

RPCL SF

Statement of Financial Position**As At 30 Jun 2022**

	As at 30 Jun 2021 Balance	Quantity	As at 30 Jun 2022 Balance	Quantity
Assets				
Investments				
Direct Property				
E31/1 Great Hall Drive Miami 422	\$ 735,000.00	1	\$ 970,000.00	1
Total Direct Property	\$ 735,000.00		\$ 970,000.00	
Total Investments	\$ 735,000.00		\$ 970,000.00	
Other Assets				
Cash At Bank				
Bankwest Business Zero Transaction Account	\$ 58,034.60		\$ 67,895.84	
Total Cash At Bank	\$ 58,034.60		\$ 67,895.84	
Receivables				
Investment Income Receivable				
Rent				
Direct Property				
E31/1 Great Hall Drive Miami 422	\$ 1,173.67		\$ 646.68	
Total Direct Property	\$ 1,173.67		\$ 646.68	
Total Rent	\$ 1,173.67		\$ 646.68	
Total Investment Income Receivable	\$ 1,173.67		\$ 646.68	
Total Receivables	\$ 1,173.67		\$ 646.68	
Current Tax Assets				
Provision for Income Tax	\$ -1,574.10		\$ -1,474.35	
Income Tax Instalments Paid	\$ 1,536.00		\$ 1,911.00	
Total Current Tax Assets	\$ -38.10		\$ 436.65	
Total Other Assets	\$ 59,170.17		\$ 68,979.17	
Total Assets	\$ 794,170.17		\$ 1,038,979.17	
Liabilities				
Other Taxes Payable				
Activity Statement Payable/Refundable	0.00		\$ 393.00	
Total Other Taxes Payable	\$ 0.00		\$ 393.00	
Total Liabilities	\$ 0.00		\$ 393.00	
Net Assets				
Total Net Assets	\$ 794,170.17		\$ 1,038,586.17	
Member Entitlements				
Member Entitlement Accounts				
Mr Robert Preston				
Accumulation	\$ 312,340.84		\$ 408,467.71	
Total Mr Robert Preston	\$ 312,340.84		\$ 408,467.71	
Ms Carolyn Lovett				
Accumulation	\$ 481,829.33		\$ 630,118.46	
Total Ms Carolyn Lovett	\$ 481,829.33		\$ 630,118.46	
Total Member Entitlement Accounts	\$ 794,170.17		\$ 1,038,586.17	
Total Member Entitlements	\$ 794,170.17		\$ 1,038,586.17	

RPCL SF

Operating Statement

From 1 Jul 2021 to 30 Jun 2022

	1 Jul 2020 to 30 Jun 2021	1 Jul 2021 to 30 Jun 2022
Income		
Investment Gains		
Increase in Market Value		
Direct Property		
E31/1 Great Hall Drive Miami 4220	\$ 186,329.90	\$ 236,063.93
Total Direct Property	\$ 186,329.90	\$ 236,063.93
Total Increase in Market Value	\$ 186,329.90	\$ 236,063.93
Total Investment Gains	\$ 186,329.90	\$ 236,063.93
Investment Income		
Rent		
Direct Property		
E31/1 Great Hall Drive Miami 4220	\$ 32,955.00	\$ 33,540.00
Total Direct Property	\$ 32,955.00	\$ 33,540.00
Total Rent	\$ 32,955.00	\$ 33,540.00
Total Investment Income	\$ 32,955.00	\$ 33,540.00
Total Income	\$ 219,284.90	\$ 269,603.93
Expenses		
Member Payments		
Lump Sums Paid		
Mr Robert Preston		
Accumulation	\$ 10,000.00	\$ 0.00
Total Mr Robert Preston	\$ 10,000.00	\$ 0.00
Ms Carolyn Lovett		
Accumulation	\$ 10,000.00	\$ 0.00
Total Ms Carolyn Lovett	\$ 10,000.00	\$ 0.00
Total Lump Sums Paid	\$ 20,000.00	\$ 0.00
Total Member Payments	\$ 20,000.00	\$ 0.00
Other Expenses		
Accountancy Fee	\$ 1,771.00	\$ 1,787.50
Auditor Fee	\$ 863.50	\$ 863.50
Depreciation		
Capital Allowances		
Direct Property		
E31/1 Great Hall Drive Miami 4220	\$ 1,329.90	\$ 1,063.93
Total Direct Property	\$ 1,329.90	\$ 1,063.93
Total Capital Allowances	\$ 1,329.90	\$ 1,063.93
Total Depreciation	\$ 1,329.90	\$ 1,063.93
Property Expenses		
Agents Management Fee		
Direct Property		
E31/1 Great Hall Drive Miami 4220	\$ 2,837.64	\$ 3,107.66
Total Direct Property	\$ 2,837.64	\$ 3,107.66
Total Agents Management Fee	\$ 2,837.64	\$ 3,107.66
Council Rates		
Direct Property		
E31/1 Great Hall Drive Miami 4220	\$ 1,851.18	\$ 2,036.10
Total Direct Property	\$ 1,851.18	\$ 2,036.10
Total Council Rates	\$ 1,851.18	\$ 2,036.10
Legal Fees		

Direct Property			
E31/1 Great Hall Drive Miami 4220	\$	346.50	\$ 0.00
Total Direct Property	\$	346.50	\$ 0.00
Total Legal Fees	\$	346.50	\$ 0.00
Pest Control			
Direct Property			
E31/1 Great Hall Drive Miami 4220	\$	120.00	\$ 60.00
Total Direct Property	\$	120.00	\$ 60.00
Total Pest Control	\$	120.00	\$ 60.00
Property Capital Improvement			
Direct Property			
E31/1 Great Hall Drive Miami 4220	\$	1,407.30	\$ 0.00
Total Direct Property	\$	1,407.30	\$ 0.00
Total Property Capital Improvement	\$	1,407.30	\$ 0.00
Repairs Maintenance			
Direct Property			
E31/1 Great Hall Drive Miami 4220	\$	70.00	\$ 1,128.17
Total Direct Property	\$	70.00	\$ 1,128.17
Total Repairs Maintenance	\$	70.00	\$ 1,128.17
Strata Levy Fee			
Direct Property			
E31/1 Great Hall Drive Miami 4220	\$	8,250.32	\$ 8,621.24
Total Direct Property	\$	8,250.32	\$ 8,621.24
Total Strata Levy Fee	\$	8,250.32	\$ 8,621.24
Sundry Expenses			
Direct Property			
E31/1 Great Hall Drive Miami 4220	\$	2,562.83	\$ 2,996.24
Total Direct Property	\$	2,562.83	\$ 2,996.24
Total Sundry Expenses	\$	2,562.83	\$ 2,996.24
Water Rates			
Direct Property			
E31/1 Great Hall Drive Miami 4220	\$	2,145.73	\$ 1,734.24
Total Direct Property	\$	2,145.73	\$ 1,734.24
Total Water Rates	\$	2,145.73	\$ 1,734.24
Total Property Expenses	\$	19,591.50	\$ 19,683.65
Regulatory Fees	\$	55.00	\$ 56.00
SMSF Supervisory Levy	\$	259.00	\$ 259.00
Total Other Expenses	\$	23,869.90	\$ 23,713.58
Total Expenses	\$	43,869.90	\$ 23,713.58
Income Tax			
Income Tax Expense			
Income Tax Expense	\$	1,574.10	\$ 1,474.35
Total Income Tax Expense	\$	1,574.10	\$ 1,474.35
Total Income Tax	\$	1,574.10	\$ 1,474.35
Net Profit (Loss) Total	\$	173,840.90	\$ 244,416.00

IntelliVal Automated Valuation Estimate

Prepared on 06 February 2023



31/1 Great Hall Drive Miami QLD 4220

Estimated Value:

\$970,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$807,000 - \$1,137,000

Property Attributes:



-



-



1



137m²



Year Built

1995



Land Area

-



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Special facilities (gold coast)

Sales History

Sale Date	Sale Price	Sale Type
28 Feb 1995	\$274,900	Normal Sale

Estimated Value as at 30 January 2023. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

For further information about confidence levels, please refer to the end of this document.

