

MARK FRANKLIN SF

Statement of Financial Position**As At 30 Jun 2022**

	As at 30 Jun 2021 Balance	Quantity	As at 30 Jun 2022 Balance	Quantity
Assets				
Investments				
Direct Property				
402/3 Sylvan Avenue, Balgowlah	\$ 1,220,000.00	1	\$ 1,150,000.00	1
C403/23 Roger Street Brookvale	\$ 850,000.00	1	\$ 770,000.00	1
Total Direct Property	\$ 2,070,000.00		\$ 1,920,000.00	
Loans				
Narelle's	\$ 0.00		\$ 280.99	
Total Loans	\$ 0.00		\$ 280.99	
Other Assets				
Preliminary Expenses	\$ 951.00		\$ 634.00	
Total Other Assets	\$ 951.00		\$ 634.00	
Other Fixed Interest Securities				
BNPPAR4625009MAR2027	\$ 221,608.00		\$ 0.00	
Citibank QAL440010OCT2023	\$ 212,210.00		\$ 0.00	
Total Other Fixed Interest Securities	\$ 433,818.00		\$ 0.00	
Total Investments	\$ 2,504,769.00		\$ 1,920,914.99	
Other Assets				
Cash At Bank				
ANZ-66984	\$ 309,830.17		\$ 786,903.34	
Citibank Cash Investment Account	\$ 3.77		\$ 0.52	
Total Cash At Bank	\$ 309,833.94		\$ 786,903.86	
Receivables				
Investment Income Receivable				
Rent				
Direct Property				
402/3 Sylvan Avenue, Balgowlah	\$ 1,022.10		\$ 688.00	
C403/23 Roger Street Brookvale	\$ 2,647.40		\$ 0.00	
Total Direct Property	\$ 3,669.50		\$ 688.00	
Total Rent	\$ 3,669.50		\$ 688.00	
Total Investment Income Receivable	\$ 3,669.50		\$ 688.00	
Total Receivables	\$ 3,669.50		\$ 688.00	
Current Tax Assets				
Income Tax Payable	\$ -0.50		\$ -0.50	
Provision for Income Tax	\$ -17,928.60		\$ -13,099.50	
Income Tax Instalments Paid	\$ 16,896.00		\$ 17,927.00	
Total Current Tax Assets	\$ -1,033.10		\$ 4,827.00	
Total Other Assets	\$ 312,470.34		\$ 792,418.86	
Total Assets	\$ 2,817,239.34		\$ 2,713,333.85	
Liabilities				
Other Taxes Payable				
Activity Statement Payable/Refundable	4,224.00		\$ 4,482.00	
Total Other Taxes Payable	\$ 4,224.00		\$ 4,482.00	
Total Liabilities	\$ 4,224.00		\$ 4,482.00	
Net Assets				
Total Net Assets	\$ 2,813,015.34		\$ 2,708,851.85	
Member Entitlements				

Member Entitlement Accounts

Mr Mark Franklin			
Accumulation	\$	2,426,936.89	\$ 2,331,821.72
<hr/>			
Total Mr Mark Franklin	\$	2,426,936.89	\$ 2,331,821.72
Mrs Narelle Franklin			
Accumulation	\$	386,078.45	\$ 377,030.13
<hr/>			
Total Mrs Narelle Franklin	\$	386,078.45	\$ 377,030.13
<hr/>			
Total Member Entitlement Accounts	\$	2,813,015.34	\$ 2,708,851.85
<hr/>			
Total Member Entitlements	\$	2,813,015.34	\$ 2,708,851.85
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MARK FRANKLIN SF

Operating Statement

From 1 Jul 2021 to 30 Jun 2022

	1 Jul 2020 to 30 Jun 2021	1 Jul 2021 to 30 Jun 2022
Income		
Member Receipts		
Contributions		
Employer		
Mr Mark Franklin	\$ 31,125.65	\$ 32,676.77
Mrs Narelle Franklin	\$ 23,536.26	\$ 12,032.34
Total Employer	\$ 54,661.91	\$ 44,709.11
Total Contributions	\$ 54,661.91	\$ 44,709.11
Total Member Receipts	\$ 54,661.91	\$ 44,709.11
Investment Income		
Interest		
Cash and Cash Equivalents		
Citibank Term Deposit #9627	\$ 1,184.25	\$ 0.00
Total Cash and Cash Equivalents	\$ 1,184.25	\$ 0.00
Cash At Bank		
ANZ-66984	\$ 257.95	\$ 517.04
Citibank Cash Investment Account	\$ 16.13	\$ 19.52
Total Cash At Bank	\$ 274.08	\$ 536.56
Other Fixed Interest Securities		
BNPPAR4625009MAR2027	\$ 9,250.00	\$ 9,250.00
Citibank Bond Investments#2329	\$ 4,600.00	\$ 0.00
Citibank QAL440010OCT2023	\$ 8,800.00	\$ 4,400.00
Total Other Fixed Interest Securities	\$ 22,650.00	\$ 13,650.00
Total Interest	\$ 24,108.33	\$ 14,186.56
Rent		
Direct Property		
402/3 Sylvan Avenue, Balgowlah	\$ 33,298.28	\$ 32,700.00
C403/23 Roger Street Brookvale	\$ 29,415.00	\$ 21,075.00
Total Direct Property	\$ 62,713.28	\$ 53,775.00
Total Rent	\$ 62,713.28	\$ 53,775.00
Total Investment Income	\$ 86,821.61	\$ 67,961.56
Total Income	\$ 141,483.52	\$ 112,670.67

Expenses**Member Payments**

Lump Sums Paid

Mr Mark Franklin		
Accumulation	\$ 3,560.02	\$ 3,750.00
Total Mr Mark Franklin	\$ 3,560.02	\$ 3,750.00
Total Lump Sums Paid	\$ 3,560.02	\$ 3,750.00
Total Member Payments	\$ 3,560.02	\$ 3,750.00

