

Rohozinski Investment Trust
Comparative Trial Balance as at 30 June 2022

	2022 \$ Dr	2022 \$ Cr	2021 \$ Dr	2021 \$ Cr
Income				
0575.01				
Interest - Macquarie 182-512 963673199		4.64	8-7	8.67
0610				8.09
Rebates and refunds				
0620		17,600.00	1-1	21,404.25
Rents received				
Expenses				
1510	253.00			165.00
Accountancy		2-1		
1545				70.36
Bank Fees And Charges				
1685	276.00			273.00
Filing Fees		3-1		
1690				82.00
Fines				
1983	2,944.58			3,056.58
Depreciation		4-1		
1984	420.00			
Cleaning		5-1		
1991	1,645.60			2,403.90
Management agent fees		1-1		
1995	3,663.15			3,276.28
Rates and taxes		6-1		
1997	575.00			196.00
Repairs and maintenance		7-1		
1999	44.00			52.80
Sundry rental expenses		2-1		
Current Assets				
2002				
Cash at Bank - Macquarie ***3199	103.28			9,946.49
		8-6		
Non Current Assets				
2800				
Land & Buildings 3 King Richard	640,711.88			372,767.30
Property Improvements - 3 King Richard	9,200.00			9,200.00
2829				
Less: Accumulated depreciation		42,087.38		39,611.80
2860				
Plant & equipment - 3 King Richard	14,880.25			14,880.25
Less: Accumulated depreciation		12,704.75		12,235.75
2869				
2950				
Preliminary expenses	791.00			791.00

\$6,100,000 # 9-15

1 \$2175 # 4-1

Rohozinski Investment Trust
Comparative Trial Balance as at 30 June 2022

	2022	2022	2021	2021
	\$ Dr	\$ Cr	\$ Dr	\$ Cr
Equity				
4000.01	Opening Balance - Benefy	885.66		886.80
4053.01	Physical distribution	6,895.83	13,617.55	
4230	Subscribed units		141,183.00	146,813.00
4351	General Reserve		469,709.46	209,810.15
		683,289.23	430,778.51	430,778.51
	Net Profit		7,783.31	11,845.09

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's
 Compilation Report and Notes which form part of these financial statements.

1-1

Century 21 at The Pier

Advantage One Pty. Ltd.

A.B.N. 83 060 313 073 A.C.N. 060 313 073

Ph: 07 4125 3255

2 Pier Street

Fax:

Urangan QLD 4655

Email: rentals.herveybay@century21.com.au

TO: Roho Developments Pty Ltd
PO Box 996
Southport Qld 4215

King Richard
Roho Development

Financial Year Summary

For The Year Ending 2022

	Debits	Credits
<u>3 King Richard Court Urangan</u>		
Income		
Rental Income		
Other Income		\$17,600.00
Expenses		
Carpet Clean	\$420.00	
Electrical Repairs	\$247.00	
Management Fees	\$1,645.60	
Plumbing Repairs	\$198.00	
Repairs & Maintenance	\$55.00	
Smoke Alarm	\$75.00	
<u>Other Items</u>		
Balance Carried Forward From Prior Year		\$0.00
Other Account Credits		\$0.00
Communication & Technology Fee	\$44.00	
Other Account Debits	\$0.00	
Total Payments To Owner	\$14,915.40	

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Fax

1-2

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TO: Roho Developments Pty Ltd
PO Box 996
Southport Qld 4215

TAX INVOICE Owners Statement - September 2021

3 King Richard Court Urangan

Date	Reference	Description	Ex.GST	GST	Amount
08/09/2021	652048	Rent From 10/09/2021 To 07/10/2021 (3 KING RIN)	\$1,600.00	\$0.00	\$1,600.00
15/09/2021	7220740	Inv 4145-3 King-Rangehood	(\$224.55)	(\$22.45)	(\$247.00)
30/09/2021	7221392	Management Commission - 3 KING RIC	(\$136.00)	(\$13.60)	(\$149.60)
				(\$36.05)	\$1,203.40

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
30/09/2021	7221393	Communication & Technology Fee	(\$4.00)	(\$0.40)	(\$4.40)
30/09/2021	13828	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,199.00)
		Closing Balance	\$0.00	\$0.00	\$0.00
				(\$0.40)	(\$1,203.40)
		Closing Balance			\$0.00

Tenant Information

3 KING RICHARD COURT URANGAN

Tenant(s): Bradley Nash (3 KING RIN) Rent: \$400.00 Per Week Lease Details: From 18/06/21 To 17/06/22

When contacting our agency via email please always use rentals.herveybay@century21.com.au
If your property is water compliant please forward us a copy of the account to allow us to charge tenants water usage. Please do not send a direct reply from the issue of the End of Month Statements.

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1-3

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PO Box 996
Southport Qld 4215

TAX INVOICE Owners Statement - October 2021

3 King Richard Court Urangan

Date	Reference	Description	Ex.GST	GST	Amount
07/10/2021	653197	Rent From 08/10/2021 To 02/12/2021 (3 KING RIN)	\$3,200.00	\$0.00	\$3,200.00
29/10/2021	7222298	Management Commission - 3 KING RIC	(\$272.00)	(\$27.20)	(\$299.20)
				(\$27.20)	\$2,900.80
Other Items					
Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
29/10/2021	7222299	Communication & Technology Fee	(\$4.00)	(\$0.40)	(\$4.40)
29/10/2021	13871	Payment to Owner via EFT	\$0.00	\$0.00	(\$2,896.40)
		Closing Balance	\$0.00	\$0.00	\$0.00
				(\$0.40)	(\$2,900.80)
			Closing Balance		\$0.00

Tenant Information

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Phone 07 4125 3255

Fax

1-4

Email: rentals.herveybay@century21.com.au

TO: Roho Developments Pty Ltd
PO Box 996
Southport Qld 4215

King R

TAX INVOICE

Owners Statement - December 2021

3 King Richard Court Urangan

Date	Reference	Description	Ex.GST	GST	Amount
02/12/2021	655528	Rent From 03/12/2021 To 06/01/2022 (3 KING RIN)	\$2,000.00	\$0.00	\$2,000.00
31/12/2021	7224136	Management Commission - 3 KING RIC	(\$170.00)	(\$17.00)	(\$187.00)
				(\$17.00)	\$1,813.00
Other Items					
Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
31/12/2021	7224137	Communication & Technology Fee	(\$4.00)	(\$0.40)	(\$4.40)
31/12/2021	13993	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,808.60)
		Closing Balance	\$0.00	\$0.00	\$0.00
				(\$0.40)	(\$1,813.00)
			Closing Balance		\$0.00

Tenant Information

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1-5

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TAX INVOICE Owners Statement - January 2022

3 King Richard Court Urangan

Date	Reference	Description	Ex.GST	GST	Amount
04/01/2022	656795	Rent From 07/01/2022 To 03/02/2022 (3 KING RIN)	\$1,600.00	\$0.00	\$1,600.00
31/01/2022	657851	Rent From 04/02/2022 To 17/02/2022 (3 KING RIN)	\$800.00	\$0.00	\$800.00
31/01/2022	7224979	Management Commission - 3 KING RIC	(\$204.00)	(\$20.40)	(\$224.40)
				(\$20.40)	\$2,175.60

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
31/01/2022	7224980	Communication & Technology Fee	(\$4.00)	(\$0.40)	(\$4.40)
31/01/2022	14078	Payment to Owner via EFT	\$0.00	\$0.00	(\$2,171.20)
		Closing Balance	\$0.00	\$0.00	\$0.00
				(\$0.40)	(\$2,175.60)
		Closing Balance			\$0.00

Tenant Information

3 KING RICHARD COURT URANGAN

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1-6

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PO Box 996
Southport Qld 4215

TAX INVOICE Owners Statement - February 2022

3 King Richard Court Urangan

Date	Reference	Description	Ex.GST	GST	Amount
14/02/2022	658465	Rent From 18/02/2022 To 17/03/2022 (3 KING RIN)	\$1,600.00	\$0.00	\$1,600.00
28/02/2022	7225833	Management Commission - 3 KING RIC	(\$136.00)	(\$13.60)	(\$149.60)
				(\$13.60)	\$1,450.40

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
28/02/2022	7225834	Communication & Technology Fee	(\$4.00)	(\$0.40)	(\$4.40)
28/02/2022	14166	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,446.00)
		Closing Balance	\$0.00	\$0.00	\$0.00
				(\$0.40)	(\$1,450.40)
		Closing Balance			\$0.00

Tenant Information

3 KING RICHARD COURT URANGAN

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Nicole

15/3/22 NTL.
17/6/22 C.

Century 21 at The Pier

Advantage One Pty. Ltd.

