

425/001

**PHILLIPS SUPER FUND**  
**GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021**  
**FROM ACCOUNT 425/001 TO 425/001 - ENTRIES: ALL**

Printed: Tuesday 14 September, 2021 @ 16:12:11

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<b>425</b>		<b><u>Rental Property Expenses</u></b>				
<b>425/001</b>		<b><u>Rental Property Expenses - Avalon Unit 1901</u></b>				
24/07/2020	1	Bank Statement		1,042.14		1,042.14
		Narration: Westpac DIY Super Workings 2021 transactiosn				
03/08/2020	1	Bank Statement		346.00		1,388.14
		Narration: Westpac DIY Super Workings 2021 transactiosn				
03/09/2020	1	Bank Statement		342.40		1,730.54
		Narration: Westpac DIY Super Workings 2021 transactiosn				
03/12/2020	1	Bank Statement		398.54		2,129.08
		Narration: Westpac DIY Super Workings 2021 transactiosn				
25/01/2021	1	Bank Statement		1,042.14		3,171.22
		Narration: Westpac DIY Super Workings 2021 transactiosn				
12/03/2021	1	Bank Statement		384.84		3,556.06
		Narration: Westpac DIY Super Workings 2021 transactiosn				
09/06/2021	7	Journal - Non Cash			120.91	3,435.15
		Narration: Settlement adjustments - Sale of 1901				
09/06/2021	7	Journal - Non Cash			307.56	3,127.59
		Narration: Settlement adjustments - Sale of 1901				
09/06/2021	7	Journal - Non Cash			162.24	2,965.35
		Narration: Settlement adjustments - Sale of 1901				
09/06/2021	7	Journal - Non Cash			125.12	2,840.23
		Narration: Settlement adjustments - Sale of 1901				
09/06/2021	7	Journal - Non Cash		19.22		2,859.45
		Narration: Settlement adjustments - Sale of 1901				
09/06/2021	7	Journal - Non Cash		35.91		2,895.36
		Narration: Settlement adjustments - Sale of 1901				
09/06/2021	7	Journal - Non Cash		0.01		2,895.37
		Narration: Settlement adjustments - Sale of 1901				
09/06/2021	7	Journal - Non Cash		369.57		3,264.94
		Narration: Settlement adjustments - Sale of 1901				
30/06/2021	5	Journal - Non Cash		7,185.76		10,450.70
		Narration: Gross up rental income per annual statement				
		Total Debits:	<b>\$11,166.53</b>			
		Total Credits:	<b>\$715.83</b>			
		Current Year Profit/(Loss):	<b>N/A</b>			

cityofgoldcoast.com.au/rates  
(07) 5667 5995 or 1300 366 659Notice number  
**2 3020260 8**Date of issue  
**20 July 2020**041 - 77611 - 37113 - RC  
N Phillips Pty Ltd  
4 Cameron Ct  
ASHMORE QLD 4214Rec No: 1468439  
201  
1042-14  
24/7/20Current rating period:  
1 July 2020 to 31 December 2020**\$1,042.14**

(see back for payment options)

Due date for payment:  
**20 August 2020**Total amount payable after due date:  
**\$1,117.39**

(Interest penalty applies after due date)

4 Wahroonga Place, SURFERS PARADISE QLD 4217  
Lot 1901 SP165047

(Payments received after 2 July 2020 may not be included in this notice)

State Government and associated charges (see rate assessment page for details) **\$113.50**Council rates and charges (see rate assessment page for details) **\$1,003.89**Less 10% Council discount on GENERAL RATE if full payment received by the due date **\$75.25CR****Amount payable if paid by: 20 August 2020 \$1,042.14**

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](http://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](http://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.

## In Person / Mail Payment Advice

Name: N Phillips Pty Ltd  
Ref: 2 3020260 8

\*419 230202608

Credit

Supported by the  
Commonwealth Bank  
Commonwealth Bank of Australia  
ABN 48 123 123 124Biller Code: 575217  
Ref: 2 3020260 8Post  
Billpay

Date

/ /

Cash

No. of  
Cheques

Cheques (see reverse)

Total Amount Payable  
If paid by: **20 August 2020****\$1,042.14**Total Amount Payable  
If paid after: **20 August 2020****\$1,117.39**Teller stamp  
and initialsFor Credit  
Gold Coast City Council

Trans Code

User ID

Customer Reference No.

