

MBS FAMILY TRUST

WORKPAPERS INDEX

Client: Rebel Properties Unit Trust

Prepared by: Jodie

Period Ended: 30 June 2022

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Trial Balance

June 2022

Account Name	Debit	Credit	YTD Debit	YTD Credit
Cheque Account		\$0.13	\$7.23	
ANZ ONLINE SAVER	\$4,574.35		\$21,338.35	
Deposits from Rebel Superfund		\$40,000.00	\$0.00	
Purchase Taxi Licence 30	\$0.00		\$460,000.00	
Purchase Taxi Licence	\$0.00		\$450,000.00	
Market Adjustment		\$595,000.00		\$635,000.00
Purchase U6/35 Bradman Ave	\$0.00		\$384,901.25	
Purchase U12/82 SUGAR ROAD	\$0.00		\$348,498.81	
Market Adjustment	\$391,599.94		\$466,599.94	
Trade Creditors		\$3,685.48		\$3,897.61
Reserves	\$203,400.06		\$128,400.06	
Retained Earnings		\$0.00		\$1,611,841.28
Contributions/(Withdrawals)	\$43,360.00		\$43,360.00	
Rental Income- Bradman		\$1,950.00		\$25,602.43
Rental Income-Sugar Road		\$1,200.00		\$14,400.00
Dividends Received		\$3,360.00		\$13,440.00
LeaseIncome-M.McFaddenTaxi71		\$900.00		\$10,500.00
Lease Income- D.Wockner Taxi30		\$900.00		\$10,800.00
Body Corporate Fees	\$3,897.61		\$9,906.05	
Managers Commission	\$169.41		\$2,224.60	
Rental Expense	\$0.00		\$1.55	
Electricity	\$0.00		\$914.46	
Insurance - Contents/Landlord	\$0.00		\$437.47	
Other Fees/Commissions	\$0.00		\$66.00	
Rates	\$0.00		\$5,506.78	
Repairs and Maintenance	\$0.00		\$1,310.10	
Water	\$0.00		\$2,084.00	
Interest Income		\$5.76		\$75.33
Total:	\$647,001.37	\$647,001.37	\$2,325,556.65	\$2,325,556.65

This report includes Year-End Adjustments.

Profit & Loss [Last Year Analysis]

July 2021 To June 2022

P.O. Box 1702

BUDERIM QLD 4556

ABN: 81 332 052 523

	This Year	Last Year
Income		
Property		
Rental Income - Osprey	\$0.00	\$42,932.46
U38 OSPREY	\$0.00	\$47,853.78
Rental Income- Bradman	\$25,602.43	\$23,800.00
Rental Income-Sugar Road	\$14,400.00	\$14,400.00
Total Property	\$40,002.43	\$128,986.24
Dividends Received	\$13,440.00	\$0.00
Profit on Sale of Property	\$0.00	\$76,234.00
Lease Income		
LeaseIncome-M.McFaddenTaxi71	\$10,500.00	\$8,151.00
Lease Income- D.Wockner Taxi30	\$10,800.00	\$9,200.00
Miscellaneous Income	\$0.00	\$2,000.00
Total Lease Income	\$21,300.00	\$19,351.00
Total Income	\$74,742.43	\$224,571.24
Total Cost of Sales	\$0.00	\$0.00
Gross Profit	\$74,742.43	\$224,571.24
Expenses		
Advertising & Promotion	\$0.00	\$2,043.00
Bank Charges	\$0.00	\$1,688.44
Body Corporate Fees	\$9,906.05	\$17,555.32
Managers Commission	\$2,224.60	\$18,186.91
Letting Fee	\$0.00	\$60.50
Rental Expense	\$1.55	\$345.33
Cleaning	\$0.00	\$12,530.00
Electricity	\$914.46	\$2,044.49
General Expenses	\$0.00	\$266.55
Insurance - Contents/Landlord	\$437.47	\$271.06
LAND TAX	\$0.00	\$4,183.95
Legal Fees	\$0.00	\$1,972.70
Other Fees/Commissions	\$66.00	\$0.00
Rates	\$5,506.78	\$9,990.35
Repairs and Maintenance	\$1,310.10	\$2,342.80
Water	\$2,084.00	\$4,545.06
Total Expenses	\$22,451.01	\$78,026.46
Operating Profit	\$52,291.42	\$146,544.78
Other Income		
Interest Income	\$75.33	\$173.76
Total Other Income	\$75.33	\$173.76
Total Other Expenses	\$0.00	\$0.00
Net Profit/(Loss)	\$52,366.75	\$146,718.54

