

MARK FRANKLIN SF

Statement of Financial Position**As At 30 Jun 2023**

	As at 30 Jun 2022 Balance	Quantity	As at 30 Jun 2023 Balance	Quantity
Assets				
Investments				
Cash and Cash Equivalents				
ANZ TD 52019	\$ 0.00		\$ 470,000.00	470,000
Total Cash and Cash Equivalents	\$ 0.00		\$ 470,000.00	
Direct Property				
402/3 Sylvan Avenue, Balgowlah	\$ 1,150,000.00	1	\$ 1,120,000.00	1
C403/23 Roger Street Brookvale	\$ 770,000.00	1	\$ 865,000.00	1
Total Direct Property	\$ 1,920,000.00		\$ 1,985,000.00	
Loans				
Narelle's	\$ 280.99		\$ 0.00	
Total Loans	\$ 280.99		\$ 0.00	
Other Assets				
Preliminary Expenses	\$ 634.00		\$ 317.00	
Total Other Assets	\$ 634.00		\$ 317.00	
Total Investments	\$ 1,920,914.99		\$ 2,455,317.00	
Other Assets				
Cash At Bank				
ANZ-66984	\$ 786,903.34		\$ 389,198.31	
Citibank Cash Investment Account	\$ 0.52		\$ 0.52	
Total Cash At Bank	\$ 786,903.86		\$ 389,198.83	
Receivables				
Investment Income Receivable				
Rent				
Direct Property				
402/3 Sylvan Avenue, Balgowlah	\$ 688.00		\$ 2,682.50	
Total Direct Property	\$ 688.00		\$ 2,682.50	
Total Rent	\$ 688.00		\$ 2,682.50	
Total Investment Income Receivable	\$ 688.00		\$ 2,682.50	
Total Receivables	\$ 688.00		\$ 2,682.50	
Current Tax Assets				
Income Tax Payable	\$ -0.50		\$ -0.50	
Provision for Income Tax	\$ -13,099.50		\$ -13,111.65	
Income Tax Instalments Paid	\$ 17,927.00		\$ 13,359.00	
Total Current Tax Assets	\$ 4,827.00		\$ 246.85	
Total Other Assets	\$ 792,418.86		\$ 392,128.18	
Total Assets	\$ 2,713,333.85		\$ 2,847,445.18	
Liabilities				
Member Payments				
Lump Sums Paid				
Mr Mark Franklin				
Accumulation	\$ 0.00		\$ 4,400.25	
Total Mr Mark Franklin	\$ 0.00		\$ 4,400.25	
Total Lump Sums Paid	\$ 0.00		\$ 4,400.25	
Total Member Payments	\$ 0.00		\$ 4,400.25	
Other Taxes Payable				
Activity Statement Payable/Refundable	\$ 4,482.00		\$ 3,340.00	
Total Other Taxes Payable	\$ 4,482.00		\$ 3,340.00	

Total Liabilities	\$	4,482.00	\$	7,740.25
<hr/>				
Net Assets				
Total Net Assets	\$	2,708,851.85	\$	2,839,704.93
<hr/>				
Member Entitlements				
Member Entitlement Accounts				
Mr Mark Franklin				
Accumulation	\$	2,331,821.72	\$	680,324.77
Pension Account 1	\$	0.00	\$	1,655,672.68
<hr/>				
Total Mr Mark Franklin	\$	2,331,821.72	\$	2,335,997.45
Mrs Narelle Franklin				
Accumulation	\$	377,030.13	\$	503,707.48
<hr/>				
Total Mrs Narelle Franklin	\$	377,030.13	\$	503,707.48
<hr/>				
Total Member Entitlement Accounts	\$	2,708,851.85	\$	2,839,704.93
<hr/>				
Total Member Entitlements	\$	2,708,851.85	\$	2,839,704.93
<hr/>				

MARK FRANKLIN SF

Operating Statement

From 1 Jul 2022 to 30 Jun 2023

	1 Jul 2021 to 30 Jun 2022	1 Jul 2022 to 30 Jun 2023
Income		
Member Receipts		
Contributions		
Employer		
Mr Mark Franklin	\$ 32,676.77	\$ 42,710.69
Mrs Narelle Franklin	\$ 12,032.34	\$ 0.00
Total Employer	\$ 44,709.11	\$ 42,710.69
Member		
Personal Non-Concessional		
Mrs Narelle Franklin	\$ 0.00	\$ 110,000.00
Total Personal Non-Concessional	\$ 0.00	\$ 110,000.00
Total Member	\$ 0.00	\$ 110,000.00
Total Contributions	\$ 44,709.11	\$ 152,710.69
Total Member Receipts	\$ 44,709.11	\$ 152,710.69
Investment Gains		
Realised Capital Gains		
Other Fixed Interest Securities		
BNPPAR4625009MAR2027	\$ -26,037.67	\$ 0.00
Citibank QAL440010OCT2023	\$ -1,336.00	\$ 0.00
Total Other Fixed Interest Securities	\$ -27,373.67	\$ 0.00
Total Realised Capital Gains	\$ -27,373.67	\$ 0.00
Increase in Market Value		
Direct Property		
402/3 Sylvan Avenue, Balgowlah	\$ -70,000.00	\$ -30,000.00
C403/23 Roger Street Brookvale	\$ -80,000.00	\$ 95,000.00
Total Direct Property	\$ -150,000.00	\$ 65,000.00
Other Fixed Interest Securities		
BNPPAR4625009MAR2027	\$ 4,607.07	\$ 0.00
Citibank QAL440010OCT2023	\$ -1,878.00	\$ 0.00
Total Other Fixed Interest Securities	\$ 2,729.07	\$ 0.00
Total Increase in Market Value	\$ -147,270.93	\$ 65,000.00
Total Investment Gains	\$ -174,644.60	\$ 65,000.00
Investment Income		
Interest		
Cash At Bank		
ANZ-66984	\$ 517.04	\$ 940.19
Citibank Cash Investment Account	\$ 19.52	\$ 0.00
Total Cash At Bank	\$ 536.56	\$ 940.19
Other Fixed Interest Securities		
BNPPAR4625009MAR2027	\$ 9,250.00	\$ 0.00
Citibank QAL440010OCT2023	\$ 4,400.00	\$ 0.00
Total Other Fixed Interest Securities	\$ 13,650.00	\$ 0.00
Total Interest	\$ 14,186.56	\$ 940.19
Rent		
Direct Property		
402/3 Sylvan Avenue, Balgowlah	\$ 32,700.00	\$ 38,131.43
C403/23 Roger Street Brookvale	\$ 21,075.00	\$ 28,080.00
Total Direct Property	\$ 53,775.00	\$ 66,211.43
Total Rent	\$ 53,775.00	\$ 66,211.43
Total Investment Income	\$ 67,961.56	\$ 67,151.62