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Fax

1-7

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TO: Roho Developments Pty Ltd
PO Box 996
Southport Qld 4215

TAX INVOICE Owners Statement - March 2022

3 King Richard Court Urangan

Date	Reference	Description	Ex.GST	GST	Amount
15/03/2022	659633	Rent From 18/03/2022 To 07/04/2022 (3 KING RIN)	\$1,200.00	\$0.00	\$1,200.00
31/03/2022	7226687	Management Commission - 3 KING RIC	(\$102.00)	(\$10.20)	(\$112.20)
				(\$10.20)	\$1,087.80

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
31/03/2022	7226688	Communication & Technology Fee	(\$4.00)	(\$0.40)	(\$4.40)
31/03/2022	14265	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,083.40)
		Closing Balance	\$0.00	\$0.00	\$0.00
				(\$0.40)	(\$1,087.80)
		Closing Balance			\$0.00

Tenant Information

3 KING RICHARD COURT URANGAN

Tenant(s): Bradley Nash (3 KING RIN) Rent: \$400.00 Per Week Lease Details: From 18/06/21 To 17/06/22

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Fax

1-8

Email: rentals.herveybay@century21.com.au

TO: Roho Developments Pty Ltd
PO Box 996
Southport Qld 4215

TAX INVOICE Owners Statement - May 2022

3 King Richard Court Urangan

Date	Reference	Description	Ex.GST	GST	Amount
11/05/2022	661879	Rent From 13/05/2022 To 02/06/2022 (3 KING RIN)	\$1,200.00	\$0.00	\$1,200.00
16/05/2022	7227620	Smoke Alarm Service May (3 KING RIC)	(\$68.18)	(\$6.82)	(\$75.00)
24/05/2022	7227789	INV 12844-3 King Richard-Service Ro	(\$50.00)	(\$5.00)	(\$55.00)
31/05/2022	7228170	Management Commission - 3 KING RIC	(\$102.00)	(\$10.20)	(\$112.20)
				(\$22.02)	\$957.80

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
31/05/2022	7228171	Communication & Technology Fee	(\$4.00)	(\$0.40)	(\$4.40)
31/05/2022	14471	Payment to Owner via EFT	\$0.00	\$0.00	(\$953.40)
		Closing Balance	\$0.00	\$0.00	\$0.00
				(\$0.40)	(\$957.80)
		Closing Balance			\$0.00

Tenant Information

3 KING RICHARD COURT URANGAN

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2 Pier Street

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Phone 07 4125 3255

Fax

1-9

Email: rentals.herveybay@century21.com.au

TO: Roho Developments Pty Ltd
PO Box 996
Southport Qld 4215

TAX INVOICE Owners Statement - June 2022

3 King Richard Court Urangan

Date	Reference	Description	Ex.GST	GST	Amount
06/06/2022	662783	Rent From 03/06/2022 To 16/06/2022 (3 KING RIN)	\$800.00	\$0.00	\$800.00
29/06/2022	7228585	INV 3945-3 King Rich-Extract Water	(\$381.82)	(\$38.18)	(\$420.00)
29/06/2022	7228595	INV 3775-3 King Ric-Replace Washers	(\$180.00)	(\$18.00)	(\$198.00)
30/06/2022	7228967	Management Commission - 3 KING RIC	(\$68.00)	(\$6.80)	(\$74.80)
				(\$62.98)	\$107.20
Other Items					
Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
30/06/2022	7228968	Communication & Technology Fee	(\$4.00)	(\$0.40)	(\$4.40)
30/06/2022	14563	Payment to Owner via EFT	\$0.00	\$0.00	(\$102.80)
		Closing Balance	\$0.00	\$0.00	\$0.00
				(\$0.40)	(\$107.20)
Closing Balance					\$0.00

Tenant Information

3 KING RICHARD COURT URANGAN

Tenant(s): Bradley Nash (3 KING RIN) Rent: \$400.00 Per Week Lease Details: From 18/06/21 To 17/06/22

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Simmons Livingstone & Associates

A.B.N. 45 163 871 958
PO Box 806, Oxenford 4210 Queensland
Tele 07 5561 8800 | Fax 07 5561 8700
simmonslivingstone.com.au

Janet Rohozinski
Roho Developments Pty Ltd
PO Box 996
SOUTHPORT QLD 4215

Tax Invoice
031757

Ref: ROHOJC1
3 May, 2022

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> Roho Developments Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>Roho Developments Pty Ltd</u></p> <p>Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.</p>	230.00
<p>Please note that this invoice is now due.</p> <p>*Credit card payments attract a surcharge</p>	<p>230.00</p> <p>GST: \$ 23.00</p> <p>Amount Due: \$ 253.00</p>

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: ROHOJC1 Invoice: 031757 3 May, 2022
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Amount Due: \$ 253.00
Card Number: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	Card CCV <input type="text"/> <input type="text"/> <input type="text"/>
Cardholder Signature Expiry/.....	

Note that credit card payments attract a surcharge. Liability limited by a scheme approved under Professional Standards Legislation



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries
www.asic.gov.au/invoices
1300 300 630

ROHO DEVELOPMENTS PTY. LTD.
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT
Issue date 15 Apr 22
ROHO DEVELOPMENTS PTY. LTD.

ACN 059 783 050
Account No. 22 059783050

Summary

Opening Balance	\$0.00
New items	\$276.00
Payments & credits	\$0.00
TOTAL DUE	\$276.00

- 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 15 Jun 22	\$276.00

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
ROHO DEVELOPMENTS PTY. LTD.

ACN 059 783 050 Account No: 22 059783050



22 059783050

TOTAL DUE	\$276.00
Immediately	\$0.00
By 15 Jun 22	\$276.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2290597830509



*814 129 0002290597830509 58

Transaction details:

page 2 of 2

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	Transactions for this period	ASIC reference	\$ Amount
2022-04-15	Annual Review - Pty Co	3X9668816480B A	\$276.00
	Outstanding transactions		
2022-04-15	Annual Review - Pty Co	3X9668816480B A	\$276.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2290 5978 3050 958

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841



Bill Code: 17301
Ref: 2290597830509

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

**ASIC**

Australian Securities & Investments Commission

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Forms Manager

Registered Agents

Company: ROHO DEVELOPMENTS PTY. LTD. ACN 059 783 050

Company details

Date company registered 15-04-1993
 Company next review date 15-04-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

UNIT T30 , 28 BAYVIEW STREET , RUNAWAY BAY QLD 4216

Principal place of business

UNIT T30 , 28 BAYVIEW STREET , RUNAWAY BAY QLD 4216

Officeholders

ROHOZINSKI, JANET LYNNE

Born 18-11-1956 at MT GAMBIER SA

UNIT T30 , 28 BAYVIEW STREET , RUNAWAY BAY QLD 4216

Office(s) held: Director, appointed 15-04-1993
 Secretary, appointed 15-04-1993

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY SHARES	2	2.00	0.00

Members

ROHOZINSKI , JANET LYNNE

UNIT T30 , 28 BAYVIEW STREET , RUNAWAY BAY QLD 4216

Share class	Total number held	Fully paid	Beneficially held
ORD	2	Yes	Yes

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form Description	Status
17-07-2013	1E9596481	484 CHANGE TO COMPANY DETAILS	Processed and imaged
09-07-2013	1E9567618	484 CHANGE TO COMPANY DETAILS	Processed and imaged
25-04-2012	7E4414468	484 CHANGE TO COMPANY DETAILS	Processed and imaged

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Rohozinski Investment Trust
Ledger Entries Report for the year ending 30 June, 2022

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 1983 - Depreciation							
31/07/2021	000000002	J	Depreciation per schedule		40.00		40.00
31/08/2021	000000002	J	Depreciation per schedule		40.00		80.00
30/09/2021	000000002	J	Depreciation per schedule		39.00		119.00
31/10/2021	000000002	J	Depreciation per schedule		40.00		159.00
30/11/2021	000000002	J	Depreciation per schedule		39.00		198.00
31/12/2021	000000002	J	Depreciation per schedule		40.00		238.00
31/01/2022	000000002	J	Depreciation per schedule		40.00		278.00
28/02/2022	000000002	J	Depreciation per schedule		36.00		314.00
31/03/2022	000000002	J	Depreciation per schedule		40.00		354.00
30/04/2022	000000002	J	Depreciation per schedule		39.00		393.00
31/05/2022	000000002	J	Depreciation per schedule		40.00		433.00
30/06/2022	000000002	J	Depreciation per schedule		36.00	4-2	469.00
30/06/2022	000000003	J 001983	T/up depreciation per QSR		2,475.58	4-3	2,944.58
Total					2,944.58		

Rohozinski Investment Trust
Depreciation Schedule for the year ended 30 June, 2022

42

	Total	Priv	OWDV	DISPOSAL		ADDITION	DEPRECIATION			PROFIT		LOSS	
				Date	Consid		Date	Rate	Deprec	Priv	CWDV	Upto +	Above
Plant & Equipment													
Security Door	520	0.00	128		0	0	128	D 15.00	19	0	109	0	0
Oven	908	0.00	260		0	0	260	D 15.00	39	0	221	0	0
Cooktop	500	0.00	156		0	0	156	D 15.00	23	0	133	0	0
Curtains	2,090	0.00	143		0	0	143	D 33.33	48	0	95	0	0
Plant & Equipment per QSR	7,782	0.00	1,021		0	0	1,021	D 15.00	153	0	868	0	0
Air conditioner	3,080	0.00	936		0	0	936	D 20.00	187	0	749	0	0
	14,880		2,644		0	0	2,644		469	0	2,175		
								Deduct Private Portion	0				
								Net Depreciation	469				

POSTED

Rohozinski Investment Trust

Summary of Quantity Surveyor Report

3 King Richard Court, Urangan 4655

NOTE QSR goes to 30/06/14

Building	Deprec Claim to 30/06/14	Closing WDV
99023	\$22,283	\$76,740

Year	Building OP WDV	Deprec Claim	Accum Dep	Closing WDV
2015	76740	2475.58	24758	\$74,264.68
2016	74265	2475.58	27234	71789
2017	71789	2475.58	29709	69314
2018	69314	2475.58	32185	66838
2019	66838	2475.58	34661	64362
2020	64362	2475.58	37136	61887
2021	61887	2475.58	39612	59411
2022	59411	2475.58	42087	56936
2023	56936	2475.58	44563	54460
2024	54460	2475.58	47039	51984
2025	51984	2475.58	49514	49509
2026	49509	2475.58	51990	47033
2027	47033	2475.58	54465	44558
2028	44558	2475.58	56941	42082
2029	42082	2475.58	59416	39607
2030	39607	2475.58	61892	37131
2031	37131	2475.58	64368	34655
2032	34655	2475.58	66843	32180
2033	32180	2475.58	69319	29704
2034	29704	2475.58	71794	27229
2035	27229	2475.58	74270	24753
2036	24753	2475.58	76746	22278
2037	22278	2475.58	79221	19802
2038	19802	2475.58	81697	17326
2039	17326	2475.58	84172	14851
2040	14851	2475.58	86648	12375
2041	12375	2475.58	89123	9900
2042	9900	2475.58	91599	7424
2043	7424	2475.58	94075	4948
2044	4948	2475.58	96550	2473
2045	2473	2473	99023	0

POSTED

POSTED

5-1

3 King Richard
Ct



Hervey Bay Carpet Cleaning

0418 126 379
herveybaycarpetcleaning@hotmail.com.au
ABN 84411040318

Tax Invoice

INVOICE TO
Job Address: 3 King Richard
Crt.

