

Elizabeth Meiklejohn

From: Shaw Harrison <SHarrison@savills.com.au>
Sent: Monday, 20 February 2023 1:07 PM
To: Elizabeth Meiklejohn
Cc: sixteenhouse@me.com; Harrison Family
Subject: RE: Harrison Super - Project financials Unrelated - See Below

Hi Liz,

The projects haven't been cancelled, we have sold the developments already to an investor, so I imagine they have counter settled on the land which is when we got our refunds and we will be paid the development profit after construction has been completed.

- Lot 19 Crestmead is under construction and is expected to be completed in April / May.
- Lot 94 – 56 Griffin Crescent is also well under way with walls up, roof on and completion expected in April.
- Lot 32 Yatala is struggling for timing, we had a long delay in obtaining title for the land, so this has only just been received and land settlement should be taking place very shortly and then trying to line up the build with a substantial construction cost added. May likely suffer in achieving our usual margins due to the delays and construction cost increases. This project has also already been sold, so we will likely get settlement on the land from the purchasers in the next 30 days, which will be the refund on our participation into the project, with profits to come later in the year.

SH

Shaw Harrison
Director
Industrial and Logistics
Savills Australia

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From: Elizabeth Meiklejohn <ElizabethM@virtusuper.com.au>
Sent: Monday, 20 February 2023 12:52 PM
To: Shaw Harrison <SHarrison@savills.com.au>
Cc: sixteenhouse@me.com; Harrison Family <harro26@hotmail.com>
Subject: RE: Harrison Super - Project financials

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Hi Shaw

Thank you for the information.

With the Lot 19 project, I have the following transactions.

15/03/2021	\$10,000	invest
28/04/2021	\$10,000	invest

24/02/2022	\$80,000	invest
13/05/2022	(\$80,000)	repay
06/07/2022	(\$20,000)	repay

Has this project been cancelled?

Regarding the Lot 94 project I can see that the \$171,428.57 was repaid 22/08/2022. Has this project been cancelled?

Kind regards

Liz

From: Shaw Harrison <SHarrison@savills.com.au>
Sent: Monday, 20 February 2023 12:04 PM
To: Elizabeth Meiklejohn <ElizabethM@virtusuper.com.au>
Cc: sixteenhouse@me.com; Harrison Family <harro26@hotmail.com>
Subject: Harrison Super - Project financials

Hey Liz,

The developer has just returned back from his O/S trip and has sent out the updated Financial Statements for FY2022.

Please find attached the three projects we have under way still with the group.

Can you please check to see if these are all accurate. I have attached my own spreadsheet. It looks like there could be a typo on the Lot 19 Prosperity Place, Crestmead development as I thought it should be \$20,000 deposited in 21 and \$80,000 (not \$20,000) in 22. Garry is sending all three to his accountants first to check over, so I will send an updated one if any of these change.

Regards,

Shaw Harrison
Director
Industrial and Logistics
Savills Australia

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ASIC

Australian Securities & Investments Commission

Current Company Extract

Name: LOT 19 PROSPERITY PTY LTD

ACN: 649 416 053

Date/Time: 06 March 2023 AEST 11:56:49 AM

This extract contains information derived from the Australian Securities and Investments Commission's (ASIC) database under section 1274A of the Corporations Act 2001.

Please advise ASIC of any error or omission which you may identify.

EXTRACT

Organisation Details	Document Number
Current Organisation Details	
Name: LOT 19 PROSPERITY PTY LTD	5EDL80398
ACN: 649 416 053	
ABN: 87649416053	
Registered in: Queensland	
Registration date: 13/04/2021	
Next review date: 13/04/2023	
Name start date: 13/04/2021	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Proprietary Company	

Address Details	Document Number
Current	
Registered address: Unit 7, 62 Westacott Street, NUNDAH QLD 4012	5EDL80398
Start date: 13/04/2021	
Principal Place Of Business address: Unit 7, 62 Westacott Street, NUNDAH QLD 4012	5EDL80398
Start date: 13/04/2021	

Contact Address
Section 146A of the Corporations Act 2001 states 'A contact address is the address to which communications and notices are sent from ASIC to the company'.
Current
Address: 115 Haig Road, AUCHENFLOWER QLD 4066
Start date: 10/05/2021

Officeholders and Other Roles	Document Number
Director	
Name: GARRY JAMES MCNAMARA	5EDL80398
Address: Unit 7, 62 Westacott Street, NUNDAH QLD 4012	
Born: 25/10/1958, BRISBANE, QLD	
Appointment date: 13/04/2021	
Name: TIM LOGAN	7EBN43020
Address: 59 Stillwater Drive, TWIN WATERS QLD 4564	
Born: 21/01/1962, SUVA, FIJI	
Appointment date: 17/11/2021	
Secretary	
Name: GARRY JAMES MCNAMARA	5EDL80398
Address: Unit 7, 62 Westacott Street, NUNDAH QLD 4012	
Born: 25/10/1958, BRISBANE, QLD	
Appointment date: 13/04/2021	

