

RPCL 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				
Direct Property				
E31/1 Great Hall Drive Miami 422	\$ 970,000.00	1	\$ 960,000.00	1
Total Direct Property	\$ 970,000.00		\$ 960,000.00	
Other Assets				
Loan	\$ 0.00		\$ 1,482.92	
Total Other Assets	\$ 0.00		\$ 1,482.92	
Total Investments	\$ 970,000.00		\$ 961,482.92	
Other Assets				
Cash At Bank				
Bankwest Business Zero Transaction Account	\$ 67,895.84		\$ 216,301.12	
Total Cash At Bank	\$ 67,895.84		\$ 216,301.12	
Receivables				
Investment Income Receivable				
Rent				
Direct Property				
E31/1 Great Hall Drive Miami 422	\$ 646.68		\$ 973.06	
Total Direct Property	\$ 646.68		\$ 973.06	
Total Rent	\$ 646.68		\$ 973.06	
Total Investment Income Receivable	\$ 646.68		\$ 973.06	
Total Receivables	\$ 646.68		\$ 973.06	
Current Tax Assets				
Provision for Income Tax	\$ -1,474.35		\$ -954.15	
Income Tax Instalments Paid	\$ 1,911.00		\$ 1,502.00	
Total Current Tax Assets	\$ 436.65		\$ 547.85	
Total Other Assets	\$ 68,979.17		\$ 217,822.03	
Total Assets	\$ 1,038,979.17		\$ 1,179,304.95	
Liabilities				
Other Taxes Payable				
Activity Statement Payable/Refundable	393.00		\$ 375.00	
Total Other Taxes Payable	\$ 393.00		\$ 375.00	
Total Liabilities	\$ 393.00		\$ 375.00	
Net Assets				
Total Net Assets	\$ 1,038,586.17		\$ 1,178,929.95	
Member Entitlements				
Member Entitlement Accounts				
Mr Robert Preston				
Accumulation	\$ 408,467.71		\$ 398,985.25	
Total Mr Robert Preston	\$ 408,467.71		\$ 398,985.25	
Ms Carolyn Lovett				
Accumulation	\$ 630,118.46		\$ 779,944.70	
Total Ms Carolyn Lovett	\$ 630,118.46		\$ 779,944.70	
Total Member Entitlement Accounts	\$ 1,038,586.17		\$ 1,178,929.95	
Total Member Entitlements	\$ 1,038,586.17		\$ 1,178,929.95	

RPCL SF

Operating Statement

From 1 Jul 2022 to 30 Jun 2023

1 Jul 2021
to
30 Jun 20221 Jul 2022
to
30 Jun 2023

Income

Member Receipts

Rollovers In

Ms Carolyn Lovett

\$ 0.00 \$ 165,000.00

Total Rollovers In

\$ 0.00 \$ 165,000.00

Total Member Receipts

\$ 0.00 \$ 165,000.00

Investment Income

Rent

Direct Property

E31/1 Great Hall Drive Miami 4220

\$ 33,540.00 \$ 35,025.00

Total Direct Property

\$ 33,540.00 \$ 35,025.00

Total Rent

\$ 33,540.00 \$ 35,025.00

Total Investment Income

\$ 33,540.00 \$ 35,025.00

Total Income

\$ 33,540.00 \$ 200,025.00

Expenses

Other Expenses

Accountancy Fee

\$ 1,787.50 \$ 2,059.75

Auditor Fee

\$ 863.50 \$ 863.50

Depreciation

Capital Allowances

Direct Property

E31/1 Great Hall Drive Miami 4220

\$ 1,063.93 \$ 851.14

Total Direct Property

\$ 1,063.93 \$ 851.14

Total Capital Allowances

\$ 1,063.93 \$ 851.14

Total Depreciation

\$ 1,063.93 \$ 851.14

General Expense

\$ 0.00 \$ 1,287.00

Postage Printing and Stationery

\$ 0.00 \$ 21.00

Property Expenses

Advertising

Direct Property

E31/1 Great Hall Drive Miami 4220

\$ 0.00 \$ 2,500.00

Total Direct Property

\$ 0.00 \$ 2,500.00

Total Advertising

\$ 0.00 \$ 2,500.00

Agents Management Fee

Direct Property

E31/1 Great Hall Drive Miami 4220

\$ 3,107.66 \$ 2,526.79

Total Direct Property

\$ 3,107.66 \$ 2,526.79

Total Agents Management Fee

\$ 3,107.66 \$ 2,526.79

Council Rates

Direct Property

E31/1 Great Hall Drive Miami 4220

\$ 2,036.10 \$ 2,451.74

Total Direct Property

\$ 2,036.10 \$ 2,451.74

Total Council Rates

\$ 2,036.10 \$ 2,451.74

Legal Fees

Direct Property

E31/1 Great Hall Drive Miami 4220

\$ 0.00 \$ 709.50

Total Direct Property

\$ 0.00 \$ 709.50

Total Legal Fees

\$ 0.00 \$ 709.50

Pest Control

Direct Property			
E31/1 Great Hall Drive Miami 4220	\$	60.00	\$ 0.00
Total Direct Property	\$	60.00	\$ 0.00
Total Pest Control	\$	60.00	\$ 0.00
Property Capital Improvement			
Direct Property			
E31/1 Great Hall Drive Miami 4220	\$	0.00	\$ 20,912.65
Total Direct Property	\$	0.00	\$ 20,912.65
Total Property Capital Improvement	\$	0.00	\$ 20,912.65
Repairs Maintenance			
Direct Property			
E31/1 Great Hall Drive Miami 4220	\$	1,128.17	\$ 376.96
Total Direct Property	\$	1,128.17	\$ 376.96
Total Repairs Maintenance	\$	1,128.17	\$ 376.96
Strata Levy Fee			
Direct Property			
E31/1 Great Hall Drive Miami 4220	\$	8,621.24	\$ 12,676.56
Total Direct Property	\$	8,621.24	\$ 12,676.56
Total Strata Levy Fee	\$	8,621.24	\$ 12,676.56
Sundry Expenses			
Direct Property			
E31/1 Great Hall Drive Miami 4220	\$	2,996.24	\$ 352.00
Total Direct Property	\$	2,996.24	\$ 352.00
Total Sundry Expenses	\$	2,996.24	\$ 352.00
Water Rates			
Direct Property			
E31/1 Great Hall Drive Miami 4220	\$	1,734.24	\$ 1,671.62
Total Direct Property	\$	1,734.24	\$ 1,671.62
Total Water Rates	\$	1,734.24	\$ 1,671.62
Total Property Expenses	\$	19,683.65	\$ 44,177.82
Regulatory Fees	\$	56.00	\$ 59.00
SMSF Supervisory Levy	\$	259.00	\$ 259.00
Total Other Expenses	\$	23,713.58	\$ 49,578.21
Investment Losses			
Decrease in Market Value			
Direct Property			
E31/1 Great Hall Drive Miami 4220	\$	-236,063.93	\$ 9,148.86
Total Direct Property	\$	-236,063.93	\$ 9,148.86
Total Decrease in Market Value	\$	-236,063.93	\$ 9,148.86
Total Investment Losses	\$	-236,063.93	\$ 9,148.86
Total Expenses	\$	-212,350.35	\$ 58,727.07
Income Tax			
Income Tax Expense			
Income Tax Expense	\$	1,474.35	\$ 954.15
Total Income Tax Expense	\$	1,474.35	\$ 954.15
Total Income Tax	\$	1,474.35	\$ 954.15
Net Profit (Loss) Total	\$	244,416.00	\$ 140,343.78

IntelliVal Automated Valuation Estimate

Prepared on 17 November 2023



31/1 Great Hall Drive Miami QLD 4220

Estimated Value:

\$960,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$798,000 - \$1,125,000

Property Attributes:



-



-



1



137m²



Year Built

1995



Land Area

-



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Special facilities (gold coast)

Sales History

Sale Date	Sale Price	Sale Type
28 Feb 1995	\$274,900	Normal Sale

Estimated Value as at 13 November 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

31/1 Great Hall Drive Miami QLD 4220



Prepared on 17 November 2023

Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

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31/1 Great Hall Drive Miami QLD 4220



