

RACO GROUP SUPER FUND

Statement of Financial Position**As At 30 Jun 2022**

	As at 30 Jun 2021 Balance	Quantity	As at 30 Jun 2022 Balance	Quantity
Assets				
Investments				
Direct Property				
1 / 1260 Pittwater Road	\$ 1,100,000.00	1	\$ 1,100,000.00	1
Total Direct Property	\$ 1,100,000.00		\$ 1,100,000.00	
Total Investments	\$ 1,100,000.00		\$ 1,100,000.00	
Other Assets				
Cash At Bank				
ST George Complete Freedom	\$ 2,753.74		\$ 4,212.86	
Total Cash At Bank	\$ 2,753.74		\$ 4,212.86	
Receivables				
Investment Income Receivable				
Rent				
Direct Property				
1 / 1260 Pittwater Road	\$ 0.00		\$ 2,587.37	
Total Direct Property	\$ 0.00		\$ 2,587.37	
Total Rent	\$ 0.00		\$ 2,587.37	
Total Investment Income Receivable	\$ 0.00		\$ 2,587.37	
Total Receivables	\$ 0.00		\$ 2,587.37	
Total Other Assets	\$ 2,753.74		\$ 6,800.23	
Total Assets	\$ 1,102,753.74		\$ 1,106,800.23	
Liabilities				
Other Creditors and Accruals				
SMSF Supervisory Levy	\$ 0.00		\$ 259.00	
Total Other Creditors and Accruals	\$ 0.00		\$ 259.00	
Borrowings				
Limited Recourse Borrowing Arrangement				
ST George Loan Account	\$ 363,266.92		\$ 355,764.68	
Total Limited Recourse Borrowing Arrangement	\$ 363,266.92		\$ 355,764.68	
Total Borrowings	\$ 363,266.92		\$ 355,764.68	
Member Payments				
Pensions Paid				
Mr Anthony Raco				
New Pension Account	\$ 4,376.00		\$ 0.00	
Total Mr Anthony Raco	\$ 4,376.00		\$ 0.00	
Total Pensions Paid	\$ 4,376.00		\$ 0.00	
Total Member Payments	\$ 4,376.00		\$ 0.00	
Income Tax Payable				
Provision for Income Tax	\$ 0.00		\$ 67.35	
Total Income Tax Payable	\$ 0.00		\$ 67.35	
Total Liabilities	\$ 367,642.92		\$ 356,091.03	
Net Assets				
Total Net Assets	\$ 735,110.82		\$ 750,709.20	
Member Entitlements				
Member Entitlement Accounts				
Mr Aaron Raco				

Accumulation	\$	142,021.97	\$	142,499.98
Total Mr Aaron Raco	\$	142,021.97	\$	142,499.98
Mr Anthony Raco				
Accumulation	\$	25,554.62	\$	68,557.44
New Pension Account	\$	348,978.31	\$	320,360.32
Total Mr Anthony Raco	\$	374,532.93	\$	388,917.76
Mrs Isabella Raco				
Accumulation	\$	218,211.86	\$	218,946.24
Total Mrs Isabella Raco	\$	218,211.86	\$	218,946.24
Mstr Anthony Raco				
Accumulation	\$	344.06	\$	345.22
Total Mstr Anthony Raco	\$	344.06	\$	345.22
Total Member Entitlement Accounts	\$	735,110.82	\$	750,709.20
Total Member Entitlements	\$	735,110.82	\$	750,709.20

RACO GROUP SUPER FUND

Operating Statement**From 1 Jul 2021 to 30 Jun 2022**

	1 Jul 2020 to 30 Jun 2021	1 Jul 2021 to 30 Jun 2022
Income		
Member Receipts		
Contributions		
Member		
Personal Non-Concessional		
Mr Anthony Raco	\$ 16,530.92	\$ 42,776.00
Total Personal Non-Concessional	\$ 16,530.92	\$ 42,776.00
Total Member	\$ 16,530.92	\$ 42,776.00
Government Co-Contributions		
Mr Aaron Raco	\$ 164.75	\$ 0.00
Total Government Co-Contributions	\$ 164.75	\$ 0.00
Total Contributions	\$ 16,695.67	\$ 42,776.00
Total Member Receipts	\$ 16,695.67	\$ 42,776.00
Investment Gains		
Increase in Market Value		
Direct Property		
1 / 1260 Pittwater Road	\$ 280,000.00	\$ 0.00
Total Direct Property	\$ 280,000.00	\$ 0.00
Total Increase in Market Value	\$ 280,000.00	\$ 0.00
Total Investment Gains	\$ 280,000.00	\$ 0.00
Investment Income		
Rent		
Direct Property		
1 / 1260 Pittwater Road	\$ 36,140.00	\$ 36,140.00
Total Direct Property	\$ 36,140.00	\$ 36,140.00
Total Rent	\$ 36,140.00	\$ 36,140.00
Total Investment Income	\$ 36,140.00	\$ 36,140.00
Total Income	\$ 332,835.67	\$ 78,916.00

