

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 \$ |
|--|-----|--------------------|-----------------------------|--------------------|---------------|---------------|
| 425 <u>Rental Property Expenses</u> | | | | | | |
| 425/001 <u>Rental Property Expenses - Avalon Unit 1901</u> | | | | | | |
| 24/07/2020 | 1 | Bank Statement | | 1,042.14 | | 1,042.14 |
| Narration: Westpac DIY Super Workings 2021 transactions | | | | | | |
| 03/08/2020 | 1 | Bank Statement | | 346.00 | | 1,388.14 |
| Narration: Westpac DIY Super Workings 2021 transactions | | | | | | |
| 03/09/2020 | 1 | Bank Statement | | 342.40 | | 1,730.54 |
| Narration: Westpac DIY Super Workings 2021 transactions | | | | | | |
| 03/12/2020 | 1 | Bank Statement | | 398.54 | | 2,129.08 |
| Narration: Westpac DIY Super Workings 2021 transactions | | | | | | |
| 25/01/2021 | 1 | Bank Statement | | 1,042.14 | | 3,171.22 |
| Narration: Westpac DIY Super Workings 2021 transactions | | | | | | |
| 12/03/2021 | 1 | Bank Statement | | 384.84 | | 3,556.06 |
| Narration: Westpac DIY Super Workings 2021 transactions | | | | | | |
| 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: | \$11,166.53 | | |
| | | | Total Credits: | \$715.83 | | |
| | | | Current Year Profit/(Loss): | N/A | | |

Notice number
2 3020260 8

Date of issue
20 July 2020

041 - 77611 - 37113 - RC
N Phillips Pty Ltd
4 Cameron Ct
ASHMORE QLD 4214

HALF YEAR

Rec No: 1468439

2017 1042-14 24/7/20

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

Current 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)

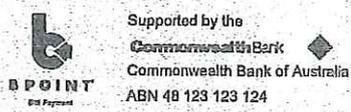
4 Wahroonga Place, SURFERS PARADISE QLD 4217
Lot 1901 SP165047
(Payments received after 2 July 2020 may not be included in this notice)

| | |
|--|-------------------|
| State Government and associated charges <i>(see rate assessment page for details)</i> | \$113.50 |
| Council rates and charges <i>(see rate assessment page for details)</i> | \$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 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.



BPAY Biller Code: 575217
Ref: 2 3020260 8

Post Billpay

Date: / /

Cash

Teller stamp and initials

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

For Credit
Gold Coast City Council

Tran Code: 831 User ID: 066684 Customer Reference No.: 000002302026081

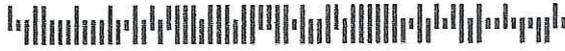
\$

0466870371130114 AU_1-6_8_015209/007605/037113

Policy Schedule

Landlord Preferred Policy

To sign up to receive your policy documents electronically please visit terrischeer.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 & 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, Liability and Tax audit \$0
 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 & Wahroonga Place, SURFERS PARADISE QLD 4217

| Amount Payable | Due Date | Policy Number | Payment Reference No |
|----------------|------------|---------------|----------------------|
| \$346.00 | 10/09/2020 | TS0248662LPP | 702486622 |

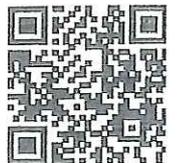
Payment Options



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



Biller Code: 63461
Ref: 702486622



Telephone & 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

20475 DLXREGULAR190014PR-E416 S697 11393-126

CITY OF **GOLDCOAST** Water and Sewerage Rate Notice

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. -
0430127*

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

Super AU

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

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



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



Date / /

Cash
Cheques (see reverse)

Total amount payable
Due by: **24 September 2020**

\$342.40

Teller stamp
and initials

No. of
Cheques

For Credit
Gold Coast City Council

Tran Code 831 User ID 066684 Customer Reference No. 000008302026039

\$

+757+

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

Notice number
8 3020260 3

Date of issue
30 November 2020



041 - 22318 - 10260
N PHILLIPS PTY LTD
4 CAMERON CT
ASHMORE QLD 4214

Paid 3/12/20
WPAE

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

(Rec No) 248525 ✓

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

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



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 48 123 123 124



Billers Code: 868745
Ref: 8 3020260 3



Post Billpay

Date / /

Cash

Total amount payable
Due by: **31 December 2020**

\$398.54

Teller stamp and initials

No. of Cheques

Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code 831 User ID 066684 Customer Reference No. 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

By

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 SP165047

464
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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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 48 123 123 124



Billers Code: 575217
Ref: 2 3020260 8



Post Billpay

Date / /
Cash

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 initials

No. of
Cheques

Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code: 831 User ID: 066684 Customer Reference No.: 000002302026081

\$

CITY OF **GOLDCOAST** Water and Sewerage Rate Notice

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

Notice 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: 4841202
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 48 123 123 124



Billers Code: 868746
Ref: 8 3020260 3



Date / /

Total amount payable
Due by: 1 April 2021

\$384.84

Teller stamp
and initials

No. of
Cheques

Cash
Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code 8 3 1 User ID 0 6 6 6 8 4 Customer Reference No. 0 0 0 0 0 8 3 0 2 0 2 6 0 3 9

\$

+ 7 5 7 +

STATEMENT OF ADJUSTMENTS

N PHILLIPS PTY LTD Sale to FRY

Property: 1901/4 Wahroonga Place, Surfers Paradise

| | | |
|--|--------------------------|-----------------------------|
| Settlement: Wednesday, 09 June 2021 | Payable by Vendor | Payable by Purchaser |
| Time: | Contract Price | \$650,000.00 |
| Venue: | Total Extras | \$0.00 |
| Adjustments as at: 09/06/21 | 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 |
|---|-------------|-------------|
| Unit 1901 Avalon Apartments | | |
| Income | | |
| Rental Income | | \$28,670.00 |
| Other Income | | \$0.00 |
| Expenses | | |
| Management Fees | \$2,365.28 | |
| Rates | \$4,708.08 | |
| Repairs & Maintenance | \$33.00 | |
| Sundry Expenses | \$81.40 | |
| | | 7185.76 |
| Other Items | | |
| 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 | |