Other Expenses

Accountancy Fee	\$ 2,055.00	\$ 2,090.00
Amortisation	\$ 317.00	\$ 317.00
Auditor Fee	\$ 847.00	\$ 847.00
Bank Fees		
Other Fixed Interest Securities		
BNPPAR4625009MAR2027	\$ 95.89	\$ 1,200.00
Citibank QAL440010OCT2023	\$ 155.19	\$ 1,100.00
Total Other Fixed Interest Securities	\$ 251.08	\$ 2,300.00
Total Bank Fees	\$ 251.08	\$ 2,300.00

Property Expenses			
Advertising			
Direct Property			
C403/23 Roger Street Brookvale	\$	0.00	\$ 200.00
Total Direct Property	\$	0.00	\$ 200.00
Total Advertising	\$	0.00	\$ 200.00
Agents Management Fee			
Direct Property			
402/3 Sylvan Avenue, Balgowlah	\$	1,366.75	\$ 1,548.80
C403/23 Roger Street Brookvale	\$	1,451.01	\$ 1,279.30
Total Direct Property	\$	2,817.76	\$ 2,828.10
Total Agents Management Fee	\$	2,817.76	\$ 2,828.10
Council Rates			
Direct Property			
402/3 Sylvan Avenue, Balgowlah	\$	1,287.72	\$ 1,465.80
C403/23 Roger Street Brookvale	\$	1,435.48	\$ 1,465.80
Total Direct Property	\$	2,723.20	\$ 2,931.60
Total Council Rates	\$	2,723.20	\$ 2,931.60
Insurance Premium			
Direct Property			
C403/23 Roger Street Brookvale	\$	370.00	\$ 0.00
Total Direct Property	\$	370.00	\$ 0.00
Total Insurance Premium	\$	370.00	\$ 0.00
Repairs Maintenance			
Direct Property			
402/3 Sylvan Avenue, Balgowlah	\$	0.00	\$ 954.80
C403/23 Roger Street Brookvale	\$	0.00	\$ 1,329.61
Total Direct Property	\$	0.00	\$ 2,284.41
Total Repairs Maintenance	\$	0.00	\$ 2,284.41
Strata Levy Fee			
Direct Property			
402/3 Sylvan Avenue, Balgowlah	\$	5,452.20	\$ 5,449.60
C403/23 Roger Street Brookvale	\$	5,369.06	\$ 4,141.88
Total Direct Property	\$	10,821.26	\$ 9,591.48
Total Strata Levy Fee	\$	10,821.26	\$ 9,591.48
Sundry Expenses			
Direct Property			
402/3 Sylvan Avenue, Balgowlah	\$	0.00	\$ 71.50
C403/23 Roger Street Brookvale	\$	0.00	\$ 89.89
Total Direct Property	\$	0.00	\$ 161.39
Total Sundry Expenses	\$	0.00	\$ 161.39
Water Rates			
Direct Property			
402/3 Sylvan Avenue, Balgowlah	\$	584.44	\$ 599.04
C403/23 Roger Street Brookvale	\$	584.44	\$ 599.04
Total Direct Property	\$	1,168.88	\$ 1,198.08
Total Water Rates	\$	1,168.88	\$ 1,198.08
Total Property Expenses	\$	17,901.10	\$ 19,195.06
Regulatory Fees	\$	328.00	\$ 332.00
SMSF Supervisory Levy	\$	259.00	\$ 259.00
Total Other Expenses	\$	21,958.18	\$ 25,340.06
Investment Losses			
Realised Capital Losses			
Other Fixed Interest Securities			
BNPPAR4625009MAR2027	\$	0.00	\$ 26,037.67
Citibank Bond Investments#2329	\$	-11,498.00	\$ 0.00
Citibank QAL440010OCT2023	\$	0.00	\$ 1,336.00

Total Other Fixed Interest Securities	\$	-11,498.00	\$	27,373.67
Total Realised Capital Losses	\$	-11,498.00	\$	27,373.67
Decrease in Market Value				
Direct Property				
402/3 Sylvan Avenue, Balgowlah	\$	-179,548.00	\$	70,000.00
C403/23 Roger Street Brookvale	\$	-200,250.00	\$	80,000.00
Total Direct Property	\$	-379,798.00	\$	150,000.00
Other Fixed Interest Securities				
BNPPAR4625009MAR2027	\$	4,607.07	\$	-4,607.07
Citibank Bond Investments#2329	\$	6,072.00	\$	0.00
Citibank QAL440010OCT2023	\$	-1,878.00	\$	1,878.00
Total Other Fixed Interest Securities	\$	8,801.07	\$	-2,729.07
Total Decrease in Market Value	\$	-370,996.93	\$	147,270.93
Total Investment Losses	\$	-382,494.93	\$	174,644.60
Total Expenses	\$	-356,976.73	\$	203,734.66
Income Tax				
Income Tax Expense				
Income Tax Expense	\$	17,928.60	\$	13,099.50
Total Income Tax Expense	\$	17,928.60	\$	13,099.50
Total Income Tax	\$	17,928.60	\$	13,099.50
Net Profit (Loss) Total	\$	480,531.65	\$	-104,163.49

IntelliVal Automated Valuation Estimate

Prepared on 14 September 2022



402/3 Sylvan Avenue Balgowlah NSW 2093

Estimated Value:

\$1,150,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$986,000 - \$1,307,000

Property Attributes:



1



1



1



65m²



Year Built

2009



Land Area

86m²



Property Type

Unit



Land Use

-



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
07 Apr 2020	\$1,000,000	Unknown
08 Feb 2013	\$545,000	Unknown
28 Jul 2008	\$460,000	Unknown

Estimated Value as at 12 September 2022. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

For further information about confidence levels, please refer to the end of this document.

