

**ROSEWORTHY TRUST**  
**BALANCE SHEET**  
**AS AT 30 JUNE 2022**

|                                        | Note   | AS PER FS<br>2022<br>\$ | MARKET VALUE<br>2022<br>\$ |
|----------------------------------------|--------|-------------------------|----------------------------|
| <b>CURRENT ASSETS</b>                  |        |                         |                            |
| Cash at bank                           |        | 4,168                   | 4,168                      |
| Sundry debtors                         |        | 386                     | 386                        |
| <b>Total current assets</b>            |        | <u>4,554</u>            | <u>4,554</u>               |
| <b>NON-CURRENT ASSETS</b>              |        |                         |                            |
| Land                                   |        | 507,366                 | 450,000                    |
| Property improvements                  |        | 56,056                  |                            |
| Structural improvements                |        | 3,709                   |                            |
| Accumulated depreciation improvements  |        | (46)                    |                            |
| <b>Total non-current assets</b>        |        | <u>567,085</u>          | <u>450,000</u>             |
| <b>TOTAL ASSETS</b>                    |        | <u>571,639</u>          | <u>454,554</u>             |
| <b>NON-CURRENT LIABILITIES</b>         |        |                         |                            |
| Trade creditors                        |        | 165                     | 165                        |
| Loan - Sonmat Family Trust             |        | 6,214                   | 6,214                      |
| Loan - Eltony Superannuation Fund      |        | 7,665                   | 7,665                      |
| Loan - Rising Star Superannuation Fund |        | 8,849                   | 8,849                      |
| Eltony Family Trust                    |        | 429                     | 429                        |
| Robuc Family Trust                     |        | 429                     | 429                        |
| Sonmat Family Trust                    |        | 543                     | 543                        |
| <b>Total non-current liabilities</b>   |        | <u>24,294</u>           | <u>24,294</u>              |
| <b>TOTAL LIABILITIES</b>               |        | <u>24,294</u>           | <u>24,294</u>              |
| <b>NET ASSETS</b>                      |        | <u>547,345</u>          | <u>430,260</u>             |
| <b>TRUST FUNDS</b>                     |        |                         |                            |
| Issued units                           |        | 727,000                 | 727,000                    |
| Accumulated losses                     |        | (179,655)               | (296,740)                  |
| <b>TOTAL TRUST FUNDS</b>               |        | <u>547,345</u>          | <u>430,260</u>             |
| Value per unit                         |        |                         | 0.59183                    |
| Value for                              |        | Units held              |                            |
| Eltony Super Fund                      | 33.40% | 242,818                 | 143,706.84                 |
| Rising Star Super Fund                 | 43.30% | 314,791                 | 186,302.58                 |
| Sonmat Super Fund                      | 23.30% | 169,391                 | 100,250.58                 |
|                                        |        | <u>727,000</u>          | <u>430,260.00</u>          |

*The accompanying notes form part of these financial statements.*

*These statements should be read in conjunction with the attached compilation report.*

**From:** Danny Dare <[danny.dare@eldersrealestate.com.au](mailto:danny.dare@eldersrealestate.com.au)>  
**Sent:** Friday, 4 February 2022 1:12 PM  
**To:** Rob Buchanan <[rbuchanan@adsteel.com.au](mailto:rbuchanan@adsteel.com.au)>  
**Subject:** RE: Roseowrthy land

Rob, Roseworthy is certainly on the improve even for industrial land. Nearl \$430k plus GST. Your block of 4800m2 is in a much better position with be  
Regards Danny

---

**From:** Rob Buchanan <[rbuchanan@adsteel.com.au](mailto:rbuchanan@adsteel.com.au)>  
**Sent:** Wednesday, 2 February 2022 3:28 PM  
**To:** Danny Dare <[danny.dare@eldersrealestate.com.au](mailto:danny.dare@eldersrealestate.com.au)>  
**Subject:** Roseowrthy land

Hi Danny,

Could you please help me out with an idea of likely sale price for our Rosev  
As we discussed a couple of weeks ago , we don't think this is the right tim  
I have been asked to get an appraisal / value estimate,

Regards,  
Robert Buchanan



69 O'Sullivan Beach Road  
Lonsdale  
SA 5160

Ph: 08 8382 8533  
Dir: 08 8307 2160  
Fax: 08 8384 5262  
Mob: 0418 845 992  
Email: [rbuchanan@adsteel.com.au](mailto:rbuchanan@adsteel.com.au)  
[www.adsteel.com.au](http://www.adsteel.com.au)  
[www.southernsteelsupplies.com.au](http://www.southernsteelsupplies.com.au)

**Confidentiality**

*This message contains privileged and / or confidential information intended only for the*

*The accompanying notes form part of these financial statements.*

*These statements should be read in conjunction with the attached compilation report.*

ly all the blocks for sale around you have been sold in this last year. A 4000m2 block fully fenced on Flett  
tter profile. I would expect the value of your block to be in the \$450k to \$500k value.

---

worthy block please ?  
e to sell and it is possible we may eventually build.....

*use of the addressee named above.*

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

: Rd sold in October 2021 for

---

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