

WADDIKEE ROAD PROPERTY TRUST

BALANCE SHEET AS AT 30 JUNE 2022

	Note	Cost 2022 \$	Market value 2022 \$
CURRENT ASSETS			
Cash at bank		132,503	132,503
Total current assets		<u>132,503</u>	<u>132,503</u>
NON-CURRENT ASSETS			
Market value as at October 2021			4,300,000
Land & buildings - Waddikee Road		1,784,201	
Plant and equipment at cost		322,097	
Accumulated depreciation		(157,781)	
Structural improvements		514,201	
Accumulated depreciation		(188,099)	
Total non-current assets		<u>2,274,619</u>	<u>4,300,000</u>
TOTAL ASSETS		<u>2,407,122</u>	<u>4,432,503</u>
CURRENT LIABILITIES			
Trade creditors		4,827	4,827
GST payable		8,845	8,845
Total current liabilities		<u>13,672</u>	<u>13,672</u>
NON-CURRENT LIABILITIES			
Beneficiaries entitlements			
Eltony Family Trust		576,303	576,303
Sinclair Superannuation Fund		-	-
Robuc Family Trust		576,303	576,303
Berrinba Trust		(1,152,604)	(1,152,604)
Total non-current liabilities		<u>2</u>	<u>2</u>
TOTAL LIABILITIES		<u>13,674</u>	<u>13,674</u>
NET ASSETS		<u>2,393,448</u>	<u>4,418,829</u>
TRUST FUNDS			
Issued units		2,393,448	2,393,448
TOTAL TRUST FUNDS		<u>2,393,448</u>	<u>2,393,448</u>
Value per unit			1.85
Sinclair Super Fund	797,816		1,472,943
Berrinba Trust	1,595,632		2,945,886
			<u>4,418,829</u>

*The accompanying notes form part of these financial statements.
These statements should be read in conjunction with the attached compilation report.*