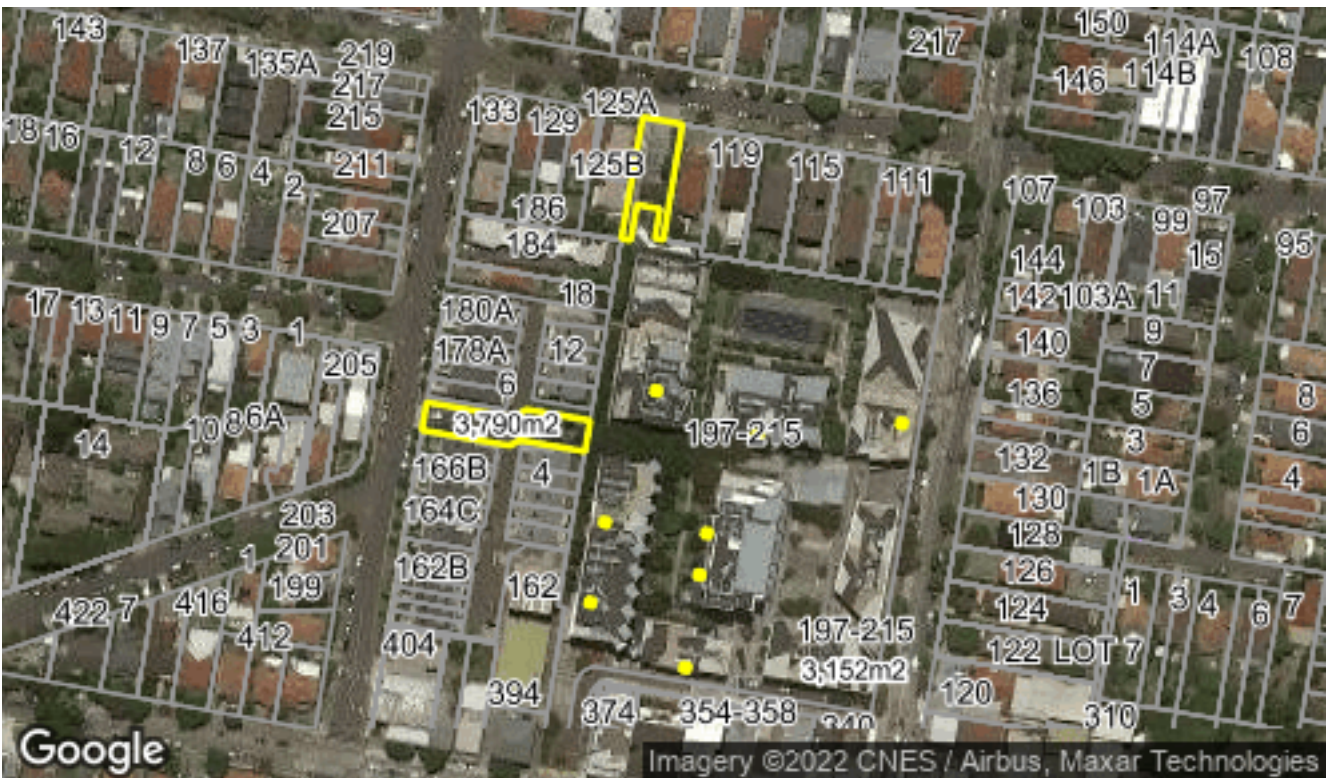
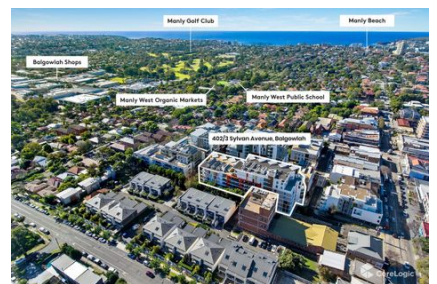
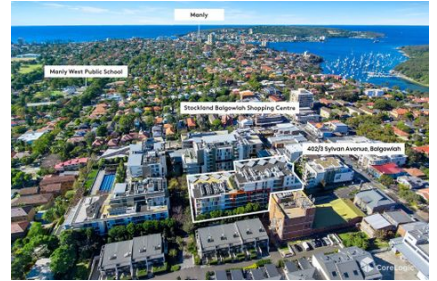
CoreLogic IntelliVal Automated Valuation Estimate

402/3 Sylvan Avenue Balgowlah NSW 2093



Prepared on 14 September 2022

Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

402/3 Sylvan Avenue Balgowlah NSW 2093

Prepared on 14 September 2022

Recently Sold Properties



 1
  1
  1
  101m²

**302/7 Sylvan Avenue
Balgowlah NSW 2093**

Sold Price: \$1,245,000

Sold Date: 04 May 2022

Distance from Subject: Okm

Features: Local Centre, 1 No of Study Rooms, RESIDENTIAL



 1
  1
  1
  88m²

**207/4 Sylvan Avenue
Balgowlah NSW 2093**

Sold Price: \$1,150,000

Sold Date: 25 November 2021

Distance from Subject: Okm

Features: Local Centre, 2 Floor Level Of Unit, Dishwasher, RESIDENTIAL



 1
  1
  1
  86m²

**503/1 Sylvan Avenue Balgowlah
NSW 2093**

Sold Price: \$1,280,000

Sold Date: 12 October 2021

Distance from Subject: Okm

Features: Local Centre, RESIDENTIAL

CoreLogic IntelliVal Automated Valuation Estimate

402/3 Sylvan Avenue Balgowlah NSW 2093



Prepared on 14 September 2022



1 1 1 87m²

403/1 Sylvan Avenue Balgowlah NSW 2093

Sold Price: \$1,230,000

Sold Date: 05 November 2021

Distance from Subject: 0km

Features: RESIDENTIAL



2 1 1 -

5/119 Griffiths Street Balgowlah NSW 2093

Sold Price: \$1,200,000

Sold Date: 25 November 2021

Distance from Subject: 0.1km

Features: General Residential, Timber Floor, RESIDENTIAL, District View



2 1 - 537m²

3/217 Condamine Street Balgowlah NSW 2093

Sold Price: \$1,140,000

Sold Date: 18 November 2021

Distance from Subject: 0.2km

Features: General Residential, 1 Dining Rooms, Stainless Steel Appliances, 1 Lounge Rooms, Timber Floor, 1 Other Rooms, RESIDENTIAL