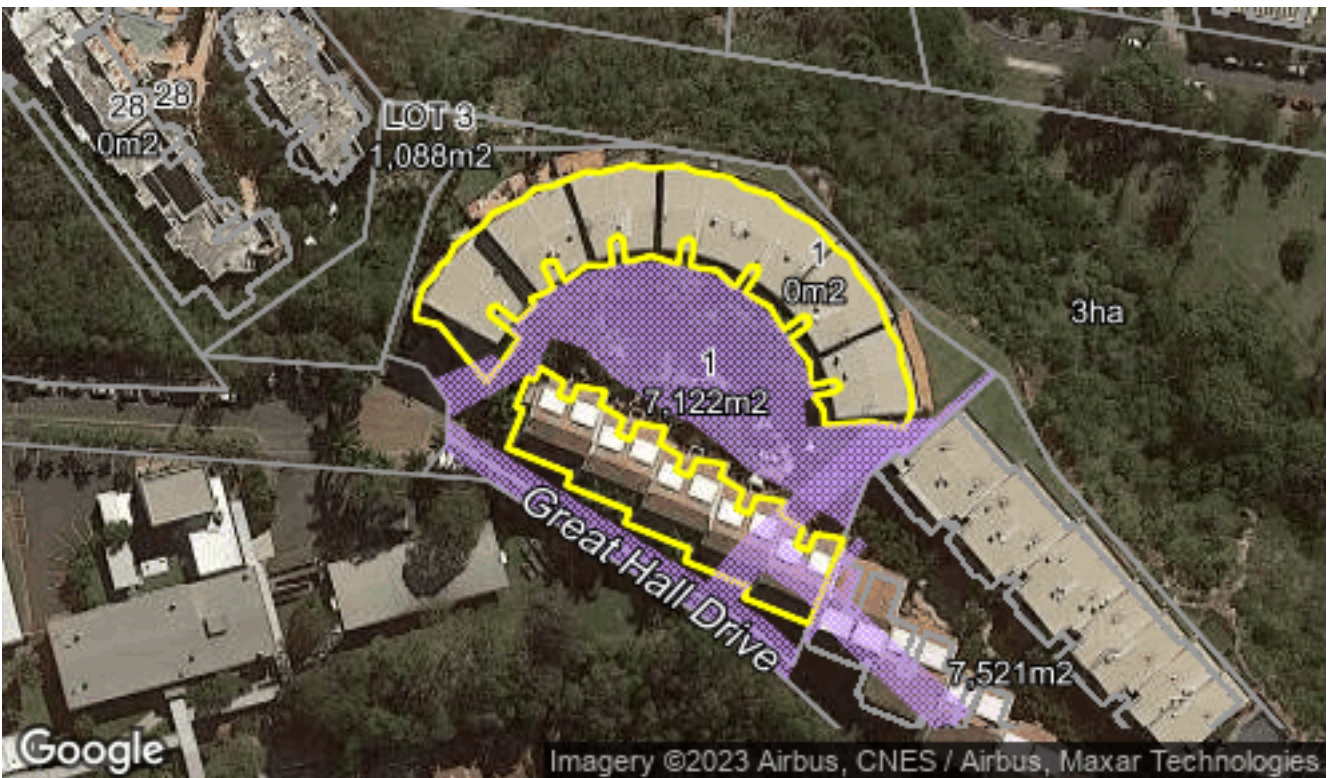
CoreLogic IntelliVal Automated Valuation Estimate