Expenses**Member Payments**

Lump Sums Paid		
Mr Aaron Raco		
Accumulation	\$ 10,000.00	\$ 0.00
Total Mr Aaron Raco	\$ 10,000.00	\$ 0.00
Total Lump Sums Paid	\$ 10,000.00	\$ 0.00
Pensions Paid		
Mr Anthony Raco		
New Pension Account	\$ 4,376.00	\$ 29,838.84
Total Mr Anthony Raco	\$ 4,376.00	\$ 29,838.84
Total Pensions Paid	\$ 4,376.00	\$ 29,838.84
Total Member Payments	\$ 14,376.00	\$ 29,838.84

Other Expenses

Accountancy Fee	\$ 1,704.00	\$ 1,567.50
Actuarial Fee	\$ 198.00	\$ 0.00
Auditor Fee	\$ 676.50	\$ 874.50
Bank Fees		
Limited Recourse Borrowing Arrangement		
ST George Loan Account	\$ 144.00	\$ 116.00
Total Limited Recourse Borrowing Arrangement	\$ 144.00	\$ 116.00

Total Bank Fees	\$	144.00	\$	116.00
Interest Paid				
Limited Recourse Borrowing Arrangement				
ST George Loan Account	\$	21,812.33	\$	21,165.76
Total Limited Recourse Borrowing Arrangement	\$	21,812.33	\$	21,165.76
Total Interest Paid	\$	21,812.33	\$	21,165.76
Property Expenses				
Agents Management Fee				
Direct Property				
1 / 1260 Pittwater Road	\$	1,361.92	\$	1,264.64
Total Direct Property	\$	1,361.92	\$	1,264.64
Total Agents Management Fee	\$	1,361.92	\$	1,264.64
Council Rates				
Direct Property				
1 / 1260 Pittwater Road	\$	1,437.47	\$	1,467.58
Total Direct Property	\$	1,437.47	\$	1,467.58
Total Council Rates	\$	1,437.47	\$	1,467.58
Garden and Lawn				
Direct Property				
1 / 1260 Pittwater Road	\$	561.00	\$	154.00
Total Direct Property	\$	561.00	\$	154.00
Total Garden and Lawn	\$	561.00	\$	154.00
Insurance Premium				
Direct Property				
1 / 1260 Pittwater Road	\$	284.46	\$	284.46
Total Direct Property	\$	284.46	\$	284.46
Total Insurance Premium	\$	284.46	\$	284.46
Repairs Maintenance				
Direct Property				
1 / 1260 Pittwater Road	\$	2,806.00	\$	992.90
Total Direct Property	\$	2,806.00	\$	992.90
Total Repairs Maintenance	\$	2,806.00	\$	992.90
Strata Levy Fee				
Direct Property				
1 / 1260 Pittwater Road	\$	3,597.50	\$	3,855.05
Total Direct Property	\$	3,597.50	\$	3,855.05
Total Strata Levy Fee	\$	3,597.50	\$	3,855.05
Water Rates				
Direct Property				
1 / 1260 Pittwater Road	\$	589.66	\$	599.04
Total Direct Property	\$	589.66	\$	599.04
Total Water Rates	\$	589.66	\$	599.04
Total Property Expenses	\$	10,638.01	\$	8,617.67
Regulatory Fees	\$	0.00	\$	811.00
SMSF Supervisory Levy	\$	259.00	\$	259.00
Total Other Expenses	\$	35,431.84	\$	33,411.43
Total Expenses	\$	49,807.84	\$	63,250.27
Income Tax				
Income Tax Expense				
Income Tax Expense	\$	0.00	\$	67.35
Total Income Tax Expense	\$	0.00	\$	67.35
Prior Years Under Provision for Income Tax	\$	-15.45	\$	0.00

Total Income Tax	\$	-15.45	\$	67.35
Net Profit (Loss) Total	\$	283,043.28	\$	15,598.38

21st September 2022

Mr. A & Mrs. I Raco
24 Tabalum Road
BALGOWLAH HEIGHTS NSW 2093

Dear Anthony & Isabella,

RE: 1/1260 Pittwater Road, Narrabeen

Thank you for the invitation to appraise your property.