CoreLogic IntelliVal Automated Valuation Estimate

402/3 Sylvan Avenue Balgowlah NSW 2093

Prepared on 14 September 2022

Balgowlah Insights: A Snapshot



Houses

Median Price
\$3,571,944

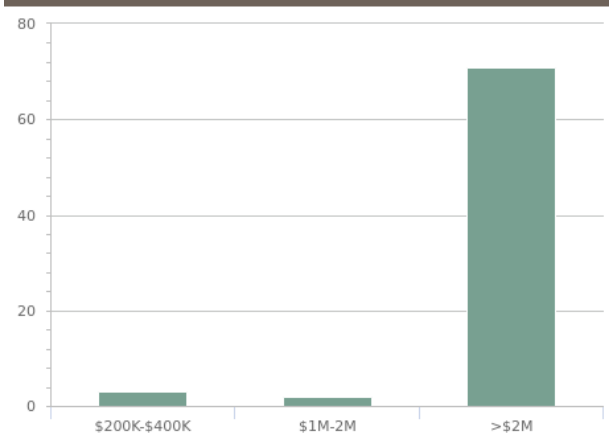
	Past Sales	Capital Growth
2022	76	↑ 24.04%
2021	79	↑ 29.82%
2020	69	↑ 16.20%
2019	47	↓ 4.97%
2018	72	↓ 2.78%

Units

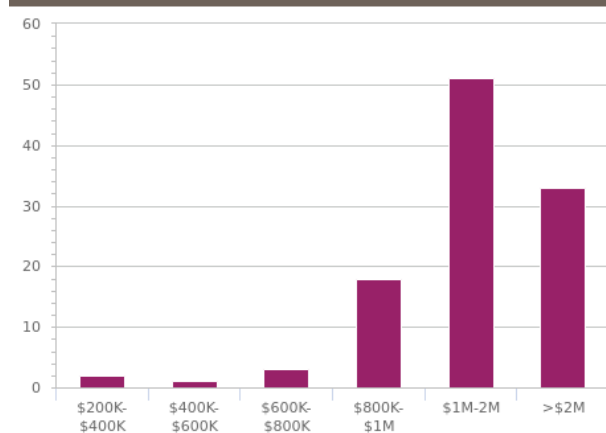
Median Price
\$1,478,710

	Past Sales	Capital Growth
2022	109	↑ 2.61%
2021	137	↑ 20.42%
2020	90	↑ 21.88%
2019	96	↓ 8.42%
2018	114	↓ 5.57%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal Automated Valuation Estimate

Prepared on 14 September 2022

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Confidence is displayed as a coloured coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



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If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Email Us: **customer@corelogic.com.au**



17th October 2022

Mark Franklin
403C/23 Roger Street
Brookvale NSW 2100

Dear Mark,

Re: Valuation Appraisal 403C/23 Roger Street Brookvale NSW 2100

It is our opinion that, in current market, the property would realise a sale price in the vicinity of **\$755,000 - \$785,000.**

Although we have taken care in arriving at this figure, we must state that this opinion of value is not for use by any third party. It has been prepared for you for the purposes of considering the sale of property and is not to be taken as a sworn valuation.

I will continue to stay in touch and send you practical information about movements in real estate. Of course, you can also contact me at any time on 0425 277 221, in the office on 9948 0666, or via email on angus@whre.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Angus White', written in a cursive style.

Angus White
Sales Director
Whitehouse Real Estate
L.R.E.A 1058455

63/197-215 Condamine Street,
Balgowlah NSW 2093

t 9948 0666
enquiries@whre.com.au
ABN 68 003 163 013

www.whitehourealestate.com.au



Search results

SUPER CASH FLOW (012280 222766984)

Period displayed: 01 June 2022 to 30 June 2022

Date	Description	Debit(\$AUD)	Credit(\$AUD)	Balance
June 2022				
30 JUN	CREDIT INTEREST PAID		\$96.74	\$786,903.34
30 JUN	TRANSFER FROM REMITTER WHITEHOUSE RE		\$2,141.69	\$786,806.60

GPO Box 3483
Sydney NSW 2001

Customer Service Centre
1800 168 168 (Australia)
(+612) 8225 0168(Overseas)

Citigold

2 Park Street
Sydney NSW 2000
Australia

www.citibank.com.au

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Statement Period 01 Jun 2022 - 30 Jun 2022



017/3491/

MARKNELL INVESTMENTS PTY LTD ATF
THE M FRANKLIN SUPERANNUATION FUND
6 CORRIE PARADE
CORLETTE NSW 2315

For enquiries, please call our Customer Service Centre
on 132484.

Your Relationship Manager is
NICHOLAS ROGERS
Tel No: + 61 2 8225 1840

SUMMARY OF YOUR RELATIONSHIP

AUD Equivalent Balance - 30 Jun	
Assets	
Transaction Account	0.52
Deposits & Investments	0.00
TOTAL	0.52

Transaction Account

Product Type	Account No.	Currency	Balance
CITIBANK CASH INVESTMENT ACCOUNT	476168430	AUD	0.52
Transaction Account Total		AUD Equivalent	0.52

Deposits & Investments

Product Type	Account No.	Currency	Balance
OVERNIGHT MULTI CURRENCY ACCOUNT	9032639627	USD	0.00
Deposits & Investments Total		AUD Equivalent	0.00

DETAILS OF YOUR RELATIONSHIP

Your Transaction Account Details

CITIBANK CASH INVESTMENT ACCOUNT 242-200 476168430

Transactions Done

Txn Date	Description	Withdrawals	Deposits	Balance
01 Jun 2022	OPENING BALANCE			0.52
30 Jun 2022	CLOSING BALANCE			0.52
	TOTAL	0.00	0.00	