Total Income	\$	-61,973.93	\$	284,862.31
Expenses				
Member Payments				
Lump Sums Paid				
Mr Mark Franklin				
Accumulation	\$	3,750.00	\$	8,525.25
Total Mr Mark Franklin	\$	3,750.00	\$	8,525.25
Total Lump Sums Paid	\$	3,750.00	\$	8,525.25
Pensions Paid				
Mr Mark Franklin				
Pension Account 1	\$	0.00	\$	110,000.00
Total Mr Mark Franklin	\$	0.00	\$	110,000.00
Total Pensions Paid	\$	0.00	\$	110,000.00
Total Member Payments	\$	3,750.00	\$	118,525.25
Other Expenses				
Accountancy Fee	\$	2,090.00	\$	2,513.50
Amortisation	\$	317.00	\$	317.00
Auditor Fee	\$	847.00	\$	847.00
Bank Fees				
Other Fixed Interest Securities				
BNPPAR4625009MAR2027	\$	1,200.00	\$	0.00
Citibank QAL440010OCT2023	\$	1,100.00	\$	0.00
Total Other Fixed Interest Securities	\$	2,300.00	\$	0.00
Total Bank Fees	\$	2,300.00	\$	0.00
Property Expenses				
Advertising				
Direct Property				
C403/23 Roger Street Brookvale	\$	200.00	\$	0.00
Total Direct Property	\$	200.00	\$	0.00
Total Advertising	\$	200.00	\$	0.00
Agents Management Fee				
Direct Property				
402/3 Sylvan Avenue, Balgowlah	\$	1,548.80	\$	1,649.18
C403/23 Roger Street Brookvale	\$	1,279.30	\$	1,235.52
Total Direct Property	\$	2,828.10	\$	2,884.70
Total Agents Management Fee	\$	2,828.10	\$	2,884.70
Council Rates				
Direct Property				
402/3 Sylvan Avenue, Balgowlah	\$	1,465.80	\$	1,528.50
C403/23 Roger Street Brookvale	\$	1,465.80	\$	1,528.50
Total Direct Property	\$	2,931.60	\$	3,057.00
Total Council Rates	\$	2,931.60	\$	3,057.00
Legal Fees				
Direct Property				
402/3 Sylvan Avenue, Balgowlah	\$	0.00	\$	368.50
Total Direct Property	\$	0.00	\$	368.50
Total Legal Fees	\$	0.00	\$	368.50
Repairs Maintenance				
Direct Property				
402/3 Sylvan Avenue, Balgowlah	\$	954.80	\$	0.00
C403/23 Roger Street Brookvale	\$	1,329.61	\$	676.50
Total Direct Property	\$	2,284.41	\$	676.50
Total Repairs Maintenance	\$	2,284.41	\$	676.50
Strata Levy Fee				
Direct Property				

402/3 Sylvan Avenue, Balgowlah	\$	5,449.60	\$	5,449.60
C403/23 Roger Street Brookvale	\$	4,141.88	\$	4,148.34
Total Direct Property	\$	9,591.48	\$	9,597.94
Total Strata Levy Fee	\$	9,591.48	\$	9,597.94
Sundry Expenses				
Direct Property				
402/3 Sylvan Avenue, Balgowlah	\$	71.50	\$	66.00
C403/23 Roger Street Brookvale	\$	89.89	\$	60.50
Total Direct Property	\$	161.39	\$	126.50
Total Sundry Expenses	\$	161.39	\$	126.50
Water Rates				
Direct Property				
402/3 Sylvan Avenue, Balgowlah	\$	599.04	\$	635.51
C403/23 Roger Street Brookvale	\$	599.04	\$	641.18
Total Direct Property	\$	1,198.08	\$	1,276.69
Total Water Rates	\$	1,198.08	\$	1,276.69
Total Property Expenses	\$	19,195.06	\$	17,987.83
Regulatory Fees	\$	332.00	\$	349.00
SMSF Supervisory Levy	\$	259.00	\$	259.00
Sundry	\$	0.00	\$	99.00
Total Other Expenses	\$	25,340.06	\$	22,372.33
Total Expenses	\$	29,090.06	\$	140,897.58
Income Tax				
Income Tax Expense				
Income Tax Expense	\$	13,099.50	\$	13,111.65
Total Income Tax Expense	\$	13,099.50	\$	13,111.65
Total Income Tax	\$	13,099.50	\$	13,111.65
Net Profit (Loss) Total	\$	-104,163.49	\$	130,853.08

Level 2/11 York Street
Sydney NSW 2000

GPO Box 5311
Sydney NSW 2001

limeactuarial.com.au
certificates@limeactuarial.com.au
1300 546 300
02 8096 5901

11 October 2023

Certificate No. 311988.1

The Trustees
MARK FRANKLIN SUPERANNUATION FUND

Dear Trustees,

SECTION 295-390 ACTUARIAL CERTIFICATE

This Actuarial Certificate is prepared for MARK FRANKLIN SUPERANNUATION FUND for the financial year ending 30 June 2023. It complies with The Institute of Actuaries of Australia Professional Standard 406.

Information I have relied upon

This Actuarial Certificate relies upon information provided to us by Ocean View Solutions Pty Ltd on behalf of the Trustees of MARK FRANKLIN SUPERANNUATION FUND. The key information I have relied upon is shown in Appendix 1.

You have stated that:

- Any assets segregated by election (using separate asset pools) have been removed from the data entered.
- The Fund has met the Minimum Pension Standards. That is, the required minimum amount has been withdrawn from the pension during the financial year.
- The types of pensions in the Fund include Allocated Pensions, Market-linked pensions, Term allocated pensions and Account based pensions. They do not include Defined Benefits pensions.
- The pensions valued meet the requirements to be considered Retirement Superannuation Income Streams under the Income Tax Assessment Act 1997.