INVOICE NO. 3945
DATE 05/06/2022
DUE DATE 05/07/2022
TERMS Net 30

ACTIVITY	QTY	GST	RATE	AMOUNT
Sales Machine and hoses set up, water extraction from affected bedroom. Lifting of carpet and set up one carpet dryer to dry carpet, underlay, cupboard and skirting boards. Returned to relay carpet and underlay and shampoo and steam clean.		GST	300.00	300.00
Sales Dryer hire: 1 x dryer for 48hrs.		GST	120.00	120.00

Thank-you for your business and have a great day! PLEASE USE INVOICE NUMBER AS REFERENCE NUMBER WHEN PAYING ACCOUNT SO WE CAN SUCCESSFULLY MARK OFF PAYMENTS IN OUR SYSTEM. THANKS!

INCLUDES GST TOTAL	38.18
TOTAL	420.00
BALANCE DUE	A\$420.00

DIRECT DEBIT DETAILS:
Account Name: Hervey Bay Carpet Cleaning
BSB: 014 655
ACC: 495108768

6-1

Rohozinski Investment Trust
Ledger Entries Report for the year ending 30 June, 2022

Page 1 of 1
19/04/2023
7:55
Total

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 1995 - Rates and taxes							
07/09/2021	000000009	P 000013	Rates		1,203.36		1,203.36
20/01/2022	000000017	P 000014	Rates		1,223.73		2,427.09
28/02/2022	000000020	P 000014	Rate pmts		1,236.06		3,663.15
Total					<u>3,663.15</u>		

RATES AND CHARGES

Rate Notice 1 of 3

2021/2022 Financial Year



Fraser Coast
REGIONAL COUNCIL

Ph. 1300 79 49 29 | enquiry@frasercoast.qld.gov.au
PO BOX 1943 HERVEY BAY QLD 4655
www.frasercoast.qld.gov.au



152854/A/028592 D-041
ROHO DEVELOPMENTS PTY LTD
PO BOX 996
SOUTHPORT BC QLD 4215

Total Amount Due: **\$1,203.36**

Due Date for Payment: **26/08/2021**

Payment Reference No: **643510**

NOTICE SUMMARY

Previous Notice Total	\$1,089.67
Payments and Adjustments	CR \$1,089.67
Opening Balance of this Notice as at 15/07/2021	\$0.00

New Rates and Charges	\$1,203.36
Concessions	\$0.00
Total New Rates and Charges	\$1,203.36

Total Amount Due **\$1,203.36**

Interest charges apply to overdue rates and charges. If this notice has an opening balance, please contact Council on 1300 79 49 29 to obtain an updated payment amount.

Issue Date: 26/07/2021

This Notice Billing Period: 01/07/2021 to 31/10/2021

Notice 1	Notice 2	Notice 3
01/07/2021 to 31/10/2021	01/11/2021 to 28/02/2022	01/03/2022 to 30/06/2022

Rateable Valuation: \$146,000

Legal Description: Lot 51 RP 893006

Property Address: 3 KING RICHARD COURT
URANGAN QLD 4655

IMPORTANT INFORMATION

Payment: Payment can be made using the below Payment Options. There is no surcharge for credit card payments.

Amount Due: If the opening balance of this notice has recently been paid, please contact Council on 1300 79 49 29 to obtain an updated payment amount.

Interest: Compound interest is payable on all overdue rates at 8% P.A. Any rates or charges left unpaid, immediately after the due date for payment of this notice, will attract interest.

Where overdue rates are included in the opening balance of this notice, please contact Council on 1300 79 49 29 to obtain an updated payment amount.

Overdue Amounts: Please note that all overdue rates and charges are subject to Council's Debt Recovery Policy. For further information please contact Council on 1300 79 49 29 or visit our website at www.frasercoast.qld.gov.au.

Updating Your Details: It is the property owner's responsibility to notify Council in writing or by telephone of any change of address. Failure to do so may result in notices not being received. If you wish to receive notices by email, please contact Council on 1300 79 49 29 to request.

Council Office Locations: Any enquiry regarding this notice should be referred to Council on 1300 79 49 29 during office hours. Phones open at 8:15am and close at 4:45pm.

- 77 Tavistock Street Torquay Hervey Bay (Office Hours: 8:15am to 4:30pm)
- 211-213 Adelaide Street Maryborough (Office Hours: 8:15am to 4:30pm)

Waste Utility Charges: Council, as the operator of a levyable waste disposal site, is liable to pay a waste levy to the State under the Waste Reduction and Recycling Act 2011. For the financial year 2021/2022, the State will pay Council, as a local government affected by the waste levy, an annual payment of \$3,583,176. The purpose of the payment is to mitigate any direct impacts of the waste levy on households in Council's local government area.



RATES PAYMENT CARD

Accepted at all Council Customer Service Centres and Australia Post



*0425 643510

PAYMENT OPTIONS

ONLINE (Visa or Mastercard)
frasercoast.qld.gov.au Biller Code: 0425 Ref: 643510

PHONE PAY (Visa or Mastercard)
Call 1300 361 496 Biller Code: 0425 Ref: 643510

DIRECT DEBIT
Application Form available at frasercoast.qld.gov.au

IN PERSON
At a Council Customer Service Centre or any Australia Post Office

BY MAIL
Note your reference number and post with your cheque payable to "Fraser Coast Regional Council"
PO BOX 1943 HERVEY BAY QLD 4655

B PAY
Biller Code: 6395
Ref: 643510

Telephone & Internet Banking - BPAY
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More Info: www.bpay.com.au

POST billpay
Biller Code: 0425
Ref: 643510

RATES AND CHARGES

Rate Notice 2 of 3

2021/2022 Financial Year



Fraser Coast
REGIONAL COUNCIL

Ph. 1300 79 49 29 | enquiry@frasercoast.qld.gov.au
PO BOX 1943 HERVEY BAY QLD 4655
www.frasercoast.qld.gov.au

(B)

153611/A/028728 D-041
ROHO DEVELOPMENTS PTY LTD
PO BOX 996
SOUTHPORT BC QLD 4215

Total Amount Due:	\$1,223.73
Due Date for Payment:	02/12/2021
Payment Reference No:	643510

NOTICE SUMMARY

Previous Notice Total	\$1,203.36
Payments and Adjustments	CR \$1,203.36
Opening Balance of this Notice as at 21/10/2021	\$0.00

New Rates and Charges	\$1,223.73
Concessions	\$0.00
Total New Rates and Charges	\$1,223.73

Total Amount Due \$1,223.73

Interest charges apply to overdue rates and charges. If this notice has an opening balance, please contact Council on 1300 79 49 29 to obtain an updated payment amount.

Issue Date 01/11/2021

This Notice Billing Period 01/11/2021 to 28/02/2022

Notice 1	Notice 2	Notice 3
01/07/2021 to 31/10/2021	01/11/2021 to 28/02/2022	01/03/2022 to 30/06/2022

Rateable Valuation \$146,000

Legal Description Lot 51 RP 893006

Property Address 3 KING RICHARD COURT
URANGAN QLD 4655

IMPORTANT INFORMATION

Payment: Payment can be made using the below Payment Options. There is no surcharge for credit card payments.

Amount Due: If the opening balance of this notice has recently been paid, please contact Council on 1300 79 49 29 to obtain an updated payment amount.

Interest: Compound interest is payable on all overdue rates at 8% P.A. Any rates or charges left unpaid, immediately after the due date for payment of this notice, will attract interest. Where overdue rates are included in the opening balance of this notice, please contact Council on 1300 79 49 29 to obtain an updated payment amount.

Overdue Amounts: Please note that all overdue rates and charges are subject to Council's Debt Recovery Policy. For further information please contact Council on 1300 79 49 29 or visit our website at www.frasercoast.qld.gov.au.

Updating Your Details: It is the property owner's responsibility to notify Council in writing or by telephone of any change of address. Failure to do so may result in notices not being received. If you wish to receive notices by email, please contact Council on 1300 79 49 29 to request.

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Waste Utility Charges: Council, as the operator of a levyable waste disposal site, is liable to pay a waste levy to the State under the Waste Reduction and Recycling Act 2011. For the financial year 2021/2022, the State will pay Council, as a local government affected by the waste levy, an annual payment of \$3,583,176. The purpose of the payment is to mitigate any direct impacts of the waste levy on households in Council's local government area.