831

066684

000002302026081

\$



# Policy Schedule

## Landlord Preferred Policy

To sign up to receive your policy documents electronically please visit [terriscsheer.com.au/paperless](http://terriscsheer.com.au/paperless)



041

Nerida Phillips Pty Ltd  
4 Cameron Court  
ASHMORE QLD 4214

B / pay receipt No. 1008911  
\$346  
Paid 6/8/20

22 July 2020

POLICY NUMBER: TS0248662LPP

AMOUNT DUE: \$ 346.00

Insured: Nerida Phillips Pty Ltd

Insured Address: 1901 'Avalon Apartments' Corner Ferney Avenue &amp; Wahroonga Place, SURFERS PARADISE QLD 4217

## Premium Type

Renewal

## Sum Insured

Contents/Building	\$60,000
Liability to Other	\$20,000,000
Weekly rent	Up to \$1,000

## Expiry Date

4.00pm 10/09/2020. We invite you to renew your policy until 4.00pm  
10/09/2021

## Managing Agent

Avalon Apartments

## Excess per claim

Loss of rent	\$0
Add. benefits in Sect 1,	\$0
Liability and Tax audit	
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

## Property Details

The land size is less than 2 acres.

Annual Premium \$346.00

Includes: Multiple Property Discount

Last year's annual premium	\$329.00
Change on last year	5.2 %

If the information shown is incorrect, please call to advise us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Please turn over for important policy information

## Special Conditions

This document will be a tax invoice for GST when you make payment

Payment Slip for: Nerida Phillips Pty Ltd - 1901 'Avalon Apartments' Corner Ferney Avenue &amp; Wahroonga Place, SURFERS PARADISE QLD 4217

## Amount Payable

\$346.00

## Due Date

10/09/2020

## Policy Number

TS0248662LPP

## Payment Reference No

702486622

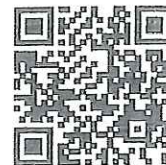
## Payment Options



By Phone: call us on 1800 804 016,  
with your Visa or Mastercard, using  
the Payment Reference No.



Biller Code: 63461  
Ref: 702486622



## Telephone &amp; Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. To use the QR code, use the reader within your mobile banking app.  
More info: [www.bpay.com.au](http://www.bpay.com.au)



cityofgoldcoast.com.au/water  
(07) 5667 5801 or 1300 000 928

Notice number

8 3020260 3

Date of issue

24 August 2020



041 - 25870 - 10092

N PHILLIPS PTY LTD

4 CAMERON CT

ASHMORE QLD 4214

Paid 3/9/20

\$342.40

Bpay Rec. No. -

0430927

## Current Billing Period:

20 May 2020 to 13 August 2020

Amount due:

**\$342.40**

(see back for payment options)

Due date for payment:

**24 September 2020**

(interest penalty applies after due date)

**To make payment**

cityofgoldcoast.com.au/rates

4 WAHROONGA PLACE, SURFERS PARADISE

L 1901 SP165047

(Payments received after 16 August 2020 may not be included in this notice)

Super ALU

Water and sewerage charges

(see account page for details)

\$342.40

(INCLUDES STATE BULK WATER PRICE)

Amount payable if paid by: 24 SEPTEMBER 2020

\$342.40

Please note that the Queensland State Government has provided a \$200 household utility assistance payment to offset household electricity and water costs credited to customer electricity bills. Should you have any questions in relation to the rebate, you can call 13QGOV (137468)

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](http://cityofgoldcoast.com.au/myaccount)

CITY OF

GOLD COAST

## In Person / Mail Payment Advice

Name: N PHILLIPS PTY LTD

Ref: 8 3020260 3

\*419 830202603

Credit



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



Billers Code: 868745  
Ref: 8 3020260 3



Post Billpay

Date

Cash

Teller stamp  
and initialsNo. of  
Cheques

Cheques (see reverse)

Total amount payable

Due by: 24 September 2020

\$342.40

For Credit

Gold Coast City Council

Tran Code

User ID

Customer Reference No.