My calculations have been based on draft financial statements. If any information provided, as shown in Appendix 1, changes materially then you should revise that information and obtain an updated Actuarial Certificate. If you don't have login details then you can contact Lime Actuarial to obtain your login details. There is no charge for updating your Actuarial Certificate.

Exempt proportion

The fund had unsegregated assets during these periods:

- 1 July 2022 to 30 June 2023

For the remainder of the year (if applicable), all assets were segregated. During the period where there were unsegregated assets, the exempt proportion of assessable income is calculated as follows:

	Start of year	End of year	Average
Unsegregated Retirement Income Stream Liabilities	\$0	\$1,655,673*	\$4,536
Unsegregated Superannuation liabilities	\$2,708,852	\$2,839,693*	\$2,722,250
Exempt Proportion			0.17%

*Estimate

The estimated net assets at 30 June 2023 were \$2,839,693.

The average liabilities are calculated with regard to all transactions taking place during the period in which there were unsegregated assets.

I certify that **0.17%** of investment income earned by the fund during the year ended 30 June 2023 and relating to unsegregated assets, is exempt from tax. The specific exempt percentages for each member are:

	Tax exempt %	Taxable %
Mark Franklin	0.17%	85.89%
Narelle Franklin	0.00%	13.94%
Reserves	0.00%	0.00%
Total	0.17%	99.83%

Adequacy

By definition, the value of assets and liabilities of account based income streams must be equal. Therefore I am satisfied that the value of assets at 30 June 2023 is sufficient to meet the fund's liabilities as they fall due.

Yours sincerely,



Greg Einfeld MEd, MBA
Fellow of the Institute of Actuaries of Australia

APPENDIX 1: INFORMATION YOU HAVE PROVIDED

Fund details

Fund name	MARK FRANKLIN SUPERANNUATION FUND
Fund ABN	98423117119
Trustee Type	Corporate
Trustee name	MARKNELL INVESTMENTS PTY LIMITED
Financial Year	2022-2023
Fund established during the financial year?	No
Fund wound up during the financial year?	No
Are there any assets segregated by election?	No

Member details

Member name	Date of birth	Joined during this year?	Exited the fund?	Exit the fund as a result of death?
Mark Franklin	05/10/1958	No	No	No
Narelle Franklin	07/05/1962	No	No	No

Opening Balances

Name	Non Retirement Balance	Retirement Balance	Fund Reserves
Mark Franklin	\$2,331,821.72	\$0.00	N/A
Narelle Franklin	\$377,030.13	\$0.00	N/A
Reserve	N/A	N/A	\$0.00

Eligibility for Segregation

Name	Yes / No
The fund is eligible for segregation	No

Member Cash (External) Transactions

Transaction Type	Date	Amount	Member
Concessional Contribution	05/07/2022	\$8,520.25	Mark Franklin
Concessional Contribution	19/10/2022	\$8,548.00	Mark Franklin
Non Retirement Withdrawal	29/11/2022	\$4,400.25	Mark Franklin
Concessional Contribution	06/01/2023	\$7,989.98	Mark Franklin
Non Retirement Withdrawal	13/02/2023	\$4,125.00	Mark Franklin
Concessional Contribution	19/04/2023	\$9,066.42	Mark Franklin
Concessional Contribution	21/06/2023	\$8,586.04	Mark Franklin
Non Retirement Withdrawal	23/06/2023	\$110,000.00	Mark Franklin
Non-Concessional Contribution	23/06/2023	\$110,000.00	Narelle Franklin

Non Cash (Internal) Transactions

Transaction Type	Date	Member	Amount
Conversions from TTR to Retirement Pension	30/06/2023	Mark Franklin	\$1,590,000.00

Closing Balances

Date	Amount
30/6/2023	\$2,839,693.08*

*Estimate

APPENDIX 2:**Description of Member Cash Transaction Types**

Transaction Type	Includes
Concessional Contribution	One off and regular Concessional contributions
Non-Concessional Contribution	Non-Concessional Contributions
Transfer In	Transfers from outside the fund into accumulation accounts including Rollovers In and Insurance claims received.
Non Retirement Withdrawal	One off and regular amounts paid out of the fund from TTR accounts where the member has not met a condition of release and from accumulation accounts. Includes lump sum benefits, death benefits, rollovers out, insurance premiums, and pension drawdowns from TTR accounts where the member has not met a condition of release.
Retirement Withdrawal	One off and regular amounts paid out of the fund from TTR accounts where the member has met a condition of release and from Account Based Pension accounts. Includes pension drawdowns, lump sum benefits, death benefits, rollovers out, insurance premiums.

Description of Non-Cash Transaction Types

Transaction Type	Includes
Account Based Pension Commencements	Account Based Pensions commenced during the financial year. Do not include pensions commenced in previous years, these are shown as opening balances. Do not include TTR Pensions. An Account Based Pension commencement involves transferring member balances from Accumulation to Account Based Pension.
Retirement Pension Commutation	Retirement Pensions ceased either in part or in entirety, where balances are transferred from Retirement (TTR pension where a condition of release has been met, and Account Based Pension) to Accumulation.
Retirement Pension Reversion	Transfers of a retirement pension balance from a deceased member to a surviving spouse.
Conversions from TTR to Retirement Pension	Conversion of a TTR to a Retirement Pension when a member meets a condition of release.
Contribution Split	Contributions which are split from one spouse to another. The amount split will be up to 85% of the original concessional contribution. Note that the original concessional contribution will also be shown on this form if it took place in the same year.
Transfers from Reserves to Non Retirement	Transfer from reserve account to a member Accumulation account or TTR pension.
Transfers from Reserves to Retirement	Transfer from reserve account to a member TTR pension where a condition of release has been met or Account Based Pension.

APPENDIX 3: ASSUMPTIONS

I have assumed that all transactions occur before investment income is earned each day

No assumptions are required to calculate the rate of increase in pension liability and earning rate as by definition, the value of assets and liabilities of account based income streams must be equal.

Can we help?

