

MBS FAMILY TRUST

WORKPAPERS INDEX

Client: The Ramsgate Superannuation Fund Prepared by: Jodie

Period Ended: 30 June 2011 Reviewed by:

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General Journal

1/07/2020 To 30/06/2021

ID#	Acct#	Account Name	Debit	Credit	Job No.
GJ	1/07/2020	End of Year Adjustment			
GJ000000	3-9000	Current Year Earnings		\$3,231.42	
GJ000000	3-8000	Retained Earnings	\$3,231.42		
GJ	30/06/2021	EOY Accountant Adjs			
GJ000078	8-3000	Shareholder Dividends Franke	\$9,400.00		
GJ000078	1-1600	Other Debtors		\$9,400.00	
GJ000078	2-1240	Bond - 3/39 Marg Vella Dve		\$6,902.50	
GJ000078	1-1300	Deposit Held in Trust	\$6,902.50		
GJ000078	1-3140	Market Value Adjustment		\$70,000.00	
GJ000078	1-3640	Market Value Adjustment	\$30,000.00		
GJ000078	8-6000	Change in Market Value	\$40,000.00		
GJ000078	1-1500	Sundry Debtors	\$794.45		
GJ000078	3-1200	Owner's Drawings		\$794.45	
GJ000078	6-1000	Gen - Accounting Fees		\$330.00	
GJ000078	2-1205	Sundry Creditors	\$330.00		
GJ000078	2-1305	ATO Bas Liabilities	\$3,255.00		
GJ000078	2-1250	ATO - Company Tax Liabilities		\$3,255.00	
GJ000078	2-1305	ATO Bas Liabilities		\$422.00	
GJ000078	2-1330	GST Paid		\$103.93	
GJ000078	2-1340	GST Adjustment	\$582.50		
GJ000078	2-1250	ATO - Company Tax Liabilities		\$3,085.16	
GJ000078	6-1110	Gen - Bank Fees (no gst)		\$58.32	
GJ000078	6-1550	Fees Permits & Licences	\$259.00		
GJ000078	2-1250	ATO - Company Tax Liabilities	\$2,827.91		
		Grand Total:	\$97,582.78	\$97,582.78	

Ramsgate Nominees Pty Ltd

Trial Balance

June 2021

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Account	Debit	Credit	YTD Debit	YTD Credit
Wpac Bus Flexi 9847	\$6,790.47		\$6,938.15	
Wpac - Business Max-i 9855		\$5,261.34	\$462,247.95	
Sundry Debtors	\$794.45		\$794.45	
Other Debtors		\$9,400.00	\$0.00	
Unt 12 Terminus - Building Cos	\$0.00		\$1,456,600.12	
Unt 12 Terminus - Accum Dep	\$0.00			\$56,600.12
Market Value Adjustment		\$70,000.00		\$450,000.00
Iridium - Purchase Price	\$0.00		\$393,975.55	
Iridium - Legal Fees	\$0.00		\$3,387.92	
Iridium - Stamp Duty	\$0.00		\$12,421.72	
Market Value Adjustment	\$30,000.00			\$59,785.19
Trade Creditors	\$3,003.62			\$159.03
Sundry Creditors	\$330.00			\$0.00
Bond - 3/39 Marg Vella Dve		\$6,902.50		\$6,902.50
ATO - Company Tax Liabilities		\$3,512.25	\$2,827.91	
ATO Bas Liabilities		\$422.00		\$0.00
GST Paid	\$376.89		\$950.00	
GST Adjustment	\$582.50			\$0.00
Owner's Drawings		\$794.45		\$0.00
Retained Earnings		\$0.00		\$1,842,583.67
Miscellaneous Income		\$0.00		\$607.00
Gen - Accounting Fees		\$330.00	\$2,337.50	
Audit Fees	\$330.00		\$330.00	
Gen - Bank Fees (no gst)		\$49.32		\$25.43
Fees Permits & Licences	\$259.00		\$1,024.00	
12 Terminus - Advertising	\$1,080.00		\$1,802.23	
12 Terminus - Body Corporate	\$0.00		\$6,590.86	
12 Terminus - Electricity	\$140.35		\$724.01	
12 Terminus - Insurance	\$0.00		\$3,433.42	
12 Terminus - Rates	\$0.00		\$6,387.12	
12 Terminus - Water	\$0.00		\$210.19	
Iridium - Advertising	\$0.00		\$988.59	
Iridium - Body Corporate	\$0.00		\$2,657.68	
Iridium - Electricity	\$0.00		\$827.18	
Iridium - Insurance	\$0.00		\$585.36	
Iridium - RE Commission Fees	\$1,380.50		\$1,380.50	
Iridium -Repairs & Maintenanc	\$2,207.34		\$2,207.34	
Iridium - Rates	\$0.00		\$5,146.10	
Iridium - Water	\$0.00		\$44.78	
Interest Income		\$3.81		\$158.35
Shareholder Dividends Franke	\$9,400.00			\$0.00
Change in Market Value	\$40,000.00		\$40,000.00	
Interest Expense	\$0.55		\$0.66	
Total:	\$96,675.67	\$96,675.67	\$2,416,821.29	\$2,416,821.29