Share Information**Share Structure**

Class	Description	Number issued	Total amount paid	Total amount unpaid	Document number
ORD	ORDINARY SHARES	1350	1350.00	0.00	5EDL80398

Members

Note: For each class of shares issued by a proprietary company, ASIC records the details of the top twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the top twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Name: DIRRA MARK 2 PTY LTD
 ACN: 078 554 168
 Address: 2 Mole Street, TENERIFFE QLD 4005

Class	Number held	Beneficially held	Paid	Document number
ORD	100	no	FULLY	5EDL80398

Joint members

Name: MARDI SCOTT LINDLEY
 Address: 41 Yabba Street, ASCOT QLD 4007
 Name: JAMES ANTHONY LINDLEY
 Address: 41 Yabba Street, ASCOT QLD 4007

Class	Number held	Beneficially held	Paid	Document number
ORD	100	no	FULLY	5EDL80398

Name: S & C HARRISON SUPER PTY LTD
 ACN: 637 940 722
 Address: 7 Sawyer Court, CANNON HILL QLD 4170

Class	Number held	Beneficially held	Paid	Document number
ORD	100	no	FULLY	5EDL80398

Name: SOLMECH INDUSTRIES PTY. LTD.
 ACN: 010 008 198
 Address: 43 Farrington Street, ALDERLEY QLD 4051

Class	Number held	Beneficially held	Paid	Document number
ORD	150	no	FULLY	5EDL80398

Joint members

Name: AMANDA JAME STENSON
Address: 5 Khartoum Street, HENDRA QLD 4011
Name: CALLUM GEORGE CHRISTIE STENSON
Address: 5 Khartoum Street, HENDRA QLD 4011

Class	Number held	Beneficially held	Paid	Document number
ORD	100	no	FULLY	5EDL80398

Joint members

Name: AUSTIN KELLY
Address: 8 Rupert Terrace, ASCOT QLD 4007
Name: ROBINA KELLY
Address: 8 Rupert Terrace, ASCOT QLD 4007

Class	Number held	Beneficially held	Paid	Document number
ORD	200	no	FULLY	5EDL80398

Name: NUNDAH STORAGE PTY. LTD.
ACN: 009 711 317
Address: Unit 2, 91 Moray Street, NEW FARM QLD 4005

Class	Number held	Beneficially held	Paid	Document number
ORD	200	no	FULLY	5EDL80398

Name: GM PROPERTY DEVELOPMENTS PTY. LTD.
ACN: 106 576 952
Address: Unit 7, 62 Westacott Street, NUNDAH QLD 4012

Class	Number held	Beneficially held	Paid	Document number
ORD	150	no	FULLY	5EDL80398

Name: TIMOTHY JOHN LOGAN
Address: 59 Stillwater Drive, TWIN WATERS QLD 4564

Class	Number held	Beneficially held	Paid	Document number
ORD	150	yes	FULLY	5EDL80398

Name: DPTM PTY LTD
ACN: 136 524 886
Address: 36 Woodlark Rise, SUNSHINE BEACH QLD 4567

Class	Number held	Beneficially held	Paid	Document number
ORD	100	no	FULLY	7EBI40312

Documents

Note: Where no Date Processed is shown, the document in question has not been processed. In these instances care should be taken in using information that may be updated by the document when it is processed. Where the Date Processed is shown but there is a zero under No Pages, the document has been processed but a copy is not yet available.

Date received	Form type	Date processed	Number of pages	Effective date	Document number
13/04/2021	201C Application For Registration As A Proprietary Company	13/04/2021	6	13/04/2021	5EDL80398
15/06/2021	484N Change To Company Details Changes To (Members) Share Holdings	15/06/2021	2	15/06/2021	7EBI40312
19/11/2021	484E Change To Company Details Appointment Or Cessation Of A Company Officeholder	19/11/2021	2	19/11/2021	7EBN43020

End of Extract of 4 Pages

**LOT 19 PROSPERITY PTY LTD
ABN 87 649 416 053**

**FINANCIAL STATEMENTS
FINANCIAL YEAR ENDED 30 JUNE 2022**

Lot 19 Prosperity Pty Ltd
ABN 87 649 416 053
PO Box 64 Wavell Heights Queensland 4012