We have carefully evaluated recent comparable sales and other properties currently on the market, in order to submit a considered and realistic range in which your property would attract willing buyer parties.

Taking into consideration the current market conditions, your properties presentation, and the uniqueness of your home we feel a reasonable selling price in today's market and in your properties current floorplan layout would be in the range of **\$1,100,000 - \$1,200,000.**

If you would like to take the next step in discussing a marketing strategy and plan then please do let our team know and we can arrange another meeting. We hope this has provided you with the information you require at the present time.

Please feel free to contact us directly if you have any further questions as we are happy to assist.

Best Regards,
Raine & Horne Dee Why/Collaroy



Aaron Raco - JP
Principal & Licensee in Charge
0404 227 902
aaron.raco@dwc.rh.com.au

Date	Description	Category	Debit	Credit	Balance
04/07/2022	Loan Repayment \$211.0682435.00	Home & Property	\$2,397.00		\$1,815.86
01/07/2022	Internet Withdrawal 01Jul06:09 Pension Payment	Withdrawals & Transfers	\$600.00		\$4,212.86
01/07/2022	Internet Deposit 01Jul06:09 Pension	Deposits		\$600.00	\$4,812.86
30/06/2022	Raine & Horne De Raine & Horne De	Deposits		\$2,573.82	\$4,212.86
24/06/2022	Internet Withdrawal 24Jun06:00 Pension Payment	Withdrawals & Transfers	\$600.00		\$1,639.04
24/06/2022	Internet Deposit 24Jun06:00 Pension	Deposits		\$600.00	\$2,239.04

Page 2 of 12

Prev 1 2 3 4 5 ... 12 Next

Last 6 Cheques Presented

Date	Cheque Number	Status	Amount
No Cheques found			

* **Note:** This record does not show transactions that have not yet been processed by the Bank. If this record shows an overdrawn, or over the limit amount, payment should be made immediately.

Electronic transactions may appear in a different order after the Bank has completed processing them.

© St.George Bank - A Division of Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714

21st September 2022

Mr. A & Mrs. I Raco
24 Tabalum Road
BALGOWLAH HEIGHTS NSW 2093

Dear Anthony & Isabella,

RE: 1/1260 Pittwater Road, Narrabeen

Thank you for the invitation to appraise your property.

We have carefully evaluated recent comparable sales and other properties currently on the market, in order to submit a considered and realistic range in which your property would attract willing buyer parties.

Taking into consideration the current market conditions, your properties presentation, and the uniqueness of your home we feel a reasonable selling price in today's market and in your properties current floorplan layout would be in the range of **\$1,100,000 - \$1,200,000.**

If you would like to take the next step in discussing a marketing strategy and plan then please do let our team know and we can arrange another meeting. We hope this has provided you with the information you require at the present time.

Please feel free to contact us directly if you have any further questions as we are happy to assist.

Best Regards,
Raine & Horne Dee Why/Collaroy



Aaron Raco - JP
Principal & Licensee in Charge
0404 227 902
aaron.raco@dwc.rh.com.au

Statement of Account

HOME LOAN

St George Bank
A Division of
Westpac Banking Corporation
ABN 33 007 457 141
AFSL and Australian credit licence 233714



MR A C & MRS I RACO & MR A C D & MRS A V RACO
24 TABALUM ROAD
CLONTARF NSW 2093

Customer Enquiries 13 33 30
(8am to 8pm (EST), Mon-Sat)

Loan Acct Number S211 0682435 00

BSB/Acct ID No. 112-911 068243500

Statement Start Date 04/03/2022

Statement End Date 30/06/2022

Page 1 of 2

Loan Account

TIAA GROUP PTY. LTD. ACN 141 801 354 ATF RACO GROUP SUPER FUND

Account Summary as at 30 Jun 2022

Opening Balance		Interest Charge for the Period		Total Debits excluding Interest		Total Credits		Closing Balance
357,608.42	+	\$5,323.26	+	24.00	-	7,191.00	=	355,764.68
		Contract Term Remaining		Forecasted Term		Interest Offset Benefit for Statement Period		Annual Percentage Rate
		22yrs 03mths		22yrs 03mths		\$0.00		6.620%

Repayment Details as at 30 Jun 2022

Monthly Repayment \$2,397.00	Monthly Repayment Due Date due on the 3rd	Repayment Account 413 026 399
Additional Monthly Repayment \$0.00	Repayment Frequency Monthly	Repayment Frequency Amount \$0.00

INTEREST CHARGED FOR FINANCIAL YEAR END 30/06/2022 IS \$21,165.76.



