

557 Gregory Terrace Pty Ltd

ABN:21 624 788 101

Financial statements
For the year ended 30 June 2019

557 Gregory Terrace Pty Ltd

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Balance sheet

For the year ended 30 June 2019

	Note	2019 \$	2018 \$
Current assets			
Cash and cash equivalents	3	177,094.15	736,939.39
Trade and other receivables	4	48,813.93	1,000.00
Other current assets	5	16,086.12	9,911.00
Total current assets		241,994.20	747,850.39
Non-current assets			
Property, plant and equipment	6	4,369,955.58	3,653,048.48
Total non-current assets		4,369,955.58	3,653,048.48
Total assets		4,611,949.78	4,400,898.87
Current liabilities			
Trade and other payables	7	352,675.00	3,471,802.00
Other current liabilities	9	-	27,861.05
Total current liabilities		352,675.00	3,499,663.05
Non-current liabilities			
Borrowings	8	2,372,500.00	-
Other non-current liabilities	9	1,904,226.03	902,500.00
Total non-current liabilities		4,276,726.03	902,500.00
Total liabilities		4,629,401.03	4,402,163.05
Net liabilities		(17,451.25)	(1,264.18)
Equity			
Shareholders Equity		100.00	100.00
Retained earnings		(17,551.25)	(1,364.18)
Total equity		(17,451.25)	(1,264.18)

The accompanying notes form part of these financial statements.

These statements should be read in conjunction with the attached compilation report of Herron Accountants.

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Rental statement

For the year ended 30 June 2019

	2019	2018
	\$	\$
Rent Received	187,778.23	-
Less: expenses		
Interest	98,834.26	-
Land Tax	5,009.30	-
Rates & Taxes	51,137.62	-
Repairs & Maintenance	8,570.01	-
Water & Sewerage Charges	9,139.07	-
Advertising	6,982.91	-
Bank Charges	1,819.14	13.88
Borrowing Costs	3,684.90	-
Consultancy Fees	2,500.00	-
Electricity	7,191.25	-
Insurance	5,080.78	375.76
	<hr/> 199,949.24	<hr/> 389.64
Net loss from rental	<hr/> (12,171.01) <hr/>	<hr/> (389.64) <hr/>

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557 Gregory Terrace Pty Ltd

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Income statement

For the year ended 30 June 2019

	2019 \$	2018 \$
Income		
Net profit (loss) on rental operations	(12,171.01)	(389.64)
	<hr/> (12,171.01)	<hr/> (389.64)
Expenses		
Accountancy Fees	1,785.00	-
Filing Fees	263.00	-
Interest Paid	1,726.03	-
Legal Costs	-	715.45
Repairs & Maintenance	-	259.09
Telephone	242.03	-
	<hr/> 4,016.06	<hr/> 974.54
Net loss	<hr/> (16,187.07)	<hr/> (1,364.18)
Retained earnings (accumulated losses) at the beginning of the financial year	(1,364.18)	-
Retained earnings (accumulated losses) at the end of the financial year	<hr/> (17,551.25) <hr/>	<hr/> (1,364.18) <hr/>

The accompanying notes form part of these financial statements.

These statements should be read in conjunction with the attached compilation report of Herron Accountants.

557 Gregory Terrace Pty Ltd

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Notes to the financial statements

For the year ended 30 June 2019

The financial statements cover the business of 557 Gregory Terrace Pty Ltd and have been prepared to meet the needs of stakeholders and to assist in the preparation of the tax return.

Comparatives are consistent with prior years, unless otherwise stated.

1 Basis of preparation

The company is non-reporting since there are unlikely to be any users who would rely on the general purpose financial statements.

The special purpose financial statements have been prepared in accordance with the significant accounting policies described below and do not comply with any Australian Accounting Standards unless otherwise stated.

The financial statements have been prepared on an accruals basis and are based on historical costs modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

Significant accounting policies adopted in the preparation of these financial statements are presented below and are consistent with prior reporting periods unless otherwise stated.

2 Summary of significant accounting policies

Revenue and other income

Rental income

Investment property revenue is recognised on a straight-line basis over a period of the lease term so as to reflect a constant periodic rate of return on the net investment.

Goods and services tax (GST)

Revenue, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST.