31/1 Great Hall Drive Miami QLD 4220



Prepared on 06 February 2023

Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

31/1 Great Hall Drive Miami QLD 4220



Prepared on 06 February 2023

Recently Sold Properties



- - 1 -

**A24/1 Great Hall Drive Miami
QLD 4220**

Sold Price: \$960,000

Sold Date: 05 December 2022

Distance from Subject: 0.1km

Features: Medium Density Residential



- - 1 -

**14/20 Lake Orr Drive Varsity
Lakes QLD 4227**

Sold Price: \$968,000

Sold Date: 24 March 2022

Distance from Subject: 2.4km

Features: Mixed Use



2 1 1 -

**5/11 Chairlift Avenue East
Mermaid Beach QLD 4218**

Sold Price: \$960,000

Sold Date: 13 March 2022

Distance from Subject: 0.1km

Features: Medium Density Residential

CoreLogic IntelliVal Automated Valuation Estimate

31/1 Great Hall Drive Miami QLD 4220



Prepared on 06 February 2023



2 1 1 96m²

1/19 Petrel Avenue Mermaid Beach QLD 4218

Sold Price: \$935,000

Sold Date: 31 October 2022

Distance from Subject: 0.2km

Features: Medium Density Residential



2 2 2 -

1/2 Fraser Avenue Miami QLD 4220

Sold Price: \$900,000

Sold Date: 12 July 2022

Distance from Subject: 0.2km

Features: Medium Density Residential, Dishwasher, Dishwasher



2 2 1 103m²

8/2 Fraser Avenue Miami QLD 4220

Sold Price: \$900,000

Sold Date: 28 May 2022

Distance from Subject: 0.2km

Features: Medium Density Residential

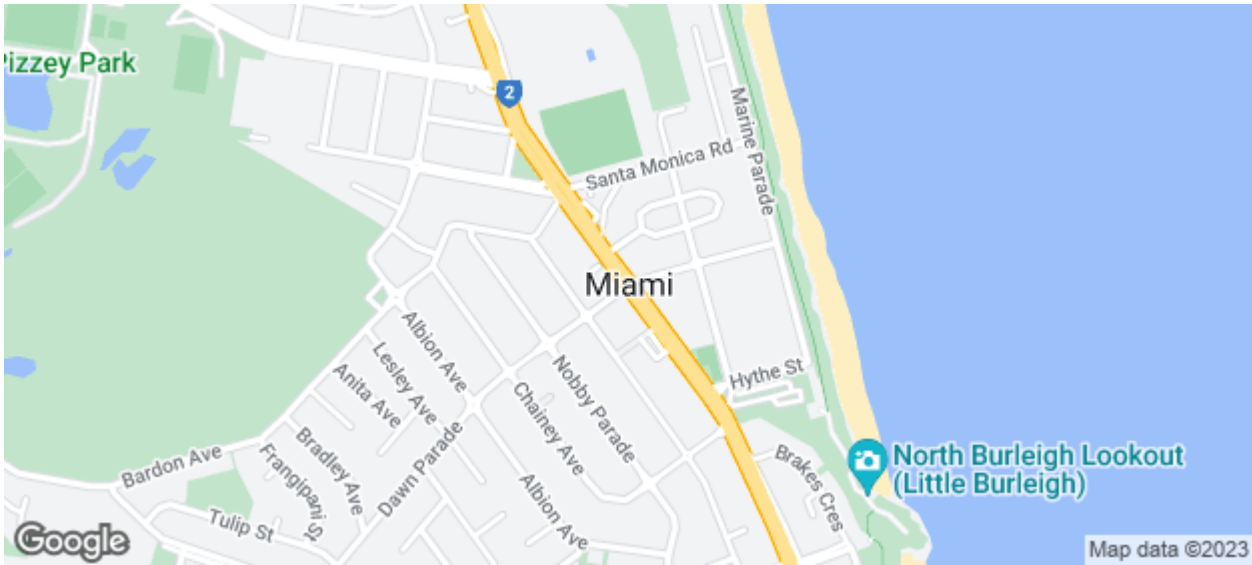
CoreLogic IntelliVal Automated Valuation Estimate

31/1 Great Hall Drive Miami QLD 4220



Prepared on 06 February 2023

Miami Insights: A Snapshot



Houses

Median Price

\$1,383,286

	Past Sales	Capital Growth
2022	106	↑ 2.59%
2021	135	- -
2020	89	↑ 15.51%
2019	87	↓ 12.91%
2018	104	↑ 5.06%

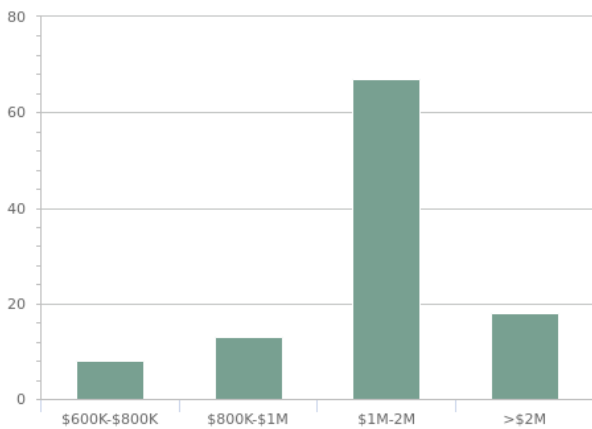
Units

Median Price

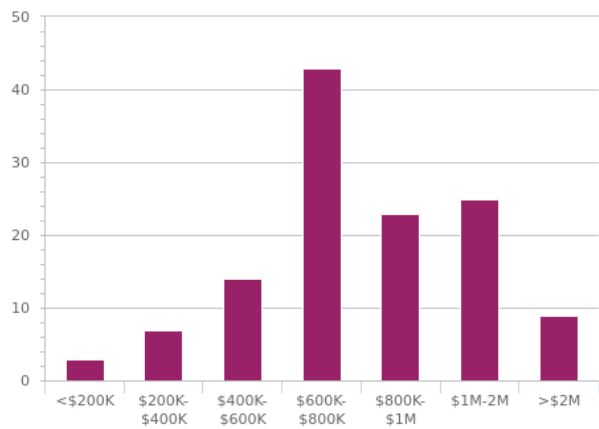
\$881,414

	Past Sales	Capital Growth
2022	124	↑ 22.74%
2021	163	↑ 38.57%
2020	116	↑ 10.40%
2019	115	↑ 0.76%
2018	172	↓ 2.97%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal Automated Valuation Estimate

Prepared on 06 February 2023

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An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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How to read Estimated Value

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium-High', 'Medium', 'Medium-Low' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a coloured coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

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Within Australia: **1300 734 318**
Email Us: **customercare@corelogic.com.au**



BUSINESS ZERO TRAN ACCOUNT STATEMENT

For enquiries, message us on the Bankwest App or Bankwest Online Banking, or call on 13 17 19
If you're a business customer, call 13 7000

BSB Number	302-973
Account Number	033258-3
Period	1 Apr 22 - 30 Jun 22
Page 1 of 3	Statement Number 26

THE DIRECTORS
RPCL SUPERANNUATION FUND
39 RUMRUNNER STREET
MERMAID WATERS QLD 4218

Account of: RPCL PTY LTD

TRANSACTION DETAILS FOR ACCOUNT NUMBER: 033258-3				
Date	Particulars	Debit	Credit	Balance
01 APR 22	OPENING BALANCE			\$60,575.07
01 APR 22	PACBAF PTY LTD UNIT E31		\$975.17	\$61,550.24
04 APR 22	Annual Statement Fee	\$56.00		\$61,494.24
08 APR 22	PAYG Instalment - April 2022	\$501.00		\$60,993.24
08 APR 22	Kitchen Deposit	\$500.00		\$60,493.24
14 APR 22	PACBAF PTY LTD UNIT E31		\$640.57	\$61,133.81
03 MAY 22	PACBAF PTY LTD UNIT E31		\$892.39	\$62,026.20
16 MAY 22	PACBAF PTY LTD UNIT E31		\$1,377.92	\$63,404.12
01 JUN 22	PACBAF PTY LTD UNIT E31		\$1,200.28	\$64,604.40
10 JUN 22	Kitchn Dpst Return		\$500.00	\$65,104.40
16 JUN 22	PACBAF PTY LTD UNIT E31		\$1,210.18	\$66,314.58
22 JUN 22	Water and Sewerage Rates	\$418.74		\$65,895.84
22 JUN 22	Termi Trust return		\$2,000.00	\$67,895.84
30 JUN 22	CLOSING BALANCE			\$67,895.84
	TOTAL DEBITS	\$1,475.74		
	TOTAL CREDITS		\$8,796.51	

Make sure you check the entries on this statement carefully. If you see something that doesn't seem right, call us on 13 17 19. For more information about your account, and for details of the dispute resolution mechanism that covers disputed transactions and complaints (including how to access the mechanism and to make a complaint – including to the external dispute resolution body - the Australian Financial Complaints Authority), please see the Product Disclosure Statement for this product (available at our website and branches), or call/visit us. Bankwest, a division of Commonwealth Bank of Australia ABN 48 123 123 124 AFSL / Australian credit licence 234945. If you don't want to receive promotional information from us, let us know by calling us on 13 17 19.