Prepared on 17 November 2023

Recently Sold Properties



-	-	1	-

LOT 20/1 Great Hall Drive Miami QLD 4220

Sold Price: \$900,000

Sold Date: 13 March 2023

Distance from Subject: 0.1km

Features: Medium Density Residential



-	-	1	-

A24/1 Great Hall Drive Miami QLD 4220

Sold Price: \$960,000

Sold Date: 05 December 2022

Distance from Subject: 0.1km

Features: Medium Density Residential



-	-	2	-

LOT 74/1 Great Hall Drive Miami QLD 4220

Sold Price: \$970,000

Sold Date: 31 January 2023

Distance from Subject: 0.1km

Features: Medium Density Residential

CoreLogic IntelliVal Automated Valuation Estimate

31/1 Great Hall Drive Miami QLD 4220



Prepared on 17 November 2023



1



1



1



138m²

**5A/238 The Esplanade Miami
QLD 4220**

Sold Price: \$929,000

Sold Date: 12 July 2023

Distance from Subject: 1.8km

Features: High Density Residential



-



-



1



151m²

**9/136 The Esplanade Burleigh
Heads QLD 4220**

Sold Price: \$950,000

Sold Date: 10 March 2023

Distance from Subject: 2.5km

Features: High Density Residential



2



1



1



-

**5/10 Fraser Avenue Miami QLD
4220**

Sold Price: \$845,000

Sold Date: 17 September 2023

Distance from Subject: 0.2km

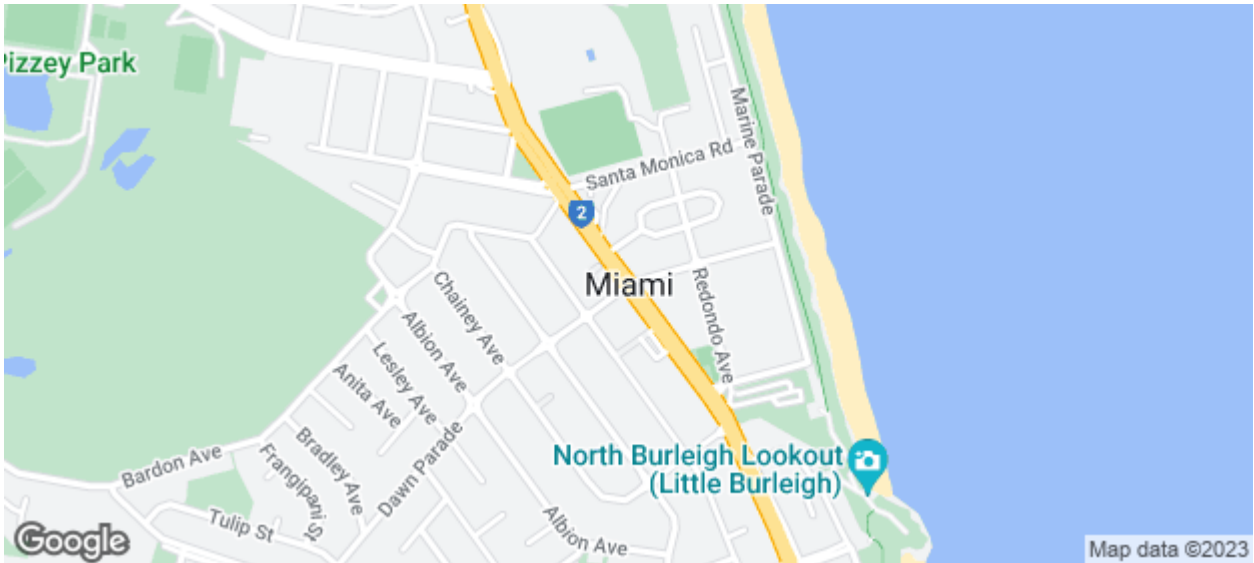
Features: Medium Density Residential, 2 Floor
Level Of Unit, vacuumSystem

CoreLogic IntelliVal Automated Valuation Estimate

31/1 Great Hall Drive Miami QLD 4220

Prepared on 17 November 2023

Miami Insights: A Snapshot



Houses

Median Price

\$1,453,614

	Past Sales	Capital Growth
2023	-	↓ 1.28%
2022	-	↑ 12.45%
2021	-	- -
2020	-	↑ 8.63%
2019	-	↓ 10.52%

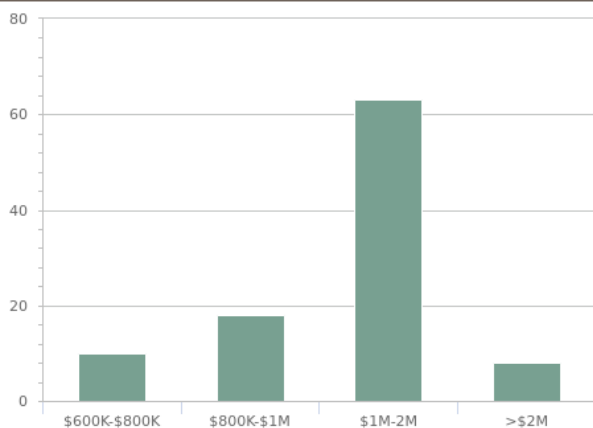
Units

Median Price

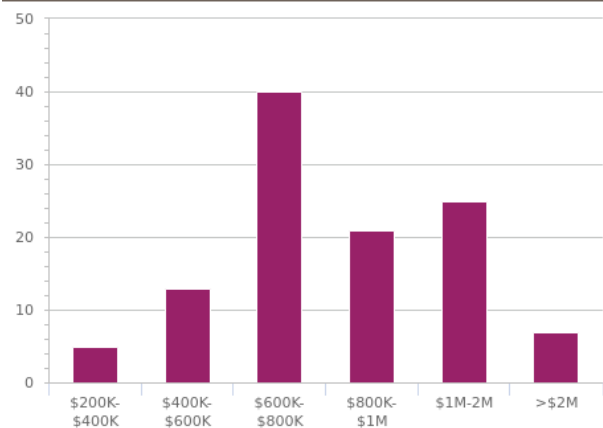
\$871,548

	Past Sales	Capital Growth
2023	-	↑ 0.79%
2022	-	↑ 30.86%
2021	-	↑ 38.40%
2020	-	↑ 4.26%
2019	-	↑ 1.28%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal Automated Valuation Estimate

Prepared on 17 November 2023

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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.



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BUSINESS ZERO TRAN ACCOUNT STATEMENT

BSB Number	302-973
Account Number	033258-3
Period	1 Jul 22 - 30 Sep 22
Page 1 of 1	Statement Number 27

THE DIRECTORS
RPCL-SUPERANNUATION FUND
39 RUMRUNNER STREET
MERMAID WATERS QLD 4218

Account of: RPCL PTY LTD

TRANSACTION DETAILS FOR ACCOUNT NUMBER: 033258-3				
Date	Particulars	Debit	Credit	Balance
01 JUL 22	OPENING BALANCE			\$67,895.84
01 JUL 22	PACBAF PTY LTD UNIT E31		\$646.68	\$68,542.52
08 JUL 22	PAYG Instalment - July 2022	\$393.00		\$68,149.52
15 JUL 22	Renovations kitchen and wardrobe	\$3,846.00		\$64,303.52
15 JUL 22	PACBAF PTY LTD UNIT E31		\$1,210.18	\$65,513.70
18 JUL 22	Kitchen reversal		\$3,846.00	\$69,359.70
22 JUL 22	Body Corporate Levy	\$2,828.30		\$66,531.40
28 JUL 22	Annual Termite Inspection	\$66.00		\$66,465.40
01 AUG 22	PACBAF PTY LTD UNIT E31		\$1,200.28	\$67,665.68
17 AUG 22	Waters Edge Gp Mid Month Disburse		\$1,449.88	\$69,115.56
22 AUG 22	Kitchen Reface - quote q010-22	\$1,804.00		\$67,311.56
23 AUG 22	Wardrobe Deposit	\$1,002.65		\$66,308.91
29 AUG 22	Rates till December	\$1,204.45		\$65,104.46
31 AUG 22	To Waters Edge Group 08:08AM 31Aug E31 P	\$60.00		\$65,044.46
01 SEP 22	CT Realty 09:36AM 01Sep CREDIT TO ACCOUN		\$1,173.67	\$66,218.13
06 SEP 22	Body Corp Levies till 31/12/22	\$2,972.83		\$63,245.30
14 SEP 22	Reversal Body Corp		\$2,828.30	\$66,073.60
16 SEP 22	WATERS EDGE GROU UNIT E31		\$1,183.57	\$67,257.17
19 SEP 22	Water and Sewerage Rates	\$379.67		\$66,877.50
27 SEP 22	Kitchen - Final payment	\$1,804.00		\$65,073.50
30 SEP 22	CLOSING BALANCE			\$65,073.50
TOTAL DEBITS		\$16,360.90		
TOTAL CREDITS			\$13,538.56	

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BUSINESS ZERO TRAN ACCOUNT STATEMENT

BSB Number	302-973
Account Number	033258-3
Period	1 Oct 22 - 30 Dec 22
Page 1 of 1	Statement Number 28

THE DIRECTORS
RPCL SUPERANNUATION FUND
39 RUMRUNNER STREET
MERMAID WATERS QLD 4218

Account of: RPCL PTY LTD

TRANSACTION DETAILS FOR ACCOUNT NUMBER: 033258-3				
Date	Particulars	Debit	Credit	Balance
01 OCT 22	OPENING BALANCE			\$65,073.50
04 OCT 22	WATERS EDGE GROU UNIT E31		\$1,173.67	\$66,247.17
10 OCT 22	PAYG Instalment	\$401.00		\$65,846.17
17 OCT 22	INV-6810	\$1,002.00		\$64,844.17
17 OCT 22	WATERS EDGE GROU UNIT E31		\$1,183.57	\$66,027.74
27 OCT 22	Rates	\$15.67		\$66,012.07
02 NOV 22	WATERS EDGE GROU UNIT E31		\$1,765.46	\$67,777.53
16 NOV 22	WATERS EDGE GROU UNIT E31		\$1,183.57	\$68,961.10
02 DEC 22	WATERS EDGE GROU UNIT E31		\$1,173.67	\$70,134.77
09 DEC 22	Body Corp till April	\$3,196.87		\$66,937.90
12 DEC 22	Postage tax docs	\$21.00		\$66,916.90
16 DEC 22	WATERS EDGE GROU UNIT E31		\$1,210.18	\$68,127.08
30 DEC 22	CLOSING BALANCE			\$68,127.08
TOTAL DEBITS		\$4,636.54		
TOTAL CREDITS			\$7,690.12	