PAYMENT OPTIONS

- ONLINE** (Visa or Mastercard)
frasercoast.qld.gov.au Biller Code: 0425 Ref: 643510
- PHONE PAY** (Visa or Mastercard)
Call 1300 361 496 Biller Code: 0425 Ref: 643510
- DIRECT DEBIT**
Application Form available at frasercoast.qld.gov.au
- IN PERSON**
At a Council Customer Service Centre or any Australia Post Office
- BY MAIL**
Note your reference number and post with your cheque payable to "Fraser Coast Regional Council"
PO BOX 1943 HERVEY BAY QLD 4655

B PAY Biller Code: 6395 Ref: 643510

Telephone & Internet Banking - BPAY*
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: www.bpay.com.au

POST billipay Biller Code: 0425 Ref: 643510



RATES PAYMENT CARD

Accepted at all Council Customer Service Centres and Australia Post



*0425 643510

PAID 17/11/2021
M822020202174612021102

6-4

24 January 2022



Fraser Coast
REGIONAL COUNCIL



154634/A/000994
ROHO DEVELOPMENTS PTY LTD
PO BOX 996
SOUTHPORT BC QLD 4215

PO Box 1943
Hervey Bay Qld 4655

T 1300 79 49 29
F (07) 4197 4455
E enquiry@frasercoast.qld.gov.au
www.frasercoast.qld.gov.au

Reminder Notice – Overdue Rates & Charges

Payment Reference Number: 643510
Rates Overdue & Payable: \$1,236.06
Property location: 3 KING RICHARD COURT URANGAN QLD 4655

This is a courtesy reminder to advise you that there are overdue rates for the above property.

Our records indicate that the balance shown above is outstanding as of the 17 January 2022. If you have already made payment of the overdue amount please disregard this reminder.

Payment is required to be paid to Council by **4.30pm on 7 February 2022**. Please contact Customer Service on 1300 79 49 29 to obtain a current payout figure as interest is charged on overdue rates. Please note interest is charged at 8%p.a (accruing daily).

Council accepts any payment that is presented and would encourage you to make every effort to maintain regular payments in line with your income flow. This will assist in lowering the overdue amount and reduce the cost of interest that is being charged.

Should you be unable to pay the account in full, Council requests you contact us to provide advice on a "payment proposal" (e.g. a weekly/fortnightly/monthly amounts). This would not be classed as a formal arrangement and accounts which remain overdue, may be referred to our collection agent.

If you are experiencing financial difficulties, Council has a Financial Hardship Policy which may assist. This is available on our website at: <https://www.frasercoast.qld.gov.au/policies>

It is encouraged that you seek independent financial counselling to review your situation if you are experiencing financial difficulties. Financial Counsellors provide free and independent advice concerning financial circumstances. Should you wish to speak with a financial counsellor, you can call the Financial Counselling Hotline on 1800 007 007. The following website provides more information on Financial Counsellors - <https://www.financialcounsellingaustralia.org.au/Corporate/Home>

Please contact Customer Service on 1300 79 49 29 if you have any further queries or if we can provide any further assistance with payment options.

Yours Sincerely

Handwritten notes:
Paid 25/12/22
M.B. [unclear]
[unclear] 21/12/22

Ms. T Church
MANAGER REVENUE AND PROPERTY RATING

 Payment using BPAY Telephone & Internet Banking-Bpay. Contact your bank or financial institution to make this payment from your cheque, savings, debit card or transaction account. More info www.bpay.com.au	 In Person or By Phone Payable at any Australia Post Office, Nationwide. Only with your Barcoded Notice. By Phone 1300 361 496	 On the Internet Payment using your Credit Card via the Council website – www.frasercoast.qld.gov.au <small>Quote the Post billpay payment reference number located below of this notice</small>	 By Mail post to:- Chief Executive Officer Fraser Coast Regional Council PO Box 1943 HERVEY BAY QLD 4655	 In Person At Council Offices Present this notice intact with cash, cheque, EFTPOS or credit card at Council Offices between 8.30am and 4.30pm Monday – Friday.
Billers Code: 6395 643510	Billpay Code:0425 643510	Billpay Code: 0425 643510		

Rohozinski Investment Trust

Ledger Entries Report for the year ending 30 June, 2022

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 1997 - Repairs and maintenance							
30/06/2022	000000029	J 000620	T/up agent statement		247.00	7-2	247.00
30/06/2022	000000029	J 000620	T/up agent statement		198.00	7-3	445.00
30/06/2022	000000029	J 000620	T/up agent statement		55.00	7-4	500.00
30/06/2022	000000029	J 000620	T/up agent statement	IOA	75.00	7-5	575.00
Total					<u>575.00</u>		



Licence # 78222

TAX INVOICE

ABN: 51 162 295 650

INVOICE FOR:
 Roho Developments Pty Ltd C/- Advantage one Pty Ltd
 2 Pier St
 Urangan, QLD 4655

Invoice # 4145
 Date: 7/09/2021
 PO Number: 31541

WORKS COMPLETED: 3 King Richard Ct, Urangan QLD 4655
 For the replacement of rangehood with westing house fixed position rangehood.

For electrical installations, this certifies that the electrical installation, to the extent it is affected by the electrical work, has been tested to ensure that it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying under the Electrical Safety Regulation 2013 to the electrical installation. For electrical equipment, this certifies that the electrical equipment, to the extent it is affected by the electrical work, is electrically safe. Thank you for choosing Kool Spark, your prompt payment is appreciated. Electrical Lic # 78222 Arctick Lic # L066002

Description	Qty	Price <small>ex gst</small>	Total <small>ex gst</small>
Range hood and installation.	1	\$224.55	\$224.55

How to Pay

IMPORTANT

Please use invoice number **4145** as your reference number when making payment. This will ensure we know its your payment and not another customers payment.

Payment Options: Bank Deposit, Card or Cash

Payment Due: 21st September 2021

EFT DETAILS:

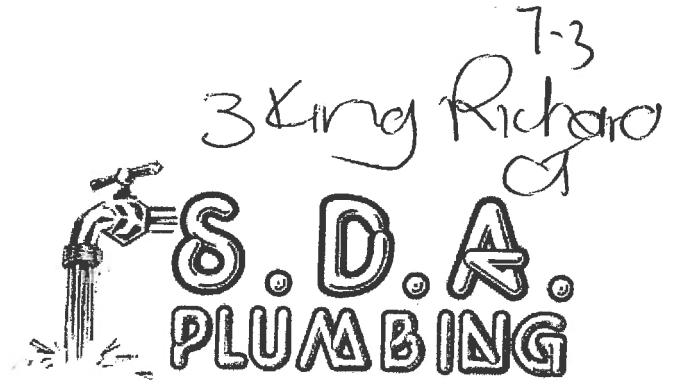
BANK: Name: Kool Spark

BSB: BSB: 014699

BANK ACCOUNT: Account: 382791185

SUBTOTAL	\$224.55
GST (10%)	\$22.45
TOTAL	\$247.00
PAID	\$0.00
TOTAL	NET 14 Days \$247.00

TERMS overleaf or [CLICK HERE](#)



TAX INVOICE

<p>Roho Developments Pty Ltd C/- Advantage One Pty. Ltd.</p>	<p>Job No JB01743</p> <p>Job Address 3 King Richard Court Urangan</p> <p>Reference 3 King Richard Court Urangan</p>	<p>Invoice Date 30 May 2022</p> <p>Due Date 13 June 2022</p> <p>Invoice No INV-3775</p> <p>ABN 84767754831</p>	<p>S.D.A. Plumbing 3/542 Esplanade Urangan Qld 4655 Ph : 0418 377 187 Email : stuart@sdaplumbing.com</p>
--	--	--	--

Description	Quantity	Unit Price	Amount
Replace the washers to the hot and cold taps to the shower and reseal the taps. Pressure test and flood test the shower and found the wet seal is broken.	1	198.00	198.00
		Subtotal	198.00
		Includes GST	18.00
		Total AUD	198.00

PAYMENT ADVICE

S.D.A. Plumbing
3/542 Esplanade
Urangan Qld 4655
Ph : 0418 377 187
Email :
stuart@sdaplumbing.com

Customer	Roho Developments Pty Ltd
Invoice No	INV-3775
Amount Due	198.00
Due Date	13 June 2022
Amount Enclosed	_____

7.4

Tony's Rent A Hubby

ABN: 40 198 755 698

TAX INVOICE

INVOICE NO. 12844
TERMS Net 30
DATE 19/05/2022
DUE DATE 18/06/2022
P.O.NO 32593

INVOICE TO

Century 21
 2 Pier st
 Urangan QLD 4655

Work Address

3 King Richard crt
 Urangan

DESCRIPTION	QUANTITY	RATE	AMOUNT
Maintenance service roller door	1	55.00	55.00

For payment by direct deposit:

ANZ Bank
 BSB - 014 726
 Account - 490 722 099
 Please use invoice number as reference.

SUBTOTAL
GST 5.00
BALANCE DUE **A\$55.00**

Weekly 10% admin fee will be charged on any outstanding amount.