Magic Mountain Resort

PACBAF Pty Ltd
A.B.N. 16 176 407 815 A.C.N.
1 Great Hall Drive
Miami Qld 4220

Phone (07) 5572 8088

Fax



Email info@magicmountain.com.au

TO: RPCL PTY LTD
39 Rumrunner Street
MERMAID WATERS QLD 4218

E31

Financial Year Summary For The Year Ending 2022

Description	Debit	Credit
Unit E31, 1 Great Hall Drive, Nobby Beac		
Income		
Rental Income		\$33,540.00
Other Income		\$0.00
Expenses		
Management Fees	\$2,634.11	
Administration Fees	\$118.80	
Owner outlay cost	\$2,996.24	
Relletting Fee	\$354.75	
Pest Control	\$60.00	
Other Items		
Balance Carried Forward From Prior Year		\$0.00
Other Account Credit		\$0.00
	\$0.00	
Other Account Debit	\$0.00	
Total Payments to Owner	\$27,376.10	



Pacific Ridge
CAPITAL

Invoice Date
09 Dec 2021

Invoice Number
INV-9249

TAX INVOICE

THE TRUSTEE FOR RPCL
SUPERANNUATION FUND
39 Rumrunner St
MERMAID WATERS QLD 4218
AUSTRALIA

Description	Quantity	Unit Price	GST Amount AUD	
SF, Preparation and Lodgement of financial Accounts for the Self-Managed Superannuation Fund for the period ended 30th June 2021	1.00	1,465.00	10%	1,465.00
ASF, Audit of Self-Managed Superannuation Fund.	1.00	785.00	10%	785.00
			Subtotal	2,250.00
			Total GST 10%	225.00
			Invoice Total AUD	2,475.00
			Total Net Payments AUD	0.00
			Amount Due AUD	2,475.00

PAYMENT ADVICE

To: Pacific Ridge Capital
PO BOX 613
BALGOWLAH NSW 2093
AUSTRALIA
Due Date: 16 Dec 2021

Pacific Ridge Capital
BSB: 032-101
ACCOUNT NO: 148238

Customer THE TRUSTEE FOR RPCL
SUPERANNUATION FUND

Invoice Number INV-9249

Amount Due 2,475.00

Due Date 16 Dec 2021

Amount Enclosed

Enter the amount you are paying above

Pacific Ridge Capital

SHOP 1 366-372 SYDNEY ROAD, BALGOWLAH, NSW 2093
PO BOX 613, BALGOWLAH, NSW 2093



phone. 02 8404 0543

fax. 02 8404 0544

e-mail. reception@prcapital.com.au

website. prcapital.com.au

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

Notice number
2 2200932 6

Date of issue
19 July 2021



041 - 16279 - 7776 - RC
Rpcl Pty Ltd
39 Rumrunner St
MERMAID WATERS QLD 4218

Current rating period:
1 July 2021 to 31 December 2021

\$1,018.05

(see back for payment options)

Due date for payment:
19 August 2021

Total amount payable after due date:
\$1,088.65

(interest penalty applies after due date)

Lot 31 Great Hall Drive, MIAMI QLD 4220
Lot 31 BUP104617

(Payments received after 2 July 2021 may not be included on this notice)

State Government and associated charges (see rate assessment page for details) **\$115.90**

Council rates and charges (see rate assessment page for details) **\$972.75**

Less 10% Council discount on GENERAL RATE if full payment received by the due date **\$70.60CR**

Amount payable if paid by: 19 August 2021 \$1,018.05

To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY® details on the reverse.

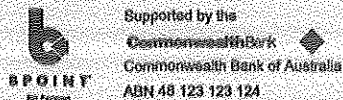
Receipt No: 597368088
27/07/21

In Person / Mail Payment Advice

*419 222009326

Credit

Name:Rpcl Pty Ltd
Ref: 2 2200932 6



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



Billers Code: 575217
Ref: 2 2200932 6



Post
Billpay

Date: / /
Cash:
Cheques (see reverse)

Total Amount Payable
If paid by: **19 August 2021**

Total Amount Payable
If paid after: **19 August 2021**

\$1,018.05

\$1,088.65

Teller stamp
and initials

No. of
Cheques

For Credit
Gold Coast City Council

Tran Code: **831** User ID: **066684** Customer Reference No: **000002220093262**

\$

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

Notice number
2 2200932 6

Date of issue
17 January 2022



041 - 15049 - 7202 - WL
Rpcl Pty Ltd
39 Rumrunner St
MERMAID WATERS QLD 4218

Current rating period:
1 January 2022 to 30 June 2022

\$947.45
(see back for payment options)

Due date for payment:
17 February 2022

Total amount payable after due date:
\$1,018.05
(interest penalty applies after due date)

Lot 31 Great Hall Drive, MIAMI QLD 4220
Lot 31 BUP104617
(Payments received after 31 December 2021 may not be included on this notice)

Opening balance		\$70.60CR
State Government and associated charges	<i>(see rate assessment page for details)</i>	\$115.90
Council rates and charges	<i>(see rate assessment page for details)</i>	\$972.75
Less 10% Council discount on GENERAL RATE if full payment received by the due date		\$70.60CR
Amount payable if paid by: 17 February 2022		\$947.45

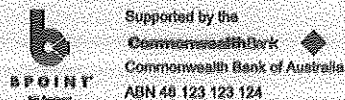
To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY® details on the reverse.

paid 20/1/22

Name:Rpcl Pty Ltd
Ref: 2 2200932 6

*419 222009326

Credit



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



Billor Code: 575217
Ref: 2 2200932 6



Date: / /
Cash:
Cheques (see reverse)

Total Amount Payable
If paid by: **17 February 2022**

\$947.45

Total Amount Payable
If paid after: **17 February 2022**

\$1,018.05

Teller stamp
and initials

No. of
Cheques

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 2 2 2 0 0 9 3 2 6 2**

\$

AU_1-6_2_010097/005049/007202

Beacon LIGHTING

Quote

INV No. 073301026043

Beacon Lighting Bundall
61 Upton Street
Bundall QLD 4217
Ph:07 5539 8582
Brightlite Nominees P/L Trading as
Beacon Lighting ABN#13 322 464 749
www.beaconlighting.com.au

Bill To	Deliver To
CAROL LOVETT 39. Rumrunner St Mermaid Waters QLD, 4218	CAROL LOVETT 60 Alison Rd Wyong NSW, 2259

Customer No	Order No	Date	Reference No
00900288019315	073301003705	18/02/2022	

Item	Qty	Description	Supplier Code	Unit Price	Unit Discount	Amount	
080755	12	GE OMEGA 250MM LED WW 650LM FLUSH 5 business days to arrive (inside Lights)	G12053L	49.95	12.49	449.52	u
189251	3	EVIO 300MM LED CCT IP43 FLUSH 5 business day to arrive (Outdoor lights)	LD25W-400S	189.00	47.25	425.25	U

You Were Served by Katherine

Prices valid for 30 days, please place text
between and

Order Total	\$1,166.40
Discount	\$291.63
GST	\$79.52
Nett Total	\$874.77
Payments to Date	\$0.00
Current Payment	\$0.00
Balance Due	\$874.77

K - Ordered item B - Reserved item U - Quoted item C - Cancelled item

SPOTLIGHT

Spotlight Pty Ltd
 ABN 39 564 861 886 ACN 005 180 861
 Level 6, 111 Cecil Street,
 South Melbourne, Vic, 3205
 online@spotlight.com.au

Tax Invoice

Order No. 82798615
 Order Date: 24/03/2022
 Tax Invoice No. S8008279861520220324
 Invoice Date: 24/03/2022
 Paid