Balance Sheet [Last Year Analysis]

June 2022

	This Year	Last Year
Assets		
Current Assets		
Cash On Hand		
Cheque Account	\$7.23	\$4.95
ANZ ONLINE SAVER	\$21,338.35	\$11,906.84
Total Cash On Hand	\$21,345.58	\$11,911.79
Total Current Assets	\$21,345.58	\$11,911.79
Financial Assets		
Purchase Taxi Licence 30	\$460,000.00	\$460,000.00
Purchase Taxi Licence	\$450,000.00	\$450,000.00
Market Adjustment	-\$635,000.00	-\$40,000.00
Total Financial Assets	\$275,000.00	\$870,000.00
Property		
Purchase U6/25 Bradman Ave	\$384,901.25	\$384,901.25
Purchase U12/82 SUGAR ROAD	\$348,498.81	\$348,498.81
Market Adjustment	\$466,599.94	\$75,000.00
Total Property	\$1,200,000.00	\$808,400.06
Total Assets	\$1,496,345.58	\$1,690,311.85
Liabilities		
Current Liabilities		
Trade Creditors	\$3,897.61	\$3,470.57
Total Current Liabilities	\$3,897.61	\$3,470.57
Total Liabilities	\$3,897.61	\$3,470.57
Net Assets	\$1,492,447.97	\$1,686,841.28
Equity		
Reserves	-\$128,400.06	\$75,000.00
Retained Earnings	\$1,611,841.28	\$1,465,122.74
Contributions/(Withdrawals)	-\$43,360.00	\$0.00
Current Year Earnings	\$52,366.75	\$146,718.54
Total Equity	\$1,492,447.97	\$1,686,841.28

U6 Bradman Ave.

B21



(w) 0754937069
sunshinecoastpropertyrentals.com
accounts@sunshinecoastpropertyrentals.com
PO Box 1547
QLD 4575
ABN: 14561559253
Licence: 3266848

Tony & Jane Travers-Jones - Rebel Properties Unit Trust
Rebel Properties Unit Trust
PO Box 1702
Buderim QLD 4556

Folio Summary

Folio: OWN00078
From: 1/07/2021
To: 30/06/2022
Created: 1/07/2022

Money In	Money Out	Balance
\$25,689.88	\$3,392.70	\$22,297.18

Account	Included Tax	Money Out	Money In
6/35 Bradman Avenue, Maroochydore QLD			
Rent			\$25,602.43
Management Fee	\$202.46	\$2,224.60	
Smoke Alarms - Inspection Fee	\$8.09	\$89.00	
Electrical - Repairs	\$70.10	\$771.10	
Plumbing	\$28.00	\$308.00	
Reimbursement - General Repairs	\$7.95		\$87.45
Subtotal		\$3,392.70	\$25,689.88
Account Transactions			
No transactions			
Total		\$3,392.70	\$25,689.88
Total Tax on Money Out: \$308.65			
Total Tax on Money In: \$7.95			

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U12 Sugar Rd.

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Rebel Properties Unit Trust

P.O. Box 1702
BUDERIM QLD 4556

ABN: 59 343 415 757

Account Transactions [Accrual]