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\$450,000
 \$350,000

Ramsgate Nominees Pty Ltd

Profit & Loss [Last Year Analysis]

A4

July 2020 through June 2021

	<u>This Year</u>	<u>Last Year</u>
Income		
Rental Income - Iridium		
Iridium Paget - Rental Income	\$0.00	\$561.18
Miscellaneous Income	\$607.00	\$0.00
Qld Govt Rebate - Electricity	\$0.00	\$1,000.00
Total Income	\$607.00	\$1,561.18
Cost of Sales		
Gross Profit	\$607.00	\$1,561.18
General Expenses		
Gen - Accounting Fees	\$2,337.50	\$5,692.50
Audit Fees	\$330.00	\$1,045.00
Gen - Bank Fees (no gst)	-\$25.43	\$64.00
Fees Permits & Licences	\$1,024.00	\$1,403.00
Outgoings - 12 Terminus Bus Pk		
12 Terminus - Advertising	\$1,802.23	\$0.00
12 Terminus - Body Corporate	\$6,590.86	\$9,238.78
12 Terminus - Electricity	\$724.01	\$687.50
12 Terminus - Insurance	\$3,433.42	\$3,374.86
12 Terminus - Rates	\$6,387.12	\$6,015.06
12 Terminus - Water	\$210.19	\$571.95
Total Outgoings - 12 Terminus Bus Pk	\$19,147.83	\$19,888.15
Outgoings - Iridium Place		
Iridium - Advertising	\$988.59	\$1,105.45
Iridium - Body Corporate	\$2,657.68	\$624.32
Iridium - Electricity	\$827.18	\$547.79
Iridium - Insurance	\$585.36	\$621.13
Iridium - RE Commission Fees	\$1,380.50	\$0.00
Iridium -Repairs & Maintenance	\$2,207.34	\$0.00
Iridium - Rates	\$5,146.10	\$5,136.50
Iridium - Water	\$44.78	\$178.01
Total Outgoings - Iridium Place	\$13,837.53	\$8,213.20
Total General Expenses	\$36,651.43	\$36,305.85
Operating Profit	-\$36,044.43	-\$34,744.67
Other Income		
Interest Income	\$158.35	\$519.61
Shareholder Dividends Franked	\$0.00	\$6,598.45
Sale of Shares - Profit	\$0.00	\$21,567.28
Change in Market Value	-\$40,000.00	\$0.00
Total Other Income	-\$39,841.65	\$28,685.34
Other Expenses		
Interest Expense	\$0.66	\$0.00
Income Tax Expense	\$0.00	-\$2,827.91
Total Other Expenses	\$0.66	-\$2,827.91
Net Profit / (Loss)	-\$75,886.74	-\$3,231.42

Ramsgate Nominees Pty Ltd

Balance Sheet [Last Year Analysis]