TO: Carol Lovett
 39 Runrunner Street
 MERMAID WATERS
 Queensland, 4218
 VIP Card Number: 9730007177024

Click And Collect

Item	Description	Quantity	Unit Price	Sub Total
9346020034542	Gummerson Rylee Day/Night Roller Charcoal 240 x 240 cm Pieces	1	\$175.00	\$175.00 *

Sub Total \$175.00

Click and collect FREE*

Total AUD (Inc GST) \$175.00
Total GST \$15.91

* Signifies item(s) with GST

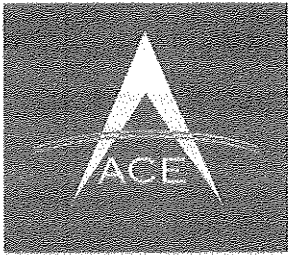
Payment Method

Credit Card MasterCard
 \$175.00
 Transaction Number 82798615-4x5tvmkm
 Payment Reference 528013*****4293

Please retain this Invoice as proof of purchase.



S8008279861520220324



Ace Body Corporate Management (Gold Coast South)

Phone: 07 5526 0500
Email: gcsouth@acebodycorp.com.au
Postal: PO Box 105 Mermaid Beach QLD 4218
ABN: 47 341 388 284

Professional Personal Service

www.acebodycorp.com.au

NOTICE OF CONTRIBUTIONS

Tax Invoice

RPCL PTY LTD (TTE)
39 Rumrunner Street
Mermaid Waters Queensland 4218

Invoice No: 0000177 Issue Date: 22/12/21
Net Amount Payable: \$ 78.40
Due Date: 29/01/2022

Body Corporate Magic Mountain Apartments Two - CTS: 15853 - ABN: 71 413 060 173

Lot No. 31 Unit E31
Address: 1 Great Hall Drive, Miami, Queensland 4220
Contribution Entitlement: 126 Interest Entitlement: 226

Previous Balance: \$2,896.47 CR
Penalty Interest: 0.00
Issued levies not due: \$2,896.47 DR

Description	Transaction Type	Fund	Net	GST	Totals
Reimbursement to Body Corp for Comelit Mini Door Entry Phone 2708W as per Tag access security INV 8074	Other	Admin	\$71.27	\$7.13	\$78.40
Arrears/Issued at time of printing					\$0.00
Gross Amount					\$78.40

Net Amount Payable \$78.40

If mailing your payment please tear off this slip and return with payment. DO NOT include correspondence with your payment.

Please make cheques payable to: Body Corporate for CTS 15853



DEFT Reference Number:
2618 9924 9367 8180 0314

Ace Body Corporate Management (Gold Coast South)
Lot No. 31 Unit E31
Magic Mountain Apartments Two
Invoice No: 0000177

How to Pay

- By post:** Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 141, BRISBANE QLD 4001
- Bpay:** Contact your bank, credit union or building society to make this payment from your cheque or savings account.
- By phone:** Please call 1300 301 090 to make your payment using a Mastercard, Visa, American Express, Diners Card.
- Internet:** Visit www.deft.com.au and use the DEFT reference number supplied on this page.
- In person:** Present this page to make your payment by cheque or EFTPOS at any post office.

Net Amount Payable: \$78.40
Due Date: 29/01/2022

Billers Code: 96503
Reference: 2618 9924 9367 8180 0314



*442 261899249 36781800314

Payments by credit or debit card may attract a surcharge.
Registration is required for payments from cheque or savings accounts.
Registration forms available from www.deft.com.au or call 1800 672 162.

+261899249 36781800314<

000007840<4+



ACE BODY CORPORATE MANAGEMENT

PROFESSIONAL PERSONAL SERVICE

Franchisee: GCTC Pty Ltd aff G Cook Family Trust t/a Ace Body Corporate (Gold Coast)
 Phone: (07) 5526 0600 Fax: (07) 5526 0140
 P.O. Box 105 Mermaid Beach QLD 4218 - Suite 3, 3-5 Markeri Street, Mermaid Beach, QLD 4218
 www.acebodycorp.com.au
 ABN 87 440 181 810

Member of Strata Community Australia (Qld)

NOTICE OF CONTRIBUTIONS

RPCL PTY LTD (TTE)
 39 Rumrunner Street
 Mermaid Waters Queensland 4218

Tax Invoice

Invoice No: 0000037	Issue Date: 13/08/21
Net Amount Payable:	\$ 2,896.47
Due Date:	20/09/2021

Body Corporate Magic Mountain Apartments Two - CTS: 15853 - ABN: 71 413 060 173

Lot No. 31 Unit E31	Previous Balance:	0.00			
Address: 1 Great Hall Drive, Miami, Queensland 4220	Penalty Interest:	0.00			
Contribution Entitlement: 126 Interest Entitlement: 226	Issued levies not due:	0.00			
Description	Transaction Type	Fund	Net	GST	Totals
01/09/2021 to 31/12/2021 for total Levy of \$554.46 pa - Insurance Levy	Normal	Admin	\$199.53	\$19.95	\$219.48
01/09/2021 to 31/12/2021 for total Levy of \$5683.33 pa	Normal	Admin	\$1,739.10	\$173.91	\$1,913.01
01/09/2021 to 31/12/2021 for total Levy of \$3184.27 pa	Normal	Sink	\$964.93	\$96.49	\$1,061.42
Arrears/Issued at time of printing					\$0.00
Gross Amount					\$3,193.91
Discount allowed if received by due date of 20/09/2021					\$297.44
Net Amount Payable					\$2,896.47

*receipt no
602832399
20/8/21*

If mailing your payment please tear off this slip and return with payment. DO NOT include correspondence with your payment.

Please make cheques payable to: Body Corporate for CTS 15853



DEFT
PAYMENT SYSTEMS

DEFT Reference Number:
2618 9924 9367 8180 0314

GCTC Pty Ltd aff GCTC Family Trust No 2
 Lot No. 31 Unit E31
 Magic Mountain Apartments Two

Invoice No: 0000037
 If Paid After Due Date: \$3,193.91
 If Paid Before Due Date: \$2,896.47
 Due Date: 20/09/2021

How to Pay

- By post:** Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 141, BRISBANE QLD 4001
- Bpay:** Contact your bank, credit union or building society to make this payment from your cheque or savings account.
- By phone:** Please call 1300 301 090 to make your payment using a Mastercard, Visa, American Express, Diners Card.
- Internet:** Visit www.deft.com.au and use the DEFT reference number supplied on this page.
- In person:** Present this page to make your payment by cash, cheque or EFTPOS at any post office.
 Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

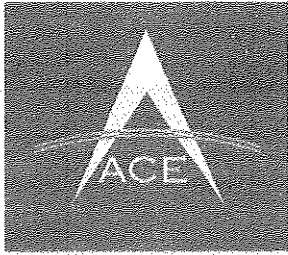


Bill Code: 96503
 Reference: 2618 9924 9367 8180 0314



*442 261899249 36781800314

Payments by credit or debit card may attract a surcharge.
 Registration is required for payments from cheque or savings accounts.
 Registration forms available from www.deft.com.au or call 1800 672 162.