LOT 19 PROSPERITY PTY LTD
 ABN 87 649 416 053
 TRADING, PROFIT & LOSS STATEMENT FOR THE YEAR ENDED 30 JUNE 2022

	2022	2021
	\$	\$
SALES		
Sale Proceeds	1,297,000.00	-
Development Costs Oncharged	298,791.09	-
TOTAL INCOME	<u>1,595,791.09</u>	<u>-</u>
LESS COST OF GOODS SOLD		
Land	1,142,400.00	-
Acquisition Costs	68,304.21	-
Development Costs	173,089.24	-
Development Application Fees	25,117.00	-
Consultants - Certification	3,494.00	-
Consultants - DA/Town Planning	5,775.00	-
Consultants - Engineering	33,500.00	-
Consultants - Landscaping	654.55	-
Consultants - Soil Testing	1,865.00	-
Consultants - Other	3,800.00	-
QLeave Portable Long Service Leave	10,240.00	-
Selling Costs		
- Commission Agent Sale Fee	25,940.00	-
- IDG Marketing Co-Ordination Fee	42,850.00	-
- Legal Fees	4,037.34	-
	<u>1,541,066.34</u>	<u>-</u>
GROSS PROFIT FROM TRADING	54,724.75	-
OTHER INCOME		
Interest Received	163.50	-
	<u>163.50</u>	<u>-</u>
GROSS PROFIT	54,888.25	-
EXPENDITURE		
Amortisation of Formation Costs	1,061.00	-
Bank charges	127.22	-
Consulting - Financing	10,000.00	-
Filing Fees	276.00	-
Body Corporate, Land Tax, Rates	249.24	-
Project Management Fees	50,000.00	-
	<u>61,713.46</u>	<u>-</u>
PROFIT (LOSS) FROM ORDINARY ACTIVITIES BEFORE INCOME TAX	(6,825.21)	0.00
Income Tax Expense	-	-
	<u>-</u>	<u>-</u>
PROFIT (LOSS) FROM ORDINARY ACTIVITIES AFTER INCOME TAX	(6,825.21)	0.00
Retained Profits/Accumulated Losses - Beginning of Year	-	-
	<u>-</u>	<u>-</u>
RETAINED PROFITS/ACCUMULATED LOSSES	<u>(6,825.21)</u>	<u>0.00</u>

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.

LOT 19 PROSPERITY PTY LTD
ABN 87 649 416 053
BALANCE SHEET AS AT 30 JUNE 2022

	2022	2021
	\$	\$
SHAREHOLDERS' FUNDS		
Shares Issued - GM Property Developments PL <McNamara Family Trust No 1>	150.00	150
Shares Issued - JA and MS Lindley <Lindley Retirement Fund>	100.00	100
Shares Issued - Nundah Storage PL <Moffatt Investment Trust>	200.00	200
Shares Issued - CGS & AJ Stenson <Stenson Superannuation Fund>	100.00	100
Shares Issued - Solmech Industries PL <K & D Smith Family Trust>	150.00	150
Shares Issued - DPTM PL <Mason Family Superannuation Fund>	100.00	100
Shares Issued - S&C Harrison <S&C Harrison Family Super Fund>	100.00	100
Shares Issued - Timothy J Logan	150.00	150
Shares Issued - A & R Kelly <Wongajong Property Trust>	200.00	200
Shares Issued - Dirra Mark 2 PL <Goodman Family Superannuation Fund>	100.00	100
	1,350.00	1,350
Accumulated Losses	(6,825.21)	-
DEFICIENCY IN SHAREHOLDERS' FUNDS	(5,475.21)	1,350
REPRESENTED BY		
CURRENT ASSETS		
Cash on Hand	1,350.00	1,350
Cash at Bank - NAB 084-255 805134436	247,983.47	154,649
Deposits Paid	-	114,240
Trade Debtors	155,029.96	-
Tax Clearing Account	-	50
	404,363.43	270,289
INTANGIBLE ASSETS		
Formation Expenses	1,061.00	1,061
Less: Written Off	(1,061.00)	-
	-	1,061
TOTAL ASSETS	404,363.43	271,350
CURRENT LIABILITIES		
Trade Creditors	138,318.63	-
Tax Clearing Account	1,520.01	-
	139,838.64	-
LOANS		
GM Property Developments PL <McNamara Family Trust No 1>	30,000.00	30,000
JA and MS Lindley <Lindley Retirement Fund>	20,000.00	20,000
Nundah Storage PL <Moffatt Investment Trust>	40,000.00	40,000
CGS & AJ Stenson <Stenson Superannuation Fund>	20,000.00	20,000
Solmech Industries PL <K & D Smith Family Trust>	30,000.00	30,000
DPTM PL <Mason Family Superannuation Fund>	20,000.00	20,000
S&C Harrison <S&C Harrison Family Super Fund>	20,000.00	20,000
Timothy J Logan	30,000.00	30,000
A & R Kelly <Wongajong Property Trust>	40,000.00	40,000
Dirra Mark 2 PL <Goodman Family Superannuation Fund>	20,000.00	20,000
	270,000.00	270,000
TOTAL LIABILITIES	409,838.64	270,000
EXCESS OF LIABILITIES OVER ASSETS	(5,475.21)	1,350

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.