831

066684

000008302026039

\$

+757+



**GOLDCOAST****Water and Sewerage Rate Notice**cityofgoldcoast.com.au/water  
(07) 5667 5801 or 1300 000 928Notice number  
**8 3020260 3**Date of issue  
**30 November 2020**041 - 22318 - 10260  
N PHILLIPS PTY LTD  
4 CAMERON CT  
ASHMORE QLD 4214Paid 3/12/20  
WPAE  
SHER**Current Billing Period:**

14 August 2020 to 20 November 2020

Amount due:

**\$398.54**

(see back for payment options)

Due date for payment:

**31 December 2020**

(interest penalty applies after due date)

**To make payment**

cityofgoldcoast.com.au/rates

**4 WAHROONGA PLACE, SURFERS PARADISE****L 1901 SP165047**

(Payments received after 22 November 2020 may not be included in this notice)

(Rec'd) 248525 ✓

**Water and sewerage charges**

(see account page for details)

**\$398.54****(INCLUDES STATE BULK WATER PRICE)****Amount payable if paid by: 31 DECEMBER 2020****\$398.54**

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](http://cityofgoldcoast.com.au/myaccount)

**CITY OF  
GOLDCOAST****In Person / Mail Payment Advice**

Name: N PHILLIPS PTY LTD

Ref: 8 3020260 3

\*419 830202603

**Cred**Supported by the  
**Commonwealth Bank**  
Commonwealth Bank of Australia  
ABN 48 123 123 124Billers Code: 868745  
Ref: 8 3020260 3**Post  
Billpay**

Date

Cash

Total amount payable  
Due by: **31 December 2020****\$398.54**Teller stamp  
and initialsNo. of  
Cheques

Cheques (see reverse)

For Credit  
**Gold Coast City Council**

Tran Code

User ID

Customer Reference No.

831

066684

000008302026039

\$

+757+



Notice number  
**2 3020260 8**Date of issue  
**18 January 2021**041 - 75887 - 36366  
N Phillips Pty Ltd  
4 Cameron Ct  
ASHMORE QLD 4214

23/1/21

Paid  
\$1042.14

Bpay

Receipt NO

Current rating period:

1 January 2021 to 30 June 2021

**\$1,042.14**

(see back for payment options)

Due date for payment:

**18 February 2021**

Total amount payable after due date:

**\$1,117.39**

(interest penalty applies after due date)

4 Wahroonga Place, SURFERS PARADISE QLD 4217  
Lot 1901 SP165047464  
7144

(Payments received after 31 December 2020 may not be included on this notice)

State Government and associated charges	(see rate assessment page for details)	\$113.50
Council rates and charges	(see rate assessment page for details)	\$1,003.89
Less 10% Council discount on GENERAL RATE if full payment received by the due date		\$75.25CR
Amount payable if paid by: 18 February 2021		\$1,042.14

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Supported by the  
**Commonwealth Bank**  
Commonwealth Bank of Australia  
ABN 48 123 123 124Biller Code: 575217  
Ref: 2 3020260 8**Post  
Billpay**

Date

Cash

Cheques (see reverse)

Total Amount Payable  
If paid by: 18 February 2021**\$1,042.14**Total Amount Payable  
If paid after: 18 February 2021**\$1,117.39**Teller stamp  
and initialsNo. of  
ChequesFor Credit  
**Gold Coast City Council**

Tran Code

User ID

Customer Reference No.