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BUSINESS ZERO TRAN ACCOUNT STATEMENT

BSB Number	302-973
Account Number	033258-3
Period	31 Dec 22 - 31 Mar 23
Page 1 of 1	Statement Number 29

THE DIRECTORS
RPCL SUPERANNUATION FUND
39 RUMRUNNER STREET
MERMAID WATERS QLD 4218

Account of: RPCL PTY LTD

TRANSACTION DETAILS FOR ACCOUNT NUMBER: 033258-3				
Date	Particulars	Debit	Credit	Balance
31 DEC 22	OPENING BALANCE			\$68,127.08
04 JAN 23	WATERS EDGE GROU UNIT E31		\$1,892.99	\$70,020.07
05 JAN 23	Water rates	\$435.67		\$69,584.40
09 JAN 23	Bathroom deposit	\$1,200.00		\$68,384.40
17 JAN 23	WATERS EDGE GROU UNIT E31		\$1,311.11	\$69,695.51
01 FEB 23	WATERS EDGE GROU UNIT E31		\$1,301.21	\$70,996.72
16 FEB 23	WATERS EDGE GROU UNIT E31		\$1,311.11	\$72,307.83
22 FEB 23	SMSF Tax Return 21-22	\$2,541.00		\$69,766.83
24 FEB 23	Pest Spray	\$60.00		\$69,706.83
01 MAR 23	WATERS EDGE GROU UNIT E31		\$1,193.21	\$70,900.04
07 MAR 23	ATO	\$62.00		\$70,838.04
13 MAR 23	Rates - Water	\$435.67		\$70,402.37
13 MAR 23	Rates - Return		\$435.67	\$70,838.04
14 MAR 23	To Moneytax Financial Cent 04:34AM 14Mar	\$176.00		\$70,662.04
16 MAR 23	ASIC - Annual Review - Special Purp	\$59.00		\$70,603.04
17 MAR 23	WATERS EDGE GROU UNIT E31		\$1,311.11	\$71,914.15
28 MAR 23	Water and Sewerage Rates	\$466.82		\$71,447.33
31 MAR 23	Council Rates	\$1,231.62		\$70,215.71
31 MAR 23	CLOSING BALANCE			\$70,215.71
TOTAL DEBITS		\$6,667.78		
TOTAL CREDITS			\$8,756.41	

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BUSINESS ZERO TRAN ACCOUNT STATEMENT

BSB Number	302-973
Account Number	033258-3
Period	1 Apr 23 - 30 Jun 23
Page 1 of 3	Statement Number 30

THE DIRECTORS
RPCL SUPERANNUATION FUND
39 RUMRUNNER STREET
MERMAID WATERS QLD 4218

Account of: RPCL PTY LTD

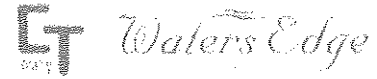
TRANSACTION DETAILS FOR ACCOUNT NUMBER: 033258-3				
Date	Particulars	Debit	Credit	Balance
01 APR 23	OPENING BALANCE			\$70,215.71
03 APR 23	WATERS EDGE GROU UNIT E31		\$1,301.21	\$71,516.92
05 APR 23	Money tax advice 1 he	\$330.00		\$71,186.92
05 APR 23	Body Corp till 31/08	\$3,220.43		\$67,966.49
11 APR 23	Officeworks move packing	\$256.96		\$67,709.53
11 APR 23	Magic mountain storage	\$429.00		\$67,280.53
17 APR 23	WATERS EDGE GROU UNIT E31		\$1,311.11	\$68,591.64
24 APR 23	Realestate advertising	\$2,500.00		\$66,091.64
26 APR 23	Bath dep return		\$1,200.00	\$67,291.64
02 MAY 23	WATERS EDGE GROU UNIT E31		\$1,818.46	\$69,110.10
05 MAY 23	Moneytax Advice Re		\$123.75	\$69,233.85
05 MAY 23	PAYG Instalment	\$325.00		\$68,908.85
08 MAY 23	Magic mountain storage	\$429.00		\$68,479.85
10 MAY 23	SPSL Red Account 983509520221005130		\$165,000.00	\$233,479.85
16 MAY 23	CT REALTY UNIT E31		\$1,311.11	\$234,790.96
01 JUN 23	Renovations prep 4 sale	\$6,600.00		\$228,190.96
01 JUN 23	WATERS EDGE GROU UNIT E31		\$1,182.21	\$229,373.17
06 JUN 23	Magic mountain storage	\$429.00		\$228,944.17
08 JUN 23	IB TRANSFER 759409213 TO 302-183-0149614	\$1,482.92		\$227,461.25
08 JUN 23	5740898658848	\$161.35		\$227,299.90
16 JUN 23	WATERS EDGE GROU UNIT E31		\$1,311.11	\$228,611.01
19 JUN 23	Body corp levy	\$3,220.43		\$225,390.58
28 JUN 23	Water and Sewerage	\$389.46		\$225,001.12
29 JUN 23	Painting b4 sale	\$8,700.00		\$216,301.12
30 JUN 23	CLOSING BALANCE			\$216,301.12
TOTAL DEBITS		\$28,473.55		
TOTAL CREDITS			\$174,558.96	

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Magic Mountain Resort

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Fax



Email admin@watersedgegroup.com.au

TO: RPCL PTY LTD
39 Rumrunner Street
MERMAID WATERS QLD 4218

E31

Financial Year Summary For The Year Ending 2023

Description	Debit	Credit
E31, 1 GREAT HALL DRIVE MIAMI		
Income		
Rental Income		\$32,445.00
Other Income		\$0.00
Expenses		
Management Fees	\$2,248.35	
Administration Fees	\$108.90	
Owner outlay cost	\$352.00	
Letting Fees	\$709.50	
Other Items		
Balance Carried Forward From Prior Year		\$0.00
Other Account Credit		\$0.00
	\$0.00	
Other Account Debit	\$0.00	
Total Payments to Owner	\$29,026.25	

Magic Mountain Resort

PACBAF Pty Ltd
A.B.N. 16 176 407 815 A.C.N.
1 Great Hall Drive
Miami Qld 4220

Phone (07) 5572 8088
Fax



Email info@magicmountain.com.au

TO: RPCL PTY LTD
39 Runrunner Street
MERMAID WATERS QLD 4218

E31

Financial Year Summary For The Year Ending 2023

Description	Debit	Credit
Unit E31, 1 Great Hall Drive, Nobby Beac		
Income		
Rental Income		\$2,580.00
Other Income		\$0.00
Expenses		
Administration Fees	\$9.90	
Management Fees	\$159.64	
Other Items		
Balance Carried Forward From Prior Year		\$0.00
Other Account Credit		\$0.00
	\$0.00	
Other Account Debit	\$0.00	
Total Payments to Owner	\$2,410.46	

THE TRUSTEE FOR RPCL
SUPERANNUATION FUND
39 RUMRUNNER STREET
MERMAID WATERS QLD 4218
AUSTRALIA

Invoice Date
22 Feb 2023
Invoice Number
INV-9748

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	1,525.00	10%	1,525.00
ASF, Audit of Self-Managed Superannuation Fund.	1.00	785.00	10%	785.00
Subtotal				2,310.00
Total GST 10%				231.00
Invoice Total AUD				2,541.00
Total Net Payments AUD				2,541.00
Amount Due AUD				0.00

PAYMENT ADVICE

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

BSB: 032 – 101
Acc No. : 148238

Customer	THE TRUSTEE FOR RPCL SUPERANNUATION FUND
Invoice Number	INV-9748
Amount Due	0.00
Due Date	01 Mar 2023

Preston, Robert Steven
39 RUMRUNNER STREET
MERMAID WATERS QLD 4218

Invoice Date
05 Apr 2023
Invoice Number
INV-3483

TAX INVOICE

Description	Quantity	Unit Price	GST	Amount AUD
Taxation services - Tax Planning & Advice	1.00	187.50	10%	187.50
tax advice: retirement planning				
Subtotal				187.50
Total GST 10%				18.75
Invoice Total AUD				206.25
Total Net Payments AUD				0.00
Amount Due AUD				206.25

PAYMENT ADVICE

To: Stewardship Accountants Pty Ltd T/A Moneytax Financial
Centre
Shop 1 / 658 Pittwater Rd
Brookvale NSW 2100

Customer	Preston, Robert Steven
Invoice Number	INV-3483
Amount Due	206.25
Due Date	12 Apr 2023

Don't pay.
Charged automatically.