Call:

1800 801 485

Fax:

02 4008 5199

Visit:

www.anz.com



The Manager
Marknell Investments Pty Ltd
6 Corrie Pde
Corlette NSW 2315

ANZ Business Notice Term Deposit Record of Investment

Date 24 Mar 2023

Dear Marknell Investments Pty Ltd Atf
The M Franklin Super Fund

Thank you for investing with Australia and New Zealand Banking Group Limited (ANZ). This record outlines your investment details.

Deposit type:	ANZ Business Notice Term Deposit
Account number:	9205-52019
Amount invested:	\$470,000.00
Date lodged:	24 Mar 2023
At interest rate of:	4.4%p.a.
For the investment term of:	367 Days
Maturing on:	25 Mar 2024

Instruction for disbursement of principal and interest:

Principal to be:	Credited to this account
Interest to be:	Credited to account number 2227-66984
Interest frequency:	Yearly

Please note:

- Interest is calculated based on the opening balance of your account. Interest is not compounded.
- If you request the early withdrawal or transfer of all or part of your funds in an ANZ Business Notice Term Deposit, ANZ does not have to disburse your funds for 31 calendar days. If the maturity date falls due prior to the expiry of the 31 day notice period, your funds will be disbursed on or around the maturity date. If you make an early withdrawal, an administration fee will be charged and an interest rate reduction will apply. Please refer to the ANZ Business Transaction Accounts Terms and Conditions.
- It's important you tell us what to do with your funds before maturity of your ANZ Business Notice Term Deposit.
- If you have instructed us to pay your funds into a nominated account on maturity, it must be an eligible ANZ account. A nomination of an account which is not an eligible ANZ account will not be accepted.
- If, at the end of the investment term, you have not told us what you want to do with your funds (that is, by nominating to pay the funds into an eligible ANZ account or by bank cheque, or to reinvest), or if you have told us to reinvest your ANZ Business Notice Term Deposit, then we will reinvest the funds into a new ANZ Term Deposit for the same term but at the interest rate applicable at the time of reinvestment. This interest rate may be lower than the interest rate that applied to your maturing ANZ Business Notice Term Deposit. You can contact us at the maturity of your ANZ Business Notice Term Deposit to confirm:
 - the interest rate that will apply upon reinvestment; or
 - what is an eligible ANZ account to nominate the funds to be paid into.
- You must advise ANZ prior to or upon maturity if you do not require reinvestment or if you wish to vary the investment amount or term. Just remember we need to hear from you within seven days starting on the day after 25 Mar 2024 or we won't be able to make any changes.
- Government duties, taxes and charges (where applicable) will be deducted from interest payments.
- The information contained in this letter is accurate as of the date of issue of the letter.

For further information, please visit an ANZ branch, call us on 1800 801 485 or contact your Relationship Manager.

Please keep this notice for taxation purposes.

IntelliVal Automated Valuation Estimate

Prepared on 28 August 2023



402/3 Sylvan Avenue Balgowlah NSW 2093

Estimated Value:

\$1,120,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$950,000 - \$1,286,000

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 21 August 2023. 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.

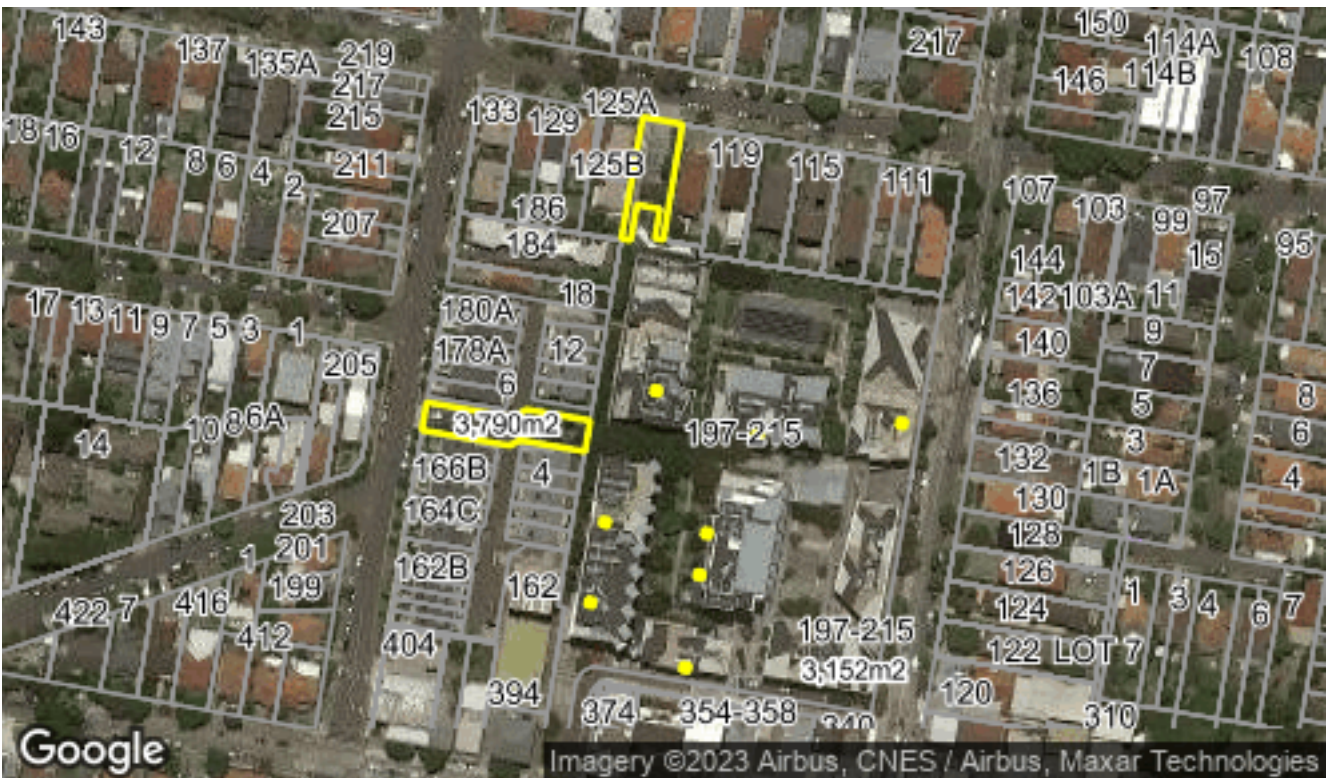
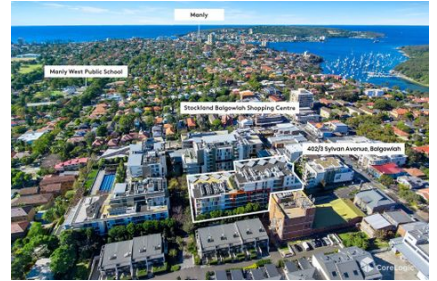
CoreLogic IntelliVal Automated Valuation Estimate

