

**Trial Balance****As At 30 Jun 2021**

Income		Debit	As at 30 Jun 2021	Credit	Quantity
Member Receipts					
Contributions					
Employer					
Ms Simone Tregeagle				\$	25,133.06
Total Employer				\$	25,133.06
Total Contributions				\$	25,133.06
Total Member Receipts				\$	25,133.06
Investment Gains					
Increase in Market Value					
Direct Property					
1708/66 High St				\$	7,953.00
Total Direct Property				\$	7,953.00
Total Increase in Market Value				\$	7,953.00
Total Investment Gains				\$	7,953.00
Investment Income					
Rent					
Direct Property					
1708/66 High St				\$	19,870.78
Total Direct Property				\$	19,870.78
Total Rent				\$	19,870.78
Total Investment Income				\$	19,870.78
Total Income				\$	52,956.84
Expenses					
Member Payments					
Insurance Premiums					
Ms Simone Tregeagle					
Accumulation				\$	6,415.40
Total Ms Simone Tregeagle				\$	6,415.40
Total Insurance Premiums				\$	6,415.40
Total Member Payments				\$	6,415.40
Other Expenses					
Accountancy Fee				\$	2,848.00
Auditor Fee				\$	1,200.00
Bank Fees					
Limited Recourse Borrowing Arrangement					
St George Home Loan 7200				\$	144.00
St George Home Loan 7201				\$	144.00
Total Limited Recourse Borrowing Arrangement				\$	288.00
Total Bank Fees				\$	288.00
Depreciation					
Capital Allowances					
Direct Property					
1708/66 High St				\$	2,630.00
Total Direct Property				\$	2,630.00
Total Capital Allowances				\$	2,630.00
Capital Works Deduction					
Direct Property					
1708/66 High St				\$	5,323.00
Total Direct Property				\$	5,323.00
Total Capital Works Deduction				\$	5,323.00

Total Depreciation	\$	7,953.00
Filing Fee	\$	193.00
General Expense	\$	768.00
Interest Paid		
Limited Recourse Borrowing Arrangement		
St George Home Loan 7200	\$	1,834.60
St George Home Loan 7201	\$	11,639.55
Total Limited Recourse Borrowing Arrangement	\$	13,474.15
Total Interest Paid	\$	13,474.15
Legal Fee	\$	450.00
Property Expenses		
Agents Management Fee		
Direct Property		
1708/66 High St	\$	1,444.50
Total Direct Property	\$	1,444.50
Total Agents Management Fee	\$	1,444.50
Council Rates		
Direct Property		
1708/66 High St	\$	1,621.01
Total Direct Property	\$	1,621.01
Total Council Rates	\$	1,621.01
Insurance Premium		
Direct Property		
1708/66 High St	\$	366.00
Total Direct Property	\$	366.00
Total Insurance Premium	\$	366.00
Repairs Maintenance		
Direct Property		
1708/66 High St	\$	180.40
Total Direct Property	\$	180.40
Total Repairs Maintenance	\$	180.40
Strata Levy Fee		
Direct Property		
1708/66 High St	\$	3,751.70
Total Direct Property	\$	3,751.70
Total Strata Levy Fee	\$	3,751.70
Sundry Expenses		
Direct Property		
1708/66 High St	\$	504.87
Total Direct Property	\$	504.87
Total Sundry Expenses	\$	504.87
Water Rates		
Direct Property		
1708/66 High St	\$	773.26
Total Direct Property	\$	773.26
Total Water Rates	\$	773.26
Total Property Expenses	\$	8,641.74
Total Other Expenses	\$	35,815.89
Total Expenses	\$	42,231.29
<b>Income Tax</b>		
<b>Income Tax Expense</b>		
Income Tax Expense	\$	415.95
Total Income Tax Expense	\$	415.95
Total Income Tax	\$	415.95
<b>Profit &amp; Loss Clearing Account</b>		

Total Profit & Loss Clearing Account	\$	10,309.60
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## Assets

### Investments

Direct Property			
1708/66 High St	\$	460,000.00	1
Fixtures and Fittings	\$	24,539.00	1
Total Direct Property	\$	484,539.00	
Total Investments	\$	484,539.00	

### Other Assets

Cash At Bank			
St George Complete Freedom Offset 5036	\$	77,004.07	
Total Cash At Bank	\$	77,004.07	

### Sundry Assets

Borrowing Costs	\$	986.63	
Total Sundry Assets	\$	986.63	

### Receivables

Investment Income Receivable			
Rent			
Direct Property			
1708/66 High St	\$	193.74	
Total Direct Property	\$	193.74	
Total Rent	\$	193.74	
Total Investment Income Receivable	\$	193.74	
Total Receivables	\$	193.74	

Total Other Assets	\$	78,184.44	
Total Assets	\$	562,723.44	

## Liabilities

### Borrowings

Limited Recourse Borrowing Arrangement			
St George Home Loan 7200	\$	99,999.16	
St George Home Loan 7201	\$	192,566.02	
Total Limited Recourse Borrowing Arrangement	\$	292,565.18	
Total Borrowings	\$	292,565.18	

### Income Tax Payable

Income Tax Payable	\$	459.75	
Provision for Income Tax	\$	415.95	
Total Income Tax Payable	\$	875.70	

Total Liabilities	\$	293,440.88	
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## Member Entitlements

### Member Entitlement Accounts

Ms Simone Tregeagle			
Accumulation	\$	269,282.56	
Total Ms Simone Tregeagle	\$	269,282.56	

Total Member Entitlement Accounts	\$	269,282.56	
Total Member Entitlements	\$	269,282.56	

Net Total	\$	615,680.28	\$ 615,680.28
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