The Trustee for the Fort Knox Trust t/a
Fort Knox Storage - Carrara

RECEIPT

TENANT: Robert Preston
The Trustee for RPCL Superannuation Fund
ADDRESS: 39 Rumrunner Street
MERMAID WATERS QLD 4218

ABN: 43 295 386 892
UNIT NUMBER: C040
TENANT ID: 495989
RECEIPT NUMBER: 41309
RECEIPT DATE: 12 April 2023 8:13 AM
RENT DUE DATE: 13 May 2023
TOTAL DUE: \$0.00

DATE	UNIT	DESCRIPTION	CHARGE	DISCOUNT	TAX	TOTAL	PAYMENT	METHOD
14/04/23	C040	Rent 14/04-13/05	390.00	0.00	39.00	429.00	429.00	Bank Deposit
								Taxes
								\$ 39.00
								Payment (less tax)
								\$ 390.00
								Payment Subtotal
								\$ 429.00
								Credits Applied
								\$ 0.00
								Refunds Applied
								\$ 0.00
								Total Applied to Account
								\$ 429.00
								Paid By
								Bank Deposit *****1234
								Paid Thru Date
								13 May 2023
								Balance Due
								\$0.00

PLEASE NOTE THE FOLLOWING IS REQUIRED AS A REFERENCE ON ALL PAYMENTS TO ENSURE THEY ARE ALLOCATED TO YOUR ACCOUNT CORRECTLY:

YOUR REFERENCE IS: CAR C040 Preston

For payment and account enquiries please contact the office on 07 5522 7533 or at carrara@fortknoxstorage.com.au

Fort Knox Storage - Carrara
142-145 Eastlake Street
Carrara, QLD 4211

w: www.fortknoxstorage.com.au p: 07 5522 7533 e: carrara@fortknoxstorage.com.au

FORT KNOX STORAGE

The Trustee for the Fort Knox Trust t/a
Fort Knox Storage - Carrara

RECEIPT

TENANT: Robert Preston
The Trustee for RPCL Superannuation Fund
ADDRESS: 39 Rumrunner Street
MERMAID WATERS QLD 4218

ABN: 43 295 386 892

UNIT NUMBER: C040
TENANT ID: 495989
RECEIPT NUMBER: 41741
RECEIPT DATE: 8 May 2023 4:46 PM

RENT DUE DATE: 13 June 2023
TOTAL DUE: \$0.00

DATE	UNIT	DESCRIPTION	CHARGE	DISCOUNT	TAX	TOTAL	PAYMENT	METHOD
14/05/23	C040	Rent 14/05-13/06	390.00	0.00	39.00	429.00	429.00	Bank Deposit
								Taxes
								\$ 39.00
								Payment (less tax)
								\$ 390.00
								Payment Subtotal
								\$ 429.00
								Credits Applied
								\$ 0.00
								Refunds Applied
								\$ 0.00
								Total Applied to Account
								\$ 429.00
								Paid By
								Bank Deposit *****1234
								Paid Thru Date
								13 June 2023
								Balance Due
								\$0.00

PLEASE NOTE THE FOLLOWING IS REQUIRED AS A REFERENCE ON ALL PAYMENTS TO ENSURE THEY ARE ALLOCATED TO YOUR ACCOUNT CORRECTLY:

YOUR REFERENCE IS: CAR C040 Preston

For payment and account enquiries please contact the office on 07 5522 7533 or at carrara@fortknoxstorage.com.au

Fort Knox Storage - Carrara
142-145 Eastlake Street
Carrara, QLD 4211

w: www.fortknoxstorage.com.au p: 07 5522 7533 e: carrara@fortknoxstorage.com.au



The Trustee for the Fort Knox Trust t/a
Fort Knox Storage - Carrara

RECEIPT

TENANT: Robert Preston
The Trustee for RPCL Superannuation Fund
ADDRESS: 39 Rumrunner Street
MERMAID WATERS QLD 4218

ABN: 43 295 386 892

UNIT NUMBER: C040
TENANT ID: 495989
RECEIPT NUMBER: 42245
RECEIPT DATE: 7 June 2023 4:42 PM

RENT DUE DATE: 13 July 2023
TOTAL DUE: \$0.00

DATE	UNIT	DESCRIPTION	CHARGE	DISCOUNT	TAX	TOTAL	PAYMENT	METHOD
14/06/23	C040	Rent 14/06-13/07	390.00	0.00	39.00	429.00	429.00	Bank Deposit
								Taxes
								\$ 39.00
								Payment (less tax)
								\$ 390.00
								Payment Subtotal
								\$ 429.00
								Credits Applied
								\$ 0.00
								Refunds Applied
								\$ 0.00
								Total Applied to Account
								\$ 429.00
								Paid By
								Bank Deposit *****1234
								Paid Thru Date
								13 July 2023
								Balance Due
								\$0.00

PLEASE NOTE THE FOLLOWING IS REQUIRED AS A REFERENCE ON ALL PAYMENTS TO ENSURE THEY ARE ALLOCATED TO YOUR ACCOUNT CORRECTLY:

YOUR REFERENCE IS: CAR C040 Preston

For payment and account enquiries please contact the office on 07 5522 7533 or at carrara@fortknoxstorage.com.au

Fort Knox Storage - Carrara
142-145 Eastlake Street
Carrara, QLD 4211

w: www.fortknoxstorage.com.au p: 07 5522 7533 e: carrara@fortknoxstorage.com.au

Notice number
2 2200932 6Date of issue
25 July 2022041 - 22040 - 7034 - RC
Rpcl Pty Ltd
39 Rumrunner St
MERMAID WATERS QLD 4218Current rating period:
1 July 2022 to 31 December 2022**\$1,124.30**

(see back for payment options)

Due date for payment:
25 August 2022Total amount payable after due date:
\$1,204.45

(interest penalty applies after due date)

Lot 31 Great Hall Drive, MIAMI QLD 4220
Lot 31 BUP104617

(Payments received after 06 July 2022 may not be included on this notice)

State Government and associated charges (see rate assessment page for details) **\$118.70**Council rates and charges (see rate assessment page for details) **\$1,085.75**
Less 10% Council discount on GENERAL RATE if full payment received by the due date **\$80.15CR**Amount payable if paid by: 25 August 2022 **\$1,124.30**To view your rating category statement and other rate notice inserts online,
visit cityofgoldcoast.com.au/insertsTo make a **voluntary** contribution towards the acquisition and enhancement
of the City's koala habitat, please use the BPAY® details on the reverse.paid 29/08/22
\$1204.45Name:Rpcl Pty Ltd
Ref: 2 2200932 6

*419 222009326

CreditSupported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124Biller Code: 575217
Ref: 2 2200932 6**Post
Billpay**Total Amount Payable
If paid by: 25 August 2022**\$1,124.30**Total Amount Payable
If paid after: 25 August 2022**\$1,204.45**Teller stamp
and initialsNo. of
Cheques

Date

/ /

Cash

Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code 831 User ID 066684 Customer Reference No. 000002220093262

\$ 1,204.45

Notice number
2 2200932 6Date of issue
17 October 2022041 - 558 - 275
Rpcl Pty Ltd
39 Rumrunner St
MERMAID WATERS QLD 4218Current rating period:
1 July 2022 to 31 December 2022**\$15.67**

(see back for payment options)

Due date for payment:
17 November 2022Total amount payable after due date:
\$15.67

(interest penalty applies after due date)

Lot 31 Great Hall Drive, MIAMI QLD 4220
Lot 31 BUP104617

(Payments received after 13 October 2022 may not be included in this notice)

Council rates and charges (see rate assessment page for details) **\$15.67**Amount payable if paid by: 17 November 2022 **\$15.67**

The new and/or amended rates and charges appearing on this rate notice have resulted from changes that can occur at any time including, but not limited to, receipt of a new and/or amended land valuation from the Department of Resources, notification of a change made to the use of the property, request received for a new and/or amended waste collection service or notification from the Titles Registry of a change of property ownership.

My Account lets you manage your Council accounts and services online. Use My Account to view or pay your rate notice online, view your account balance, update your contact details or request a payment plan. Visit cityofgoldcoast.com.au/myaccount to sign in or find out more.

To view your rating category statement and other rate notice inserts online, visit cityofgoldcoast.com.au/inserts

To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY® details on the reverse.

paid 26/11/22
receipt no:
903263666

Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124Billor Code: 676217
Ref: 2 2200932 6**Post
Billpay**Date
/ /

Cash

Cheques (see reverse)

Total Amount Payable
If paid by: 17 November 2022**\$15.67**Total Amount Payable
If paid after: 17 November 2022**\$15.67**Teller stamp
and initialsNo. of
ChequesFor Credit
Gold Coast City Council

Tran Code 831 User ID 066684 Customer Reference No. 000002220093262

\$

Date: 30 March 2023
Notice number: 2 2200932 6

Gold Coast City Council
ABN 84 858 548 460
PO Box 5042 GCMC QLD 9726 Australia
P 1300 GOLDCOAST (1300 465 326)
or 07 5582 8211
F +61 7 5596 3653
E mail@goldcoast.qld.gov.au
W cityofgoldcoast.com.au



041 - 65 - 85
Rpcl Pty Ltd
39 Rumrunner St
MERMAID WATERS QLD 4218

Re: Overdue rates

Lot 31 Great Hall Drive, MIAMI QLD 4220
Lot 31 BUP104617

Forgotten to pay your rates?

Our records indicate your rate account is overdue. Payment of the outstanding amount is required by the date shown.

Payments received after 22 March 2023 may not be included on this notice.

If you are unable to pay the full amount, visit cityofgoldcoast.com.au/rates to submit an enquiry or discuss your options with us on (07) 5667 5995.

It is important you contact us immediately if you are unable to pay the amount owing by the date shown, to avoid additional penalties.

Your urgent attention is requested to satisfy your debt.

Visit cityofgoldcoast.com.au/rates to view your up-to-date account balance, pay your rate notice or enter into a payment arrangement.

paid 31/3/23



SCAN THE QR CODE
to learn more about your
payment plan options.