402/3 Sylvan Avenue Balgowlah NSW 2093



Prepared on 28 August 2023

Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

402/3 Sylvan Avenue Balgowlah NSW 2093



Prepared on 28 August 2023

Recently Sold Properties



1 1 1 99m²

2/323-325 Sydney Road
Balgowlah NSW 2093

Sold Price: \$1,000,000

Sold Date: 05 May 2023

Distance from Subject: 0.3km

Features: RESIDENTIAL



1 1 1 79m²

6/323-325 Sydney Road
Balgowlah NSW 2093

Sold Price: \$1,000,000

Sold Date: 07 June 2023

Distance from Subject: 0.3km

Features: RESIDENTIAL



1 1 1 88m²

3/323-325 Sydney Road
Balgowlah NSW 2093

Sold Price: \$1,000,000

Sold Date: 31 March 2023

Distance from Subject: 0.3km

Features: RESIDENTIAL

CoreLogic IntelliVal Automated Valuation Estimate

402/3 Sylvan Avenue Balgowlah NSW 2093



Prepared on 28 August 2023



1 1 1 87m²

5/323-325 Sydney Road
Balgowlah NSW 2093

Sold Price: \$1,100,000

Sold Date: 08 March 2023

Distance from Subject: 0.3km

Features: RESIDENTIAL

Unit 3, 323-325 Sydney Road, Balgowlah



1 1 1 90m²

4/323-325 Sydney Road
Balgowlah NSW 2093

Sold Price: \$1,000,000

Sold Date: 03 March 2023

Distance from Subject: 0.3km

Features: RESIDENTIAL



No photo
available

- - 1 88m²

403/3 Sylvan Avenue
Balgowlah NSW 2093

Sold Price: \$1,180,000

Sold Date: 10 November 2022

Distance from Subject: 0km

Features: Local Centre, RESIDENTIAL

CoreLogic IntelliVal Automated Valuation Estimate

402/3 Sylvan Avenue Balgowlah NSW 2093

Prepared on 28 August 2023

Balgowlah Insights: A Snapshot



Houses

Median Price

\$3,220,227

	Past Sales	Capital Growth
2023	72	↓ 9.84%
2022	74	↑ 24.04%
2021	78	↑ 29.82%
2020	68	↑ 16.20%
2019	47	↓ 4.97%

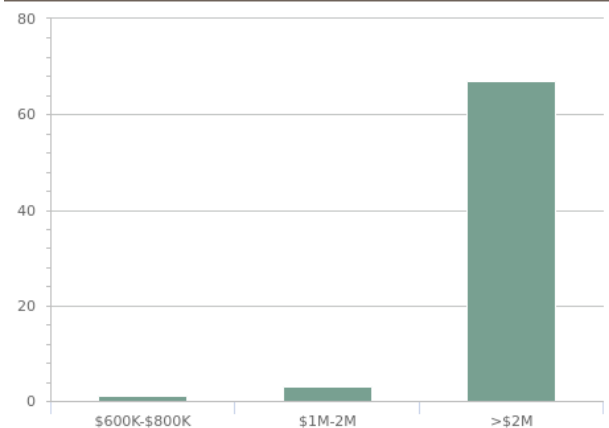
Units

Median Price

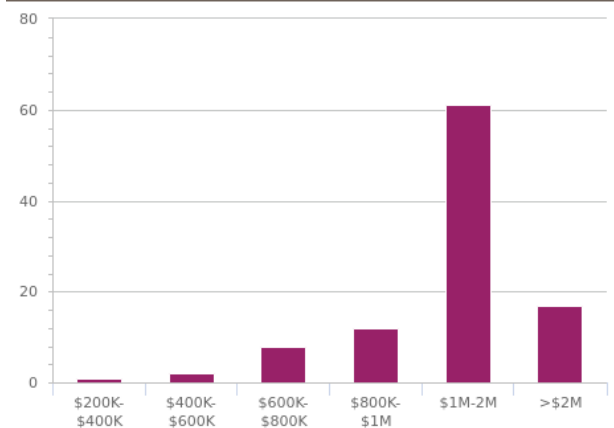
\$1,366,492

	Past Sales	Capital Growth
2023	101	↓ 7.58%
2022	108	↑ 2.61%
2021	137	↑ 20.42%
2020	90	↑ 21.88%
2019	96	↓ 8.42%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal Automated Valuation Estimate

Prepared on 28 August 2023

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To the full extent permitted by law, CoreLogic excludes all liability for any loss or damage howsoever arising or suffered by the recipient, whether as a result of the recipient's reliance on the accuracy of an Estimated Value or otherwise arising in connection with an Estimated Value.

How to read Estimated Value

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium-High', 'Medium', 'Medium-Low' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence level will be. Confidence should be considered alongside the Estimated Value.

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.