July 2021 To June 2022

ID No.	Src	Date Memo/Payee	Debit	Credit Job No.
4-3000				
Rental Income-Sugar Road				
00000084	SJ	1/07/2021 Sale; Spall, Andrew		\$1,200.00
00000085	SJ	1/08/2021 Sale; Spall, Andrew		\$1,200.00
00000086	SJ	1/09/2021 Sale; Spall, Andrew		\$1,200.00
00000087	SJ	1/10/2021 Sale; Spall, Andrew		\$1,200.00
00000088	SJ	1/11/2021 Sale; Spall, Andrew		\$1,200.00
00000089	SJ	1/12/2021 Sale; Spall, Andrew		\$1,200.00
00000090	SJ	1/01/2022 Sale; Spall, Andrew		\$1,200.00
00000091	SJ	1/02/2022 Sale; Spall, Andrew		\$1,200.00
00000092	SJ	2/03/2022 Sale; Spall, Andrew		\$1,200.00
00000093	SJ	1/04/2022 Sale; Spall, Andrew		\$1,200.00
00000094	SJ	1/05/2022 Sale; Spall, Andrew		\$1,200.00
00000095	SJ	1/06/2022 Sale; Spall, Andrew		\$1,200.00
			\$0.00	\$14,400.00

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(Private Rental Agreement)



suncoastcabs
you're in safe hands!

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DIVIDEND DISTRIBUTION STATEMENT

Name of Company: **SUNCOAST CABS LTD**

ACN/ABN: **92 010 183 892**

Date Dividend Declared: **22 February 2022**

Date of Payment: **29 March 2022**

Name of Shareholder: **Car 30 – Rebel Properties Unit Trust**

The below amount is interim dividend of \$210.00 per share, fully franked (100%) at the tax rate of 25.0%

Class Description	Amount Per Share	Number of Shares	Franked Amount	Unfranked Amount	Franking Credit
Ordinary Shares	\$ 210.00	24	\$ 5,040.00	0	1,680.00

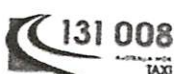
Net Payment **\$ 5,040.00**

UT 45000 Div. Rec. ✓

PO Box 9218
Pacific Paradise Qld 4564

Ph 07 5441 8888
Fax 07 5441 8855

Email:
gm@suncoastcabs.com.au



Rec 29.3.22



suncoastcabs
you're in safe hands!

B4:1

DIVIDEND DISTRIBUTION STATEMENT

Name of Company: **SUNCOAST CABS LTD**

ACN/ABN: **92 010 183 892**

Date Dividend Declared: **22 February 2022**

Date of Payment: **29 March 2022**

Name of Shareholder: **Car 71 – Rebel Properties Unit Trust**

The below amount is interim dividend of \$210.00 per share, fully franked (100%) at the tax rate of 25.0%

Class Description	Amount Per Share	Number of Shares	Franked Amount	Unfranked Amount	Franking Credit
Ordinary Shares	\$ 210.00	24	\$ 5,040.00	0	1,680.00

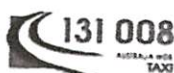
Net Payment **\$ 5,040.00**

*UT 45000
Div. Rec v*

PO Box 9218
Pacific Paradise Qld 4564

Ph 07 5441 8888
Fax 07 5441 8855

Email:
gm@suncoastcabs.com.au



*100
20/3/22*



Taxis

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Rebel Properties Unit Trust

P.O. Box 1702
BUDERIM QLD 4556

ABN: 59 343 415 757

Account Transactions [Accrual]