PO Box 7524, Urangan QLD 4655
 Mobile: 0409 937 966 Phone/Fax: (07) 4191 4071
 Email: trahubby@gmail.com

Lawimo Pty Ltd ATF The Stengel Family Trust

7.5

Secure Smoke Alarms Pty Ltd

PO Box 7150
Urangan QLD 4655
Phone 0407 032 627

DATE:
INVOICE #
ADDRESS:

TAX INVOICE

9 May 2022
5433

3 King Richard Court

Bill To:

Roho Developments Pty Ltd
C/o Century 21 at the Pier
2 Pier Street
Urangan QLD 4655

DESCRIPTION	QTY	AMOUNT
Annual Smoke Alarm Service Renewal May 2022 to April 2023		\$ 75.00
TOTAL INC GST		\$ 75.00

All Alarms installed or serviced by Secure Smoke Alarms Pty Ltd are compliant in accordance with;

- Fire and Rescue Service Amendment Act 2006. Act No.49 of 2006
- Australian Standards 3786
- Section 3.7.2.2. of the Building Code of Australia

Account Name: Secure Smoke Alarms Pty Ltd
BSB: 064 492
Account No: 10056280
Reference: Invoice Number



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 2520
Sydney, NSW 2001



ROHO DEVELOPMENTS PTY LTD
PO BOX 996
SOUTHPORT BC QLD 4215

1 Shelley Street
Sydney, NSW 2000

account balance **\$6,096.35**
as at 31 Dec 21

account name ROHO DEVELOPMENTS PTY LTD ATF
ROHIZINSKI INVESTMENT TRUST
account no. 963673199

transaction	description	debits	credits	balance
30.06.21	OPENING BALANCE			9,946.49
30.07.21	Interest MACQUARIE CMA INTEREST PAID*		0.98	9,947.47
02.08.21	Deposit ADVANTAGE ONE Century 21		1,446.00	11,393.47
30.08.21	Funds transfer TRANSACT TFR TO 963463187 J ROHOZINSKI S	6,500.00		4,893.47
31.08.21	Interest MACQUARIE CMA INTEREST PAID*		1.15	4,894.62
07.09.21	BPAY BPAY TO RATE PAYMENTS	1,203.36		3,691.26
13.09.21	Funds transfer TRANSACT TFR TO 963463187 J ROHOZINSKI S	2,000.00		1,691.26
30.09.21	Interest MACQUARIE CMA INTEREST PAID*		0.34	1,691.60
30.09.21	Deposit ADVANTAGE ONE Century 21		1,199.00	2,890.60
14.10.21	Funds transfer TRANSACT TFR TO 963463187 J ROHOZINSKI S	1,500.00		1,390.60
29.10.21	Interest MACQUARIE CMA INTEREST PAID*		0.19	1,390.79
29.10.21	Deposit ADVANTAGE ONE Century 21		2,896.40	4,287.19

how to make a transaction

online
Log in to www.macquarie.com.au/personal

by phone
Call 133 275 to make a phone transaction

transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 512
ACCOUNT NO. 963673199

deposits using BPay
From another bank



Bill code: 667022
Ref: 963 673 199

POSTED

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name ROHO DEVELOPMENTS PTY LTD ATF
ROHIZINSKI INVESTMENT TRUST
account no. 963673199

transaction	description	debits	credits	balance
30.11.21	Interest	MACQUARIE CMA INTEREST PAID*	0.30	4,287.49
31.12.21	Interest	MACQUARIE CMA INTEREST PAID*	0.26	4,287.75
31.12.21	Deposit	ADVANTAGE ONE Century 21	1,808.60	6,096.35
	CLOSING BALANCE AS AT 31 DEC 21	11,203.36	7,353.22	6,096.35

* Interest rate for the period 1 July to 14 November: 0.12% pa (137 days); 15 November to 31 December:
0.05% pa (47 days)

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continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name ROHO DEVELOPMENTS PTY LTD ATF
ROHIZINSKI INVESTMENT TRUST
account no. 963673199

Please note the following financial services companies and/or financial advisers have authority on your account.

Name	Authority Type
UBS SECURITIES AUSTRALIA LTD	General withdrawal authority
EP FINANCIAL SERVICES PTY LTD	General withdrawal authority
EP FINANCIAL SERVICES PTY LTD GOLD	Enquiry authority

Authority descriptions

Enquiry authority - you authorise the third party to have access to information about your account.

General withdrawal authority - you authorise the third party to:

- withdraw their fees from your account,
- withdraw funds from your account to make payments on your behalf directly to the Australian Taxation Office (ATO), and
- make payments and withdrawals for any purpose including settlement or investment.

Please consider carefully who you appoint as a third party authority on your account as we may follow their instructions as if they were yours. It is important that you understand this risk and carefully consider what level of authority you give to them. For more information on third party authority levels search 'Macquarie Help' in your browser to find our Help Centre.

POSTED



Macquarie Cash Management Account

enquiries 1800 806 310

account name ROHO DEVELOPMENTS PTY LTD ATF
ROHIZINSKI INVESTMENT TRUST
account no. 963673199

We offer several options that allow you to make payments and view transactions free of charge

- Electronic funds transfers up to \$5,000 a day using online banking.
- Increase your limit to \$100,000 using the Macquarie Authenticator App or nominate an account for unlimited transfers by contacting us.
- BPAY payments (subject to BPAY biller code limits) free of charge via online and mobile banking.
- Make the switch to free online statements by updating your preference online.

About your account

- Interest is calculated on daily balances and paid monthly. The interest rate is variable and may change at any time without prior notice.
- For more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your product, available at macquarie.com.au or by contacting us. If you have a complaint about our service, or to find out more about our dispute resolution procedures, please refer to macquarie.com.au/feedback-and-complaints.

Protect your account

- Please check each entry on this statement. If you think there is an error or unauthorised transaction, please contact us right away.
- If you have new contact details, please contact us to update them.
- This statement should be kept in a safe place at all times. Please read the Product Information Statement for more details about keeping your account secure.

Access to and sharing your data

- We may provide access to or share an electronic copy of your data (account details, balance, transaction history and personal information) with other parties at your or your Financial Services Professional's request. This includes people who work with or for your Financial Services Professional such as accountants, consultants, technology platform owner/operators and others, some of whom may not be in Australia.
- Please refer to the current offer document for more information and speak with your Financial Services Professional if you have questions about how your data may be used, disclosed and/or protected.

Visit our Help Centre

- Here you'll find answers to common questions about your account. For more information, please visit help.macquarie.com

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- The Macquarie Mobile Banking app makes managing your money simple and convenient.



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8.5



MACQUARIE

Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 2520
Sydney, NSW 2001



ROHO DEVELOPMENTS PTY LTD
PO BOX 996
SOUTHPORT BC QLD 4215

1 Shelley Street
Sydney, NSW 2000

account balance **\$103.28**
as at 30 Jun 22

account name ROHO DEVELOPMENTS PTY LTD ATF
ROHIZINSKI INVESTMENT TRUST
account no. 963673199


transaction	description	debits	credits	balance
31.12.21	OPENING BALANCE			6,096.35
17.01.22	Funds transfer TRANSACT TFR TO 963463187 J ROHOZINSKI S	3,000.00		3,096.35
20.01.22	BPAY BPAY TO RATE PAYMENTS	1,223.73		1,872.62
31.01.22	Interest MACQUARIE CMA INTEREST PAID*		0.20	1,872.82
31.01.22	Deposit ADVANTAGE ONE Century 21		2,171.20	4,044.02
28.02.22	Interest MACQUARIE CMA INTEREST PAID*		0.24	4,044.26
28.02.22	Deposit ADVANTAGE ONE Century 21		1,446.00	5,490.26
28.02.22	BPAY BPAY TO RATE PAYMENTS	1,236.06		4,254.20
31.03.22	Interest MACQUARIE CMA INTEREST PAID*		0.31	4,254.51
31.03.22	Deposit ADVANTAGE ONE Century 21		1,083.40	5,337.91
05.04.22	Funds transfer TRANSACT TFR TO 963463187 J ROHOZINSKI S	3,500.00		1,837.91
29.04.22	Interest MACQUARIE CMA INTEREST PAID*		0.04	1,837.95

how to make a transaction

online
Log in to www.macquarie.com.au/personal

deposits using BPay
From another bank

by phone
Call 133 275 to make a phone transaction

 Biller code: 667022
Ref: 963 673 199

transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 512
ACCOUNT NO. 963673199

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name ROHO DEVELOPMENTS PTY LTD ATF
ROHIZINSKI INVESTMENT TRUST
account no. 963673199

	transaction	description	debits	credits	balance
29.04.22	Deposit	ADVANTAGE ONE Century 21		1,808.60	3,646.55
17.05.22	Deposit	INTERNAL TRANSFER		885.66	4,532.21
31.05.22	Interest	MACQUARIE CMA INTEREST PAID*		0.15	4,532.36
31.05.22	Deposit	ADVANTAGE ONE Century 21		953.40	5,485.76
20.06.22	BPAY	BPAY TO ASIC	276.00		5,209.76
20.06.22	Funds transfer	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON	253.00		4,956.76
20.06.22	Funds transfer	TRANSACT TFR TO 963463187 J ROHOZINSKI S	2,000.00		2,956.76
30.06.22	Interest	MACQUARIE CMA INTEREST PAID*		0.48	2,957.24
30.06.22	Deposit	ADVANTAGE ONE Century 21		102.80	3,060.04
30.06.22	Funds transfer	TRANSACT TFR TO 963463187 J ROHOZINSKI S	2,956.76		103.28
		CLOSING BALANCE AS AT 30 JUN 22	14,445.55	8,452.48	103.28

* Interest rate for the period 1 January to 16 June: 0.05% pa (167 days); 17 June to 30 June: balances \$0.00 to \$4,999.99 earned 0.25% balances \$5,000.00 and above earned 0.25% pa (14 days)

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name ROHO DEVELOPMENTS PTY LTD ATF
ROHIZINSKI INVESTMENT TRUST
account no. 963673199

Please note the following financial services companies and/or financial advisers have authority on your account.

Name	Authority Type
UBS SECURITIES AUSTRALIA LTD	General withdrawal authority
EP FINANCIAL SERVICES PTY LTD	General withdrawal authority
EP FINANCIAL SERVICES PTY LTD GOLD	Enquiry authority

Authority descriptions

Enquiry authority - you authorise the third party to have access to information about your account.

General withdrawal authority - you authorise the third party to:

- withdraw their fees from your account,
- withdraw funds from your account to make payments on your behalf directly to the Australian Taxation Office (ATO), and
- make payments and withdrawals for any purpose including settlement or investment.