Ace Body Corporate Management (Gold Coast South)

Phone: 07 5526 0500
Email: gcsouth@acebodycorp.com.au
Postal: PO Box 105 Mermaid Beach QLD 4218
ABN: 47 341 388 284

Professional Personal Service

www.acebodycorp.com.au

NOTICE OF CONTRIBUTIONS

RPCL PTY LTD (TTE)
39 Rumrunner Street
Mermaid Waters Queensland 4218

Tax Invoice

Invoice No: 0000122 Issue Date: 24/11/21

Net Amount Payable: \$ 2,896.47
Due Date: 01/01/2022

Body Corporate Magic Mountain Apartments Two - CTS: 15853 - ABN: 71 413 060 173

Lot No. 31 Unit E31
Address: 1 Great Hall Drive, Miami, Queensland 4220
Contribution Entitlement: 126 Interest Entitlement: 226

Previous Balance: 0.00
Penalty Interest: 0.00
Issued levies not due: 0.00

Description	Transaction Type	Fund	Net	GST	Totals
01/01/2022 to 30/04/2022 for total Levy of \$554.46 pa - Insurance Levy	Normal	Admin	\$199.53	\$19.95	\$219.48
01/01/2022 to 30/04/2022 for total Levy of \$5683.33 pa	Normal	Admin	\$1,739.10	\$173.91	\$1,913.01
01/01/2022 to 30/04/2022 for total Levy of \$3184.27 pa	Normal	Sink	\$964.93	\$96.49	\$1,061.42
Arrears/Issued at time of printing					\$0.00
Gross Amount					\$3,193.91
Discount allowed if received by due date of 01/01/2022					\$297.44
Net Amount Payable					\$2,896.47

If mailing your payment please tear off this slip and return with payment. DO NOT include correspondence with your payment.

Please make cheques payable to: Body Corporate for CTS 15853



DEFT Reference Number:
2618 9924 9367 8180 0314

GCTC Pty Ltd atf GCTC Family Trust No 2
Lot No. 31 Unit E31
Magic Mountain Apartments Two

How to Pay

- By post:** Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 141, BRISBANE QLD 4001
- By pay:** Contact your bank, credit union or building society to make this payment from your cheque or savings account.
- By phone:** Please call 1300 301 090 to make your payment using a Mastercard, Visa, American Express, Diners Card.
- Internet:** Visit www.deft.com.au and use the DEFT reference number supplied on this page.
- In person:** Present this page to make your payment by cash, cheque or EFTPOS at any post office. Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

Invoice No: 0000122
If Paid After Due Date: \$3,193.91
If Paid Before Due Date: \$2,896.47
Due Date: 01/01/2022

Billor Code: 96503
Reference: 2618 9924 9367 8180 0314

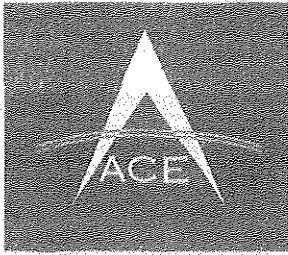


*442 261899249 36781800314

Payments by credit or debit card may attract a surcharge.
Registration is required for payments from cheque or savings accounts.
Registration forms available from www.deft.com.au or call 1800 672 162.

+261899249 36781800314<

000289647<4+



Ace Body Corporate Management (Gold Coast South)

Phone: 07 5526 0500
Email: gcsouth@acebodycorp.com.au
Postal: PO Box 105 Mermaid Beach QLD 4218
ABN: 47 341 388 284

Professional Personal Service

www.acebodycorp.com.au

NOTICE OF CONTRIBUTIONS

Tax Invoice

RPCL PTY LTD (TTE)
39 Rumrunner Street
Mermaid Waters Queensland 4218

Invoice No: 0000231 Issue Date: 24/03/22
Net Amount Payable: \$ 2,828.30
Due Date: 01/05/2022

Body Corporate Magic Mountain Apartments Two - CTS: 15853 - ABN: 71 413 060 173

Lot No. 31 Unit E31
Address: 1 Great Hall Drive, Miami, Queensland 4220
Contribution Entitlement: 126 Interest Entitlement: 226

Previous Balance: 0.00
Penalty Interest: 0.00
Issued levies not due: 0.00

Description	Transaction Type	Fund	Net	GST	Totals
For the period 01/05/2022 to 31/08/2022	Normal (interim)	Admin	\$1,722.22	\$172.22	\$1,894.44
For the period 01/05/2022 to 31/08/2022 - Insurance Levy	Normal (interim)	Admin	\$152.75	\$15.27	\$168.02
For the period 01/05/2022 to 31/08/2022	Normal (interim)	Sink	\$964.93	\$96.49	\$1,061.42
Arrears/Issued at time of printing					50.00
Gross Amount					\$3,123.88
Discount allowed if received by due date of 01/05/2022					\$295.58
Net Amount Payable					\$2,828.30

If mailing your payment please tear off this slip and return with payment. DO NOT include correspondence with your payment.

Please make cheques payable to: Body Corporate for CTS 15853



DEFT Reference Number:
2618 9924 9367 8180 0314

Ace Body Corporate Management (Gold Coast South)
Lot No. 31 Unit E31
Magic Mountain Apartments Two
Invoice No: 0000231
If Paid After Due Date: \$3,123.88
If Paid Before Due Date: \$2,828.30
Due Date: 01/05/2022

How to Pay

- By post:** Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 141, BRISBANE QLD 4001
- By phone:** Please call 1300 301 090 to make your payment using a Mastercard, Visa, American Express, Diners Card.
- Internet:** Visit www.deft.com.au and use the DEFT reference number supplied on this page.
- In person:** Present this page to make your payment by cheque or EFTPOS at any post office.



Billers Code: 96503
Reference: 2618 9924 9367 8180 0314



*496 261899249 36781800314

Payments by credit or debit card may attract a surcharge.
Registration is required for payments from cheque or savings accounts.
Registration forms available from www.deft.com.au or call 1800 672 162.

CITY OF GOLDCOAST Water and Sewerage Rate Notice

Gold Coast City Council

ABN 84 658 546 460
Page 1

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

Notice number
8 2200932 0

Date of issue
13 September 2021



041 - 2692 - 1014
RPCL PTY LTD
39 RUMRUNNER ST
MERMAID WATERS QLD 4218

Current Billing Period:

10 June 2021 to 2 September 2021

Amount due:

\$401.83

(see back for payment options)

Due date for payment:

14 October 2021

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

LOT 31 GREAT HALL DRIVE, MIAMI
L 31 BUP104617

(Payments received after 5 September 2021 may not be included in this notice)

Water and sewerage charges	(see account page for details)	\$401.83
(INCLUDES STATE BULK WATER PRICE)		

Amount payable if paid by: 14 OCTOBER 2021	\$401.83
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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

*paid 11/9/21
receipt no: 609015923*

AU_1-6_1_006888 / 002882 / 001014 079660010140110

CITY OF GOLDCOAST

In Person / Mail Payment Advice

Name: RPCL PTY LTD
Ref: 8 2200932 0

*419 822009320

Credit



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



Billor Code: 868745
Ref: 8 2200932 0



Post Billpay

Date: / /
Cash:

Total amount payable
Due by: **14 October 2021**

\$401.83

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code User ID Customer Reference No.