In Person / Mail Payment Advice

Name:Rpcl Pty Ltd
Ref: 2 2200932 6

*419 222009326

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billor Code: 576217
Ref: 2 2200932 6



**Post
Billpay**

Date
/ /
Cash
Cheques (see reverse)

Total Payable

\$1,231.62

Payable by

6 April 2023

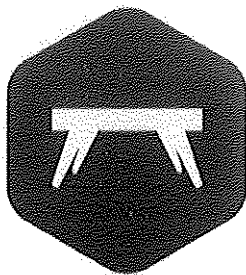
Teller stamp
and initials

No. of
Cheques

For Credit
Gold Coast City Council

Tran Code 831 User ID 066684 Customer Reference No. 000002220093262

\$



Date:

1/8/2022

Quote Number:

Q010-22/23

AF Cabinet Maker

Alan Formagio

ABN: 63558901453

Address: 2 Ridgevista Court, Reedy Creek, QLD

Phone number: 0431429984

E-mail: alanformagio@gmail.com

Client Details: Marina	
Job Details	Price
Kitchen reface in Polar white matt Removal and disposal of old panels, doors, kickers and drawer fronts Supply, delivery and install of all seen panels, doors, kickers and drawer fronts New Standard hinges Re-use drawers Handles to be supplied by the customer New wall oven tower Appliances not included	\$ 3280

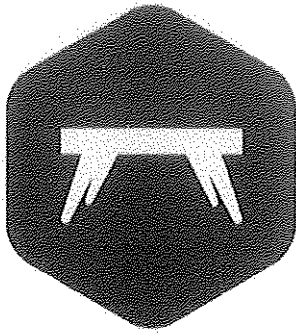
Job completion: 3 weeks after deposit

Price excludes GST

Quote is valid for 30 days

Payment: 50% deposit and 50% within 2 days after completion

*paid deposit \$1804
22/8/22*



Tax Invoice

Alan Formagio

85b/2 Ridgevista Court
Reedy Creek QLD 4227
AU

0431429984

alanformagio@gmail.com

ABN : 63558901453

BILL TO

E31/1 Great Hall Drive Miami
marinalpsergio@gmail.com

Tax Invoice #

156

Date

Sep 16, 2022

Due date

Sep 20, 2022

Item	Quantity	Price	Amount
50% final payment as per quote q010-22/33 Final payment for kitchen reface as per quote q010-22/23	1	\$1,640.00	\$1,640.00

Payment Instruction

Bank ING
Bsb 923100
Account number 66051798

Subtotal \$1,640.00

GST (10%) \$164.00

Total \$1,804.00

Amount Due

\$1,804.00

paid 27/9/22

FWD TO OWNER
FOR PAYMENT



PO Box 3117
Nerang Q 4211
A.B.N. 88 416 787 194

TAX INVOICE
Invoice #: INV-6810
Invoice Date 26 Sep 2022

Bill to:
RPCL Pty Ltd
Attention: Attn Leah Campbell

Ship to:
RPCL Pty Ltd

INSTALLATION DATE	TERMS	DATE
BB - E31, 1 Great Hall Drive	COD	26 Sep 2022
	Subtotal	\$1,823.00
	GST	\$182.30
	Total Net Payments	\$1,002.65
DOORS & SHELIVING AS QUOTED	Balance Due	\$1,002.65

paid 17/10/22

Payment details

Account name: Just Wardrobes & Storage Pty Ltd
BSB: 014-218
Account number: 4154-69994

We appreciate your business.

AJ Painting

jafarbabayi@icloud.com

0413215166

Quote

Quote No QU210

Quote date 19/Jun/2023

Billing address

David

Magic Mountain

1 Great Hall Drv. Miami

david@watersedgegroup.com.au

0412686447

Item	Description	Rate	Qty	Amount
Whole interior house	Painting whole interior house including Dulux paint bedrooms bathrooms toilet living area dining Laundry kitchen Ceilings flat white professional Walls low sheen wash&wear Frames doors skirting gloss or semi gloss Patching and gaping where required Price included Dulux paint	8700.00	1	\$8,700.00

Total \$8,700.00

Thanks for your business!

From: Magic Mountain Resort <email@reimasterapps.com.au>

Sent: Thursday, 23 February 2023 3:36 PM

To: LOVETT, Carol <clovett@gio.com.au>

Subject: IMPORTANT: Pest Management - Magic Mountain Apartments Bi-Annual Cockroach Spray

CAUTION: This email originated from outside of the organisation. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is authentic and safe.

Good afternoon Unit Owners,

Our biannual pest spray has been booked for next Thursday 2 March and Friday 3 March.

If you wish to book your unit in to be sprayed, please reply to this email with confirmation of unit number and payment by midday Wednesday 1 March. This then leaves enough time for property managers to issue entry notices to units with tenants.

This discounted rate remains at \$60 per unit.

Payment can be made to the following account:

Waters Edge Group

BSB: 014636

Account No.: 458992339

Amount: \$60.00

Reference: UnitNo.PestSpray

For those units managed by us, please advise if you wish for Waters Edge to process your payment on your behalf.

If you have any questions, please let me know.

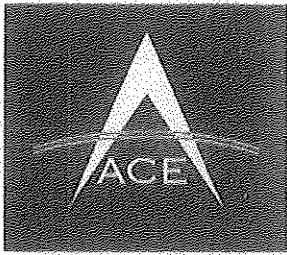
Hope you all have a lovely evening.

Kind regards,

Leah

Kind Regards,

paid 24/2/23



Ace Body Corporate Management (Gold Coast South)

Phone: 07 5526 0500
Email: gcsouth@acebodycorp.com.au
Postal: PO Box 105 Mermaid Beach QLD 4218
ABN: 47 341 388 284

Professional Personal Service

www.acebodycorp.com.au

NOTICE OF CONTRIBUTIONS

Tax Invoice

RPCL PTY LTD (TTE)
39 Rumrunner Street
Mermaid Waters Queensland 4218

Invoice No: 0000439 Issue Date: 28/07/22
Net Amount Payable: \$ 66.00
Due Date: 04/09/2022

Body Corporate Magic Mountain Apartments Two - CTS: 15853 - ABN: 71 413 060 173

Lot No. 31 Unit E31

Address: 1 Great Hall Drive, Miami, Queensland 4220

Contribution Entitlement: 126 Interest Entitlement: 226

Description	Transaction Type	Fund	Net	GST	Totals
Levy Special levy for 2022 Annual Termite Inspections	Other	Admin	\$60.00	\$6.00	\$66.00

Gross Amount \$66.00

Net Amount Payable \$66.00

paid 28/7

If mailing your payment please tear off this slip and return with payment. DO NOT include correspondence with your payment.

Please make cheques payable to: Body Corporate for CTS 15853



DEFT Reference Number:
2618 9924 9367 8180 0314

Ace Body Corporate Management (Gold Coast South)
Lot No. 31 Unit E31
Magic Mountain Apartments Two
Invoice No: 0000439

How to Pay

- By post:** Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 141, BRISBANE QLD 4001
- Bpay:** Contact your bank, credit union or building society to make this payment from your cheque or savings account.
- By phone:** Please call 1300 301 090 to make your payment using a Mastercard, Visa, American Express, Diners Card.
- Internet:** Visit www.deft.com.au and use the DEFT reference number supplied on this page.
- In person:** Present this page to make your payment by cheque or EFTPOS at any post office.



Net Amount Payable: \$66.00
Due Date: 04/09/2022

Bill Code: 96503
Reference: 2618 9924 9367 8180 0314

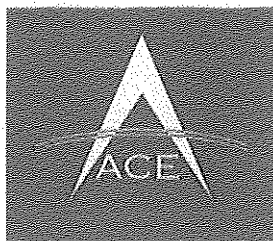


*496 261899249 36781800314

Payments by credit or debit card may attract a surcharge.
Registration is required for payments from cheque or savings accounts.
Registration forms available from www.deft.com.au.

+261899249 36781800314<

000006600<4+



Ace Body Corporate Management (Gold Coast South)

Phone: 07 5526 0500
Email: gcsouth@acebodycorp.com.au
Postal: PO Box 105 Mermaid Beach QLD 4218
ABN: 47 341 388 284

Professional Personal Service

www.acebodycorp.com.au

STATEMENT OF CONTRIBUTIONS

For the period 1 Jun 2022 to 11 Sep 2022

RPCL PTY LTD (TTE)
39 Rumrunner Street
Mermaid Waters Queensland 4218

Issue Date: 11/08/22

Statement Activity for Body Corporate for Magic Mountain Apartments Two CTS 15853 - ABN/ACN: 71 413 060 173

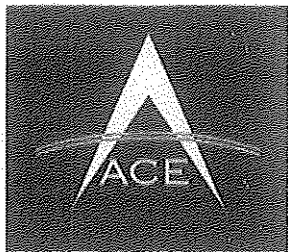
Lot: 31 Unit: E31

Address: 1 Great Hall Drive, Miami, Queensland 4220

Date	Description	Period (if applicable)	Admin	Sink	Balance
28/07/22	Payment 66.00		(66.00)	0.00	(66.00)
10/08/22	Payment 134.87		(134.87)	0.00	(200.87)
01/09/22	Levies - normal	01-09-22 to 31-12-22	1,855.73	0.00	1,654.86
01/09/22	Levies - normal	01-09-22 to 31-12-22	401.14	0.00	2,056.00
01/09/22	Levies - normal	01-09-22 to 31-12-22	0.00	940.00	2,996.00
04/09/22	Other Levy Special levy for 2022 Annual Termite Inspections		66.00	0.00	3,062.00
10/09/22	Other Levy Reversal of incorrectly issued levy		(1,855.72)	0.00	1,206.28
10/09/22	Other Levy Reversal of incorrectly issued levy - Insurance Levy		(401.14)	0.00	805.14
10/09/22	Other Levy Reversal of incorrectly issued levy		0.00	(940.00)	(134.86)
11/09/22	Other Levy for period 01/09/2022 to 31/12/2022		1,855.72	0.00	1,720.86
11/09/22	Other Levy for period 01/09/2022 to 31/12/2022 - Insurance Levy		311.97	0.00	2,032.83
11/09/22	Other Levy for period 01/09/2022 to 31/12/2022		0.00	940.00	2,972.83

