

# CAPITAL GAINS

Client name	COL SHEPPARD SUPERFUND	Prepared by	SHARNEE
Client code	SHEPCSF	Date prepared	22/02/22
Year ended	30/06/2021	Reviewed by	

## Sale of Yellow Rock Road - Urunga 19/04/2021

		GST		
Sale Proceeds	950,000.00		Rates Adjust	790.56
Less:				
Pexa Fee	133.54			
Legal Fees	1,966.00	160.00		
Commission at 3%	25,909.09	2,590.91		
	<u>921,991.37</u>	<u>- 2,750.91</u>		<u>790.56</u>
				\$ 920,031.02
				TOTAL

## Purchase 20/06/2007

Cost Base Reset 30/06/17 (For TBC purposes)	2,750,000.00
Valuation Fee	1,200.00
GST adjustment 2016	- 880.29
	<u>2,750,319.71</u>

<b>Cashflow</b>	
Zone Fee Paid -	133.00
Settlement	853,664.02
Settlement	66,500.00
	<u>920,031.02</u>

**CAPITAL GAIN / (LOSS) -1,828,328.34**

*NB: GST adjustment in 2016 was not allocated against the 1 unit held, so was never included in the Cost Base Reset in 2017. Take this up in 2021 as the adjustment was incurred in relation to the property.*

**SETTLEMENT ADJUSTMENT SHEET**

**COLIN RAYMOND SHEPPARD & GARRY ROBERT SHEPPARD SALE TO A. T.  
NGUYENS INVESTMENT PTY LTD  
PROPERTY: LOTS 553 & 583 YELLOW ROCK ROAD, URUNGA**

Settlement: 19 April 2021  
Adjustments as at: 19 April 2021

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$950,000.00 ✓
Less Deposit		\$95,000.00
Balance		<u>\$855,000.00</u>
<b>Current Council Rates</b>		
For Period 1/07/2020 to 30/06/2021 - 365 days		
\$4007.71 Paid		
Purchaser allows 72 days		
For period 19/04/2021 to 30/06/2021		\$790.56 ✓
Totals	\$0.00	\$855,790.56
Less Amount Payable By Vendor		\$0.00
<b>AMOUNT DUE ON SETTLEMENT</b>		<u><b>\$855,790.56</b></u>

Directions:-

in favour of Pexa fee ( Electronic Conveyancing for		\$133.54 ✓
in favour of Col Sheppard Superannuation Fund for		\$853,664.02
in favour of Reynolds & Reynolds Legal Services for		\$1,993.00
Total		<u><u>\$855,790.56</u></u>

Commission at 3% = \$28,500 ✓

# REYNOLDS & REYNOLDS

## LEGAL SERVICES

INCORPORATING PAUL TIPPER & ASSOCIATES

PRINCIPAL: E V REYNOLDS BA, LLB

ABN 16 150 294 090

Our Ref: EVR:LW:211240

15 April 2021

Colin Raymond Sheppard & Garry Robert Sheppard Col Sheppard Superannuation Fund  
PO Box 1212  
BUNDABERG QLD 4670

### TAX INVOICE

#### MEMORANDUM OF COSTS & DISBURSEMENTS

**Re: Your Sale to A. T. Nguyens Investment Pty Ltd**

**Property: Lots 553 & 583 Yellow Rock Road, Urunga**

To our professional fees with regard to the completion of your above sale including engrossing Contract for Sale, forwarding same to solicitors for purchasers, correspondence and telephone calls with solicitors for purchasers, real estate agent and accountant, exchange Contracts, arrange settlement, all other attendances, including GST:

		\$1,760.00
<b>Disbursements (including GST):</b>		
Zoning Certificate	\$133.00	
2x title search	66.00	
ASIC search	55.00	
Land Tax Clearance Certificate	57.00	
Photocopying	33.00	
Postage, stationery & miscellaneous charges	<u>22.00</u>	<u>\$366.00</u>
Total		2,126.00 ✓
Less money paid for zoning certificate		<u>\$133.00</u> ✓
Total due and owing:		<u>\$1,993.00</u>

With Compliments

**REYNOLDS & REYNOLDS LEGAL SERVICES**

Lisa Waddell