8 3 1 0 6 6 6 8 4 0 0 0 0 8 2 2 0 0 9 3 2 0 2

\$

+ 7 5 7 +

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

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

Notice number **8 2200932 0** Date of issue **20 December 2021**



041 - 2076 - 982
RPCL PTY LTD
39 RUMRUNNER ST
MERMAID WATERS QLD 4218

Current Billing Period:
3 September 2021 to 7 December 2021
Amount due:
\$430.25
(see back for payment options)
Due date for payment:
20 January 2022
(interest penalty applies after due date)
To make payment
cityofgoldcoast.com.au/rates

LOT 31 GREAT HALL DRIVE, MIAMI
L 31 BUP104617
(Payments received after 12 December 2021 may not be included in this notice)

Water and sewerage charges *(see account page for details)* **\$430.25**
(INCLUDES STATE BULK WATER PRICE)

Amount payable if paid by: 20 JANUARY 2022 **\$430.25**

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

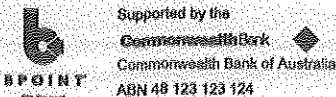
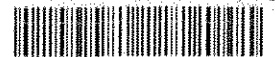
*Receipt paid 23/12/21
Receipt no: 631458459*

CITY OF **GOLDCOAST.**

In Person / Mail Payment Advice

*419 822009320 **Credit**

Name: RPCL PTY LTD
Ref: 8 2200932 0



Billers Code: 868745
Ref: 8 2200932 0



Date / /
Cash

Total amount payable
Due by: **20 January 2022**

\$430.25

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: **000008220093202**

\$

+757+

AU_1-6_1_004151 / 002076 / 000982 0803060008820110

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

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

Notice number **8 2200932 0** Date of issue **28 March 2022**



041 - 1767 - 834
RPCL PTY LTD
39 RUMRUNNER ST
MERMAID WATERS QLD 4218

Billing Period:
8 December 2021 to 18 March 2022
Amount due:
\$483.42
(see back for payment options)
Due date for payment:
28 April 2022
(interest penalty applies after due date)
To make payment
cityofgoldcoast.com.au/rates

LOT 31 GREAT HALL DRIVE, MIAMI
L 31 BUP104617
(Payments received after 20 March 2022 may not be included in this notice)

Water and sewerage charges *(see account page for details)* **\$483.42**
(INCLUDES STATE BULK WATER PRICE)

Amount payable if paid by: 28 APRIL 2022 **\$483.42**

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

*paid 31/03/22
receipt: 653324674*

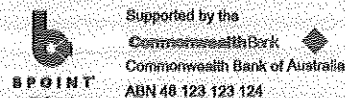
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CITY OF **GOLDCOAST**

In Person / Mail Payment Advice

*419 822009320 **Credit**

Name: RPCL PTY LTD
Ref: 8 2200932 0



Billor Code: 868745
Ref: 8 2200932 0



Date: / /
Cash:
No. of Cheques: /
Cheques (see reverse):

Total amount payable
Due by: **28 April 2022**

\$483.42

Teller stamp and initials

No. of Cheques

For Credit
Gold Coast City Council

Tran Code: 831 User ID: 066684 Customer Reference No.: 000008220093202


\$

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

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

Notice number **8 2200932 0** Date of issue **20 June 2022**

Current Billing Period:
19 March 2022 to 14 June 2022
Amount due:
\$418.74
(see back for payment options)
Due date for payment:
21 July 2022
(interest penalty applies after due date)
To make payment
cityofgoldcoast.com.au/rates


041 - 1403 - 659
RPCL PTY LTD
39 RUMRUNNER ST
MERMAID WATERS QLD 4218

LOT 31 GREAT HALL DRIVE, MIAMI
L 31 BUP104617
(Payments received after 12 June 2022 may not be included in this notice)

Water and sewerage charges (INCLUDES STATE BULK WATER PRICE)	<i>(see account page for details)</i>	\$418.74
Amount payable if paid by: 21 JULY 2022		\$418.74


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


*paid 22/6
receipt no - 672510040*


AU_1-6_1_002805 / 001408 / 000659 0825370006590110

CITY OF **GOLDCOAST**

In Person / Mail Payment Advice
Name: RPCL PTY LTD
Ref: 8 2200932 0

*419 822009320 **Credit**


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

 Biller Code: 868745
Ref: 8 2200932 0

 **Post Billpay**

Total amount payable
Due by: **21 July 2022**

Date: / /
Cash
Cheques (see reverse)

\$418.74

Teller stamp and initials

No. of Cheques

For Credit
Gold Coast City Council

Tran Code: **831** User ID: **066684** Customer Reference No.: **000008220093202**

\$
+757+



Activity statement 004

Date generated	18 January 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$339.00 CR

Transactions

19 results found - from **18 January 2021** to **18 January 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
30 Oct 2022	30 Oct 2022	General interest charge			\$339.00 CR
30 Oct 2022	28 Oct 2022	Original Activity Statement for the period ending 30 Sep 22 - PAYG Instalments	\$401.00		\$339.00 CR
12 Oct 2022	11 Oct 2022	Payment received		\$401.00	\$740.00 CR
31 Jul 2022	31 Jul 2022	General interest charge			\$339.00 CR
31 Jul 2022	28 Jul 2022	Original Activity Statement for the period ending 30 Jun 22 - PAYG Instalments	\$393.00		\$339.00 CR
11 Jul 2022	8 Jul 2022	Payment received		\$393.00	\$732.00 CR
1 May 2022	1 May 2022	General interest charge			\$339.00 CR
1 May 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22 - PAYG Instalments	\$501.00		\$339.00 CR
11 Apr 2022	8 Apr 2022	Payment received		\$501.00	\$840.00 CR
2 Mar 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - PAYG Instalments	\$339.00		\$339.00 CR
10 Feb 2022	9 Feb 2022	Payment received		\$678.00	\$678.00 CR
16 Dec 2021	16 Dec 2021	General interest charge			\$0.00

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
16 Dec 2021	15 Dec 2021	Payment received		\$339.00	\$0.00
1 Nov 2021	1 Nov 2021	General interest charge			\$339.00 DR
31 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21 - PAYG Instalments	\$339.00		\$339.00 DR
1 Aug 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21		\$0.00	\$0.00
2 May 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21 - PAYG Instalments	\$512.00		\$0.00
12 Apr 2021	9 Apr 2021	Payment received		\$512.00	\$512.00 CR
3 Mar 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20 - PAYG Instalments	\$512.00		\$0.00



Australian Government
Australian Taxation Office

Agent MONEYTAX (BROOKVALE)
Client THE TRUSTEE FOR RPCL
SUPERANNUATION FUND
ABN 81 786 902 483
TFN 978 460 269

Income tax 002

Date generated	18 January 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from **18 January 2021** to **18 January 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
2 Mar 2022	1 Mar 2022	Payment received		\$297.10	\$0.00
5 Jan 2022	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$297.10		\$297.10 DR
15 Mar 2021	18 Mar 2021	EFT refund for Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$534.05		\$0.00
15 Mar 2021	15 Mar 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20		\$534.05	\$534.05 CR