June 2021

A4:1

	This Year	Last Year
Assets		
Current Assets		
Cash On Hand		
Wpac Bus Flexi 9847	\$6,938.15	\$183.59
Wpac - Business Max-i 9855	\$462,247.95	\$470,499.83
Total Cash On Hand	\$469,186.10	\$470,683.42
Sundry Debtors	\$794.45	\$0.00
Other Debtors	\$0.00	\$9,400.00
Total Current Assets	\$469,980.55	\$480,083.42
Property & Buildings		
Unit 12 Terminus Business Park		
Unt 12 Terminus - Buildng Cost	\$1,456,600.12	\$1,456,600.12
Unt 12 Terminus - Accum Dep	-\$56,600.12	-\$56,600.12
Market Value Adjustment	-\$450,000.00	-\$380,000.00
Total Unit 12 Terminus Business Park	\$950,000.00	\$1,020,000.00
Iridium Place		
Iridium - Purchase Price	\$393,975.55	\$393,975.55
Iridium - Legal Fees	\$3,387.92	\$3,387.92
Iridium - Stamp Duty	\$12,421.72	\$12,421.72
Market Value Adjustment	-\$59,785.19	-\$89,785.19
Total Iridium Place	\$350,000.00	\$320,000.00
Total Property & Buildings	\$1,300,000.00	\$1,340,000.00
Total Assets	\$1,769,980.55	\$1,820,083.42
Liabilities		
Current Liabilities		
Trade Creditors	\$159.03	-\$631.93
Sundry Creditors	\$0.00	\$330.00
Bond - 3/39 Marg Vella Dve	\$6,902.50	\$0.00
ATO - Company Tax Liabilities	-\$2,827.91	-\$22,107.82
GST Liabilities		
ATO Bas Liabilities	\$0.00	-\$673.00
GST Paid	-\$950.00	\$0.00
GST Adjustment	\$0.00	\$582.50
Total GST Liabilities	-\$950.00	-\$90.50
Total Current Liabilities	\$3,283.62	-\$22,500.25
Total Liabilities	\$3,283.62	-\$22,500.25
Net Assets	\$1,766,696.93	\$1,842,583.67
Equity		
Retained Earnings	\$1,842,583.67	\$1,845,815.09
Current Year Earnings	-\$75,886.74	-\$3,231.42
Total Equity	\$1,766,696.93	\$1,842,583.67

Repaid
JUNE 2021 (E4)

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General Ledger [Detail]

1/07/2020 To 30/06/2021

21/06/2022
2:42:09 PM

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ID#	Src	Date	Memo	Debit	Net Activity	Ending Balance
6-1550 Fees Permits & Licences						
Beginning Balance:				\$0.00		
00000005	PJ	10/05/2021	Purchase; ASIC	\$355.00		\$355.00
200261	CD	11/05/2021	ASIC fee - no in	\$273.00		\$628.00
200261	CD	11/05/2021	ASIC fee - no in	\$82.00		\$710.00
00000008	PJ	18/05/2021	Purchase; ASIC	\$55.00		\$765.00
Total:				\$765.00	\$765.00	\$765.00

Grand Total: \$765.00

+ ATO Levy 259.00
\$1,024.00

* \$164 late payment penalty

Emailed 11/5/2021

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ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries
www.asic.gov.au/invoices
1300 300 630

C1.1

RAMSGATE PROP2 PTY LTD
PAYNE-CORBETT JODIE
PO BOX 6953
MACKAY MC QLD 4741

INVOICE STATEMENT

Issue date 10 May 21

RAMSGATE PROP2 PTY LTD

ACN 162 696 700

Account No. 22 162696700

Summary

Opening Balance	\$273.00
New items	\$82.00
Payments & credits	\$0.00
TOTAL DUE	\$355.00

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

Please pay

Immediately **\$355.00**

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



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Australian Securities & Investments Commission

PAYMENT SLIP

RAMSGATE PROP2 PTY LTD

ACN 162 696 700

Account No: 22 162696700



22 162696700

TOTAL DUE **\$355.00**
Immediately **\$355.00**

Payment options are listed on the back of this payment slip

B PAY	Billers Code: 17301
	Ref: 2291626967007



*814 129 0002291626967007 51

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2021-05-10	Late Payment Fee 1	3X6401494480B A	\$82.00
	Outstanding transactions		
2021-03-06	Annual Review - Pty Co	3X6401494480B A	\$273.00
2021-05-10	Late Payment Fee 1	3X6401494480B A	\$82.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2291 6269 6700 751