For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

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**



16th June 2023

To whom it may concern,

Re: Market Appraisal – 403/23 Roger Street, Brookvale

We feel in the current climate, your property would realise a sale price in the range of **\$850,000.00 - \$880,000.00.**

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.whitehouserealestate.com.au



Search results

SMSF INCOME (012280 222766984)

Period displayed: 01 June 2023 to 30 June 2023

Date	Description	Debit(\$AUD)	Credit(\$AUD)	Balance
June 2023				
30 JUN	CREDIT INTEREST PAID		\$15.69	\$389,198.31
30 JUN	TRANSFER FROM REMITTER WHITEHOUSE RE		\$1,537.00	\$389,182.62
23 JUN	WITHDRAWAL	\$110,000.00		\$387,645.62
23 JUN	DEPOSIT		\$110,000.00	\$497,645.62
21 JUN	TRANSFER FROM CLICKSUPER P_VU_CC_9906874252		\$8,586.04	\$387,645.62

Statement period

From: 1 July 2022

To: 30 June 2023

MARKNELL HOLDINGS PTY LTD
6 CORRIE PDE
CORLETTE NSW 2315

Total For All Properties

Income		Expenses		Net Position
\$38,131.43	-	\$9,697.29	=	\$28,434.14
Incl GST: \$0.00		Incl GST: \$560.98		

Total rent deductions: \$0.00

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$38,131.43
Body Corporate Fees	\$371.55	\$5,449.60	
Council Rates		\$1,528.50	
Letting Fee	\$33.50	\$368.50	
Management Fee	\$149.93	\$1,649.18	
Sundry Fee	\$6.00	\$66.00	
Water Rates		\$635.51	

Property Breakdown

#1 of 1 properties

Unit 402 / 3 Sylvan Av, Balgowlah NSW

Marknell Holdings Pty Ltd

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$38,131.43
Body Corporate Fees	\$371.55	\$5,449.60	
Council Rates		\$1,528.50	
Letting Fee	\$33.50	\$368.50	
Management Fee	\$149.93	\$1,649.18	
Sundry Fee	\$6.00	\$66.00	
Water Rates		\$635.51	

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\$38,131.43	-	\$9,697.29	=	\$28,434.14
Incl GST: \$0.00		Incl GST: \$560.98		

Total rent deductions: \$0.00

Statement period

From: 1 July 2022

To: 30 June 2023

MARKNELL HOLDINGS PTY LTD
6 CORRIE PDE
CORLETTE NSW 2315

Total For All Properties

Income		Expenses		Net Position
\$28,080.00	-	\$8,290.54	=	\$19,789.46
Incl GST: \$0.00		Incl GST: \$462.01		

Total rent deductions: \$0.00

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$28,080.00
Body Corporate Fees	\$282.69	\$4,148.34	
Council Rates		\$1,528.50	
General Maintenance	\$42.50	\$467.50	
Locksmith / key cutting services	\$19.00	\$209.00	
Management Fee	\$112.32	\$1,235.52	
Sundry Fee	\$5.50	\$60.50	
Water Rates		\$641.18	

Property Breakdown

#1 of 1 properties

Unit 403C / 23 Roger St, Brookvale NSW

Marknell Holdings Pty Ltd

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$28,080.00
Body Corporate Fees	\$282.69	\$4,148.34	
Council Rates		\$1,528.50	
General Maintenance	\$42.50	\$467.50	
Locksmith / key cutting services	\$19.00	\$209.00	
Management Fee	\$112.32	\$1,235.52	
Sundry Fee	\$5.50	\$60.50	
Water Rates		\$641.18	

Income		Expenses		Net Position
\$28,080.00	-	\$8,290.54	=	\$19,789.46
Incl GST: \$0.00		Incl GST: \$462.01		

Total rent deductions: \$0.00

Total For All Properties

Income		Expenses		Net Position
\$28,080.00	-	\$8,290.54	=	\$19,789.46
Incl GST: \$0.00		Incl GST: \$462.01		

Total rent deductions: \$0.00



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

MARK FRANKLIN SUPERANNUATION
FUND
6 Corrie Parade
CORLETTE NSW 2315
AUSTRALIA

Invoice Date
04 Nov 2022
Invoice Number
INV-9621

TAX INVOICE

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 2022.	1.00	1,925.00	10%	1,925.00
ASF, Audit of Self-Managed Superannuation Fund and calculation of minimum pension.	1.00	770.00	10%	770.00
			Subtotal	2,695.00
			Total GST 10%	269.50
			Invoice Total AUD	2,964.50
			Total Net Payments AUD	0.00
			Amount Due AUD	2,964.50

Paid 10/11/22

Lodgement number
2013534660

Receipt number
605011

[View and pay online now](#)

PAYMENT ADVICE

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

Customer	MARK FRANKLIN SUPERANNUATION FUND
Invoice Number	INV-9621
Amount Due	2,964.50
Due Date	11 Nov 2022

BSB: 032 – 101
Acc No. : 148238

MARKNELL INVESTMENTS PTY LTD
Attention: Mark Frankin
6 Corrie Parade
CORLETTE NSW 2315

Invoice Date
19 Dec 2022
Invoice Number
INV-9675

TAX INVOICE

Description	Quantity	Unit Price	GST	Amount AUD
001, ASIC Annual Review and lodgement 2022.	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

Paid 20/12/22

Lodgement number
2026200723

Receipt number
389839

[View and pay online now](#)

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-9675
Amount Due	198.00
Due Date	26 Dec 2022

BSB: 032 – 101
Acc No. : 148238

**ASIC**

Australian Securities & Investments Commission

ABN 86 768 265 615

MARKNELL HOLDINGS PTY LTD
 STEWARDSHIP ACCOUNTANTS PTY LTD
 PO BOX 613 BALGOWLAH NSW 2093

INVOICE STATEMENT

Issue date 15 Dec 22

MARKNELL HOLDINGS PTY LTD

ACN 609 831 834

Account No. 22 609831834

Summary

Opening Balance	\$0.00
New items	\$290.00
Payments & credits	\$0.00
TOTAL DUE	\$290.00

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

Inquiries

www.asic.gov.au/invoices

1300 300 630

Paid 20/12/22**Lodgement number
2026195848****Receipt number
384738****Please pay**

Immediately	\$0.00
By 15 Feb 23	\$290.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.