Accumulated Interest Credited to the account since 1 July this financial year: \$19.52

Tax withheld from the account since 1 July this financial year: \$0.00

Total Interest Credited to the account from 1 July to 30 June last financial year: \$16.13

Tax withheld from the account from 1 July to 30 June last financial year: \$0.00





Interest and charges summary

Date: 18/07/2022

Previous financial year July 2021 - June 2022

Account name	Account number	Interest you paid	Interest you received	Government charges	Service fees *
AUTO BILL PAY	012243 596202374	\$0.00	\$0.02	\$0.00	\$0.00
HOME PAYMENTS	012303 252901227	\$0.00	\$0.29	\$0.00	\$0.00
SAVINGS	012330 452241091	\$0.00	\$72.39	\$0.00	\$0.00
SUPER CASH FLOW	012280 222766984	\$0.00	\$517.04	\$0.00	\$0.00
ETHAN ACCRUALS	012201 576650938	\$0.00	\$0.16	\$0.00	\$0.00
SPARE	012243 354060238	\$0.00	\$0.00	\$0.00	\$0.00
SUPER SPARE	012243 107957355	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$589.90	\$0.00	\$0.00

All information is current as at the previous business day.
Only interest bearing accounts will be listed on this page.
Closed accounts will not be listed.

Service fees and Government Charges:

- relate to the selected account and other accounts which have fees/charges re-directed to the selected account.
- are not available on ANZ loans.
- can be located on your account statement. You should check the above information against your statement before you use this information for tax purposes.

You may also obtain information about fees and charges that apply to ANZ accounts by:

- viewing the fees, terms and conditions on the ANZ website
- contacting general enquiries
- visiting your nearest ANZ branch

*This does not include all fees and charges you may have been charged in the relevant period (for example, it would include a Monthly Account Service Fee but would not include an Overdrawn Fee). To obtain details of your fees and charges refer to the itemised transaction details in your Account Statement.



Jun 30, 2022

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017/3321/

MARKNELL INVESTMENTS PTY LTD ATF
THE M FRANKLIN SUPERANNUATION FUND
6 CORRIE PARADE
CORLETTE NSW 2315

GPO Box 3483
Sydney NSW 2001
Australia

Customer Service Centre 13 24 84
www.citibank.com.au

End of Financial Year Statement

This statement shows your Financial Year Interest earnings and Proceeds/Dividends for all investment products held by you with Citi and paid to you in the period 1 July 2021 to 30 June 2022.

Grand Total of Proceeds/Dividends and Withholding Tax in Local Currency

Proceeds/Dividends	AUD	13,650.00
TFN Withholding Tax	AUD	0.00
Non-Resident Withholding Tax	AUD	0.00
Grand Total of Proceeds/Dividends	AUD	13,650.00

Interest and Withholding Tax Statement Summary by Product

Currency	AUD			
Investment Account Number:	0090192329			
Security code	AU3CB0240059			
	Currency Amount		Local Currency Equivalent	
Proceeds/Dividends	AUD	4,400.00	AUD	4,400.00
TFN Withholding Tax	AUD	0.00	AUD	0.00
Non-Resident Withholding Tax	AUD	0.00	AUD	0.00
Net Proceeds/Dividends	AUD	4,400.00	AUD	4,400.00

183PCITL_AVD_DL_1_244810E-3321/S-7753/1-15505/

End of Financial Year Statement

Continued

Securities Brokerage

Currency AUD
Investment Account Number: 0090192329
Security code XS1485725854

	Currency Amount		Local Currency Equivalent	
Proceeds/Dividends	AUD	9,250.00	AUD	9,250.00
TFN Withholding Tax	AUD	0.00	AUD	0.00
Non-Resident Withholding Tax	AUD	0.00	AUD	0.00
Net Proceeds/Dividends	AUD	9,250.00	AUD	9,250.00

Product Total **13,650.00**

The foreign exchange conversion rate used for proceeds/dividends was the rate on the coupon paid date.

Non-custodian investment product such as Deferred Purchase Agreement products(DPA) is not included in your end of financial year statement. Please refer to the statement provided by the issuer for non-custodian investment products. Saving and transactional account products are not included in our end of financial year statement either, please refer to your June relationship statement/s for end of financial year interest for savings and transactional accounts.

Should you have any questions, please call the Customer Service Centre on 13 24 84 (if calling within Australia) or +61 2 8225 0615 (if calling from overseas) or your Relationship Manager. If you have any questions regarding the taxation implications of this statement, please contact your tax adviser or the Australian Tax Office.

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183PCTI_AVD_DL_1_244810/E-3321/S-7754/I-15507

Statement period

From: 1 July 2021

To: 30 June 2022

MARKNELL HOLDINGS PTY LTD
6 CORRIE PDE
CORLETTE NSW 2315

Ownership

Marknell Holdings Pty Ltd

Property

Unit 403C / 23 Roger St, Brookvale NSW

Details	GST	Expense	Income
Rent *			\$21,075.00
Advertising	\$18.18	\$200.00	
Body Corporate Fees	\$376.52	\$4,141.88	
Council Rates		\$1,465.80	
Letting Fee	\$27.00	\$297.00	
Locksmith / key cutting services	\$17.50	\$192.50	
Management Fee	\$95.40	\$1,049.40	
Plumbing	\$16.01	\$176.11	
Sundry Fee	\$5.00	\$55.00	
Water Rates		\$599.04	
	\$555.61	\$8,176.73	\$21,075.00

Net Position at End of Period

\$12,898.27

* Total rent deduction(s) of \$0.00 applied during the statement period.
NOTE: Includes rent deduction(s) and removal of rent deductions.