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841



Biller Code: 17301
Ref: 2291626967007

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries
www.asic.gov.au/invoices
1300 300 630

C1-1(A)

RAMSGATE PROP2 PTY LTD
PAYNE-CORBETT JODIE
PO BOX 6953
MACKAY MC QLD 4741

INVOICE STATEMENT

Issue date 06 Mar 21
RAMSGATE PROP2 PTY LTD

ACN 162 696 700
Account No. 22 162696700

Summary

Opening Balance	\$0.00
New items	\$273.00
Payments & credits	\$0.00
TOTAL DUE	\$273.00

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 06 May 21	\$273.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



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Australian Securities & Investments Commission

PAYMENT SLIP
RAMSGATE PROP2 PTY LTD

ACN 162 696 700 Account No: 22 162696700



22 162696700

TOTAL DUE	\$273.00
Immediately	\$0.00
By 06 May 21	\$273.00

Payment options are listed on the back of this payment slip

B PAY	Billers Code: 17301
	Ref: 2291626967007



*814 129 0002291626967007 51

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2021-03-06	Annual Review - Pty Co	3X6401494480B A	\$273.00
	Outstanding transactions		
2021-03-06	Annual Review - Pty Co	3X6401494480B A	\$273.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2291 6269 6700 751

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841



Biller Code: 17301
Ref: 2291626967007

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries
www.asic.gov.au/invoices
1300 300 630

(1-2)

RAMSGATE PROPERTY MANAGEMENT PTY LTD
WSC GROUP - AUST PTY LTD
PO BOX 3070 BANGOR NSW 2234

INVOICE STATEMENT

Issue date 28 Apr 21

RAMSGATE PROPERTY MANAGEMENT PTY LTD

ACN 149 507 826

Account No. 22 149507826

Summary

Opening Balance	\$273.00
New items	\$82.00
Payments & credits	\$0.00
TOTAL DUE	\$355.00

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

Please pay

Immediately \$355.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



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Australian Securities & Investments Commission

PAYMENT SLIP

RAMSGATE PROPERTY MANAGEMENT PTY LTD

ACN 149 507 826

Account No: 22 149507826



22 149507826

TOTAL DUE \$355.00
Immediately \$355.00

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2291495078266



*814 129 0002291495078266 30

Transaction details:

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	Transactions for this period	ASIC reference	\$ Amount
2021-04-28	Late Payment Fee 1	3X6315720480B A	\$82.00
	Outstanding transactions		
2021-02-24	Annual Review - Pty Co	3X6315720480B A	\$273.00
2021-04-28	Late Payment Fee 1	3X6315720480B A	\$82.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2291 4950 7826 630

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841

Biller Code: 17301
Ref: 2291495078266

Telephone & Internet Banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au



TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
14/06/21	Deposit Online 2720611 Tfr Westpac Bus		1,600.00	1,693.11
14/06/21	Withdrawal-Osko Payment 1762527 Mackay City Real Estate Pty Ltd Ray White Mackay Iridium Ramsgate Prop 2 13 Jun 2021	1,518.55		174.56
15/06/21	Deposit Online 2199527 Tfr Westpac Bus		1,100.00	1,274.56
15/06/21	Withdrawal-Osko Payment 1112082 Mackay City Real Estate Pty Ltd Inv 2134 Sign Terminus Inv 2134 Sign Terminus	1,188.00		86.56
16/06/21	Deposit Online 2551715 Tfr Westpac Bus		330.00	416.56
16/06/21	Withdrawal-Osko Payment 1598737 Super Audits Audit of Super Fund	330.00		86.56
23/06/21	Deposit Online 2674167 Tfr Westpac Bus		770.15	856.71
23/06/21	Withdrawal Online 0294118 Bpay Deft Payme Iridium strata fee	770.15		86.56
23/06/21	Withdrawal Online 1549918 Bpay Ergon Ener Cat Drv Ergon	50.36		36.20
25/06/21	Deposit Ray White Mack EFT		6,902.50	6,938.70
30/06/21	Interest	0.55		6,938.15
30/06/21	CLOSING BALANCE			6,938.15

