

SELF MANAGED SUPER FUNDS

COMPUTER FILE INDEX & JOURNALS

CLIENT: Passmore Van Pletzen SMSF

CODE: PAS41

YEAR: 2019

Superfund

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Please tick

STS:	YES	<input checked="" type="radio"/> NO
GST:	YES	<input checked="" type="radio"/> NO
Please circle		

Prepared by: AC/FC

Reviewed by: 5/6/20

INDUSTRY: Real Estate

e.g fishing, advertising, road freight haulage - please be specific

Schedule Reference	INDEX	Tick if Applicable
A-1	TRIAL BALANCE	✓
A-2	QUERIES / NOTES	
A-3	Journal entries	✓
B-1	PROFIT & LOSS	✓
B-2	BALANCE SHEET	✓
B-3	MEMBERS LOANS	✓
C-1	TAXATION	✓
D-1	CASH/TERM DEPOSITS	✓
E-1	INVESTMENTS/SHARE PORTFOLIO	
F-1	PROPERTY	✓
G-1	OTHER ASSETS	✓
H-1	LIABILITIES	✓
J-1	TRUST DEED EXTRACTS	
K-1	INVESTMENT STRATEGY	
L-1	MINUTES	
L-2	MINUTES	
L-3	MINUTES	
M-1	CONTRIBUTIONS	
N-1	INTEREST RECEIVED	
O-1	DIVIDENDS RECEIVED	
P-1	RENT RECEIVED	✓
Q-1	EXPENSES	✓
	excel/office photocopy master	

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND
ABN 68 400 389 928
Comparative Trial Balance as at 30 June 2019

	2019 \$ Dr	2019 \$ Cr	2018 \$ Dr	2018 \$ Cr
Income				
0620	Rents received			21,727.99
0940	Changes in NMV - Property	7,627.36	41,985.00	
Expenses				
1510	Accountancy	2,290.00	2,601.00	
1525	Borrowing Expense	573.00	535.00	
1535	Audit fees	385.00	385.00	
1537	ATO Supervisory Levy	259.00	259.00	
1545	Bank Fees And Charges	343.00	348.00	
1685	Filing Fees	316.00	302.00	
1755	Insurance	454.80		
1760	Interest - Australia	14,669.19	14,419.21	
1855	Rental Property Expenses			
1855.02	Council Rates	1,141.66	1,686.12	
1855.03	Depreciation- Capital Works	3,070.00	3,070.00	
1855.04	Depreciation	1,430.00	2,614.00	
1855.05	Insurance	923.93	363.00	
1855.06	Letting fees	517.00	33.00	
1855.07	Management Fees	1,070.06	1,166.32	
1855.08	Repairs & Maintenance	1,151.33	2,582.32	
1855.09	Sundry Expenses	33.00		
1855.10	Water rates	1,550.27	1,353.33	
1855.12	Pest Control	220.00	220.00	
Current Assets				
2000	Cash at bank- St Georges- 50950	15,057.62	10,463.61	
Non Current Assets				
2815	Land & Buildings - at cost	364,964.64	364,964.64	
2816	Less: Accumulated Depreciation		13,264.00	10,194.00
2817	Improvements at cost	9,312.00	9,312.00	
2818	Less: Accumulated Depreciation		1,394.00	977.00
2819	Change in M/V - Land & Buildings	166,332.36	158,705.00	
2842	Furniture & Fittings	6,623.00	4,750.00	
2843	Less: Accumulated depreciation		2,574.00	1,561.00
2980	Borrowing expenses	2,865.00	2,865.00	
2989	Less: Accumulated amortisation		2,351.00	1,778.00

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.