July 2021 To June 2022

ID No.	Src	Date	Memo/Payee	Debit	Credit Job No.
4-5800					
LeaseIncome-M.McFaddenTaxi71					
CR001072	CR	1/07/2021	McFadden Mark Taxi 71		\$800.00
CR001074	CR	2/08/2021	McFadden Mark Taxi 71		\$800.00
CR001076	CR	1/09/2021	McFadden Mark Taxi 71		\$800.00
CR001078	CR	1/10/2021	McFadden Mark Taxi 71		\$900.00
CR001112	CR	1/11/2021	McFadden Mark Taxi 71		\$900.00
CR001114	CR	1/12/2021	McFadden Mark Taxi 71		\$900.00
CR001116	CR	4/01/2022	McFadden Mark Taxi 71		\$900.00
CR001118	CR	1/02/2022	McFadden Mark Taxi 71		\$900.00
CR001122	CR	28/02/2022	McFadden Mark Taxi 71		\$900.00
CR001143	CR	1/04/2022	McFadden Mark Taxi 71		\$900.00
CR001145	CR	2/05/2022	McFadden Mark Taxi 71		\$900.00
CR001149	CR	1/06/2022	McFadden Mark Taxi 71		\$900.00
				\$0.00	\$10,500.00
4-5900					
Lease Income- D.Wockner Taxi30					
CR001073	CR	19/07/2021	Wockner Darryl Taxi 30		\$900.00
CR001075	CR	17/08/2021	Wockner Darryl Taxi 30		\$900.00
CR001077	CR	17/09/2021	Wockner Darryl Taxi 30		\$900.00
CR001079	CR	18/10/2021	Wockner Darryl Taxi 30		\$900.00
CR001113	CR	17/11/2021	Wockner Darryl Taxi 30		\$900.00
CR001115	CR	17/12/2021	Wockner Darryl Taxi 30		\$900.00
CR001117	CR	17/01/2022	Wockner Darryl Taxi 30		\$900.00
CR001121	CR	17/02/2022	Wockner Darryl Taxi 30		\$900.00
CR001142	CR	17/03/2022	Wockner Darryl Taxi 30		\$900.00
CR001144	CR	19/04/2022	Wockner Darryl Taxi 30		\$900.00
CR001146	CR	17/05/2022	Wockner Darryl Taxi 30		\$900.00
CR001154	CR	17/06/2022	Wockner Darryl Taxi 30		\$900.00
				\$0.00	\$10,800.00

This report includes Year-End Adjustments.

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GST PAYMENT ACCOUNT STATEMENT

Account Number 2848-23382

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2022				
05 MAY	OPENING BALANCE			7.98
16 MAY	ANZ INTERNET BANKING FUNDS TFER TRANSFER 201001 FROM 284823403 EFFECTIVE DATE 15 MAY 2022		258.00	265.98
16 MAY	ANZ INTERNET BANKING BPAY ORIGIN ENERGY {201772} EFFECTIVE DATE 15 MAY 2022	258.43		7.55
24 MAY	ANZ INTERNET BANKING FUNDS TFER TRANSFER 644404 FROM 284823403		319.00	326.55
24 MAY	ANZ INTERNET BANKING BPAY UNITYWATER {646700}	319.19		7.36
20 JUN	ANZ INTERNET BANKING FUNDS TFER TRANSFER 205356 FROM 284823403		212.00	219.36
20 JUN	ANZ INTERNET BANKING BPAY UNITYWATER {205850}	212.13		7.23
25 JUL	ANZ INTERNET BANKING FUNDS TFER TRANSFER 742992 FROM 284823403		3,900.00	3,907.23
25 JUL	ANZ INTERNET BANKING BPAY DEFT PAYMENTS {746493}	1,327.61		2,579.62
25 JUL	ANZ INTERNET BANKING BPAY DEFT PAYMENTS {747169}	2,570.00		9.62
	TOTALS AT END OF PAGE	\$4,687.36	\$4,689.00	
	TOTALS AT END OF PERIOD	\$4,687.36	\$4,689.00	\$9.62

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Yearly Summary

Previous Year to 30/06/2022 (\$)

Fees Charged

ANZ bank account fee 1.20

Total **\$1.20**

Fees Waived

ANZ bank account fee waived 1.20

Total **\$1.20**

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NEGOTIATOR INVESTOR STATEMENT

Account Number 2848-23403

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2022				
03 JUN	OPENING BALANCE			18,869.76
09 JUN	TRANSFER FROM KMJ INVESTMENTS SCPR PAYMENT		547.87	19,417.63
16 JUN	TRANSFER FROM KMJ INVESTMENTS SCPR PAYMENT		547.87	19,965.50
17 JUN	TRANSFER FROM WOCKNER DARRYL R LEASE TAXI 30		900.00	20,865.50
20 JUN	ANZ INTERNET BANKING FUNDS TFER TRANSFER 205356 TO 014512284823382	212.00		20,653.50
23 JUN	TRANSFER FROM KMJ INVESTMENTS SCPR PAYMENT		547.87	21,201.37
30 JUN	TRANSFER FROM KMJ INVESTMENTS SCPR PAYMENT		136.98	21,338.35
01 JUL	TRANSFER FROM M MCFADDEN LEASE		900.00	22,238.35
04 JUL	PAYMENT FROM DR ANDREW DAVID SPALL SPALL EFFECTIVE DATE 02 JUL 2022		1,200.00	23,438.35
05 JUL	CREDIT INTEREST PAID		15.78	23,454.13
	TOTALS AT END OF PAGE	\$212.00	\$4,796.37	
	TOTALS AT END OF PERIOD	\$212.00	\$4,796.37	\$23,454.13