LOT 19 PROSPERITY PTY LTD

ABN 87 649 416 053

NOTES TO THE FINANCIAL STATEMENTS
FOR YEAR ENDED 30 JUNE 2022

1 Statement of Significant Accounting Policies

The directors have prepared the financial statements on the basis that the company is a non reporting entity because there are no users dependent on general purpose financial reports. This financial report is therefore a special purpose financial report that has been prepared in order to meet the needs of members

The financial report has been prepared in accordance with the significant accounting policies disclosed below which the directors have determined are appropriate to meet the needs of members. Such accounting policies are consistent with the previous period unless state otherwise.

The financial statements have been prepared on an accruals basis and are based on historical costs unless otherwise state in the notes. The accounting policies that have been adopted in the preparation of this report are as follows:

Income Tax

The income tax expense (revenue) for the year comprises current income tax expense (income) and deferred tax expenses (income).

Current income tax expense charged to the profit or loss is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, as at reporting date. Current tax liabilities (assets) are therefore measured at the amounts expected to be paid (recovered from) the relevant tax authority.

Deferred income tax expense reflects movements in deferred tax assets and deferred tax liability balances during the year as well as unused tax losses.

Current and deferred income tax expense (income) is charged or credited directly to equity instead of the profit or loss when the tax relates to items that are credited or charged directly to equity.

Deferred tax assets and liabilities are ascertained based on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax assets also result where amounts have been fully expensed but future tax deductions are available. No deferred income tax will be recognised from the initial recognition of any asset or liability, excluding a business combination, where there is no effect on accounting or taxable profit or loss.

Deferred tax assets and liabilities are calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates enacted or substantively enacted at reporting date. Their measurement also reflects the manner in which management expects to recover or settle the carrying amount of the related asset or liability.

Deferred tax assets relating to temporary differences and unused tax losses are recognised only to the extent that it is probable that future taxable profit will be available against which the benefits of the deferred tax asset can be utilise.

LOT 19 PROSPERITY PTY LTD
ABN 87 649 416 053

NOTES TO THE FINANCIAL STATEMENTS
FOR YEAR ENDED 30 JUNE 2022

Inventories

Inventories are measured at the lower of cost and net realisable value. Costs are assigned on a first-in first-out basis and include direct materials, direct labour and an appropriate proportion of variable and fixed overhead expenses.

Intangibles

Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within short-term borrowings in current liabilities on the balance sheet.

Revenue and Other Income

Revenue is measured at the fair value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. Any consideration deferred is treated as the provision of finance and is discounted at a rate of interest that is generally accepted in the market for similar arrangements. The difference between the amount initially recognised and the amount ultimately received is interest revenue.

Interest revenue is recognised using the effective interest rate method, which for floating rate financial assets is the rate inherent in the instrument.

Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Tax Office. In these circumstances, the GST is recognised as part of the acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

COMPILATION REPORT
TO LOT 19 PROSPERITY PTY LTD
ABN 87 649 416 053

Scope

On the basis of information provide by the directors of Lot 19 Prosperity Pty Ltd, I have compiled the accompanying special purpose financial statements in accordance with APES 315 'Compilation of Financial Information' for the year ended 30 June 2022.

The specific purpose for which the special purpose financial statements has been prepared is for income tax compliance.

The directors are solely responsible for the information contained in the special purpose financial statements and have determined that the accounting policies used are consistent with the financial reporting requirements of the Company's constitution and are appropriate to meet the needs of the directors and members of the company.

On the basis of information provided by directors, we have complied the accompanying special purpose financial statements in accordance with the determined accounting policies and APES 315 '*Compilation of Financial Information*'

My procedures use accounting expertise to collect, classify and summarise the financial information, which the directors provided, in compliing the financial statements. My procedures do not include verification or validation procedures. No audit or review has been performed and accordingly no assurance is expressed.

To the extent permitted by law, I do not accept liability for any loss or damage which any person, other than the company, may suffer arising from any negligence on our part. No person should rely on the special purpose financial report without having an audit or review conducted.

The special purpose financial report was complied exclusively for the benefit of the company and its members and the purpose identified above. I do not accept responsibility to any other person for the contents of the special purpose financial statements.

Name of Firm: Anthony Hallam
Chartered Accountant

Name of Principal
Anthony Hallam

Dated:...../...../.....

Address: 115 Haig Road, Auchenflower Qld 4066