Bill Code: 808220
Ref: 112911068243500

**Please note: If your loan is currently at a fixed rate, then break costs may be payable if you make a prepayment (a payment exceeding your required repayment).*

Please check all entries on this statement. Please inform the Bank promptly of any error or unauthorised transaction.

Phone Banking Plus**☎ 13 33 22****Loan Acct Number** S211 0682435 00**BSB/Acct ID No.** 112-911 068243500**Statement Start Date** 04/03/2022**Statement End Date** 30/06/2022**Page** 2 of 2**Transaction Details**

Date	Transaction Description	Debit	Credit	Loan Balance
04 Mar 2022	<i>Opening Balance</i> Interest Rate 5.870% PA			357,608.42
02 Apr 2022	INTEREST	1,782.85		359,391.27
02 Apr 2022	LOAN ACCOUNT FEE	8.00		359,399.27
03 Apr 2022	REPAYMT A/C TFR		2,397.00	357,002.27
02 May 2022	INTEREST	1,722.41		358,724.68
02 May 2022	LOAN ACCOUNT FEE	8.00		358,732.68
03 May 2022	REPAYMT A/C TFR		2,397.00	356,335.68
17 May 2022	INTEREST RATE CHANGE TO 6.12% PA			356,335.68
02 Jun 2022	INTEREST	1,818.00		358,153.68
02 Jun 2022	LOAN ACCOUNT FEE	8.00		358,161.68
03 Jun 2022	REPAYMT A/C TFR		2,397.00	355,764.68
21 Jun 2022	INTEREST RATE CHANGE TO 6.62% PA			355,764.68
30 Jun 2022	<i>Closing Balance</i>			355,764.68

In September 2022, the redraw daily limit will increase to \$100,000 via internet and phone banking.

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode.

To help you learn how you can protect your card against unauthorised transactions, you can find more information at stgeorge.com.au/dispute

Complaints

If you have a complaint, contact our dedicated Customer Solutions team on 13 33 30 or write to us at St. George Customer Solutions, Reply Paid 5265, Sydney NSW 2001. If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Online: www.afca.org.au

Email: info@afca.org.au

Phone 1800 931 678

Mail: Australian Financial Complaints Authority GPO Box 3 Melbourne VIC 3001

Anthony & Isabella Raco
24 Tabalum Rd
Balgowlah Heights NSW 2093

Folio Summary

Folio: OWN00007
From: 1/07/2021
To: 30/06/2022
Created: 1/07/2022

Money In	Money Out	Balance
\$36,140.00	\$8,179.21	\$27,960.79

Account	Included Tax	Money Out	Money In
1/1260 Pittwater Rd, Narrabeen NSW			
Jul 2021			
Rent			\$3,475.00
Water rates		\$150.99	
Fire protection	\$9.00	\$99.00	
Management fee	\$8.84	\$97.28	
		\$347.27	\$3,475.00
Aug 2021			
Rent			\$2,780.00
Council rates		\$366.60	
Management fee	\$11.05	\$121.60	
		\$488.20	\$2,780.00
Sep 2021			
Rent			\$2,780.00
Strata rates	\$84.14	\$925.50	
Management fee	\$8.84	\$97.28	
		\$1,022.78	\$2,780.00
Oct 2021			
Rent			\$3,475.00
Water rates	\$13.73	\$150.99	
Management fee	\$8.84	\$97.28	
		\$248.27	\$3,475.00
Nov 2021			
Rent			\$2,780.00
Council rates		\$366.40	
Strata rates	\$84.14	\$925.50	
Management fee	\$11.05	\$121.60	
		\$1,413.50	\$2,780.00
Dec 2021			
Rent			\$3,475.00
Management fee	\$8.84	\$97.28	
		\$97.28	\$3,475.00
Jan 2022			
Rent			\$2,780.00
Water rates		\$147.71	
Maintenance	\$71.36	\$785.00	
Management fee	\$11.05	\$121.60	
		\$1,054.31	\$2,780.00
Feb 2022			
Rent			\$2,780.00
Management fee	\$8.84	\$97.28	