Total Amount as at 11th September 2022

\$ 2,972.83DR



Ace Body Corporate Management (Gold Coast South)

Phone: 07 5526 0500
Email: gcsouth@acebodycorp.com.au
Postal: PO Box 105 Mermaid Beach QLD 4218
ABN: 47 341 388 284

Professional Personal Service

www.acebodycorp.com.au

NOTICE OF CONTRIBUTIONS

RPCL PTY LTD (TTE)
39 Rumrunner Street
Mermaid Waters Queensland 4218

Tax Invoice

Invoice No: 0000360 Issue Date: 25/07/22
Net Amount Payable: \$ 3,196.87
Due Date: 01/09/2022

Body Corporate Magic Mountain Apartments Two - CTS: 15853 - ABN: 71 413 060 173

Lot No. 31 Unit E31

Address: 1 Great Hall Drive, Miami, Queensland 4220

Contribution Entitlement: 126 Interest Entitlement: 226

Previous Balance: 0.00
Penalty Interest: 0.00
Issued levies not due: 0.00

Description	Transaction Type	Fund	Net	GST	Totals
01/09/2022 to 31/12/2022 for total Levy of \$6018.28 pa	Normal	Admin	\$1,874.47	\$187.45	\$2,061.92
01/09/2022 to 31/12/2022 for total Levy of \$970.30 pa - Insurance Levy	Normal	Admin	\$364.67	\$36.47	\$401.14
01/09/2022 to 31/12/2022 for total Levy of \$3150.32 pa	Normal	Sink	\$949.50	\$94.95	\$1,044.45
Arrears/Issued at time of printing					\$0.00
Gross Amount					\$3,507.51
Discount allowed if received by due date of 01/09/2022					\$310.64
Net Amount Payable					\$3,196.87

If mailing your payment please tear off this slip and return with payment. DO NOT include correspondence with your payment.

Please make cheques payable to: Body Corporate for CTS 15853



DEFT Reference Number:
2618 9924 9367 8180 0314

How to Pay

- By post:** Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 141, BRISBANE QLD 4001
- By pay:** Contact your bank, credit union or building society to make this payment from your cheque or savings account.
- By phone:** Please call 1300 301 090 to make your payment using a Mastercard, Visa, American Express, Diners Card.
- Internet:** Visit www.deft.com.au and use the DEFT reference number supplied on this page.
- In person:** Present this page to make your payment by cheque or EFTPOS at any post office.



Ace Body Corporate Management (Gold Coast South)
Lot No. 31 Unit E31
Magic Mountain Apartments Two
Invoice No: 0000360
If Paid After Due Date: \$3,507.51
If Paid Before Due Date: \$3,196.87
Due Date: 01/09/2022
Biller Code: 96503
Reference: 2618 9924 9367 8180 0314

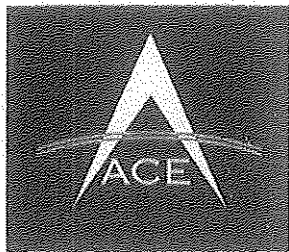


*496 261899249 36781800314

Payments by credit or debit card may attract a surcharge.
Registration is required for payments from cheque or savings accounts.
Registration forms available from www.deft.com.au.

+261899249 36781800314<

000319687<4+



Ace Body Corporate Management (Gold Coast South)

Phone: 07 5526 0500
Email: gcsouth@acebodycorp.com.au
Postal: PO Box 105 Mermaid Beach QLD 4218
ABN: 47 341 388 284

Professional Personal Service

www.acebodycorp.com.au

NOTICE OF CONTRIBUTIONS

RPCL PTY LTD (TTE)
39 Rumrunner Street
Mermaid Waters Queensland 4218

Tax Invoice

Invoice No: 0000851 Issue Date: 24/03/23
Net Amount Payable: \$ 3,220.43
Due Date: 01/05/2023

Body Corporate Magic Mountain Apartments Two - CTS: 15853 - ABN: 71 413 060 173

Lot No. 31 Unit E31

Address: 1 Great Hall Drive, Miami, Queensland 4220

Contribution Entitlement: 126 Interest Entitlement: 226

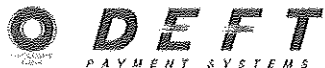
Previous Balance: 0.00
Penalty Interest: 0.00
Issued levies not due: 0.00

Description	Transaction Type	Fund	Net	GST	Totals
For the period 01/05/2023 to 31/08/2023	Normal (interim)	Admin	\$1,956.44	\$195.64	\$2,152.08
For the period 01/05/2023 to 31/08/2023 - Insurance Levy	Normal (interim)	Admin	\$261.74	\$26.17	\$287.91
For the period 01/05/2023 to 31/08/2023	Normal (interim)	Sink	\$1,005.71	\$100.57	\$1,106.28
Arrears/Issued at time of printing					\$0.00
Gross Amount					\$3,546.27
Discount allowed if received by due date of 01/05/2023					\$325.84
Net Amount Payable					\$3,220.43

paid 5/4/23

If mailing your payment please tear off this slip and return with payment. DO NOT include correspondence with your payment.

Please make cheques payable to: Body Corporate for CTS 15853



DEFT Reference Number:
2618 9924 9367 8180 0314

How to Pay

- By post:** Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 141, BRISBANE QLD 4001
- Bpay:** Contact your bank, credit union or building society to make this payment from your cheque or savings account.
- By phone:** Please call 1300 301 090 to make your payment using a Mastercard, Visa, American Express, Diners Card.
- Internet:** Visit www.deft.com.au and use the DEFT reference number supplied on this page.
- In person:** Present this page to make your payment by cheque or EFTPOS at any post office.

Ace Body Corporate Management (Gold Coast South)
Lot No. 31 Unit E31
Magic Mountain Apartments Two
Invoice No: 0000851
If Paid After Due Date: \$3,546.27
If Paid Before Due Date: \$3,220.43
Due Date: 01/05/2023
Biller Code: 96503
Reference: 2618 9924 9367 8180 0314

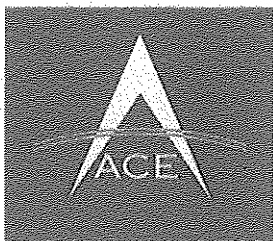


*496 261899249 36781800314

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Registration is required for payments from cheque or savings accounts.
Registration forms available from www.deft.com.au.

+261899249 36781800314<

000322043<4+



Ace Body Corporate Management (Gold Coast South)

Phone: 07 5526 0500
 Email: gcsouth@acebodycorp.com.au
 Postal: PO Box 105 Mermaid Beach QLD 4218
 ABN: 47 341 388 284

Professional Personal Service

www.acebodycorp.com.au

NOTICE OF CONTRIBUTIONS

RPCL PTY LTD (TTE)
 39 Rumrunner Street
 Mermaid Waters Queensland 4218

Tax Invoice

Invoice No: 0000851 Issue Date: 24/03/23

Net Amount Payable: \$ 3,220.43

Due Date: 01/05/2023

Body Corporate Magic Mountain Apartments Two - CTS: 15853 - ABN: 71 413 060 173

Lot No. 31 Unit E31

Address: 1 Great Hall Drive, Miami, Queensland 4220

Contribution Entitlement: 126 Interest Entitlement: 226

Previous Balance: 0.00

Penalty Interest: 0.00

Issued levies not due: 0.00

Description	Transaction Type	Fund	Net	GST	Totals
For the period 01/05/2023 to 31/08/2023	Normal (interim)	Admin	\$1,956.44	\$195.64	\$2,152.08
For the period 01/05/2023 to 31/08/2023 - Insurance Levy	Normal (interim)	Admin	\$261.74	\$26.17	\$287.91
For the period 01/05/2023 to 31/08/2023	Normal (interim)	Sink	\$1,005.71	\$100.57	\$1,106.28
Arrears/Issued at time of printing					\$0.00
Gross Amount					\$3,546.27
Discount allowed if received by due date of 01/05/2023					\$325.84
Net Amount Payable					\$3,220.43

If mailing your payment please tear off this slip and return with payment. DO NOT include correspondence with your payment.

Please make cheques payable to: Body Corporate for CTS 15853



DEFT Reference Number:
 2618 9924 9367 8180 0314

How to Pay

By post: Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 141, BRISBANE QLD 4001

Bpay: Contact your bank, credit union or building society to make this payment from your cheque or savings account.

By phone: Please call 1300 301 090 to make your payment using a Mastercard, Visa, American Express, Diners Card.

Internet: Visit www.deft.com.au and use the DEFT reference number supplied on this page.

In person: Present this page to make your payment by cheque or EFTPOS at any post office.

