town Centre Drive Robina
QLD 4226
Phone 0414 450503
Fax
E-mail shane@shane-ellis.com

Please Address All Correspondence To: P O Box 5272 Robina QLD 4226

Printed Thursday, 28 July 2011

RECEIPT FOR MATTER FILE NUMBER 1132

Matter Details	DEED UPGRADE & RPL ROBINA COMMERCIAL PROPERTY
Client Name	APAGS P/L ATF TAYLOR FAMILY SUPERANNUATION FUND
Address	3 Tallai Road,
Address	Tallai
Address	Qld 4213

	EFT
Date of Transaction	28/07/2011
Date Receipt Issued	28/07/2011
Received From	Apags.P/L.per.taylor.transfer.duty
Detail/[Made Out By]	\$18000 00 stamp duty on commercial contract[Shane Ellis]
Amount	\$18,000.00
Matter Reference	1132/

TRUST ACCOUNT RECEIPT NUMBER R130

SETTLEMENT STATEMENT

TAYLOR AS TRUSTEES SALE TO BEVELES INVESTMENTS AND SERVICES PTY LTD
104/232 Robina Town Centre Drive, Robina

as at Thursday, 31 January 2019

Purchase Price	\$ 580,000.00
	<u>\$ 580,000.00</u>

Less Deposit	\$ 50,000.00
	<u>\$ 530,000.00</u>

Plus Gold Coast City Council Rates	
as paid 01/01/19 to 30/06/19	
\$1,747.49 x 150 ÷ 181	\$ 1,448.20
	<u>\$ 531,448.20</u>

Less Gold Coast City Council water consumption expected	
28/11/18 to 31/01/19 = 64 days	
30/08/2018 3864 lot entitlement 239 of 9797	
28/11/2018 4251 90 days daily usage = 0.104899 kL	
0.1048995 x 64 x \$4.00	\$ 26.85
	<u>\$ 531,421.35</u>

Less wastewater expected	
Discharge Factor For Business Type	0.9
Daily Allowance	16.3556 kL
Water Consumption 0.104899 x 64	7 kL
Calculated Wastewater Discharge	6 kL
Less Allowance	
Billable Wastewater discharged to	
-1041 x \$4.45	
	<u>\$ 531,421.35</u>

Plus Gold Coast City Council Water/Sewer Access	
as paid 01/01/19 to 31/03/19	
\$275.47 x 59 ÷ 90	\$ 180.59
	<u>\$ 531,601.94</u>

Plus Body Corporate Levies	
as paid 01/11/18 to 28/02/19	
\$3,428.69 x 28 ÷ 120	\$ 800.03
	<u>\$ 532,401.97</u>

Less mortgage release fee	\$ 187.00
	<u>\$ 532,214.97</u>

PTO

SETTLEMENT STATEMENT

TAYLOR AS TRUSTEES SALE TO BEVELES INVESTMENTS AND SERVICES PTY LTD
104/232 Robina Town Centre Drive, Robina

Less our costs and outlays

\$ 1,746.80

Balance to be deposited to in accordance with your request

\$ 530,468.17

PLEASE NOTE The deposit held by Ray White Commercial Southport should be more than sufficient to cover the cost of their commission. They should be contacting you after Settlement to make the balance of the deposit available to you.

Yours faithfully

shane ellis

per:

Liability limited by a scheme approved under Professional Standards Legislation

Tax Invoice/Settlement Statement

<p>P & A Taylor</p> <p>Ph (07) 5534 3900 Fax (07) 5534 6341 Email apags5@gmail.com</p>	<p>DATE: 31 January 2019</p> <p>INVOICE NO: SRC7288</p> <p>DEAL FILING ID: SRC7288</p> <p>ABN: 73093431595</p>
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<p>PROPERTY:</p> <p>VENDOR/LESSOR:</p> <p>PURCHASER/LESSEE:</p> <p>AGENT:</p> <p>COMMISSION AND FEES:</p>	<p>104/6 Waterfront Place Robina</p> <p>Taylor</p> <p>Property Rentals Gc Pty Ltd</p> <p>James Young</p>
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<p>06/12/18 Ref#: 29990</p> <p>19/12/18 Ref#: 30081</p>	<p>Deposit</p> <p>Deposit</p>	<p>Property Rentals GC Pty Ltd</p> <p>Property Rentals GC Pty Ltd</p>	<p>5,000.00</p> <p>45,000.00</p>
<p>Commission and Fees</p>			<p>15,950.00</p>
<p>Plus GST @ 10 %</p>			<p>1,595.00</p>
<p>Direct Credited</p>			<p>32,455.00</p>

The Ray White Surfers Paradise Group

Contracts & Settlements
Level 12, 50 Cavill Avenue
PO Box 765
Surfers Paradise QLD 4217
Tel 07 5584 9473
Tel 07 5570 4521 fax
contact@rwsurfer.net

The Surfers Paradise Group | ABN 73 093 431 595

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