Statement period

From: 1 July 2021

To: 30 June 2022

MARKNELL HOLDINGS PTY LTD
6 CORRIE PDE
CORLETTE NSW 2315

Ownership

Marknell Holdings Pty Ltd

Property

Unit 402 / 3 Sylvan Av, Balgowlah NSW

Details	GST	Expense	Income
Rent *			\$32,700.00
Body Corporate Fees	\$371.55	\$5,449.60	
Council Rates		\$1,465.80	
Electrical Maintenance	\$30.60	\$336.60	
Gas Plumbing repairs	\$56.20	\$618.20	
Management Fee	\$140.80	\$1,548.80	
Sundry Fee	\$6.50	\$71.50	
Water Rates		\$599.04	
	\$605.65	\$10,089.54	\$32,700.00

Net Position at End of Period

\$22,610.46

* Total rent deduction(s) of \$0.00 applied during the statement period.

NOTE: Includes rent deduction(s) and removal of rent deductions.



**Pacific Ridge
CAPITAL**

Invoice Date
29 Sep 2021

Invoice Number
INV-9125

TAX INVOICE

MARK FRANKLIN SUPERANNUATION
FUND
46
Lodge Street
BALGOWLAH NSW 2093
AUSTRALIA
ABN: 98 423 117 119

Description	Quantity	Unit Price	GST Amount AUD	
SF, Preparation and Lodgement of financial Accounts for the Self-Managed Superannuation Fund for the period ended 30th June 2021.	1.00	1,540.00	10%	1,540.00
ASF, Audit of Self-Managed Superannuation Fund and calculation of minimum pension.	1.00	770.00	10%	770.00
			Subtotal	2,310.00
			Total GST 10%	231.00
			Invoice Total AUD	2,541.00
			Total Net Payments AUD	0.00
			Amount Due AUD	2,541.00

PAYMENT ADVICE

To: Pacific Ridge Capital
PO BOX 613
BALGOWLAH NSW 2093
AUSTRALIA
Due Date: 13 Oct 2021

Pacific Ridge Capital
BSB: 032-101
ACCOUNT NO: 148238

Customer	MARK FRANKLIN SUPERANNUATION FUND
Invoice Number	INV-9125
Amount Due	2,541.00
Due Date	13 Oct 2021
Amount Enclosed	Enter the amount you are paying above

PAID - 7/10/21
RCF - 575984

Pacific Ridge Capital

SHOP 1 366-372 SYDNEY ROAD, BALGOWLAH, NSW 2093
PO BOX 613, BALGOWLAH, NSW 2093



phone. 02 8404 0543

fax. 02 8404 0544

e-mail. reception@prcapital.com.au

website. prcapital.com.au



Shop 1 / 366 – 370 Sydney Rd,
Balgowlah NSW 2093
P: (02) 8404 0543
E: Reception@PRCapital.com.au

MARKNELL INVESTMENTS PTY LTD
Attention: Mark Frankin
46 Lodge Street
BAL NSW 2093

Invoice Date
17 Dec 2021
Invoice Number
INV-9253

TAX INVOICE

Description	Quantity	Unit Price	GST	Amount AUD
001, ASIC Annual Review and lodgement 2021.	1.00	180.00	10%	180.00
			Subtotal	180.00
			Total GST 10%	18.00
			Invoice Total AUD	198.00
			Total Net Payments AUD	0.00
			Amount Due AUD	198.00

[View and pay online now](#)

Lodgement number
1916086946

Receipt number
862339

PAYMENT ADVICE

To: Stewardship Accountants Pty Ltd T/A Pacific
Ridge Capital
Shop 1 / 366-370 Sydney Rd
Balgowlah NSW 2093

Customer	MARKNELL INVESTMENTS PTY LTD
Invoice Number	INV-9253
Amount Due	198.00
Due Date	24 Dec 2021

BSB: 032 – 101
Acc No. : 148238



Shop 1 / 366 – 370 Sydney Rd,
Balgowlah NSW 2093
P: (02) 8404 0543
E: Reception@PRCapital.com.au

MARKNELL HOLDINGS PTY LTD
Attention: Mark Franklin
46 Lodge Street
BALG NSW 2093

Invoice Date
17 Dec 2021
Invoice Number
INV-9252

TAX INVOICE

Description	Quantity	Unit Price	GST	Amount AUD
001, ASIC Annual Review and lodgement 2021.	1.00	180.00	10%	180.00
			Subtotal	180.00
			Total GST 10%	18.00
			Invoice Total AUD	198.00
			Total Net Payments AUD	0.00
			Amount Due AUD	198.00

Lodgement number
1916085133

Receipt number
860484

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PAYMENT ADVICE

To: Stewardship Accountants Pty Ltd T/A Pacific
Ridge Capital
Shop 1 / 366-370 Sydney Rd
Balgowlah NSW 2093

Customer	MARKNELL HOLDINGS PTY LTD
Invoice Number	INV-9252
Amount Due	198.00
Due Date	24 Dec 2021

BSB: 032 – 101
Acc No. : 148238



Australian Government
Australian Taxation Office

Agent MONEYTAX (BROOKVALE)
Client MARK FRANKLIN
SUPERANNUATION FUND
ABN 98 423 117 119
TFN 800 375 379

Activity statement 001

Date generated	21/07/2022
Overdue	\$0.00
Not yet due	\$4,482.00 DR
Balance	\$4,482.00 DR

Transactions

23 results found - from **21 July 2020** to **21 July 2022** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
21 Jul 2022	28 Jul 2022	Original Activity Statement for the period ending 30 Jun 22 - PAYG Instalments	\$4,482.00		\$4,482.00 DR
26 Apr 2022	22 Apr 2022	Payment received		\$4,482.00	\$0.00
20 Apr 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22 - PAYG Instalments	\$4,482.00		\$4,482.00 DR
3 Mar 2022	3 Mar 2022	General interest charge			\$0.00
3 Mar 2022	2 Mar 2022	Payment received		\$4,739.00	\$0.00
2 Mar 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - PAYG Instalments	\$4,739.00		\$4,739.00 DR
2 Nov 2021	1 Nov 2021	Payment received		\$4,224.00	\$0.00
1 Nov 2021	1 Nov 2021	General interest charge			\$4,224.00 DR
31 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21 - PAYG Instalments	\$4,224.00		\$4,224.00 DR
13 Aug 2021	13 Aug 2021	General interest charge			\$0.00
13 Aug 2021	12 Aug 2021	Payment received		\$4,224.00	\$0.00

