

THE SOUTHEE SUPERANNUATION FUND
Realised Capital Gains Report

For The Period 01 July 2020 - 30 June 2021

Investment		Accounting Treatment				Tax Treatment						
Purchase Contract Date	Disposal Contract Date	Units	Cost	Proceeds	Accounting Profit/(Loss)	Adjusted Cost Base	Reduced Cost Base	Indexed Cost Base	Indexed Gains	Discounted Gains (Gross)	Other Gains	Capital Loss
Real Estate Properties (Australian - Residential)												
PROPERTY3 - Lot 8 145 Lowanna Drive Buddina												
20/07/2007	21/05/2021	1.00	535,278.52	735,000.00	199,721.48	535,278.52	535,278.52	0.00	0.00	199,721.48	0.00	0.00
		1.00	535,278.52	735,000.00	199,721.48	535,278.52	535,278.52	0.00	0.00	199,721.48	0.00	0.00
		1.00	535,278.52	735,000.00	199,721.48	535,278.52	535,278.52	0.00	0.00	199,721.48	0.00	0.00
Shares in Listed Companies (Australian)												
TAHRA.AX - Tabcorp Holdings Limited												
23/09/2020	23/09/2020	501.00	0.00	30.06	30.06	0.00	0.00	0.00	0.00	0.00	30.06	0.00
		501.00	0.00	30.06	30.06	0.00	0.00	0.00	0.00	0.00	30.06	0.00
		501.00	0.00	30.06	30.06	0.00	0.00	0.00	0.00	0.00	30.06	0.00
		502.00	535,278.52	735,030.06	199,751.54	535,278.52	535,278.52	0.00	0.00	199,721.48	30.06	0.00

THE SOUTHEE SUPERANNUATION FUND

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Real Estate Properties (Australian - Residential) (77200)					
<u>Lot 8 145 Lowanna Drive Buddina (PROPERTY3)</u>					
20/07/2007	per bank statements	1.00	504,102.61		504,102.61 DR
20/07/2007	reallocate deposit to purchase cost		1,000.00		505,102.61 DR
09/08/2007	branch deposit			252.33	504,850.28 DR
19/11/2007	SF360 Migration Consolidated Entry		5,401.00		510,251.28 DR
20/11/2007	cheque number 160		1,100.00		511,351.28 DR
30/11/2007	SF360 Migration Consolidated Entry		1,100.00		512,451.28 DR ✓
30/06/2009	SF360 Migration Consolidated Entry			12,451.28	500,000.00 DR
30/06/2012	SF360 Migration Consolidated Entry			42,500.00	457,500.00 DR
30/06/2013	SF360 Migration Consolidated Entry		7,500.00		465,000.00 DR
30/06/2014	SF360 Migration Consolidated Entry		30,000.00		495,000.00 DR
30/06/2016	SF360 Migration Consolidated Entry		55,000.00		550,000.00 DR
30/06/2018	SF360 Migration Consolidated Entry		40,000.00		590,000.00 DR
30/06/2019	SF360 Migration Consolidated Entry		20,000.00		610,000.00 DR
30/06/2020	SF360 Migration Consolidated Entry		52,500.00		662,500.00 DR
21/05/2021	DIRECT CREDIT PEXA215946857D06 Buddina Unit Sale 210374 Southee Su FromSolicitor Bladley BBay	0.00	17,625.00 R4		680,125.00 DR
21/05/2021	DIRECT CREDIT PEXA215946857D06 Buddina Unit Sale 210374 Southee Su FromSolicitor Bladley BBay	0.00	1,754.90 R3		681,879.90 DR
21/05/2021	transfer depre assets at 21 may 2021	0.00	11,796.01 R1		693,675.91 DR
21/05/2021	DIRECT CREDIT PEXA215946857D06 Buddina Unit Sale 210374 Southee Su FromSolicitor Bladley BBay	(1.00)		535,278.52	158,397.39 DR
21/05/2021	Unrealised Gain writeback as at 21/05/2021			158,397.39 -	0.00 DR
		0.00	748,879.52	748,879.52	0.00 DR

Total Debits: 748,879.52

Total Credits: 748,879.52

SETTLEMENT STATEMENT

R3

Matter No: 210374
Re: Southee Super Fund Pty Ltd A.C.N. 092 194 708 Trustee under Instrument 710921237 Sale to Dall'Osto
Property: 8N/143 Lowanna Drive, Buddina, Queensland 4575