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND

ABN 68 400 389 928

Comparative Trial Balance as at 30 June 2019

	2019 \$ Dr	2019 \$ Cr	2018 \$ Dr	2018 \$ Cr
Current Liabilities				
3174		89,740.71		92,230.65
3175		158,309.62		160,847.49
Equity				
4000				
4000.01		121,181.96		143,494.96
4000.02		162,290.46		192,172.46
4050				
4050.01		15,772.11		
4199			1.00	
	0.31			
	<u>595,552.17</u>	<u>595,552.17</u>	<u>624,983.55</u>	<u>624,983.55</u>
Net Loss	1,722.93		52,194.31	

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JOURNAL ENTRY

ENTITY Passmore Van Pletzen SMSF JOURNAL NO Page 1

PERIOD COVERED FROM 01/07/2018_TO_30/06/2019 PERIOD NO 30 June 2019

Date	Account	Code	Dr	Cr	Client Code	Narration
30/06/2019	Rent received	620		4226.35		Being balance of income & expenses
	Mgt Fees	1855.07	1,070.06			from rental statements
	Repairs	1855.08	200.00			
	Advertising	1855.09	33.00			
	Letting Fees	1855.06	517.00			POSTED
	Council Rates	1855.02	856.02			
	Water Use	1855.1	1,550.27			
30/06/2019	Interest	1760	4,943.06			Being interest & fees on loan
	Bank Fees	1545	199.00			
	St George	3174		5,142.06		POSTED
	Interest	1760	9,726.13			Being interest & fees on loan
	Bank Fees	1545	144.00			
	St George	3175		9,870.13		POSTED
30/06/2019	Supervisory Levy	1537	259.00			Being levy charged by ATO
	Taxation	3325		259.00		POSTED
30/06/2019	Depreciation - Cap	1855.03	3,070.00			Being capital works dep'n as per schedule
	Acc Dep'n	2816		3,070.00		POSTED
30/06/2019	Change in mkt value	2819	7,627.36			Being updated market value of property
	Changes in NMV	940		7,627.36		POSTED
						<i>[Signature]</i>

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND
ABN 68 400 389 928
Detailed Operating Statement
For the year ended 30 June 2019

	Note	2019 \$	2018 \$
Revenue			
Rents received		21,047 P1	21,728
Changes in NMV - Property		7,627 F11	(41,985)
Total revenue		<u>28,674</u>	<u>(20,257)</u>
Expenses			
Accountancy		2,290 Q1	2,601
Borrowing Expense		573 F4	535
Audit fees		385 Q2	385
ATO Supervisory Levy		259	259
Bank Fees And Charges		343 Q9	348
Filing Fees		316 Q3	302
Insurance		455 Q4	
Interest - Australia		14,669 H1 + H2	14,419
Rental Property Expenses			
Council Rates		1,142 G5 / P1	1,686
Depreciation- Capital Works		3,070 F6	3,070
Depreciation		1,430 F5	2,614
Insurance		924 Q6	363
Letting fees		517 P1	33
Management Fees		1,070 P1	1,166
Repairs & Maintenance		1,151 Q7	2,582
Sundry Expenses		33 P1	
Water rates		1,550 P1	1,353
Pest Control		220 Q8	220
Total expenses		<u>30,397</u>	<u>31,937</u>
Benefits Accrued as a Result of Operations	7	<u>(1,723)</u>	<u>(52,194)</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.

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND
ABN 68 400 389 928

Detailed Statement of Financial Position as at 30 June 2019

	2019	2018
	\$	\$
Other Assets		
Cash at bank- St Georges- 50950	15,058 <i>D1</i>	10,464
Land & Buildings - at cost	364,965 <i>F1-3</i>	364,965
Less: Accumulated Depreciation	(13,264) <i>F6</i>	(10,194)
Improvements at cost	9,312 <i>}FS</i>	9,312
Less: Accumulated Depreciation	(1,394) <i>}</i>	(977)
Change in M/V - Land & Buildings	166,332 <i>F1-3</i>	158,705
Furniture & Fittings	6,623 <i>}FS</i>	4,750
Less: Accumulated depreciation	(2,574) <i>}</i>	(1,561)
Borrowing expenses	2,865 <i>}F4</i>	2,865
Less: Accumulated amortisation	(2,351) <i>}</i>	(1,778)
Total other assets	545,572	536,550
Total assets	545,572	536,550
 Liabilities		
Bank loan- St Georges-4412-00	89,741 <i>H1</i>	92,231
Bank loan- St Georges-4412-01	158,310 <i>H2</i>	160,847
Total liabilities	248,050	253,078
Net Assets Available to Pay Benefits	297,521	283,472
 Represented by:		
Liability for Accrued Members' Benefits		
Allocated to members' accounts	297,521 <i>B3/C1</i>	283,472
	297,521	283,472

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.