(A2) A

CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

TRANSACTION FEE SUMMARY

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-150 13-9847

01 APR 2021

		Volume	Unit Price	Fee
Total	Electronic Credits	3	\$0.50	\$1.50
\$3.50	Electronic Debits	4	\$0.50	\$2.00

03 MAY 2021

		Volume	Unit Price	Fee
Total	Electronic Credits	3	\$0.50	\$1.50
\$2.50	Electronic Debits	2	\$0.50	\$1.00

Subject:

FW: Westpac Live, Funds Transfer - Payment details

Funds Transfer payment details

Westpac will never send you a link directly to our sign in page, or requests your personal or financial information. Always type westpac.com.au into your browser or use the Westpac mobile banking app to securely sign in. More Info - visit westpac.com.au/hoaxemails View online



Repayment

Terry Carman has requested Westpac to send this email to you with details of a payment made through Westpac Online Banking. Refer to our privacy policy located at westpac.com.au/privacy

Payment status

- Status: Paid
- Description: This payment has been processed. Please check you have received the payment.

Payment details

- Scheduled payment date: 14 Jun 2022
- Payment ID: 2bddcc34-9486-4947-a58c-d86f87f28167
- Amount: AUD 794.45
- Withdrawal receipt number: 1273562
- Deposit receipt number: 2273563

Payer details

- Account: Westpac Business One Flexi (FIT)
xxx-099 xxxxxx006
- Description: Correcting Error

Payee details

- Account: Ramsgate Super Cheque

- Description: Correcting Error

The Westpac team



Things you should know:

The scheduled payment date listed above is the date the payment was originally scheduled to be processed. If the payment was fully approved after the scheduled payment date, then the actual date that the payment was processed may differ from the details shown above.

Westpac can't guarantee the accuracy, currency or completeness of the information provided. All information provided by this system is for information purposes only and no reliance should be placed on this information for any possible legal purpose or any circumstance where loss or damage could arise as a result of reliance on this information.

Westpac Protect Security Reminder:

Westpac sent this message to terryrcarman@gmail.com. These details are included to help provide assurance that this is a genuine email from Westpac.

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[Privacy](#)

SUPER FUND - 2021

1. \$3404.42 26/04/21 Stratapay – did not have invoice. Guesstimated the Body Corp Fee vs Insurance levy, but guessing Jodie will want a copy for auditor, so might as well get it now and enter properly...**A copy of this invoice is attached to this email.**
2. \$794.45 11/05/21 tfer from Maxi – two lots, one went to flexi – other I think was a double up - have coded the other to your drawings account... Just an FYI (The payment to Mky City Real Estate was paid from the Flexi acct)...**you are correct this is a double up error...our FT account owes \$794.45 we will repay today.**
3. 25/06/21 \$6902.50 Ray White Deposit for Margaret Vella Drive. Is this the bond, or is this the first two months rent? If the rent, is it June & July 2021? \$3451.25 each month? Did you do up an invoice?...**this deposit is Lessee Security Deposit of 2 months rent a copy of the Ray White receipt is attached to the email.**

E4.1

SUPER FUND – 2022

1. 23/12/21 \$1946.78 Blinds – need invoice, and which building...**this was a withdrawal error as it was for blinds for our home...we realised this and repaid to the Nominees Chq Acc on 7.6.22**
2. 24/03/22 \$1205.39 Body Corp Iridium DR – JUN22 Qtr Can enter without as same as last inv, but if you can email through, please do...**I can't locate this invoice at the moment Deb will chase up (she is at Pilates class at the moment) and get back to you today.**

Copy of the other 2 x receipts below...cheers for now Terry

- 1.



Virus-free. www.avast.com

64

MACKAY CITY PROPERTY

Ramsgate Property Management Pty Ltd (tte)
Attn. Terry Carman
12/20 Caterpillar Drive
Paget, QLD, 4740

Mackay, 6 June 2022

Dear Terry,

RE: Market Appraisal 12/20 Caterpillar Drive, Paget

Thank you for the opportunity to present our market appraisal for your property of 12/20 Caterpillar Drive in Paget.

We understand that your property is a 608 sqm Industrial Unit with 200 sqm of office, located within the Terminus Business Park.

We have based this appraisal on recent market evidence of similar properties in this area.

