

Gamekeepers Secret Inn Unit Trust
Trading, Profit and Loss Statement
For the Year ended 30 June 2021

	2021	2020
	\$	\$
Income		
Rental Income: Gamekeepers Secret Inn	67,000.00	75,500.00
Gamekeepers and Vinver partnership distribution	<u>19,879.55</u>	<u>21,379.89</u>
	86,879.55	96,879.89
Gross Profit from Trading	<u>86,879.55</u>	<u>96,879.89</u>
Expenditure		
Accountancy Fees	1,950.00	1,900.00
Council Rates	1,279.78	-
Depreciation - Property Improvements	17,636.00	17,765.00
Depreciation - Plant & Equipment	876.00	1,233.00
Filing Fees	273.00	267.00
Land Tax	5,637.75	3,146.06
Repairs & Maintenance	5,733.25	2,876.37
Sundry Expenses	5,664.06	-
Travelling Expenses	<u>-</u>	<u>437.00</u>
	39,049.84	27,624.43
Profit before Income Tax	<u>47,829.71</u>	<u>69,255.46</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 2021

	2021	2020
	\$	\$
Trust Funds		
Settlement sum	3,561,564.00	4,561,564.00
Profit Earned This Year	47,829.71	69,255.46
Less Distribution to Beneficiaries	47,829.71	69,255.46
Asset Revaluation Reserve	345,645.24	345,645.24
Total Trust Funds	3,907,209.24	4,907,209.24
Represented by:		
Current Assets		
Amounts Receivable - Rubicon	1,215,710.23	639,175.70
Loans to Fremont Homes Pty Ltd	-	2,150,000.00
Current Tax Liability	-	1,169.00
	1,215,710.23	2,790,344.70
Non-Current Assets		
Gamekeeper Hotel - 1555 Melton Hwy, Rockbank	1,701,536.58	1,701,536.58
Less Accumulated Depreciation & Impairment	282,613.00	264,977.00
	1,418,923.58	1,436,559.58
Gamekeeper Hotel - Plant & Equipment	27,008.18	27,008.18
Less Accumulated Depreciation & Impairment	23,893.76	23,017.76
	3,114.42	3,990.42
Lot 3/39-41 Short St, Loganlea	264,499.07	-
	264,499.07	-
Lot 3/39-41 Short St, Loganlea - Development Cost	221,198.00	-
	221,198.00	-
Motor Vehicle	165,087.07	-
	165,087.07	-
	2,072,822.14	1,440,550.00
Investments		
Equity in Partnership	745,570.00	745,570.00
	745,570.00	745,570.00
Total Assets	4,034,102.37	4,976,464.70

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Gamekeepers Secret Inn Unit Trust
Balance Sheet
As at 30 June 2021

	2021	2020
	\$	\$
Current Liabilities		
Loans - Macquarie Car Loan - Ferrari	75,602.42	-
Current Tax Liability	<u>3,461.00</u>	<u>-</u>
	79,063.42	-
Unpaid Trust Distributions		
Verduci Family Trust Superannuation Plan	<u>47,829.71</u>	<u>69,255.46</u>
	47,829.71	69,255.46
Total Liabilities	<u>126,893.13</u>	<u>69,255.46</u>
Net Assets	<u><u>3,907,209.24</u></u>	<u><u>4,907,209.24</u></u>

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Gamekeepers Secret Inn Unit Trust
Trust Distribution Statement
For the Year Ended 30 June 2021

	2021	2020
	\$	\$
<u>Verduci Family Trust Superannuation Plan</u>		
Share of Profit	<u>47,829.71</u>	<u>69,255.46</u>
	<u>47,829.71</u>	<u>69,255.46</u>
	<u><u>47,829.71</u></u>	<u><u>69,255.46</u></u>

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Rubicon Pty Ltd
Rubicon Pty Ltd (ACN 116 145 807)
Compilation Report To Rubicon Pty Ltd

We have compiled the accompanying special purpose financial statements of Rubicon Pty Ltd which comprise the balance sheet as at 30 June 2021, 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 function and any operations of the Company that satisfies the information needs of the Directors.

The Responsibility of Directors

The Directors are solely responsible for the information contained in the special purpose financial statements and have determined that the significant accounting policies adopted as set out in Note 1 to the financial statements are appropriate to meet their needs.

Our Responsibility

On the basis of information provided by the Directors, we have compiled the accompanying special purpose financial statements in accordance with the significant accounting policies adopted as set out in Note 1 to the financial statements and APES 315: Compilation of Financial Information.

Our procedures use accounting expertise to collect, classify and summarise the financial information, which the Directors 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 Directors of the company. 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

12 November 2021

Gamekeepers Secret Inn Unit Trust
Rubicon Pty Ltd (ACN 116 145 807)
Directors Declaration
for the Year Ended 30 June 2021

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 2021 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..... 2021