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND
ABN 68 400 389 928
Member's Information Statement
For the year ended 30 June 2019

	2019 \$	2018 \$
Anton Carl Van Pletzen		
Opening balance - Members fund	121,182	143,495
Transfers from other funds	83/3 15,772	
Allocated earnings	(737)	(22,313)
Balance as at 30 June 2019	<u>136,217</u>	<u>121,182</u>
Withdrawal benefits at the beginning of the year	121,182	143,495
Withdrawal benefits at 30 June 2019	136,217	121,182

Withdrawal Benefit

Your withdrawal benefit is the amount you are entitled to on resignation or retirement and represent the sum of:

- member contributions
- superannuation guarantee contributions
- award contributions
- other employer contributions made on your behalf and earnings (after income tax) associated with the above contributions.

The preserved portion of your withdrawal benefit is the amount which cannot be paid out until you permanently retire from the workforce on or after age 55. The preservation age is to be increased from 55 to 60, on a phased in basis, by 2025.

Contact Details

If you require further information on your withdrawal benefit please contact Anton Van Pletzen or write to The Trustee, PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND.

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND
ABN 68 400 389 928
Member's Information Statement
For the year ended 30 June 2019

	2019 \$	2018 \$
Kim Renee Passmore		
Opening balance - Members fund	162,290	192,172
Allocated earnings	(987)	(29,882)
Balance as at 30 June 2019	161,304	162,290
Withdrawal benefits at the beginning of the year	162,290	192,172
Withdrawal benefits at 30 June 2019	161,304	162,290

Withdrawal Benefit

Your withdrawal benefit is the amount you are entitled to on resignation or retirement and represent the sum of:

- member contributions
 - superannuation guarantee contributions
 - award contributions
 - other employer contributions made on your behalf
- and earnings (after income tax) associated with the above contributions.

The preserved portion of your withdrawal benefit is the amount which cannot be paid out until you permanently retire from the workforce on or after age 55. The preservation age is to be increased from 55 to 60, on a phased in basis, by 2025.

Contact Details

If you require further information on your withdrawal benefit please contact Anton Van Pletzen or write to The Trustee, PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND.

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND
ABN 68 400 389 928
Member's Information Statement
For the year ended 30 June 2019

	2019	2018
	\$	\$
Amounts Allocatable to Members		
Yet to be allocated at the beginning of the year		(1)
Benefits accrued as a result of operations as per the operating statement	(1,723)	(52,194)
Transfers from other funds	15,772	
Amount allocatable to members	14,049	(52,195)
Allocation to members		
Anton Carl Van Pletzen	15,035	(22,313)
Kim Renee Passmore	(987)	(29,882)
Total allocation	14,049	(52,195)
Yet to be allocated	14,049	(52,195)
Members Balances		
Anton Carl Van Pletzen	136,217	121,182
Kim Renee Passmore	161,304	162,290
Allocated to members accounts	297,521	283,472
Yet to be allocated		
Liability for accrued members benefits	297,521	283,472

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.