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
2 Aug 2021	2 Aug 2021	General interest charge			\$4,224.00 DR
1 Aug 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21 - PAYG Instalments	\$4,224.00		\$4,224.00 DR
6 May 2021	6 May 2021	General interest charge			\$0.00
6 May 2021	5 May 2021	Payment received		\$4,224.00	\$0.00
3 May 2021	3 May 2021	General interest charge			\$4,224.00 DR
2 May 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21 - PAYG Instalments	\$4,224.00		\$4,224.00 DR
3 Mar 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20 - PAYG Instalments	\$4,224.00		\$0.00
2 Mar 2021	1 Mar 2021	Payment received		\$4,224.00	\$4,224.00 CR
1 Nov 2020	28 Oct 2020	Original Activity Statement for the period ending 30 Sep 20 - PAYG Instalments	\$4,224.00		\$0.00
27 Oct 2020	26 Oct 2020	Payment received		\$4,224.00	\$4,224.00 CR
2 Aug 2020	28 Jul 2020	Original Activity Statement for the period ending 30 Jun 20 - PAYG Instalments	\$2,848.00		\$0.00
24 Jul 2020	23 Jul 2020	Payment received		\$2,848.00	\$2,848.00 CR



Australian Government
Australian Taxation Office

Agent MONEYTAX (BROOKVALE)
Client MARK FRANKLIN
SUPERANNUATION FUND
ABN 98 423 117 119
TFN 800 375 379

Income tax 551

Date generated	21/07/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from **21 July 2020** to **21 July 2022** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
2 Nov 2021	1 Nov 2021	Payment received		\$1,291.60	\$0.00
8 Oct 2021	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$1,291.60		\$1,291.60 DR
11 Jan 2021	8 Jan 2021	Payment received		\$5,765.50	\$0.00
2 Sep 2020	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$5,765.50		\$5,765.50 DR

MARK FRANKLIN SF

Trial Balance**As At 30 Jun 2022**

	Debit	As at 30 Jun 2021 Credit	Quantity	Debit	As at 30 Jun 2022 Credit	Quantity
Income						
Member Receipts						
Contributions						
Employer						
Mr Mark Franklin	\$	31,125.65		\$	32,676.77	
Mrs Narelle Franklin	\$	23,536.26		\$	12,032.34	
Total Employer	\$	54,661.91		\$	44,709.11	
Total Contributions	\$	54,661.91		\$	44,709.11	
Total Member Receipts	\$	54,661.91		\$	44,709.11	
Investment Income						
Interest						
Cash and Cash Equivalents						
Citibank Term Deposit #9627	\$	1,184.25		\$	0.00	
Total Cash and Cash Equivalents	\$	1,184.25		\$	0.00	
Cash At Bank						
ANZ-66984	\$	257.95		\$	517.04	
Citibank Cash Investment Account	\$	16.13		\$	19.52	
Total Cash At Bank	\$	274.08		\$	536.56	
Other Fixed Interest Securities						
BNPPAR4625009MAR2027	\$	9,250.00		\$	9,250.00	
Citibank Bond Investments#2329	\$	4,600.00		\$	0.00	
Citibank QAL440010OCT2023	\$	8,800.00		\$	4,400.00	
Total Other Fixed Interest Securities	\$	22,650.00		\$	13,650.00	
Total Interest	\$	24,108.33		\$	14,186.56	
Rent						
Direct Property						
402/3 Sylvan Avenue, Balgownie	\$	33,298.28		\$	32,700.00	
C403/23 Roger Street Brookvale	\$	29,415.00		\$	21,075.00	
Total Direct Property	\$	62,713.28		\$	53,775.00	
Total Rent	\$	62,713.28		\$	53,775.00	
Total Investment Income	\$	86,821.61		\$	67,961.56	
Total Income	\$	141,483.52		\$	112,670.67	

Expenses**Member Payments**

Lump Sums Paid

Mr Mark Franklin						
Accumulation	\$	3,560.02		\$	3,750.00	
Total Mr Mark Franklin	\$	3,560.02		\$	3,750.00	
Total Lump Sums Paid	\$	3,560.02		\$	3,750.00	
Total Member Payments	\$	3,560.02		\$	3,750.00	

Other Expenses

Accountancy Fee \$ 2,055.00 \$ 2,090.00

Amortisation \$ 317.00 \$ 317.00

Auditor Fee \$ 847.00 \$ 847.00

Bank Fees

Other Fixed Interest Securities

BNPPAR4625009MAR2027 \$ 1,200.00

Citibank QAL440010OCT2023 \$ 1,100.00

Total Other Fixed Interest Securities \$ **2,300.00****Total Bank Fees** \$ **251.08** \$ **2,300.00**

Property Expenses

Advertising

Direct Property

C403/23 Roger Street Brookvale	0.00	\$	200.00
Total Direct Property	\$ 0.00	\$	200.00
Total Advertising	\$ 0.00	\$	200.00

Agents Management Fee

Direct Property

402/3 Sylvan Avenue Balgowlah		\$	1,548.80
C403/23 Roger Street Brookvale		\$	1,279.30
Total Direct Property	2,828.10	\$	2,828.10
Total Agents Management Fee	2,828.10	\$	2,828.10

Council Rates

Direct Property

402/3 Sylvan Avenue Balgowlah		\$	1,465.80
C403/23 Roger Street Brookvale		\$	1,465.80
Total Direct Property	2,931.60	\$	2,931.60
Total Council Rates	2,931.60	\$	2,931.60

Insurance Premium

Direct Property

C403/23 Roger Street Brookvale		\$	0.00
Total Direct Property	0.00	\$	0.00
Total Insurance Premium	0.00	\$	0.00