Account	Included Tax	Money Out	Money In
Mar 2022		\$97.28	\$2,780.00
Rent			\$2,780.00
Council rates		\$366.40	
Strata rates	\$94.45	\$1,038.95	
Management fee	\$8.84	\$97.28	
		\$1,502.63	\$2,780.00
Apr 2022			
Rent			\$3,475.00
Water rates		\$149.35	
Management fee	\$8.84	\$97.28	
		\$246.63	\$3,475.00
May 2022			
Rent			\$2,780.00
Council rates		\$368.18	
Strata rates	\$87.74	\$965.10	
Management fee	\$11.05	\$121.60	
		\$1,454.88	\$2,780.00
Jun 2022			
Rent			\$2,780.00
Fire protection	\$9.90	\$108.90	
Management fee	\$8.84	\$97.28	
		\$206.18	\$2,780.00
Subtotal		\$8,179.21	\$36,140.00
Account Transactions			
No transactions			
Total		\$8,179.21	\$36,140.00
Total Tax on Money Out: \$569.38			

Invoice Date
12 May 2022

Invoice Number
INV-9421

TAX INVOICE

Raco Group Super Fund
24 Tabalum Rd
CLONTARF NSW 2093

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 2021.	1.00	1,425.00	10%	1,425.00
ASF, Audit of Self-Managed Superannuation Fund.	1.00	615.00	10%	615.00
ACT, Actuary Certificate - Peter Vere	1.00	180.00	10%	180.00
			Subtotal	2,220.00
			Total GST 10%	222.00
			Invoice Total AUD	2,442.00
			Total Net Payments AUD	2,442.00
			Amount Due AUD	0.00

PAYMENT ADVICE

To: Pacific Ridge Capital
PO BOX 613
BALGOWLAH NSW 2093
AUSTRALIA
Due Date: 19 May 2022

Pacific Ridge Capital
BSB: 032-101
ACCOUNT NO: 148238

Customer Raco Group Super Fund

Invoice Number INV-9421

Amount Due 0.00

Due Date 19 May 2022

Amount Enclosed

Enter the amount you are paying above



Australian Government
Australian Taxation Office

Agent MONEYTAX (BROOKVALE)
Client THE TRUSTEE FOR RACO GROUP
SUPER FUND
ABN 73 779 362 189
TFN 913 162 837

Activity statement 001

Date generated	08/11/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

5 results found - from **08 November 2020** to **08 November 2022** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
15 Apr 2021	15 Apr 2021	General interest charge			\$0.00
15 Apr 2021	14 Apr 2021	Payment received		\$727.60	\$0.00
1 Apr 2021	1 Apr 2021	General interest charge			\$727.60 DR
3 Mar 2021	3 Mar 2021	Credit transfer received from Income Tax Account		\$1,172.95	\$727.60 DR
1 Dec 2020	1 Dec 2020	General interest charge			\$1,900.55 DR



Agent MONEYTAX (BROOKVALE)
Client THE TRUSTEE FOR RACO GROUP
SUPER FUND
ABN 73 779 362 189
TFN 913 162 837

Income tax 551

Date generated	08/11/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

2 results found - from **08 November 2020** to **08 November 2022** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
3 Mar 2021	3 Mar 2021	Credit transferred to Integrated Client Account	\$1,172.95		\$0.00
3 Mar 2021	3 Mar 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20		\$1,172.95	\$1,172.95 CR