BT Lifetime Super - Employer Plan
RSE R1001327
ABN 39 827 542 991

29 August 2018

Mr Anton Van Pletzen
U 2 69 Ocean Beach Rd
WOY WOY NSW 2256

BT FUNDS MANAGEMENT LIMITED
RSE L0001090
ABN 63 002 916 458
AFSL 233724

PO Box 299
Melrose Park SA 5039

Customer Enquiries 132 135
Fax (02) 9274 5402

Member Number
6000017983218
Employer Name
PEOPLEBANK AUSTRALIA LTD
Employer Number
123297

Your Benefit Summary

Your Opening Balance as at 30/06/2018	\$16,713.19
Comprising:	
Preserved Benefits	\$16,713.19
Restricted Non-Preserved Benefits	\$0.00
Unrestricted Non-Preserved Benefits	\$0.00
Your Closing Balance as at 21/08/2018	\$2,000.00

Your Transaction Summary

Effective Date	Transaction Type	Transaction Amount (\$)
31/07/2018	Administration Fee	-\$6.50
31/07/2018	SCI Premium	-\$45.15
31/07/2018	Net Management Fee Rebate	\$5.04
20/08/2018	Contributions	\$890.71
21/08/2018	Contributions Tax	-\$125.86
21/08/2018	Withdrawal	-\$15,772.11

Your Insurance Details as at 21/08/2018 are:

Should you have any questions in relation to insurance, please contact BT Customer Relations on 132 135.

Your Death Benefit	\$2,000.00
Including a sum insured of	\$0.00
Your Total & Permanent Disablement	\$2,000.00
Including a sum insured of	\$0.00



Your Salary Continuance Benefit \$5,161.00
(payable on a monthly basis for a maximum of 2 years)

Your premiums as at 21/08/2018 are:

Death/TPD Monthly premium	\$0.00
Salary Continuance Monthly premium	\$45.15

Please note your right to receive benefits under the insurance policy is dependent upon you meeting the conditions of the policy and the insurer paying the benefits.

Your Superannuation Member Benefit Details

Gross Superannuation Member Benefit	\$15,772.11
Amount transferred	\$15,772.11

Rollover benefits statement

DUPLICATE

WHEN TO USE THIS STATEMENT

! Only use this version of the form for transactions occurring on or after 1 July 2013.

If you need to correct an error regarding a payment made before 1 July 2013, use NAT 70944-05.2007.

! You must provide your member with a member statement using this form (or a similar form you create that includes the same information) for **all** rollovers, including if you applied the data standards and you didn't use this form for the fund-to-fund transaction.

Complete this form (or a similar form you create that collects the same information) if you are a trustee of a superannuation fund or provider of a retirement savings account (RSA) and any of the following apply:

- You are paying a rollover superannuation benefit to another fund or RSA, and you are not already providing **all** of this information electronically under the rollover data standards.
- You have paid a rollover superannuation benefit to another fund or RSA and are providing a statement about the rollover to your member.
- You are the trustee of a non-complying fund and are paying member benefits to another superannuation fund or RSA (complete section D instead of section C).

COMPLETING THIS STATEMENT

- Print clearly in **BLOCK LETTERS** using black pen only.
- Place in **ALL** applicable boxes.
- Use a separate form for each rollover payment you are making.

! Read the instructions carefully. Penalties may apply if you make a false or misleading statement on this form without taking reasonable care.

Section A: Receiving fund

1 **Australian business number (ABN)** 68400389928

2 **Fund name** The Trustee for PASSMORE VAN PLETZEN SELF

3 **Postal address** 2/69 Ocean Beach Rd
WOY WOY NSW 2256

4 (a) **Unique superannuation identifier (USI)**

(b) **Member client identifier** A VAN PLETZEN

Section B: Member's details

5 Tax file number (TFN) 852-020-149

6 Full name Mr
 Title - Mr, Mrs, Miss, Ms, Other
 Family name VAN PLETZEN
 First given name Anton
 Other given names

7 Residential address U 2 69 Ocean Beach Rd
 WOY WOY NSW 2256

8 Date of birth 20/09/1973

9 Sex (M/F) M

10 Daytime phone number 0294094846
 (include area code)

11 Email address (if applicable) antonvp@inet.net.au

Section C: Rollover transaction details

! Include dollars and cents. The totals at item 13 and 14 must both equal the amount of the rollover payment.

12 Service period start date 02/10/2006

13 Tax components

Tax-free component	\$	0.00
KiwiSaver tax-free component	\$	0.00
Taxable component:		
Element taxed in the fund	\$	15772.11
Element untaxed in the fund	\$	0.00
Tax components TOTAL		\$ 15772.11

! Make sure you apply the proportioning rule to the tax components if you are not rolling over the member's full interest in your superannuation fund.