Based on the evidence I believe that your property would sell for \$950,000

A3

Should you have any questions relating to the information contained in this document please feel free to contact me.

Kind Regards

Vacant all year → available for rent but
no tenants as yet.

Fred Dubois
Mackay City Property
Phone: +61 432 485 143
Office Phone: 07 4957 9999
Email: fred.dubois@mackaycityproperty.com.au
Web: <https://mackaycityproperty.com.au/>

G4-1

MACKAY CITY PROPERTY

Ramsgate Prop2 Pty Ltd (tte)
Attn. Terry Carman
3/39 Margaret Vella Dr
Paget, QLD, 4740

Mackay, 6 June 2022

Dear Terry,

RE: Market Appraisal 3/39 Margaret Vella Drive, Paget

Thank you for the opportunity to present our market appraisal for your property of 3/39 Margaret Vella Drive in Paget.

We understand that your property is a 191 sqm Industrial Unit with an office.

We have based this appraisal on on the current rental income of the property and recent market evidence of similar properties in this area.

Based on the evidence I believe that your property would sell for \$350,000

Ab

Should you have any questions relating to the information contained in this document please feel free to contact me.

Kind Regards

Tenant fund June 2021 - vacant but
available for rent all year

Fred Dubois
Mackay City Property
Phone: +61 432 485 143
Office Phone: 07 4957 9999
Email: fred.dubois@mackaycityproperty.com.au
Web: <https://mackaycityproperty.com.au/>

Payables Reconciliation [Summary]

30/06/2021

21/06/2022
2:39:50 PM

Page 1

Name	Total Due	0 - 30	31 - 60	61 - 90	90+
ASIC	\$55.00	\$0.00	\$55.00	\$0.00	\$0.00
Ergon Electricity	\$104.03	\$104.03	\$0.00	\$0.00	\$0.00
Total:	\$159.03	\$104.03	\$55.00	\$0.00	\$0.00
Ageing Percent:		65.4%	34.6%	0.0%	0.0%
Payables Account:	\$159.03				
Out of Balance Amount:	\$0.00				

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Trust Account Receipt

Agents Financial Administration Act 2014 Trust Account Receipt



Mackay City Real Estate Pty Ltd ACN 122 805 814 T/A Ray White (Mackay City) Sales Trust A/C
Licensee: Sandra Paul
21 Wood Street Mackay 4740 Tel: 07 4957 9999 Fax: 07 4957 6699

ABN: 86 345 022 320

Receipt No: 7093

Date Inserted: 09/06/21
Date Received: 08/06/21

Description: Deposit of \$6902.50 received from Lessee (Seat Shop Australia Pty Ltd) - Receipt 7093
Property: 3/39 Margaret Vella Drive PAGET;
Lessor: Ramsgate Prop2 Pty Ltd
Received Bond via EFT payment
Ref: 3698010

Property: 3/39 Margaret Vella Drive
PAGET

Received: Total \$6902.50 (Six Thousand Nine Hundred And Two Dollars And Fifty Cents) (EFT/BPay)

Per: Sale Administrator - Toni Wales _____



Trust Account Receipt (Duplicate Copy)

Agents Financial Administration Act 2014 Trust Account Receipt



Mackay City Real Estate Pty Ltd ACN 122 805 814 T/A Ray White (Mackay City) Sales Trust A/C
Licensee: Sandra Paul
21 Wood Street Mackay 4740 Tel: 07 4957 9999 Fax: 07 4957 6699

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Ref: 3698010

Property: 3/39 Margaret Vella Drive
PAGET

Received: Total \$6902.50 (Six Thousand Nine Hundred And Two Dollars And Fifty Cents) (EFT/BPay)