Ace Body Corporate Management (Gold Coast South)

Lot No. 31 Unit E31

Magic Mountain Apartments Two

Invoice No: 0000851

If Paid After Due Date: \$3,546.27

If Paid Before Due Date: \$3,220.43

Due Date: 01/05/2023

Biller Code: 96503

Reference: 2618 9924 9367 8180 0314



*496 261899249 36781800314

Payments by credit or debit card may attract a surcharge.
 Registration is required for payments from cheque or savings accounts.
 Registration forms available from www.deft.com.au.

+261899249 36781800314<

000322043<4+

PPS Moving Boxes Large 431 x 406 x 596mm 10 Pack \$200.00
Product Code: PPSLGEPACK | Unit Price: \$40.00
Quantity: 5

Sub total	\$256.96
Delivery Fee	Free
GST Included in Total	\$23.36

Order Total \$256.96


Payment method:

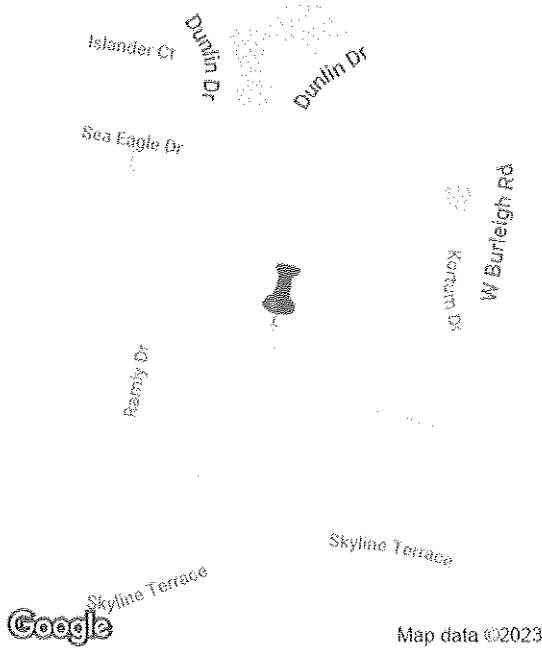


* GST free items

Collection Store details:

 **Collection store**
West Burleigh Officeworks
50 Kortum Drive
WEST BURLEIGH, QLD 4219
Australia

 07 5508 0600



CITY OF
GOLDCOAST Water and Sewerage Rate Notice

Gold Coast City Council

ABN 84 888 548 400

Page 1

cityofgoldcoast.com.au/water
(07) 5667 5995 or 1300 366 659

Notice number
8 2200932 0

Date of issue
12 September 2022



041 - 1965 - 743
RPCL PTY LTD
39 RUMRUNNER ST
MERMAID WATERS QLD 4218

Current Billing Period:

15 June 2022 to 2 September 2022

Amount due:

\$379.67

(see back for payment options)

Due date for payment:

13 October 2022

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

LOT 31 GREAT HALL DRIVE, MIAMI
L 31 BUP104617

(Payments received after 4 September 2022 may not be included in this notice)

Water and sewerage charges (see account page for details)
(INCLUDES STATE BULK WATER PRICE)

\$379.67

Amount payable if paid by: 13 OCTOBER 2022

\$379.67

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

paid 19/9/22
receipt no: 694079880

CITY OF
GOLDCOAST

In Person / Mail Payment Advice

Name: RPCL PTY LTD
Ref: 8 2200932 0

*419 822009320

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Biller Code: 868746
Ref: 8 2200932 0



**Post
Billpay**

Date

/ /

Cash

Total amount payable
Due by: **13 October 2022**

\$379.67

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code

User ID

Customer Reference No.

831

066684

000008220093202

\$

+757+

CITY OF
GOLDCOAST™ Water and Sewerage Rate Notice

Gold Coast City Council

ABN 84 658 548 460
Page 1

cityofgoldcoast.com.au/water
(07) 5667 5995 or 1300 366 659

Notice number
8 2200932 0

Date of issue
12 December 2022



041 - 1623 - 785
RPCL PTY LTD
39 RUMRUNNER ST
MERMAID WATERS QLD 4218

Current Billing Period:

3 September 2022 to 30 November 2022

Amount due:

\$435.67

(see back for payment options)

Due date for payment:

12 January 2023

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

LOT 31 GREAT HALL DRIVE, MIAMI
L 31 BUP104617

(Payments received after 4 December 2022 may not be included in this notice)

Water and sewerage charges (see account page for details)
(INCLUDES STATE BULK WATER PRICE)

\$435.67

Amount payable if paid by: 12 JANUARY 2023

\$435.67

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

*paid
5/1/23*

CITY OF
GOLDCOAST™

In Person / Mail Payment Advice

Name: RPCL PTY LTD
Ref: 8 2200932 0

*419 822009320

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Biller Code: 868745
Ref: 8 2200932 0



**Post
Billpay**

Date

/ /

Cash

Total amount payable
Due by: **12 January 2023**

\$435.67

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code

User ID

Customer Reference No.

831

066684

000008220093202

\$

+757+

CITY OF
GOLDCOAST™ Water and Sewerage Rate Notice

Gold Coast City Council

ABN

cityofgoldcoast.com.au/water
(07) 5667 5995 or 1300 366 651

Notice number
8 2200932 0

Date of issue
20 March 2023



041 - 1591 - 766
RPCL PTY LTD
39 RUMRUNNER ST
MERMAID WATERS QLD 4218

Current Billing Period:

1 December 2022 to 8 March 2023

Amount due:

\$466.82

(see back for payment options)

Due date for payment:

20 April 2023

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

LOT 31 GREAT HALL DRIVE, MIAMI
L 31 BUP104617

Payment received after 12 March 2023 may not be included in this notice)

Water and sewerage charges (see account page for details)
(Includes State Bulk Water Price)

\$466.82

Amount payable if paid by: 20 APRIL 2023

\$466.82

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

paid 28/3/23

CITY OF
GOLDCOAST™

In Person / Mail Payment Advice

Name: RPCL PTY LTD
Ref: 8 2200932 0

*419 822009320

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billers Code: 868745
Ref: 8 2200932 0



**Post
Billpay**

Date

/ /

Cash

Cheques (see reverse)

Total amount payable
Due by: **20 April 2023**

\$466.82

Teller stamp
and initials

No. of
Cheques

For Credit
Gold Coast City Council

Tran Code

User ID

Customer Reference No.

831

066684

000008220093202

\$

+757+

CITY OF
GOLDCOAST™ Water and Sewerage Rate Notice

Gold Coast City Council

ABN 84 858 548 460
Page 1

cityofgoldcoast.com.au/water
(07) 5667 5995 or 1300 366 659

Notice number
8 2200932 0

Date of issue
12 June 2023



041 - 537 - 258
RPCL PTY LTD
39 RUMRUNNER ST
MERMAID WATERS QLD 4218

Current Billing Period:

9 March 2023 to 2 June 2023

Amount due:

\$389.46

(see back for payment options)

Due date for payment:

13 July 2023

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

LOT 31 GREAT HALL DRIVE, MIAMI
L 31 BUP104617

(Payments received after 4 June 2023 may not be included in this notice)

Water and sewerage charges (see account page for details)
(Includes State Bulk Water Price)

\$389.46

Amount payable if paid by: 13 JULY 2023

\$389.46

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

period 28/6

CITY OF
GOLDCOAST™

In Person / Mail Payment Advice

Name: RPCL PTY LTD
Ref: 8 2200932 0

*419 822009320

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billers Code: 868745
Ref: 8 2200932 0



**Post
Billpay**

Date

/ /

Cash

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

Total amount payable
Due by: **13 July 2023**

\$389.46

For Credit
Gold Coast City Council

Tran Code

User ID

Customer Reference No.

831

066684

000008220093202

\$

+757+



ASIC

Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries

www.asic.gov.au/invoices

1300 300 630

RPCL PTY LTD
MONEYTAX FINANCIAL CENTRE
PO BOX 1335 DEE WHY NSW 2099

INVOICE STATEMENT

Issue date 08 Mar 23

RPCL PTY LTD

ACN 611 188 124

Account No. 22 611188124

Summary

Opening Balance	\$0.00
New Items	\$59.00
Payments & credits	\$0.00
TOTAL DUE	\$59.00

- 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

Please pay

Immediately	\$0.00
By 08 May 23	\$59.00

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

RPCL PTY LTD

paid 16/3/23

ACN 611 188 124

Account No: 22 611188124



22 611188124

TOTAL DUE	\$59.00
Immediately	\$0.00
By 08 May 23	\$59.00

Payment options are listed on the back
of this payment slip



Bill Code: 17301
Ref: 2296111881241



*814 129 0002296111881241 86



Australian Government
Australian Taxation Office

Agent MONEYTAX (BROOKVALE)
Client THE TRUSTEE FOR RPCL
SUPERANNUATION FUND
ABN 81 786 902 483
TFN 978 460 269

Activity statement 004

Date generated	17 October 2023
Overdue	\$0.00
Not yet due	\$390.00 DR
Balance	\$390.00 DR