Please consider carefully who you appoint as a third party authority on your account as we may follow their instructions as if they were yours. It is important that you understand this risk and carefully consider what level of authority you give to them. For more information on third party authority levels search 'Macquarie Help' in your browser to find our Help Centre.

annual interest summary 2021/2022

INTEREST PAID	4.64
TOTAL INCOME PAID	4.64



Macquarie Cash Management Account

enquiries 1800 806 310

account name ROHO DEVELOPMENTS PTY LTD ATF
ROHIZINSKI INVESTMENT TRUST
account no. 963673199

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9-1

Comparative Market Analysis



AT THE PIER



3 KING RICHARD COURT URANGAN QLD 4655

Prepared for ROHO DEVELOPMENTS PTY LTD on 17th April 2023

John nairn

CENTURY 21 at the Pier

2 Pier Street

URANGAN QLD 4655

m: 0430652321

w: 07 41253255

john.n@century21.com.au

POSTED

9-2



The Proprietor
3 King Richard Court
Urangan QLD 4655

17th April 2023

Dear JAN

Thank you for the opportunity to appraise your property at 3 KING RICHARD COURT URANGAN QLD 4655

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

john nairn
CENTURY 21 at the Pier
2 Pier Street

URANGAN QLD 4655
m: 0430652321

9-3



Your Property

3 KING RICHARD COURT URANGAN QLD 4655

4 2 2 806m² 125m²



Your Property History

- 8 Sep, 2022** - Listed for rent at \$530 / week
- 15 Aug, 2022** - Listed for sale at OFFERS OVER \$650,000
- 1 Jun, 2021** - Listed for rent at \$400 / week
- 10 Apr, 2015** - Listed for rent at \$370 / week
- 9 Apr, 1997** - Sold for \$133,500
- 30 Jan, 1996** - Sold for \$44,000

Introducing john nairn

9-4

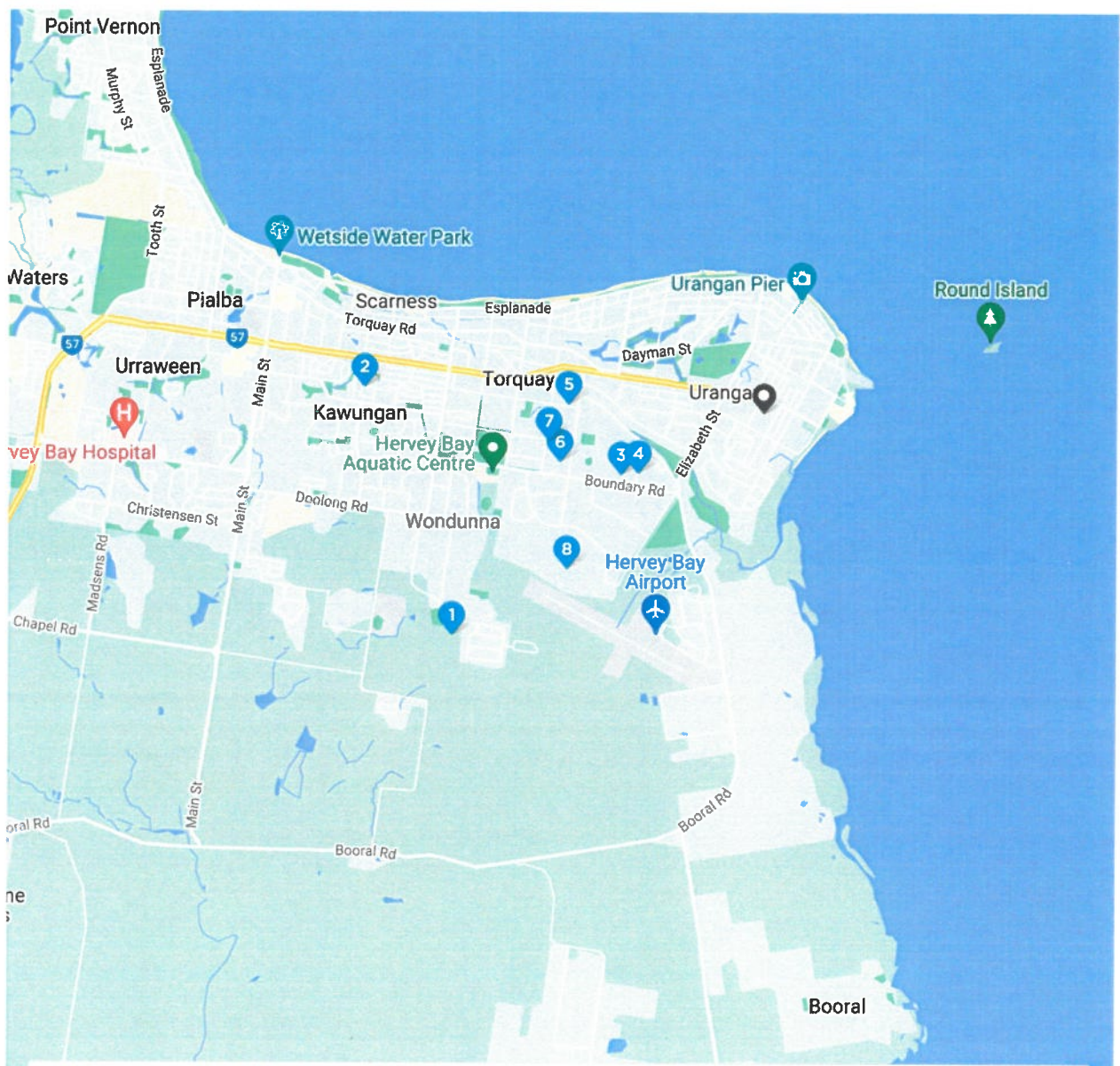




AT THE PIER

Comparables Map: Sales & Listings



Comparables Map: Sales



					
1	10 SERENE WAY WONDUNNA QLD 4655	4	2	2	\$574,000
2	4 ELAINE COURT SCARNESS QLD 4655	4	2	2	\$580,000
3	110 BRADMAN WAY URANGAN QLD 4655	4	2	2	\$595,000
4	4 TRILL COURT URANGAN QLD 4655	4	2	4	\$600,000
5	3 IVYBIRD COURT TORQUAY QLD 4655	4	2	4	\$615,000
6	33 CONONDALE COURT TORQUAY QLD 4655	4	2	2	\$597,000
7	8 TRUSS COURT TORQUAY QLD 4655	4	2	2	\$610,000
8	37 TINA DRIVE URANGAN QLD 4655	4	2	2	\$860,000

Google Map data ©2023
 * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1 10 SERENE WAY WONDUNNA QLD 4655 **Sold Price** **\$574,000**



🏠 4 🚿 2 🚗 2 📏 603m² 📐 156m²
 Year Built 2014 DOM 7
 Sold Date 05-May-22 Distance 4.68km
 First Listing OFFERS OVER \$570,000
 Last Listing OFFERS OVER \$570,000

2 4 ELAINE COURT SCARNES QLD 4655 **Sold Price** **\$580,000**



🏠 4 🚿 2 🚗 2 📏 683m² 📐 111m²
 Year Built - DOM 15
 Sold Date 17-May-22 Distance 4.86km
 First Listing Offers Over \$525,000
 Last Listing UNDER CONTRACT

3 110 BRADMAN WAY URANGAN QLD 4655 **Sold Price** **\$595,000**



🏠 4 🚿 2 🚗 2 📏 506m² 📐 129m²
 Year Built 2017 DOM 2
 Sold Date 08-Apr-22 Distance 1.91km
 First Listing Offers over \$569,000
 Last Listing Offers over \$569,000

4 4 TRILL COURT URANGAN QLD 4655 **Sold Price** **\$600,000**



🏠 4 🚿 2 🚗 4 📏 630m² 📐 148m²
 Year Built 2008 DOM 137
 Sold Date 06-Feb-23 Distance 1.7km
 First Listing \$650,000
 Last Listing Offers Over \$600,000

5 3 IVYBIRD COURT TORQUAY QLD 4655 **Sold Price** **\$615,000**




🏠 4 🚿 2 🚗 4 📏 650m² 📐 125m²
 Year Built 1998 DOM 57
 Sold Date 06-Mar-23 Distance 2.37km
 First Listing \$625,000
 Last Listing \$625,000

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic


Comparable Sales

6 33 CONONDALE COURT TORQUAY QLD 4655 **Sold Price** ^{RS} **\$597,000**




4	2	2	705m ²	142m ²
Year Built	2004	DOM	22	
Sold Date	12-Apr-23	Distance	2.55km	
First Listing	Offers over \$580,000			
Last Listing	Offers over \$580,000			

7 8 TRUSS COURT TORQUAY QLD 4655 **Sold Price** **\$610,000**



4	2	2	628m ²	199m ²
Year Built	2000	DOM	15	
Sold Date	08-Feb-23	Distance	2.63km	
First Listing	OFFERS ABOVE \$600,000			
Last Listing	OFFERS ABOVE \$600,000			

8 37 TINA DRIVE URANGAN QLD 4655 **Sold Price** ^{RS} **\$860,000**



4	2	2	807m ²	-
Year Built	-	DOM	14	
Sold Date	06-Apr-23	Distance	3.09km	
First Listing	\$869,000			
Last Listing	\$869,000			

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparables Map: Listings



					DOM	
1	26 WHIPBIRD COURT URANGAN QLD 4655	4	2	2	109	Submit an Offer
2	16 LIDO PARADE URANGAN QLD 4655	4	2	2	70	Offers from \$599,000
3	38 WILLIAM STREET URANGAN QLD 4655	4	2	2	1078	\$580,000
4	7 WHIPBIRD COURT URANGAN QLD 4655	4	2	2	16	\$569,000
5	27 TOPAZ CIRCUIT URANGAN QLD 4655	4	2	2	42	Offers Over \$585,000
6	38 MOONSTONE DRIVE URANGAN QLD 4655	4	2	2	74	Offers over \$629,000 considered
7	22 BRADMAN WAY URANGAN QLD 4655	4	2	2	49	Offers Above \$620,000 Considered
8	33 CONONDALE COURT TORQUAY QLD 4655	4	2	2	22	Offers over \$580,000
9	8 TRUSS COURT TORQUAY QLD 4655	4	2	2	15	OFFERS ABOVE \$600,000