Cash and cash equivalents

Cash and cash equivalents comprises cash on hand, demand deposits and short-term investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

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Notes to the financial statements

For the year ended 30 June 2019

Property, plant and equipment

Each class of property, plant and equipment is carried at cost less, where applicable, any accumulated depreciation and impairment.

Depreciation

Property, plant and equipment, excluding freehold land, is depreciated on a diminishing value basis over the assets useful life to the company, commencing when the asset is ready for use.

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Notes to the financial statements

For the year ended 30 June 2019

	Note	2019 \$	2018 \$
3 Cash and cash equivalents			
Cash on Hand		100.00	100.00
National Australian Bank #1812		176,994.15	736,839.39
		177,094.15	736,939.39
4 Trade and other receivables			
Current			
Provision for GST		48,813.93	1,000.00
		48,813.93	1,000.00
5 Other assets			
Current			
Other Prepaid Expense		-	4,302.00
Prepayments		1,193.82	5,609.00
Prepaid Borrowing Expenses		18,577.20	-
Less Amortisation-Borrowing Cost		(3,684.90)	-
		16,086.12	9,911.00
6 Property, plant and equipment			
Buildings			
Land & Buildings - 557 Gregory Terrace Fortitude Valley		3,650,000.00	3,650,000.00
Property acquisition costs		197,168.09	3,048.48
		3,847,168.09	3,653,048.48
Property improvements			
Property Improvements		522,787.49	-
		4,369,955.58	3,653,048.48
7 Trade and other payables			

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557 Gregory Terrace Pty Ltd

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Notes to the financial statements

For the year ended 30 June 2019

	Note	2019 \$	2018 \$
Current			
Trade Creditors		352,675.00	3,471,802.00
		<u>352,675.00</u>	<u>3,471,802.00</u>
8 Borrowings			
Non-current			
Loans - NAB loan 9219		2,372,500.00	-
		<u>2,372,500.00</u>	<u>-</u>
9 Other liabilities			
Current			
Income in Advance		-	27,861.05
		<u>-</u>	<u>27,861.05</u>
Non-current			
Carbone Group Pty Ltd		776,250.00	101,250.00
G & K Finocchiaro Trust		776,250.00	801,250.00
BADG Superannuation Fund		200,931.51	-
TAJN Superannuation Fund		150,794.52	-
		<u>1,904,226.03</u>	<u>902,500.00</u>

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Directors' declaration

The directors have determined that the company is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies described in Note 2 to the financial statements.

The directors of the company declare that:

1. The financial statements and notes present fairly the company's financial position as at 30 June 2019 and its performance for the year ended on that date in accordance with the accounting policies described in Note 2 to the financial statements;
2. In the directors' opinion there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the board of directors.

Director _____

Antonio Carbone

Director _____

Giuseppe Finocchiaro

Dated

557 Gregory Terrace Pty Ltd

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Compilation report

I have compiled the accompanying special purpose financial statements of 557 Gregory Terrace Pty Ltd which comprise the balance sheet as at 30 June 2019, and the income statement for the year then ended, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is set out in the notes to the accounts.

The responsibility of the directors

The directors of 557 Gregory Terrace Pty Ltd are solely responsible for the information contained in the special purpose financial statements, the reliability, accuracy and completeness of the information and for the determination that the basis of accounting used is appropriate to meet their needs and for the purpose that the financial statements were prepared.

My responsibility

On the basis of information provided by the directors, I have compiled the accompanying special purpose financial statements in accordance with the basis of accounting as described in the notes to the financial statements and APES 315: Compilation of Financial Information.

I have applied my expertise in accounting and financial reporting to compile these financial statements in accordance with the basis of accounting described in the notes to the financial statements. I have complied with the relevant ethical requirements of APES 110 Code of Ethics for Professional Accountants.

Assurance disclaimer

Since a compilation engagement is not an assurance engagement, I am not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, I do not express an audit opinion or a review conclusion on these financial statements.

The special purpose financial statements were compiled exclusively for the benefit of the directors who are responsible for the reliability, accuracy and completeness of the information used to compile them. I do not accept responsibility for the contents of the special purpose financial statements.

Firm Herron Accountants

Address Unit 1, 48 Flinders Pde
NORTH LAKES, QLD, 4509

Date

Signed

Mark Herron