Per: Sale Administrator - Toni Wales _____



Activity statement 001

Date generated	20/06/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

20 results found - from 20 June 2020 to 20 June 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
16 Jun 2022	15 Jun 2022	Payment received		\$800.00	\$0.00
15 Jun 2022	15 Jun 2022	General interest charge			\$800.00 DR
14 Jun 2022	26 May 2022	Original Activity Statement for the period ending 31 Mar 22 - GST	\$551.00		\$800.00 DR
14 Jun 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - GST	\$927.00		\$249.00 DR
14 Jun 2022	25 Nov 2021	Client initiated amended Activity Statement for the period ending 30 Sep 21 - GST	\$272.00		\$678.00 CR
14 Jun 2022	25 Aug 2021	Client initiated amended Activity Statement for the period ending 30 Jun 21 - GST		\$950.00	\$950.00 CR
10 Jan 2022	25 Nov 2021	Original Activity Statement for the period ending 30 Sep 21		\$0.00	\$0.00
10 Jan 2022	25 Aug 2021	Original Activity Statement for the period ending 30 Jun 21		\$0.00	\$0.00
1 Jun 2021	1 Jun 2021	General interest charge			\$0.00
1 Jun 2021	31 May 2021	Payment received		\$582.00	\$0.00

\$1,783

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
1 Jun 2021	3 May 2021	General interest charge			\$582.00 DR
25 May 2021	25 Aug 2020	Client initiated amended Activity Statement for the period ending 30 Jun 20 - GST	\$582.00		\$582.00 DR
27 Apr 2021	30 Apr 2021	EFT refund for GST for the period from 01 Jan 21 to 31 Mar 21	\$342.00		\$0.00
24 Apr 2021	26 May 2021	Original Activity Statement for the period ending 31 Mar 21 - GST		\$342.00	\$342.00 CR
25 Jan 2021	29 Jan 2021	EFT refund for GST for the period from 01 Oct 20 to 31 Dec 20	\$60.00		\$0.00
23 Jan 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20 - GST		\$60.00	\$60.00 CR
19 Oct 2020	22 Oct 2020	EFT refund for GST for the period from 01 Jul 20 to 30 Sep 20	\$431.00		\$0.00
17 Oct 2020	25 Nov 2020	Original Activity Statement for the period ending 30 Sep 20 - GST		\$431.00	\$431.00 CR
4 Aug 2020	25 Aug 2020	Original Activity Statement for the period ending 30 Jun 20 - GST		\$673.00	\$0.00
4 Aug 2020	7 Aug 2020	EFT refund for GST for the period from 01 Apr 20 to 30 Jun 20	\$673.00		\$673.00 DR

Ramsgate Nominees Pty Ltd

GST [Summary - Cash]

K1-1

1/07/2020 To 30/06/2021

Page 1

Code	Description	Rate	Sale Value	Purchase Value	Tax Collected	Tax Paid
FRE	GST Free	0.00%	-\$9,240.54	\$14,562.83		
GST	Goods & Services Tax	10.00%		\$19,618.51		\$1,783.51
N-T	Not Reportable	0.00%	\$46,838.16	\$40,952.03		
				Total:	\$0.00	\$1,783.51

K3

Amendment details

Sequence 1

The Ramsgate Superannuation Fund

TFN : 856 087 428

Amendment type indicator : **Taxpayer Error**

Reasons :

Franking credits were omitted

lodged amendment 22/06/2022

K3:1

Foreign income tax offset C1 <input type="text"/>	Non-refundable non-carry forward tax offsets C <input type="text" value="0.00"/> (C1 plus C2)
Rebates and tax offsets C2 <input type="text"/>	

SUBTOTAL 1
T2
 (B less C –cannot be less than zero)

Early stage venture capital limited partnership tax offset D1 <input type="text"/>	Non-refundable carry forward tax offsets D <input type="text" value="0.00"/> (D1 plus D2 plus D3 plus D4)
Early stage venture capital limited partnership tax offset carried forward from previous year D2 <input type="text"/>	
Early stage investor tax offset D3 <input type="text"/>	
Early stage investor tax offset carried forward from previous year D4 <input type="text"/>	

SUBTOTAL 2
T3
 (T2 less D –cannot be less than zero)

Complying fund's franking credits tax offset E1 <input type="text" value="2,827.91"/>	Refundable tax offsets E <input type="text" value="2,827.91"/> (E1 plus E2 plus E3 plus E4)
No-TFN tax offset E2 <input type="text"/>	
National rental affordability scheme tax offset E3 <input type="text"/>	
Exploration credit tax offset E4 <input type="text"/>	

#TAX PAYABLE T5
 (T3 less E - cannot be less than zero)

Section 102AAM interest charge
G