Map data ©2023

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Listings

1 26 WHIPBIRD COURT URANGAN QLD 4655



4 2 2 700m² 170m²
 Year Built 2006 DOM 109 days
 Listing Date 18-Jan-22 Distance 1.64km
 Listing Price [Submit an Offer](#)

2 16 LIDO PARADE URANGAN QLD 4655



4 2 2 722m² 139m²
 Year Built 1997 DOM 70 days
 Listing Date 29-Jan-22 Distance 1.42km
 Listing Price [Offers from \\$599,000](#)

3 38 WILLIAM STREET URANGAN QLD 4655



4 2 2 607m² -
 Year Built - DOM 1078 days
 Listing Date 14-Dec-19 Distance 1.24km
 Listing Price [\\$580,000](#)

4 7 WHIPBIRD COURT URANGAN QLD 4655



4 2 2 833m² 170m²
 Year Built 2006 DOM 16 days
 Listing Date 22-Jun-22 Distance 1.56km
 Listing Price [\\$569,000](#)

5 27 TOPAZ CIRCUIT URANGAN QLD 4655



4 2 2 848m² 128m²
 Year Built 2009 DOM 42 days
 Listing Date 06-Mar-23 Distance 1.47km
 Listing Price [Offers Over \\$585,000](#)

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Listings

6 38 MOONSTONE DRIVE URANGAN QLD 4655



4 2 2 600m² 166m²
 Year Built 2009 DOM 74 days
 Listing Date 02-Feb-23 Distance 1.64km
 Listing Price Offers over \$629,000 considered

7 22 BRADMAN WAY URANGAN QLD 4655



4 2 2 642m² -
 Year Built - DOM 49 days
 Listing Date 08-Dec-22 Distance 2.12km
 Listing Price Offers Above \$620,000 Considered

8 33 CONONDALE COURT TORQUAY QLD 4655



4 2 2 705m² 142m²
 Year Built 2004 DOM 22 days
 Listing Date 22-Mar-23 Distance 2.55km
 Listing Price Offers over \$580,000

9 8 TRUSS COURT TORQUAY QLD 4655

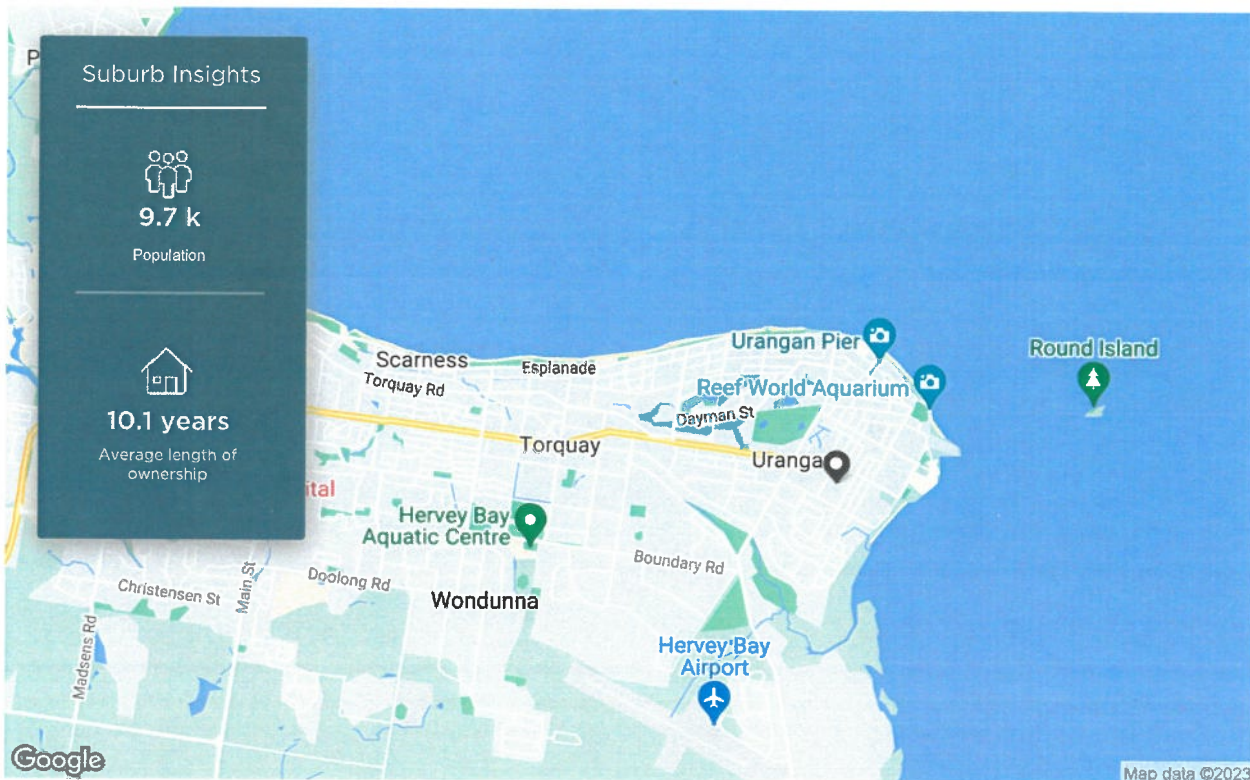


4 2 2 628m² 199m²
 Year Built 2000 DOM 15 days
 Listing Date 25-Jan-23 Distance 2.63km
 Listing Price OFFERS ABOVE \$600,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Urangan

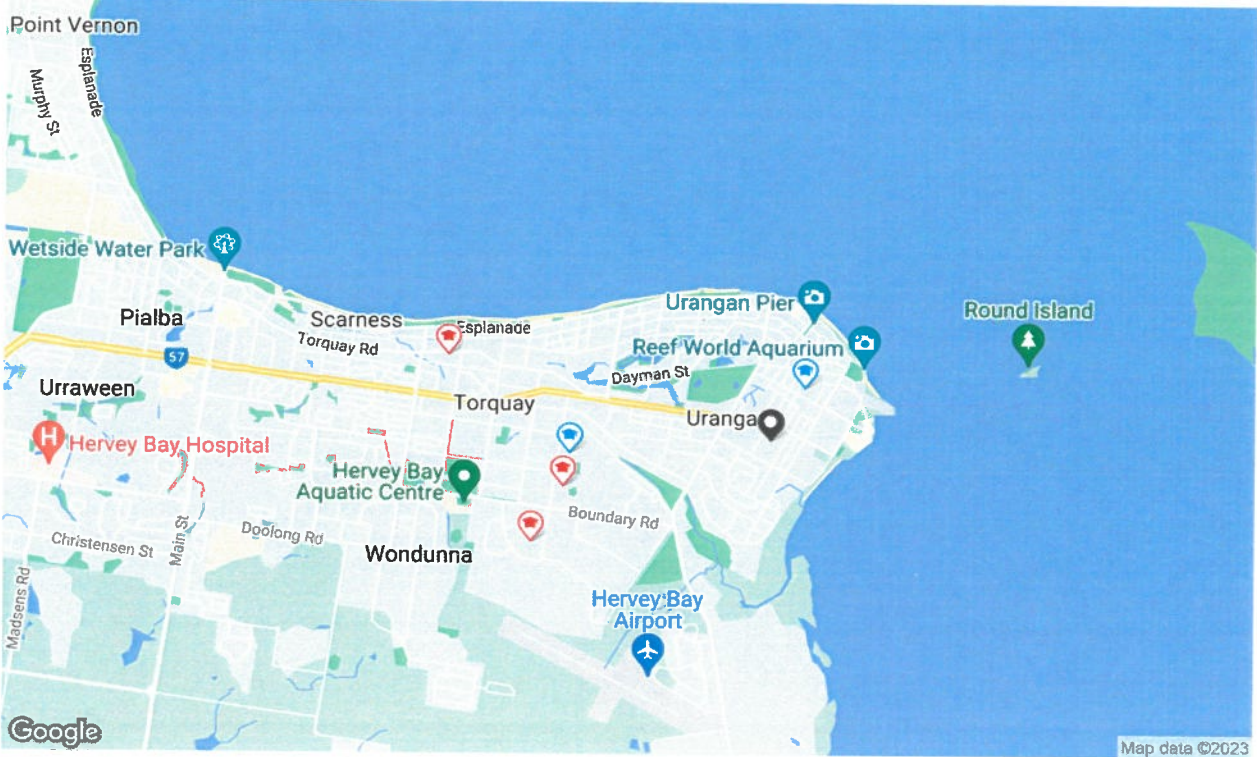
Demographic



The size of Urangan is approximately 14 square kilometres. It has 8 parks covering nearly 4.8% of total area. The population of Urangan in 2011 was 9,168 people. By 2016 the population was 9,728 showing a population growth of 6.1% in the area during that time. The predominant age group in Urangan is 60-69 years. Households in Urangan are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Urangan work in a professional occupation. In 2011, 58% of the homes in Urangan were owner-occupied compared with 60% in 2016. Currently the median sales price of houses in the area is \$590,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	52.8	Owns Outright	39.8	0-15.6K	5.2	0-9	10.1
Couples with Children	26.7	Purchaser	20.2	15.6-33.8K	24.5	10-19	10.5
Single Parents	19.5	Renting	34.9	33.8-52K	24.2	20-29	8.2
Other	1.1	Other	0.8	52-78K	17.4	30-39	9.1
		Not Stated	4.3	78-130K	14.0	40-49	10.7
				130-182K	3.8	50-59	14.5
				182K+	2.5	60-69	17.8
						70-79	13.5
						80-89	4.7
						90-99	0.6