Settlement Date: 21 May, 2021
Adjustment Date: 21 May, 2021
Contract Date: 16 April, 2021
Settlement Place: PEXA (electronic settlement)
Settlement Time: 1:30pm

Contract Price	\$735,000.00
Less Deposit	<u>35,000.00</u>
	\$700,000.00
Plus Rates (for 1/01/2021 to 30/06/2021) <u>\$1,118.07 x 40 days</u> 181 days	<u>247.09</u>
	\$700,247.09
Plus Administrative Fund Levy (for 1/05/2021 to 31/08/2021) <u>\$1,460.59 x 102 days</u> 123 days	<u>1,211.22</u>
	\$701,458.31
Plus Sinking Fund Levy (for 1/05/2021 to 31/08/2021) <u>\$820.87 x 102 days</u> 123 days	<u>680.72</u>
BALANCE AT SETTLEMENT	<u><u>\$702,139.03</u></u>

CHEQUE DETAILS

1. PEXA	\$87.45	} \$1754.90
2. Bradley & Bray Lawyers	\$1,362.30	
3. Unitywater	\$305.15	
4. Southee Super Fund Pty Ltd atf Southee Superannuation Fund	<u>\$700,384.13</u>	
CHEQUES TOTAL	<u>\$702,139.03</u>	

R4

Team Godwin Real Estate P/L

4/68 Jessica Boulevard
Minyama QLD 4575
Phone: 07 5444 0258
admin@teamgodwin.com.au

Tax Invoice
ABN: 22 133 633 600

Southee Super Fund Pty Ltd
40 Mossman Court
Noosa QLD 4566

Reference LOW8N/14
Issued 12/05/2021
Page Number 1 of 1

Property: 8N/143 Lowanna Drive
Buddina QLD 4575

Purchase Price: \$735,000.00

	Inc GST	Debit Ex GST	GST	Credit
Deposit Paid				\$35,000.00
Advertising Received				\$0.00
Total Held in Trust				\$35,000.00
To Our Commission	\$16,170.00	\$14,700.00	\$1,470.00	
Other Fees & Charges	\$0.00	\$0.00	\$0.00	
Advertising Required	\$1,455.00	\$1,322.73	\$132.27	
Total Deductions	\$17,625.00	\$16,022.73	\$1,602.27	
Balance due to our office				-\$17,375.00
	\$17,625.00			\$17,625.00 ✓

RS

Depreciation Worksheet

2021

Title **FURNITURE & FITTINGS - BUDDINA**
 Transfer to
 Private Use % **(default private use % for this worksheet)**

Taxpayer is eligible for Small Business accelerated depreciation for General Pool (Y or BLANK)

Total Cost	Opening	Acquisition Date	Acquisition Cost	Total Value	Rate %	Type P/D	Decline in Value	Private Portion	Closing
All Assets (28)									
WASHINE MACHINE & DISHWASHER									
1,391	84		0	84	20.00	D	15	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	69	0	0	0				
PHOTO									
795	133		0	133	13.33	D	16	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	117	0	0	0				
BLINDS									
1,488	91		0	91	20.00	D	16	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	75	0	0	0				
CURTAINS									
1,190	7		0	7	33.33	D	2	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	5	0	0	0				
LOUNGE									
1,799	3		0	3	40.00	D	1	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	2	0	0	0				
CARPET									
2,200	166		0	166	20.00	D	30	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	136	0	0	0				
TIMBALOOK BLINDS									
1,488	114		0	114	20.00	D	20	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	94	0	0	0				
CURTAINS									
1,190	11		0	11	33.33	D	3	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	8	0	0	0				
DISHWASHER									
718	54		0	54	20.00	D	10	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	44	0	0	0				
WASHING MACHINE									
673	50		0	50	20.00	D	9	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	41	0	0	0				
LOUNGE SUITE									
1,799	270		0	270	15.00	D	36	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	234	0	0	0				
WALL PICTURE									
723	573		0	573	2.00	D	10	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	563	0	0	0				