**ASIC**

Australian Securities & Investments Commission

PAYMENT SLIP

MARKNELL HOLDINGS PTY LTD

ACN 609 831 834

Account No: 22 609831834



22 609831834

TOTAL DUE	\$290.00
Immediately	\$0.00
By 15 Feb 23	\$290.00

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2296098318340



*814 129 0002296098318340 85

maf0510@outlook.com

From: support@postbillpay.com.au
Sent: Wednesday, 11 January 2023 15:06
To: maf0510@outlook.com
Subject: Post BillPay: Your payment has been accepted



Your payment has been accepted

Paid: Australian Securities & Investments Commission
Billpay code: 8929
Reference no.: 229609820242970
Payment amount: \$59.00
Card number: 4564#####429
Expiry date: 07 / 2023
Receipt number: 50053877487
Payment date: Wednesday, January 11, 2023 3:05:45 PM



Activity statement 001

Date generated	07 September 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

24 results found - from 07 September 2021 to 07 September 2023 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
29 Aug 2023	29 Aug 2023	General interest charge			\$0.00
29 Aug 2023	25 Aug 2023	Payment received		\$3,340.00	\$0.00
1 Aug 2023	1 Aug 2023	General interest charge			\$3,340.00 DR
18 Jul 2023	28 Jul 2023	Original Activity Statement for the period ending 30 Jun 23 - PAYG Instalments	\$3,340.00		\$3,340.00 DR
13 Apr 2023	12 Apr 2023	Payment received		\$3,340.00	\$0.00
11 Apr 2023	28 Apr 2023	Original Activity Statement for the period ending 31 Mar 23 - PAYG Instalments	\$3,340.00		\$3,340.00 DR
15 Feb 2023	13 Feb 2023	Payment received		\$2,108.00	\$0.00
13 Feb 2023	28 Feb 2023	Original Activity Statement for the period ending 31 Dec 22 - PAYG Instalments	\$2,108.00		\$2,108.00 DR
4 Nov 2022	4 Nov 2022	General interest charge			\$0.00
4 Nov 2022	3 Nov 2022	Payment received		\$4,571.00	\$0.00
1 Nov 2022	1 Nov 2022	General interest charge			\$4,571.00 DR

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
30 Oct 2022	28 Oct 2022	Original Activity Statement for the period ending 30 Sep 22 - PAYG Instalments	\$4,571.00		\$4,571.00 DR
10 Aug 2022	10 Aug 2022	General interest charge			\$0.00
10 Aug 2022	9 Aug 2022	Payment received		\$4,482.00	\$0.00
1 Aug 2022	1 Aug 2022	General interest charge			\$4,482.00 DR
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



Income tax 551

Date generated	18 July 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from **18 July 2021** to **18 July 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
11 Nov 2022	16 Nov 2022	EFT refund for Income Tax for the period from 01 Jul 21 to 30 Jun 22	\$4,568.50		\$0.00
11 Nov 2022	11 Nov 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 21 to 30 Jun 22		\$4,568.50	\$4,568.50 CR
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

MARK FRANKLIN SF

Trial Balance**As At 30 Jun 2023**

	Debit	As at 30 Jun 2022 Credit	Quantity	Debit	As at 30 Jun 2023 Credit	Quantity
Income						
Member Receipts						
Contributions						
Employer						
Mr Mark Franklin	\$	32,676.77		\$	42,710.69	
Mrs Narelle Franklin	\$	12,032.34		\$	0.00	
Total Employer	\$	44,709.11		\$	42,710.69	
Member						
Personal Non-Concessional						
Mrs Narelle Franklin	\$	0.00		\$	110,000.00	
Total Personal Non-Concessional	\$	0.00		\$	110,000.00	
Total Member	\$	0.00		\$	110,000.00	
Total Contributions	\$	44,709.11		\$	152,710.69	
Total Member Receipts	\$	44,709.11		\$	152,710.69	
Investment Gains						
Realised Capital Gains						
Other Fixed Interest Securities						
BNPPAR4625009MAR2027	\$	0.00		\$	0.00	
Citibank QAL440010061023	\$	0.00		\$	0.00	
Total Other Fixed Interest Securities	\$	0.00		\$	0.00	
Total Realised Capital Gains	\$	0.00		\$	0.00	
Increase in Market Value						
Direct Property						
402/3 Sylvan Avenue, Balgowlah	\$	30,000.00		\$	95,000.00	
C403/23 Roger Street Brookvale	\$	0.00		\$	0.00	
Total Direct Property	\$	30,000.00		\$	95,000.00	
Other Fixed Interest Securities						
BNPPAR4625009MAR2027	\$	4,607.07		\$	0.00	
Citibank QAL440010061023	\$	0.00		\$	0.00	
Total Other Fixed Interest Securities	\$	4,607.07		\$	0.00	
Total Increase in Market Value	\$	34,607.07		\$	95,000.00	
Total Investment Gains	\$	34,607.07		\$	95,000.00	
Investment Income						
Interest						
Cash At Bank						
ANZ-66984	\$	517.04		\$	940.19	
Citibank Cash Investment Account	\$	19.52		\$	0.00	
Total Cash At Bank	\$	536.56		\$	940.19	
Other Fixed Interest Securities						
BNPPAR4625009MAR2027	\$	9,250.00		\$	0.00	
Citibank QAL440010061023	\$	4,400.00		\$	0.00	
Total Other Fixed Interest Securities	\$	13,650.00		\$	0.00	
Total Interest	\$	14,186.56		\$	940.19	
Rent						
Direct Property						
402/3 Sylvan Avenue, Balgowlah	\$	32,700.00		\$	38,131.43	
C403/23 Roger Street Brookvale	\$	21,075.00		\$	28,080.00	
Total Direct Property	\$	53,775.00		\$	66,211.43	
Total Rent	\$	53,775.00		\$	66,211.43	
Total Investment Income	\$	67,961.56		\$	67,151.62	

Total Income	\$	61,973.93	\$	284,862.31
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Expenses**Member Payments**

Lump Sums Paid

Mr Mark Franklin

Accumulation	3,750.00		\$	8,525.25
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Total Mr Mark Franklin	3,750.00		\$	8,525.25
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Total Lump Sums Paid	3,750.00		\$	8,525.25
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Pensions Paid

Mr Mark Franklin

Pension Account 1	\$	0.00	\$	110,000.00
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Total Mr Mark Franklin	\$	0.00	\$	110,000.00
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Total Pensions Paid	\$	0.00	\$	110,000.00
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Total Member Payments	3,750.00		\$	118,525.25
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Other Expenses

Accountancy Fee	2,090.00		\$	2,513.50
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Amortisation	\$	317.00	\$	317.00
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Auditor Fee	\$	847.00	\$	847.00
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Bank Fees