RACO GROUP SUPER FUND

Trial Balance

As At 30 Jun 2022

	Debit	As at 30 Jun 2021 Credit	Quantity	Debit	As at 30 Jun 2022 Credit	Quantity
Income						
Member Receipts						
Contributions						
Member						
Personal Non-Concessional						
Mr Anthony Raco	\$	16,530.92		\$	42,776.00	
Total Personal Non-Concessional	\$	16,530.92		\$	42,776.00	
Total Member	\$	16,530.92		\$	42,776.00	
Government Co-Contributions						
Mr Aaron Raco	\$	164.75		\$	0.00	
Total Government Co-Contribution	\$	164.75		\$	0.00	
Total Contributions	\$	16,695.67		\$	42,776.00	
Total Member Receipts	\$	16,695.67		\$	42,776.00	
Investment Gains						
Increase in Market Value						
Direct Property						
1 / 1260 Pittwater Road	\$	280,000.00		\$	0.00	
Total Direct Property	\$	280,000.00		\$	0.00	
Total Increase in Market Value	\$	280,000.00		\$	0.00	
Total Investment Gains	\$	280,000.00		\$	0.00	
Investment Income						
Rent						
Direct Property						
1 / 1260 Pittwater Road	\$	36,140.00		\$	36,140.00	
Total Direct Property	\$	36,140.00		\$	36,140.00	
Total Rent	\$	36,140.00		\$	36,140.00	
Total Investment Income	\$	36,140.00		\$	36,140.00	
Total Income	\$	332,835.67		\$	78,916.00	

Expenses**Member Payments**

Lump Sums Paid

Mr Aaron Raco

Accumulation 10,000.00

\$ 0.00

Total Mr Aaron Raco 10,000.00

\$ 0.00

Total Lump Sums Paid 10,000.00

\$ 0.00

Pensions Paid

Mr Anthony Raco

New Pension Account 29,838.84

\$ 29,838.84

Total Mr Anthony Raco 29,838.84

\$ 29,838.84

Total Pensions Paid 29,838.84

\$ 29,838.84

Total Member Payments 14,376.00

\$ 29,838.84

Other Expenses

Accountancy Fee 1,704.00

\$ 1,567.50

Actuarial Fees 198.00

\$ 0.00

Auditor Fee \$ 676.50

\$ 874.50

Bank Fees

Limited Recourse Borrowing Arrangement

ST George's Loan Account 116.00

\$ 116.00

Total Limited Recourse Borrowing Arrangement 116.00

\$ 116.00

Total Bank Fees	\$ 144.00		\$ 116.00
Interest Paid			
Limited Recourse Borrowing Arrangement			
ST George Loan	\$ 21,165.76		\$ 21,165.76
Total Limited Recourse Borrowing Arrangement			\$ 21,165.76
Total Interest Paid	\$ 21,812.33		\$ 21,165.76
Property Expenses			
Agents Management Fee			
Direct Property			
1 / 1260 Pittwater Road	\$ 1,264.64		\$ 1,264.64
Total Direct Property	\$ 1,264.64		\$ 1,264.64
Total Agents Management Fee	\$ 1,264.64		\$ 1,264.64
Council Rates			
Direct Property			
1 / 1260 Pittwater Road	\$ 1,467.58		\$ 1,467.58
Total Direct Property	\$ 1,467.58		\$ 1,467.58
Total Council Rates	\$ 1,467.58		\$ 1,467.58
Garden and Lawn			
Direct Property			
1 / 1260 Pittwater Road	\$ 154.00		\$ 154.00
Total Direct Property	\$ 154.00		\$ 154.00
Total Garden and Lawn	\$ 154.00		\$ 154.00
Insurance Premium			
Direct Property			
1 / 1260 Pittwater Road	\$ 284.46		\$ 284.46
Total Direct Property	\$ 284.46		\$ 284.46
Total Insurance Premium	\$ 284.46		\$ 284.46
Repairs Maintenance			
Direct Property			
1 / 1260 Pittwater Road	\$ 992.90		\$ 992.90
Total Direct Property	\$ 992.90		\$ 992.90
Total Repairs Maintenance	\$ 992.90		\$ 992.90
Strata Levy Fee			
Direct Property			
1 / 1260 Pittwater Road	\$ 3,855.05		\$ 3,855.05
Total Direct Property	\$ 3,855.05		\$ 3,855.05
Total Strata Levy Fee	\$ 3,855.05		\$ 3,855.05
Water Rates			
Direct Property			
1 / 1260 Pittwater Road	\$ 599.04		\$ 599.04
Total Direct Property	\$ 599.04		\$ 599.04
Total Water Rates	\$ 599.04		\$ 599.04
Total Property Expenses	\$ 10,638.01		\$ 8,617.67
Regulatory Fees	\$ 0.00		\$ 811.00
SMSF Superannuation Levy	\$ 259.00		\$ 259.00
Total Other Expenses	\$ 35,431.84		\$ 33,411.43
Total Expenses	\$ 49,807.84		\$ 63,250.27