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BEDSPREADS									
339	1		0	1	40.00	D	0	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	1	0	0	0				
FRIDGE									
689	246		0	246	16.66	D	37	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	209	0	0	0				
GLASS & ALUMINIUM									
2,360	2,307		0	2,307	2.50	P	53	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	2,254	0	0	0				
SOFA									
796	695		0	695	15.00	D	93	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	602	0	0	0				
CURTAINS									
770	560		0	560	33.33	D	166	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	394	0	0	0				
TELEVISION									
759	640		0	640	20.00	D	114	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	526	0	0	0				
TV TABLE									
598	528		0	528	15.00	D	71	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	457	0	0	0				
FURNITURE									
638	565		0	565	15.00	D	75	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	490	0	0	0				
AIR CONDITIONER									
2,695	2,458		0	2,458	20.00	D	438	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	2,020	0	0	0				
LIGHT FITTINGS									
702	444		0	444	40.00	D	158	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	286	0	0	0				
BUNGE									
322	278		0	278	15.00	D	37	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	241	0	0	0				
BEDSIDE TABLE									
527	454		0	454	15.00	D	61	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	393	0	0	0				
BED									
1,630	1,406		0	1,406	15.00	D	188	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	1,218	0	0	0				
OVEN & MICROWAVE									
743	629		0	629	16.66	D	93	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	536	0	0	0				
DINING CHAIRS									
450	388		0	388	15.00	D	52	0	0
Disposal	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct				
	21/05/2021	336	0	0	0				
BEDSIDE TABLE									
595	514		0	514	15.00	D	69	0	0

R1

	Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct
Disposal	21/05/2021	445	0	0	0

Total Cost	Opening	Acquisition Cost	Total Value	Decline in Value	Private	Closing
30,067	13,669	0	13,669	1,873	0	0

	Deduct for Private Use	0
	Net Depreciation	
Disposals:	Deduct for Private Use	
	Net Adjustment (assessable)	
	Total Claimed for Depreciation	1,873

Total Assets - 28 [On hand the full year - 0, Acquisitions - 0, Disposals - 28]

CLOSING WDV = \$11,796.01

↓
transferred to cost base.

RS

Depreciation Worksheet

2021

Title BUDDINA UNIT - CAPITAL COSTS

Transfer to

Private Use % (default private use % for this worksheet)

Taxpayer is eligible for Small Business accelerated depreciation for General Pool (Y or BLANK)

Total Cost	Opening	Acquisition Date	Acquisition Cost	Total Value	Rate %	Type P/D	Decline in Value	Private Portion	Closing
All Assets (6)									
DEPOSIT 26.06.07									
1,000	1,000		0	1,000	0.00	S	0	0	1,000
PURCHASE PRICE									
484,000	484,000		0	484,000	0.00	S	0	0	484,000
SETTLEMENT ADJUSTMENTS									
2,048	2,048		0	2,048	0.00	S	0	0	2,048
STAMP DUTY									
15,450	15,450		0	15,450	0.00	S	0	0	15,450
LEGAL COSTS									
2,352	2,352		0	2,352	0.00	S	0	0	2,352
INITIAL REPAIRS									
7,601	7,601		0	7,601	0.00	S	0	0	7,601

Total Cost	Opening	Acquisition Cost	Total Value	Decline in Value	Private	Closing
512,451	512,451	0	512,451	0	0	512,451 ✓

Deduct for Private Use

Net Depreciation

Disposals: Deduct for Private Use

Net Adjustment

Total Claimed for Depreciation

Total Assets - 6 [On hand the full year - 6, Acquisitions - 0, Disposals - 0]

R9

Payment Advice

Tabcorp

All Registry communications to:
 C/- Link Market Services Limited
 Locked Bag A14, Sydney South, NSW, 1235
 Telephone: +61 1300 665 661
 ASX Code: **TAHRA**
 Email: tabcorp@linkmarketservices.com.au
 Website: www.linkmarketservices.com.au

TABCORP HOLDINGS LIMITED
 ABN: 66 063 780 709

SOUTHEE SUPER FUND PTY LTD <SOUTHEE SUPER FUND A/C>
 PO BOX 1
 NOOSAVILLE QLD
 4566

CAPITAL REPAYMENT STATEMENT

Reference No.: X*****0947
 Payment Date: 23 September 2020
 Record Date: 17 September 2020

Security Description	Rate per Security	Participating Holding	Capital Amount
TAHRA - RIGHTS ENTITLED	\$0.06	501	\$30.06
		Less Withholding Tax	\$0.00
		Net Amount	AUD 30.06
		Represented By:	
		Direct Credit amount	AUD 30.06

BANKING INSTRUCTIONS

The amount of AUD 30.06 was deposited to the bank account detailed below:
 METWAY (SUNCORP-METWAY)
 SOUTHEE SUPER FUND PTY LTD
 BSB: 484-799 ACC: ****3343
 DIRECT CREDIT REFERENCE NO.: 1252546108