Repairs Maintenance

Direct Property

402/3 Sylvan Avenue Balgowlah	0.00	\$	954.80
C403/23 Roger Street Brookvale	0.00	\$	1,329.61
Total Direct Property	\$ 0.00	\$	2,284.41
Total Repairs Maintenance	\$ 0.00	\$	2,284.41

Strata Levy Fee

Direct Property

402/3 Sylvan Avenue Balgowlah		\$	5,449.60
C403/23 Roger Street Brookvale		\$	4,141.88
Total Direct Property	9,591.48	\$	9,591.48
Total Strata Levy Fee	9,591.48	\$	9,591.48

Sundry Expenses

Direct Property

402/3 Sylvan Avenue Balgowlah	0.00	\$	71.50
C403/23 Roger Street Brookvale	0.00	\$	89.89
Total Direct Property	\$ 0.00	\$	161.39
Total Sundry Expenses	\$ 0.00	\$	161.39

Water Rates

Direct Property

402/3 Sylvan Avenue Balgowlah		\$	599.04
C403/23 Roger Street Brookvale		\$	599.04
Total Direct Property	1,198.08	\$	1,198.08
Total Water Rates	1,198.08	\$	1,198.08

Total Property Expenses **\$ 17,901.10**

Regulatory Fees 328.00 \$ 332.00

SMSF Supervisory Levy 259.00 \$ 259.00

Total Other Expenses **\$ 21,958.18** **\$ 25,340.06**

Investment Losses

Realised Capital Losses

Other Fixed Interest Securities

BNPPAR4625009MAR2027	\$ 0.00	\$	26,037.67	
Citibank Bond Investments#2329	11,498.00	\$		0.00
Citibank QAL440010OCT2023	\$ 0.00	\$	1,336.00	

Total Other Fixed Interest Securities	\$ 11,498.00	\$ 27,373.67
Total Realised Capital Losses	\$ 11,498.00	\$ 27,373.67
Decrease in Market Value		
Direct Property		
402/3 Sylvan Avenue, Balgowlah	179,548.00	\$ 70,000.00
C403/23 Roger Street Brookvale	200,250.00	\$ 80,000.00
Total Direct Property	\$ 379,798.00	\$ 150,000.00
Other Fixed Interest Securities		
BNPPAR4625009M68207		\$ 4,607.07
Citibank Bond Investment #2329		\$ 0.00
Citibank QAL440010OCT2023	1,878.00	\$ 1,878.00
Total Other Fixed Interest Securities		\$ 2,729.07
Total Decrease in Market Value	\$ 370,996.93	\$ 147,270.93
Total Investment Losses	\$ 382,494.93	\$ 174,644.60
Total Expenses	\$ 356,976.73	\$ 203,734.66

Income Tax**Income Tax Expense**

Income Tax Expense	17,928.60	\$ 13,099.50
Total Income Tax Expense	17,928.60	\$ 13,099.50
Total Income Tax	\$ 17,928.60	\$ 13,099.50

Profit & Loss Clearing Account

Total Profit & Loss Clearing Account	\$ 10,531.65	\$ 104,163.49
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Assets**Investments**

Direct Property		
402/3 Sylvan Avenue, Balgowlah	1	\$ 1,150,000.00
C403/23 Roger Street Brookvale	1	\$ 770,000.00
Total Direct Property		\$ 1,920,000.00
Loans		
Narelle's	\$ 0.00	\$ 280.99
Total Loans	\$ 0.00	\$ 280.99
Other Assets		
Preliminary Expenses	951.00	\$ 634.00
Total Other Assets	951.00	\$ 634.00
Other Fixed Interest Securities		
BNPPAR4625009M68207		\$ 0.00
Citibank QAL440010OCT2023		\$ 0.00
Total Other Fixed Interest Securities		\$ 0.00
Total Investments	\$ 2,504,769.00	\$ 1,920,914.99

Other Assets

Cash At Bank		
ANZ-66984	\$ 309,830.17	\$ 786,903.34
Citibank Cash Investment Account		\$ 0.52
Total Cash At Bank	309,833.94	\$ 786,903.86
Receivables		
Investment Income Receivable		
Rent		
Direct Property		
402/3 Sylvan Avenue, Balgowlah		\$ 688.00
403/23 Roger Street Brookvale		\$ 0.00
Total Direct Property	688.00	\$ 688.00
Total Rent	3,669.50	\$ 688.00
Total Investment Income Receivable	3,669.50	\$ 688.00

Total Receivable	\$ 3,669.50	\$ 688.00
Current Tax Assets		
Income Tax Payable	\$ 0.50	\$ 0.50
Provision for Income Tax	\$ 17,928.60	\$ 13,099.50
Income Tax Instalments Paid		\$ 17,927.00
Total Current Tax Assets	\$ 1,033.10	\$ 4,827.00
Total Other Assets	\$ 312,470.34	\$ 792,418.86
Total Assets	\$ 2,817,239.34	\$ 2,713,333.85

Liabilities**Other Taxes Payable**

Activity Statement Payable/Refundable	4,224.00	\$ 4,482.00
Total Other Taxes Payable	\$ 4,224.00	\$ 4,482.00
Total Liabilities	\$ 4,224.00	\$ 4,482.00

Member Entitlements**Member Entitlement Accounts**

Mr Mark Franklin				
Accumulation	\$ 2,426,936.89	\$ 2,331,821.72		
Total Mr Mark Franklin	\$ 2,426,936.89	\$ 2,331,821.72		
Mrs Narelle Franklin				
Accumulation	\$ 386,078.45	\$ 377,030.13		
Total Mrs Narelle Franklin	\$ 386,078.45	\$ 377,030.13		
Total Member Entitlement Accounts	\$ 2,813,015.34	\$ 2,708,851.85		
Total Member Entitlements	\$ 2,813,015.34	\$ 2,708,851.85		
Net Total	\$ 3,341,217.79	\$ 3,341,217.79	\$ 2,930,168.01	\$ 2,930,168.01