Transactions

27 results found - from **17 October 2021** to **17 October 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
13 Oct 2023	12 Oct 2023	Payment received		\$375.00	\$390.00 DR
6 Oct 2023	30 Oct 2023	Original Activity Statement for the period ending 30 Sep 23 - PAYG Instalments	\$390.00		\$765.00 DR
1 Aug 2023	1 Aug 2023	General interest charge			\$375.00 DR
30 Jul 2023	28 Jul 2023	Original Activity Statement for the period ending 30 Jun 23 - PAYG Instalments	\$375.00		\$375.00 DR
8 May 2023	8 May 2023	General interest charge			\$0.00
8 May 2023	5 May 2023	Payment received		\$325.00	\$0.00
1 May 2023	1 May 2023	General interest charge			\$325.00 DR
30 Apr 2023	28 Apr 2023	Original Activity Statement for the period ending 31 Mar 23 - PAYG Instalments	\$325.00		\$325.00 DR
8 Mar 2023	8 Mar 2023	General interest charge			\$0.00
8 Mar 2023	7 Mar 2023	Payment received		\$62.00	\$0.00
5 Mar 2023	5 Mar 2023	General interest charge			\$62.00 DR
5 Mar 2023	28 Feb 2023	Original Activity Statement for the period ending 31 Dec 22 - PAYG Instalments	\$401.00		\$62.00 DR

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
30 Oct 2022	30 Oct 2022	General interest charge			\$339.00 CR
30 Oct 2022	28 Oct 2022	Original Activity Statement for the period ending 30 Sep 22 - PAYG Instalments	\$401.00		\$339.00 CR
12 Oct 2022	11 Oct 2022	Payment received		\$401.00	\$740.00 CR
31 Jul 2022	31 Jul 2022	General interest charge			\$339.00 CR
31 Jul 2022	28 Jul 2022	Original Activity Statement for the period ending 30 Jun 22 - PAYG Instalments	\$393.00		\$339.00 CR
11 Jul 2022	8 Jul 2022	Payment received		\$393.00	\$732.00 CR
1 May 2022	1 May 2022	General interest charge			\$339.00 CR
1 May 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22 - PAYG Instalments	\$501.00		\$339.00 CR
11 Apr 2022	8 Apr 2022	Payment received		\$501.00	\$840.00 CR
2 Mar 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - PAYG Instalments	\$339.00		\$339.00 CR
10 Feb 2022	9 Feb 2022	Payment received		\$678.00	\$678.00 CR
16 Dec 2021	16 Dec 2021	General interest charge			\$0.00
16 Dec 2021	15 Dec 2021	Payment received		\$339.00	\$0.00
1 Nov 2021	1 Nov 2021	General interest charge			\$339.00 DR
31 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21 - PAYG Instalments	\$339.00		\$339.00 DR

Income tax 002

Date generated	17 October 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

6 results found - from 17 October 2021 to 17 October 2023 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
9 Jun 2023	9 Jun 2023	General interest charge			\$0.00
9 Jun 2023	8 Jun 2023	Payment received		\$161.35	\$0.00
1 Jun 2023	1 Jun 2023	General interest charge			\$161.35 DR
23 Feb 2023	15 May 2023	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 21 to 30 Jun 22	\$161.35		\$161.35 DR
2 Mar 2022	1 Mar 2022	Payment received		\$297.10	\$0.00
5 Jan 2022	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$297.10		\$297.10 DR

RPCL 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						
Rollovers In						
Ms Carolyn Lovett	\$	0.00		\$	165,000.00	
Total Rollovers In	\$	0.00		\$	165,000.00	
Total Member Receipts	\$	0.00		\$	165,000.00	
Investment Income						
Rent						
Direct Property						
E31/1 Great Hall Drive Miami 4220	\$220	33,540.00		\$	35,025.00	
Total Direct Property	\$	33,540.00		\$	35,025.00	
Total Rent	\$	33,540.00		\$	35,025.00	
Total Investment Income	\$	33,540.00		\$	35,025.00	
Total Income	\$	33,540.00		\$	200,025.00	

Expenses**Other Expenses**

Accountancy Fee	\$	1,787.50	\$	2,059.75
Auditor Fee	\$	863.50	\$	863.50

Depreciation

Capital Allowances				
Direct Property				
E31/1 Great Hall Drive Miami 4220	\$1,063.93		\$	851.14
Total Direct Property	\$1,063.93		\$	851.14
Total Capital Allowances	\$1,063.93		\$	851.14
Total Depreciation	\$1,063.93		\$	851.14

General Expense	\$	0.00	\$	1,287.00
Postage Printing and Stationery	\$	0.00	\$	21.00

Property Expenses

Advertising				
Direct Property				
E31/1 Great Hall Drive Miami 4220	\$	0.00	\$	2,500.00
Total Direct Property	\$	0.00	\$	2,500.00
Total Advertising	\$	0.00	\$	2,500.00
Agents Management Fee				
Direct Property				
E31/1 Great Hall Drive Miami 4220	\$	1,076.66	\$	2,526.79
Total Direct Property	\$	1,076.66	\$	2,526.79
Total Agents Management Fee	\$	1,076.66	\$	2,526.79
Council Rates				
Direct Property				
E31/1 Great Hall Drive Miami 4220	\$	2,036.10	\$	2,451.74
Total Direct Property	\$	2,036.10	\$	2,451.74
Total Council Rates	\$	2,036.10	\$	2,451.74
Legal Fees				
Direct Property				
E31/1 Great Hall Drive Miami 4220	\$	0.00	\$	709.50
Total Direct Property	\$	0.00	\$	709.50
Total Legal Fees	\$	0.00	\$	709.50

Pest Control

Direct Property				
E31/1 Great Hall Drive Miami 4220			\$	0.00
Total Direct Property	60.00		\$	0.00
Total Pest Control	60.00		\$	0.00
Property Capital Improvement				
Direct Property				
E31/1 Great Hall Drive Miami 4220	0.00		\$	20,912.65
Total Direct Property		0.00	\$	20,912.65
Total Property Capital Improvement		0.00	\$	20,912.65
Repairs Maintenance				
Direct Property				
E31/1 Great Hall Drive Miami 4220			\$	376.96
Total Direct Property		128.17	\$	376.96
Total Repairs Maintenance		128.17	\$	376.96
Strata Levy Fee				
Direct Property				
E31/1 Great Hall Drive Miami 4220			\$	12,676.56
Total Direct Property		8,621.24	\$	12,676.56
Total Strata Levy Fee		8,621.24	\$	12,676.56
Sundry Expenses				
Direct Property				
E31/1 Great Hall Drive Miami 4220			\$	352.00
Total Direct Property		2,996.24	\$	352.00
Total Sundry Expenses		2,996.24	\$	352.00
Water Rates				
Direct Property				
E31/1 Great Hall Drive Miami 4220			\$	1,671.62
Total Direct Property		1,734.24	\$	1,671.62
Total Water Rates		1,734.24	\$	1,671.62
Total Property Expenses		19,683.65	\$	44,177.82
Regulatory Fees	56.00		\$	59.00
SMSF Supervisory Levy	259.00		\$	259.00
Total Other Expenses		23,713.58	\$	49,578.21
Investment Losses				
Decrease in Market Value				
Direct Property				
E31/1 Great Hall Drive Miami 4220	236,063.93		\$	9,148.86
Total Direct Property		236,063.93	\$	9,148.86
Total Decrease in Market Value		236,063.93	\$	9,148.86
Total Investment Losses		236,063.93	\$	9,148.86
Total Expenses		212,350.35	\$	58,727.07
Income Tax				
Income Tax Expense				
Income Tax Expense	1,474.35		\$	954.15
Total Income Tax Expense		1,474.35	\$	954.15
Total Income Tax		1,474.35	\$	954.15
Profit & Loss Clearing Account				
Total Profit & Loss Clearing Account		244,416.00	\$	140,343.78
Assets				
Investments				
Direct Property				

E31/1 Great Hall Drive Miami 4220		1	\$	960,000.00	1
Total Direct Property	\$	970,000.00	\$	960,000.00	
Other Assets					
Loan	\$	0.00	\$	1,482.92	
Total Other Assets	\$	0.00	\$	1,482.92	
Total Investments	\$	970,000.00	\$	961,482.92	
Other Assets					
Cash At Bank					
Bankwest Business Transaction Account			\$	216,301.12	
Total Cash At Bank	\$	67,895.84	\$	216,301.12	
Receivables					
Investment Income Receivable					
Rent					
Direct Property					
E31/1 Great Hall Drive Miami 4220			\$	973.06	
Total Direct Property	\$	646.68	\$	973.06	
Total Rent	\$	646.68	\$	973.06	
Total Investment Income Receivable	\$	646.68	\$	973.06	
Total Receivables	\$	646.68	\$	973.06	
Current Tax Assets					
Provision for Income Tax	\$	1,474.35	\$	954.15	
Income Tax Instalments Paid			\$	1,502.00	
Total Current Tax Assets	\$	436.65	\$	547.85	
Total Other Assets	\$	68,979.17	\$	217,822.03	
Total Assets	\$	1,038,979.17	\$	1,179,304.95	

Liabilities**Other Taxes Payable**

Activity Statement Payable/Refundable	393.00	\$	375.00	
Total Other Taxes Payable	\$	393.00	\$	375.00
Total Liabilities	\$	393.00	\$	375.00

Member Entitlements**Member Entitlement Accounts**

Mr Robert Preston				
Accumulation	\$	408,467.71	\$	398,985.25
Total Mr Robert Preston	\$	408,467.71	\$	398,985.25
Ms Carolyn Lovett				
Accumulation	\$	630,118.46	\$	779,944.70
Total Ms Carolyn Lovett	\$	630,118.46	\$	779,944.70
Total Member Entitlement Accounts	\$	1,038,586.17	\$	1,178,929.95
Total Member Entitlements	\$	1,038,586.17	\$	1,178,929.95
Net Total	\$	1,308,583.10	\$	1,379,329.95