

**Gamekeepers Secret Inn Unit Trust**  
**Trading, Profit and Loss Statement**  
**For the Year ended 30 June 2020**

	2020	2019
	\$	\$
<b>Income</b>		
Rental Income: Gamekeepers Secret Inn	75,500.00	115,600.91
Gamekeepers and Vinver partnership distribution	<u>21,379.89</u>	<u>28,611.98</u>
	96,879.89	144,212.89
<b>Gross Profit from Trading</b>	<u>96,879.89</u>	<u>144,212.89</u>
<b>Expenditure</b>		
Accountancy Fees	1,900.00	1,800.00
Depreciation - Property Improvements	17,765.00	17,919.00
Depreciation - Plant & Equipment	1,233.00	1,782.00
Filing Fees	267.00	263.00
Land Tax	3,146.06	3,726.85
Repairs & Maintenance	2,876.37	9,666.96
Travelling Expenses	<u>437.00</u>	<u>583.00</u>
	27,624.43	35,740.81
<b>Profit before Income Tax</b>	<u>69,255.46</u>	<u>108,472.08</u>

*The accompanying notes form part of these financial statements.  
These financial statements have not been subject to audit or review and should be read in conjunction with the attached Compilation Report.*

**Gamekeepers Secret Inn Unit Trust**  
**Balance Sheet**  
**As at 30 June 2020**

	2020	2019
	\$	\$
<b>Trust Funds</b>		
Settlement sum	4,561,564.00	4,461,564.00
Profit Earned This Year	69,255.46	108,472.08
Less Distribution to Beneficiaries	69,255.46	108,472.08
Asset Revaluation Reserve	345,645.24	345,645.24
<b>Total Trust Funds</b>	<b>4,907,209.24</b>	<b>4,807,209.24</b>
Represented by:		
<b>Current Assets</b>		
Amounts Receivable - Rubicon	639,175.70	762,354.32
Loans to Fremont Homes Pty Ltd	2,150,000.00	1,950,000.00
Current Tax Liability	1,169.00	-
	2,790,344.70	2,712,354.32
<b>Non-Current Assets</b>		
Investment Properties	1,701,536.58	1,701,536.58
Less Accumulated Depreciation & Impairment	264,977.00	247,212.00
	1,436,559.58	1,454,324.58
Plant & Equipment	27,008.18	27,008.18
Less Accumulated Depreciation & Impairment	23,017.76	21,784.76
	3,990.42	5,223.42
	1,440,550.00	1,459,548.00
<b>Investments</b>		
Equity in Partnership	745,570.00	745,570.00
	745,570.00	745,570.00
<b>Total Assets</b>	<b>4,976,464.70</b>	<b>4,917,472.32</b>
<b>Current Liabilities</b>		
Current Tax Liability	-	1,791.00
	-	1,791.00
<b>Unpaid Trust Distributions</b>		
Verduci Family Trust Superannuation Plan	69,255.46	108,472.08
	69,255.46	108,472.08
<b>Total Liabilities</b>	<b>69,255.46</b>	<b>110,263.08</b>
<b>Net Assets</b>	<b>4,907,209.24</b>	<b>4,807,209.24</b>

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**Gamekeepers Secret Inn Unit Trust**  
**Trust Distribution Statement**  
**For the Year Ended 30 June 2020**

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	2020	2019
	\$	\$
<b><u>Verduci Family Trust Superannuation Plan</u></b>		
Share of Profit	69,255.46	108,472.08
	<u>69,255.46</u>	<u>108,472.08</u>
	<u>69,255.46</u>	<u>108,472.08</u>

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# **Gamekeepers Secret Inn Unit Trust**

## **Compilation Report To Gamekeepers Secret Inn Unit Trust**

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We have compiled the accompanying special purpose financial statements of Gamekeepers Secret Inn Unit Trust, which comprise the balance sheet as at 30 June 2020, 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 to provide information relating to the performance and financial position of the trust that satisfies the information needs of the Trustees and of the Beneficiaries.

### The Responsibility of the Trustees

The Trustees are solely responsible for the information contained in the special purpose financial statements and have determined that the basis of accounting adopted is appropriate to meet their needs.

### Our Responsibility

On the basis of information provided by the Trustees, we have compiled the accompanying special purpose financial statements in accordance with the basis of accounting adopted and APES 315: Compilation of Financial Information.

Our procedures use accounting expertise to collect, classify and summarise the financial information, which the Trustees provided, in compiling the financial statements. Our procedures do not include verification or validation procedures. No audit or review has been performed and accordingly no assurance is expressed.

The special purpose financial statements were compiled exclusively for the benefit of the Trustees. We do not accept responsibility to any other person for the contents of the special purpose financial statements.

### **Law Little Accountants**

CPA

Level 1, 186 Barkly St, Footscray VIC 3011

Wilson Leung

1 December 2020

**Gamekeepers Secret Inn Unit Trust**  
**Rubicon Pty Ltd (ACN 116 145 807)**  
**Directors Declaration**  
**for the Year Ended 30 June 2020**

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The directors declare that the company is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements.

The directors of the company declare that:

1. the financial statements and notes, as set out in the financial report present fairly the company's financial position as at 30 June 2020 and its performance for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements; and
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.

Vincent Verduci  
Director

\*  
Director

Dated this.....day of..... 2020