831

066684

000002302026081

\$



cityofgoldcoast.com.au/water  
(07) 5667 5801 or 1300 000 928CITY OF  
**GOLDCOAST™** Water and Sewerage Rate NoticeNotice number  
**8 3020260 3**Date of issue  
**1 March 2021**041 - 18156 - 8374  
N PHILLIPS PTY LTD  
4 CAMERON CT  
ASHMORE QLD 4214**Current Billing Period:**

21 November 2020 to 23 February 2021

Amount due:

**\$384.84**

(see back for payment options)

Due date for payment:

**1 April 2021**

(interest penalty applies after due date)

**To make payment**

cityofgoldcoast.com.au/rates

**4 WAHROONGA PLACE, SURFERS PARADISE****L 1901 SP165047**

(Payments received after 21 February 2021 may not be included in this notice)

**Water and sewerage charges** (see account page for details)**\$384.84****(INCLUDES STATE BULK WATER PRICE)****Amount payable if paid by: 1 APRIL 2021****\$384.84**

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Pay Rec. No: 4 841202  
paid \$384.84.  
SUPER A/c.  
12/3/21.

CITY OF  
**GOLDCOAST™****In Person / Mail Payment Advice**Name: N PHILLIPS PTY LTD  
Ref: 8 3020260 3

\*419 830202603

**Credit**Supported by the  
**Commonwealth Bank**  
Commonwealth Bank of Australia  
ABN 48 123 123 124Billers Code: 868745  
Ref: 8 3020260 3**Post  
Billpay**

Date

Cash

Teller stamp  
and initialsNo. of  
Cheques

Cheques (see reverse)

**Total amount payable**  
**Due by: 1 April 2021****\$384.84**For Credit  
**Gold Coast City Council**

Tran Code

User ID

Customer Reference No.

**831****066684****000008302026039****\$****+757+**

# STATEMENT OF ADJUSTMENTS

N PHILLIPS PTY LTD Sale to FRY

Property: 1901/4 Wahroonga Place, Surfers Paradise

Settlement: **Wednesday, 09 June 2021**

Time:

Venue:

Adjustments as at: 09/06/21

**Payable by Vendor**

**Payable by Purchaser**

Contract Price

\$650,000.00

Total Extras

\$0.00

Total Price

\$650,000.00

Less Deposit Paid

\$32,500.00

Balance

\$617,500.00

## Council Rates

For Period 01/01/2021 to 30/06/2021 - 181 days

\$1042.14 Adjusted as Paid

Purchaser allows 21 days

\$120.91 ✓

## Body Corporate Fees Admin

For Period 01/05/2021 to 31/07/2021 - 92 days

\$544.14 Adjusted as Paid

Purchaser allows 52 days

\$307.56 ✓

## Body Corporate Fees Sinking

For Period 01/05/2021 to 31/07/2021 - 92 days

\$287.04 Adjusted as Paid

Purchaser allows 52 days

\$162.24 ✓

## Body Corporate Fees Insurance

For Period 01/05/2021 to 31/07/2021 - 92 days

\$221.37 Adjusted as Paid

Purchaser allows 52 days

\$125.12 ✓

Water Consumption LB 26/5 66042KL Special 31/5

66307KL = 265KL/5 x 750/121850 = .326daily x 14days x

\$4.212

\$19.22 ✓

Water & Sewerage Access \$2.5648 x 14days

\$35.91 ✓

Discrepancy

\$0.01 ✓

Totals

\$55.14

\$618,215.83

Less Amount Payable By Vendor

\$55.14

**AMOUNT DUE ON SETTLEMENT**

**\$618,160.69**

## CHEQUES

**Payee**

**Amount**

Baker Legal & Conveyancing Services

\$880.00 ✓

Gold Coast City Council

\$369.57 ✓

PEXA

\$87.45

N Phillips Pty Ltd

\$616,823.67

**Cheques Total:**

**\$618,160.69**

E. & O. E.

Prepared by Baker Legal & Conveyancing Services on 09/06/2021



## Financial Year Summary

For The Year Ending 2021

	Debits	Credits
<b>Unit 1901 Avalon Apartments</b>		
<b>Income</b>		
Rental Income		\$28,670.00
Other Income		\$0.00
<b>Expenses</b>		
Management Fees	\$2,365.28	
Rates	\$4,708.08	
Repairs & Maintenance	\$33.00	
Sundry Expenses	\$81.40	
		7185.76
<b>Other Items</b>		
Balance Carried Forward From Prior Year		\$0.00
Other Account Credits		\$0.00
Administration Fees	\$0.00	
Other Account Debits	\$0.00	
Total Payments To Owner	\$21,484.24	