Other Fixed Interest Securities

BNPPA1625009MAB007			\$	0.00
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CitibankQAL44001000023			\$	0.00
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Total Other Fixed Interest Securities			\$	0.00
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Total Bank Fees	\$	2,300.00	\$	0.00
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Property Expenses

Advertising

Direct Property

C40/23 Roger Street Brookvale			\$	0.00
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Total Direct Property			\$	0.00
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Total Advertising	200.00		\$	0.00
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Agents Management Fee

Direct Property

402/3 Sylvan Avenue Balgowlah			\$	1,649.18
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C40/23 Roger Street Brookvale			\$	1,235.52
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Total Direct Property			\$	2,884.70
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Total Agents Management	2,884.70		\$	2,884.70
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Council Rates

Direct Property

402/3 Sylvan Avenue Balgowlah			\$	1,528.50
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C40/23 Roger Street Brookvale			\$	1,528.50
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Total Direct Property			\$	3,057.00
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Total Council Rates	2,931.60		\$	3,057.00
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Legal Fees

Direct Property

402/3 Sylvan Avenue, Balgowlah	0.00		\$	368.50
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Total Direct Property	\$	0.00	\$	368.50
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Total Legal Fees	\$	0.00	\$	368.50
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Repairs Maintenance

Direct Property

402/3 Sylvan Avenue Balgowlah			\$	0.00
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C40/23 Roger Street Brookvale			\$	676.50
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Total Direct Property			\$	676.50
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Total Repairs Maintenance	2,284.41		\$	676.50
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Strata Levy Fee

Direct Property

402/3 Sylvan Avenue Balgowlah	\$	5,449.60	
C403/23 Roger Street Brookvale	\$	4,148.34	
Total Direct Property	\$	9,597.94	
Total Strata Levy Fee	\$	9,597.94	
Sundry Expenses			
Direct Property			
402/3 Sylvan Avenue Balgowlah	\$	66.00	
C403/23 Roger Street Brookvale	\$	60.50	
Total Direct Property	\$	126.50	
Total Sundry Expenses	\$	126.50	
Water Rates			
Direct Property			
402/3 Sylvan Avenue Balgowlah	\$	635.51	
C403/23 Roger Street Brookvale	\$	641.18	
Total Direct Property	\$	1,276.69	
Total Water Rates	\$	1,276.69	
Total Property Expenses	\$	17,987.83	
Regulatory Fees		332.00	\$ 349.00
SMSF Supervisory Levy		259.00	\$ 259.00
Sundry	\$	0.00	\$ 99.00
Total Other Expenses	\$	25,340.06	\$ 22,372.33
Total Expenses	\$	29,090.06	\$ 140,897.58

Income Tax**Income Tax Expense**

Income Tax Expense		13,099.50	\$ 13,111.65
Total Income Tax Expense	\$	13,099.50	\$ 13,111.65
Total Income Tax	\$	13,099.50	\$ 13,111.65

Profit & Loss Clearing Account

Total Profit & Loss Clearing Account	\$	104,163.49	\$ 130,853.08
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Assets**Investments****Cash and Cash Equivalents**

ANZ TD 52019	\$	0.00	\$ 470,000.00	470,000
Total Cash and Cash Equivalents	\$	0.00	\$ 470,000.00	

Direct Property

402/3 Sylvan Avenue Balgowlah	1	\$ 1,120,000.00	1
C403/23 Roger Street Brookvale	1	\$ 865,000.00	1
Total Direct Property		\$ 1,985,000.00	

Loans

Narelle's	\$	280.99	\$ 0.00
Total Loans	\$	280.99	\$ 0.00

Other Assets

Preliminary Expenses	\$	634.00	\$ 317.00
Total Other Assets	\$	634.00	\$ 317.00

Total Investments	\$	1,920,914.99	\$ 2,455,317.00
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Other Assets**Cash At Bank**

ANZ-66984	\$	786,903.34	\$ 389,198.31
Citibank Cash Investment Account	\$	0.52	\$ 0.52
Total Cash At Bank	\$	786,903.86	\$ 389,198.83

Receivables

Investment Income Receivable

Rent				
Direct Property				
02/3 Sylvia Ave, Balgowlah		\$	2,682.50	
Total Direct Property	\$	688.00		\$ 2,682.50
Total Rent	\$	688.00		\$ 2,682.50
Total Investment Income Available	\$	688.00		\$ 2,682.50
Total Receivables	\$	688.00		\$ 2,682.50
Current Tax Assets				
Income Tax Payable	\$	0.50		\$ 0.50
Provision for Income Tax	\$	13,099.50		\$ 13,111.65
Income Tax Instalments Paid	\$	13,359.00		\$ 13,359.00
Total Current Tax Assets	\$	4,827.00		\$ 246.85
Total Other Assets	\$	792,418.86		\$ 392,128.18
Total Assets	\$	2,713,333.85		\$ 2,847,445.18

Liabilities**Member Payments**

Lump Sums Paid

Mr Mark Franklin

Accumulation	\$	0.00		\$ 4,400.25
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Total Mr Mark Franklin	\$	0.00		\$ 4,400.25
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Total Lump Sums Paid	\$	0.00		\$ 4,400.25
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Total Member Payments	\$	0.00		\$ 4,400.25
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Other Taxes Payable

Activity Statement Payable/Refundable		4,482.00		\$ 3,340.00
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Total Other Taxes Payable	\$	4,482.00		\$ 3,340.00
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Total Liabilities	\$	4,482.00		\$ 7,740.25
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Member Entitlements**Member Entitlement Accounts**

Mr Mark Franklin

Accumulation	\$	2,331,821.72		\$ 680,324.77
--------------	----	--------------	--	---------------

Pension Account 1	\$	0.00		\$ 1,655,672.68
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Total Mr Mark Franklin	\$	2,331,821.72		\$ 2,335,997.45
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Mrs Narelle Franklin

Accumulation	\$	377,030.13		\$ 503,707.48
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Total Mrs Narelle Franklin	\$	377,030.13		\$ 503,707.48
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Total Member Entitlement Accounts	\$	2,708,851.85		\$ 2,839,704.93
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Total Member Entitlements	\$	2,708,851.85		\$ 2,839,704.93
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Net Total	\$	2,930,168.01	\$ 2,930,168.01	\$ 3,132,307.49	\$ 3,132,307.49
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