Income Tax**Income Tax Expense**

Income Tax Expense	\$ 0.00		\$ 67.35
Total Income Tax Expense	\$ 0.00		\$ 67.35

Prior Years Under Provision for Income Tax \$ 0.45 \$ 0.00

Total Income Tax	\$	15.45	\$	67.35
------------------	----	-------	----	-------

Profit & Loss Clearing Account

Total Profit & Loss Clearing Account	\$	283,043.28	\$	15,598.38
--------------------------------------	----	------------	----	-----------

Assets**Investments**

Direct Property

1 / 1260 Pittwater Road	1	\$	1,100,000.00	1
-------------------------	---	----	--------------	---

Total Direct Property	\$	1,100,000.00	\$	1,100,000.00
-----------------------	----	--------------	----	--------------

Total Investments	\$	1,100,000.00	\$	1,100,000.00
-------------------	----	--------------	----	--------------

Other Assets

Cash At Bank

ST George Complete Finance		\$	4,212.86
----------------------------	--	----	----------

Total Cash At Bank	\$	2,753.74	\$	4,212.86
--------------------	----	----------	----	----------

Receivables

Investment Income Receivable

Rent

Direct Property

1 / 1260 Pittwater Road	\$	0.00	\$	2,587.37
-------------------------	----	------	----	----------

Total Direct Property	\$	0.00	\$	2,587.37
-----------------------	----	------	----	----------

Total Rent	\$	0.00	\$	2,587.37
------------	----	------	----	----------

Total Investment Income Receivable	\$	0.00	\$	2,587.37
------------------------------------	----	------	----	----------

Total Receivables	\$	0.00	\$	2,587.37
-------------------	----	------	----	----------

Total Other Assets	\$	2,753.74	\$	6,800.23
--------------------	----	----------	----	----------

Total Assets	\$	1,102,753.74	\$	1,106,800.23
--------------	----	--------------	----	--------------

Liabilities**Other Creditors and Accruals**

SMSF Supervisory Levy	\$	0.00	\$	259.00
-----------------------	----	------	----	--------

Total Other Creditors and Accruals	\$	0.00	\$	259.00
------------------------------------	----	------	----	--------

Borrowings

Limited Recourse Borrowing Arrangement

ST George Loan Account	\$	363,266.92	\$	355,764.68
------------------------	----	------------	----	------------

Total Limited Recourse Borrowing Arrangement	\$	363,266.92	\$	355,764.68
--	----	------------	----	------------

Total Borrowings	\$	363,266.92	\$	355,764.68
------------------	----	------------	----	------------

Member Payments

Pensions Paid

Mr Anthony Raco

New Pension Account	\$	4,376.00	\$	0.00
---------------------	----	----------	----	------

Total Mr Anthony Raco	\$	4,376.00	\$	0.00
-----------------------	----	----------	----	------

Total Pensions Paid	\$	4,376.00	\$	0.00
---------------------	----	----------	----	------

Total Member Payments	\$	4,376.00	\$	0.00
-----------------------	----	----------	----	------

Income Tax Payable

Provision for Income Tax	\$	0.00	\$	67.35
--------------------------	----	------	----	-------

Total Income Tax Payable	\$	0.00	\$	67.35
--------------------------	----	------	----	-------

Total Liabilities	\$	367,642.92	\$	356,091.03
-------------------	----	------------	----	------------

Member Entitlements**Member Entitlement Accounts**

Mr Aaron Raco

Accumulation	\$	142,021.97	\$	142,499.98
--------------	----	------------	----	------------

Total Mr Aaron Raco	\$	142,021.97	\$	142,499.98
---------------------	----	------------	----	------------

Mr Anthony Raco

Accumulation	\$	25,554.62	\$	68,557.44
New Pension Account	\$	348,978.31	\$	320,360.32
Total Mr Anthony Raco	\$	374,532.93	\$	388,917.76
Mrs Isabella Raco				
Accumulation	\$	218,211.86	\$	218,946.24
Total Mrs Isabella Raco	\$	218,211.86	\$	218,946.24
Mstr Anthony Raco				
Accumulation	\$	344.06	\$	345.22
Total Mstr Anthony Raco	\$	344.06	\$	345.22
Total Member Entitlement Accounts	\$	735,110.82	\$	750,709.20
Total Member Entitlements	\$	735,110.82	\$	750,709.20
Net Total	\$	1,435,604.86	\$	1,185,716.23