Local Schools



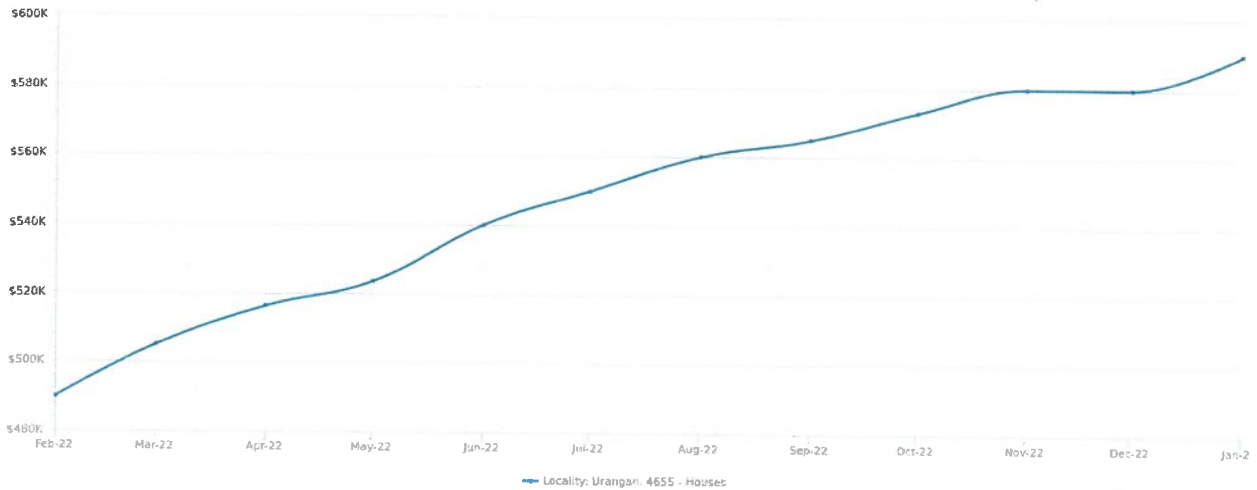
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Urangan Point State School 19 Edward Street Urangan QLD 4655	0.72km	Primary	Mixed	Government	0-6
	Urangan State High School 114-132 Emerald Park Way Urangan QLD 4655	2.11km	Secondary	Mixed	Government	7-12
	Sandy Strait State School 114-132 Emerald Park Way Urangan QLD 4655	2.24km	Primary	Mixed	Government	0-6
	Star of the Sea Catholic School 33-49 Hughes Road Wondunna QLD 4655	2.77km	Primary	Mixed	Non-Government	0-6
	Torquay State School 217 Torquay Terrace Torquay QLD 4655	3.53km	Primary	Mixed	Government	0-6

Property is within school catchment area
 Property is outside school catchment area



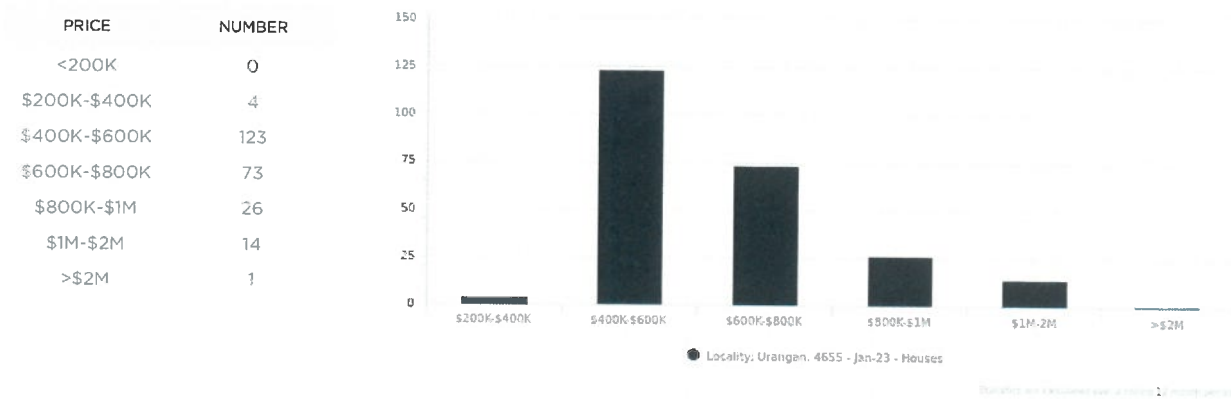
Recent Market Trends

Median Sale Price - 12 months (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2023	6	\$590,000	1.7% ▲	20	76	\$500
Dec 2022	12	\$580,000	0.0%	21	84	\$500
Nov 2022	15	\$580,000	1.2% ▲	21	80	\$500
Oct 2022	24	\$573,000	1.4% ▲	21	93	\$500
Sep 2022	21	\$565,000	0.9% ▲	19	101	\$500
Aug 2022	21	\$560,000	1.8% ▲	17	108	\$500
Jul 2022	20	\$550,000	1.9% ▲	17	98	\$500
Jun 2022	15	\$540,000	3.2% ▲	14	95	\$490
May 2022	26	\$523,500	1.4% ▲	15	92	\$480
Apr 2022	22	\$516,250	2.2% ▲	14	87	\$467
Mar 2022	31	\$505,000	3.1% ▲	15	81	\$450
Feb 2022	28	\$490,000	2.1% ▲	15	78	\$440

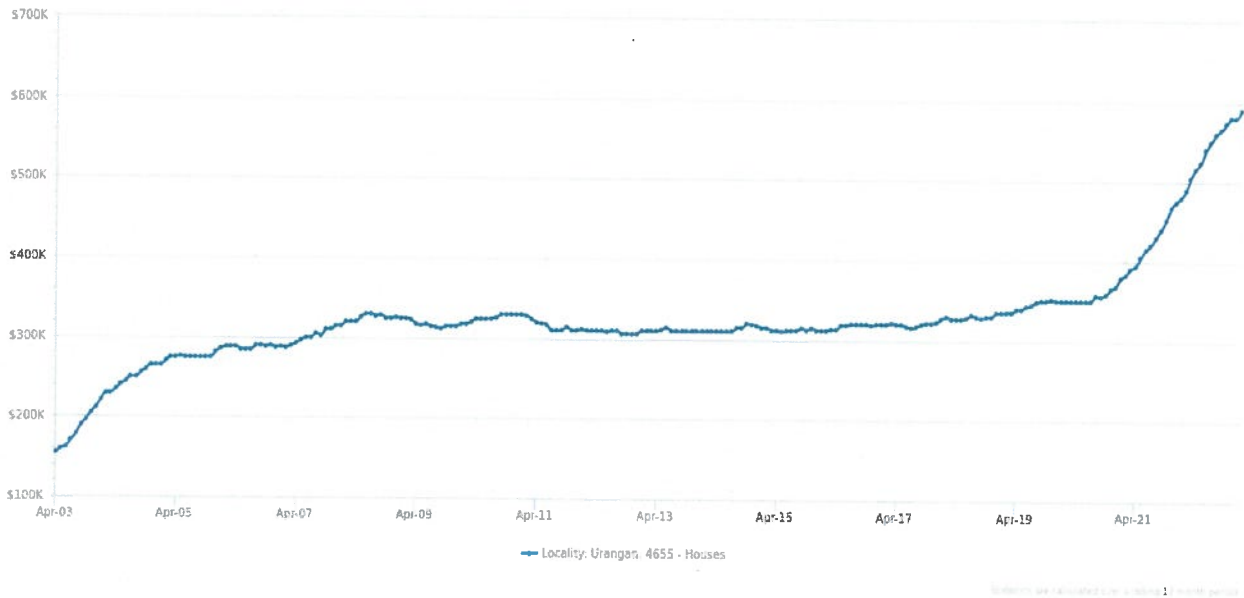
Sales by Price - 12 months (House)





Long Term Market Trends

Median Sale Price - 20 years (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2023	241	\$590,000	22.9% ▲	20	319	\$500
2022	330	\$480,000	26.6% ▲	14	342	\$450
2021	273	\$379,000	8.3% ▲	50	335	\$362
2020	279	\$350,000	4.5% ▲	53	409	\$350
2019	248	\$335,000	2.3% ▲	51	421	\$350
2018	233	\$327,500	2.3% ▲	53	424	\$340
2017	206	\$320,000	2.7% ▲	68	458	\$335
2016	194	\$311,500	-1.1% ▼	67	432	\$320
2015	171	\$315,000	1.6% ▲	58	352	\$320
2014	186	\$310,000	0.0%	63	326	\$292
2013	167	\$310,000	-0.6% ▼	70	385	\$282
2012	145	\$312,000	-5.5% ▼	88	411	\$270
2011	147	\$330,000	3.8% ▲	88	360	\$270
2010	196	\$317,887	-2.2% ▼	69	370	\$265
2009	181	\$325,000	3.2% ▲	75	358	\$265
2008	281	\$315,000	9.2% ▲	49	392	\$250
2007	212	\$288,500	1.1% ▲	56	384	\$230
2006	210	\$285,500	7.7% ▲	50	154	\$230
2005	229	\$265,000	19.9% ▲	142	60	-
2004	330	\$221,000	57.9% ▲	-	47	-

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Summary

3 KING RICHARD COURT URANGAN QLD 4655



Appraisal price range
\$595,000 TO \$625,000

Notes from your agent

Median \$610,000



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