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This Statement Includes

Interest earned on deposits	\$15.78
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Yearly Summary

Previous Year to 30/06/2022 (\$)

Interest earned on deposits	75.31
Fees Charged	
ANZ bank account fee	9.40
Total	\$9.40
Fees Waived	
ANZ bank account fee waived	9.40
Total	\$9.40

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Wednesday 24th May 2023

Tony and Mary-Jane Travers-Jones
By email: tony_rebelag@bigpond.com

Dear Tony and Mary-Jane,

PROPERTY VALUATION

Thank you for your invitation to appraise your property and provide you with a valuation as to what your property may be worth in today's market.

I have based this valuation on current market conditions, as well as my extensive knowledge of the property market in the local area.

<i>Property Address</i>	<i>Sale Price</i>
51 King Street, Buderim	\$1.6m
Unit 1, 2 and 3 Jakeman Street, Buderim	\$1.55m
Unit 6/25 Bradman Ave, Buderim	\$650K
Unit 12/82 Sugar Road, Maroochydore	\$550K

Handwritten notes:
 A circled 'AD' is written above the \$650K price.
 '\$1,200,000' is written in the middle column between the \$650K and \$550K rows.
 A red bracket on the right side groups the \$650K and \$550K prices, with the text 'Unit Trust' written twice next to it.

Should you have any questions relating to this information contained within this document, please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you.

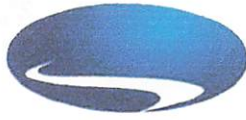
Kind Regards,

Wayne Sweet

Founder and Director
Stoke Realty
1 Ballinger Road, Buderim, Qld, 4556
Phone: 07 5373 7235
Mobile: 0426 184 886

the heart
the head
the home

1 Ballinger Road, Buderim, Qld, 4556
(07) 5373 7235
www.stokerealty.com.au



25 May 2023

To Whom It May Concern:

Dear Sir or Madam:

RE: VALUATION – TAXI LICENCE SUNSHINE COAST

I wish to advise the following in relation to Taxi Licences which are issued by the Queensland Government to service the Sunshine Coast region.

Currently there are several licence types on the Sunshine Coast.

These include:

- Conventional unconditional licences
- Wheelchair accessible licences conditions

The licence's owned by AD & MJ Travers-Jones ATF Rebel Properties Unit Trust are conventional unconditional licences. There are also shares packages attached to each license in Suncoast Cabs valued at \$42,500.

QLD Taxi license sale information is now available on:
<https://data.qld.gov.au/dataset/limousine-and-taxi-license-values-queensland>

These figures do not include shares or vehicles and include transfers between related parties which may be \$0 or a reduced figure.

In recent times, the TSL lease price has been impacted as the taxi industry is struggling with the Covid-19 effects on the economy. This has not affected the share price.

The most recent commercial sale was in early 2023 at \$137,500 including share package.

Should you have any queries, please contact me on the numbers below.

$x 2 = \$275,000$

Yours faithfully,
SUNCOAST CABS LTD

(A3)

ELI TEN DAM
GENERAL MANAGER

Payables Reconciliation [Summary]

As of 30/06/2022

Name	Total Due	0 - 30	31 - 60	61 - 90	90+
Body Corp for Rivervista Court CTS 17624	\$2,570.00	\$2,570.00	\$0.00	\$0.00	\$0.00
Sunstate Strata Pty Ltd	\$1,327.61	\$1,327.61	\$0.00	\$0.00	\$0.00
Total:	\$3,897.61	\$3,897.61	\$0.00	\$0.00	\$0.00
Ageing Percent:		100.0%	0.0%	0.0%	0.0%
Payables Account:	\$3,897.61				
Out of Balance Amount:	\$0.00				

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