RPCL SF

Trial Balance**As At 30 Jun 2022**

	Debit	As at 30 Jun 2021 Credit	Quantity	Debit	As at 30 Jun 2022 Credit	Quantity
Income						
Investment Gains						
Increase in Market Value						
Direct Property						
E31/1 Great Hall Drive Miami	\$220	186,329.90		\$	236,063.93	
Total Direct Property	\$	186,329.90		\$	236,063.93	
Total Increase in Market Value	\$	186,329.90		\$	236,063.93	
Total Investment Gains	\$	186,329.90		\$	236,063.93	
Investment Income						
Rent						
Direct Property						
E31/1 Great Hall Drive Miami	\$220	32,955.00		\$	33,540.00	
Total Direct Property	\$	32,955.00		\$	33,540.00	
Total Rent	\$	32,955.00		\$	33,540.00	
Total Investment Income	\$	32,955.00		\$	33,540.00	
Total Income	\$	219,284.90		\$	269,603.93	
Expenses						
Member Payments						
Lump Sums Paid						
Mr Robert Preston						
Accumulation	10,000.00			\$	0.00	
Total Mr Robert Preston	10,000.00			\$	0.00	
Ms Carolyn Lovett						
Accumulation	10,000.00			\$	0.00	
Total Ms Carolyn Lovett	10,000.00			\$	0.00	
Total Lump Sums Paid	20,000.00			\$	0.00	
Total Member Payments	20,000.00			\$	0.00	
Other Expenses						
Accountancy Fee	1,771.00			\$	1,787.50	
Auditor Fee	\$ 863.50			\$	863.50	
Depreciation						
Capital Allowances						
Direct Property						
E31/1 Great Hall Drive Miami	4220			\$	1,063.93	
Total Direct Property	329.90			\$	1,063.93	
Total Capital Allowances	329.90			\$	1,063.93	
Total Depreciation	1,329.90			\$	1,063.93	
Property Expenses						
Agents Management Fee						
Direct Property						
E31/1 Great Hall Drive Miami	4220			\$	3,107.66	
Total Direct Property	2,837.64			\$	3,107.66	
Total Agents Management Fee	2,837.64			\$	3,107.66	
Council Rates						
Direct Property						
E31/1 Great Hall Drive Miami	4220			\$	2,036.10	
Total Direct Property	851.18			\$	2,036.10	
Total Council Rates	1,851.18			\$	2,036.10	
Legal Fees						

Direct Property			
E31	\$ 1806.50	Miami 4220	\$ 0.00
Total Direct Property			\$ 0.00
<hr/>			
Total Legal Fees	346.50		\$ 0.00
<hr/>			
Pest Control			
Direct Property			
E31	\$ 120.00	Miami 4220	\$ 60.00
Total Direct Property			\$ 60.00
<hr/>			
Total Pest Control	120.00		\$ 60.00
<hr/>			
Property Capital Improvement			
Direct Property			
E31	\$ 407.30	Miami 4220	\$ 0.00
Total Direct Property			\$ 0.00
<hr/>			
Total Property Capital Improvement	407.30		\$ 0.00
<hr/>			
Repairs Maintenance			
Direct Property			
E31	\$ 70.00	Miami 4220	\$ 1,128.17
Total Direct Property			\$ 1,128.17
<hr/>			
Total Repair Maintenance	70.00		\$ 1,128.17
<hr/>			
Strata Levy Fee			
Direct Property			
E31	\$ 8,250.32	Miami 4220	\$ 8,621.24
Total Direct Property			\$ 8,621.24
<hr/>			
Total Strata Levy Fee	8,250.32		\$ 8,621.24
<hr/>			
Sundry Expenses			
Direct Property			
E31	\$ 2,562.83	Miami 4220	\$ 2,996.24
Total Direct Property			\$ 2,996.24
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Total Sundry Expenses	2,562.83		\$ 2,996.24
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Water Rates			
Direct Property			
E31	\$ 1,145.73	Miami 4220	\$ 1,734.24
Total Direct Property			\$ 1,734.24
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Total Water Rates	1,145.73		\$ 1,734.24
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Total Property Expenses	19,591.50		\$ 19,683.65
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Regulatory Fees	55.00		\$ 56.00
SMSF Supervisory Levy	259.00		\$ 259.00
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Total Other Expenses	23,869.90		\$ 23,713.58
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Total Expenses	43,869.90		\$ 23,713.58
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Income Tax

Income Tax Expense

Income Tax Expense	1,574.10		\$ 1,474.35
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Total Income Tax Expense	1,574.10		\$ 1,474.35
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Total Income Tax	\$ 1,574.10		\$ 1,474.35
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Profit & Loss Clearing Account

Total Profit & Loss Clearing Account	173,840.90		\$ 244,416.00
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Assets

Investments

Direct Property			
E31/1	\$ 970,000.00	Miami 4220	1 \$ 970,000.00 1
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Total Direct Property	735,000.00		\$ 970,000.00
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Total Investments	\$	735,000.00	\$	970,000.00
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Other Assets**Cash At Bank**

Bankwest Business Transaction Account	\$	58,034.60	\$	67,895.84
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Total Cash At Bank	\$	58,034.60	\$	67,895.84
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Receivables

Investment Income Receivable

Rent

Direct Property

\$31/1 Greatway Drive Miami 4220	\$	646.68	\$	646.68
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Total Direct Property	\$	646.68	\$	646.68
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Total Rent	\$	1,173.67	\$	646.68
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Total Investment Income Receivable	\$	1,173.67	\$	646.68
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Total Receivables	\$	1,173.67	\$	646.68
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Current Tax Assets

Provision for Income Tax	\$	1,574.10	\$	1,474.35
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Income Tax Instalments Paid	\$	536.00	\$	1,911.00
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Total Current Tax Assets	\$	38.10	\$	436.65
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Total Other Assets	\$	59,170.17	\$	68,979.17
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Total Assets	\$	794,170.17	\$	1,038,979.17
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Liabilities**Other Taxes Payable**

Activity Statement Payable/Refundable	0.00	\$	393.00
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Total Other Taxes Payable	\$	0.00	\$	393.00
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Total Liabilities	\$	0.00	\$	393.00
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Member Entitlements**Member Entitlement Accounts**

Mr Robert Preston

Accumulation	\$	312,340.84	\$	408,467.71
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Total Mr Robert Preston	\$	312,340.84	\$	408,467.71
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Ms Carolyn Lovett

Accumulation	\$	481,829.33	\$	630,118.46
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Total Ms Carolyn Lovett	\$	481,829.33	\$	630,118.46
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Total Member Entitlement Accounts	\$	794,170.17	\$	1,038,586.17
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Total Member Entitlements	\$	794,170.17	\$	1,038,586.17
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Net Total	\$	1,013,455.07	\$	1,013,455.07	\$	1,308,583.10	\$	1,308,583.10
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