14 Preservation amounts

Preserved amount	\$	15772.11
KiwiSaver preserved amount	\$	0.00
Restricted non-preserved amount	\$	0.00
Unrestricted non-preserved amount	\$	0.00
Preservation amounts TOTAL		\$ 15772.11

! If the rollover payment contains a **KiwiSaver preserved amount**, you can't make the rollover payment to a self-managed superannuation fund (SMSF) under the preservation rules.

Section D: Non-complying funds

! Only complete this section if you are a trustee of a non-complying fund.

15 Contributions made to a non-complying fund on or after 10 May 2006 \$ 0.00

Section E: Transferring fund

16 Fund ABN 39 827 542 991
17 Fund name BT Lifetime Super - Employer Plan
18 Contact name
 Title - Mr, Mrs, Miss, Ms, Other
 Family name Cooper
 First given name Brad
 Other given names
19 Daytime phone number 132 135
 (include area code)
20 Email address (if applicable) Customer.relations@btfinancialgroup.com

Section F: Declaration

Print your full name then sign and date declaration.

! Before you sign the declaration, check that you have provided true and correct information. Penalties may be imposed for giving false or misleading information.

TRUSTEE, DIRECTOR OR AUTHORISED OFFICER DECLARATION


Complete this declaration if you are the trustee, director or authorised officer of the superannuation fund or other provider shown in section E.

I declare that the information contained in the statement is true and correct.

Name (BLOCK LETTERS)

BRAD COOPER

Trustee, director or authorised officer signature



Date

Day Month Year

21/08/2018

Where to send this form

! Do not send this form to the ATO.

If the rollover data standards do not apply to the transaction, you must do all of the following:

- send the form to the receiving fund in section A within seven days of paying them the rollover
- provide a copy to the member in section B within 30 days of paying the rollover
- keep a copy in your records for a period of five years.

If the rollover data standards do apply to the transaction, you must do all of the following:

- comply with the requirements of the data standard for the fund-to-fund interaction (do not send this form to the receiving fund in section A)
- use this form only to provide a statement to the member in section B within 30 days of paying the rollover
- keep a copy of the member statement in your records for a period of five years.

Customer Receipt



B-319

Office Use: 070731:9843:05

Date: 05/09/2018

Account No.	Transaction Type	Amount
q: 3015968 #####0950	Chq Dep	\$15,772.11
A/C Name: PASSMORE VAN PLETZEN SELF		

Transactions followed by an asterisk (*) include a GST component.

St. George Bank - A Division of Westpac Banking Corporation ABN 33 007 457 141, AFSL and Australian credit licence 233714

Passmore Van Pletzen Self Managed Super Fund - 30 June 2019						
Tax Estimate						
NET PROFIT PER PROFIT & LOSS					-	1,723.00
Add:						
Decrease in m/v of property					-	-
					-	1,723.00
Less:						
Increase in m/v of property					7,627.00	
Members undeducted contributions					-	
Accounting profit on sale of assets					-	7,627.00
Taxable Income					-	9,350.00 ✓
Less losses c/f					-	40,102.00
					-	49,452.00 ✓
Tax at 15%					-	-
Payg Instalments:						
-Sept 18					-	-
-Dec 18					-	-
-Mar 19					-	-
-June 19					-	-
Imputation Credits					-	-
Estimated tax payable					-	-
Taxation Liability						
Opening balance					-	-
ATO Interest						
Supervisory Levy						259.00
2018 refund						
2018 payg instalment - June 18					-	-
					-	259.00
Payg instalments - Sep, Dec, Mar 18						-
Imputation Credits						-
2019 tax provision						-
Balance at 30 June 2019					-	259.00
Payg instalments - June 2019						-
					-	259.00
	Balance	%				
A Van Pletzen	121,181.96	42.75	15772.11	-	736.68	136,217.39
K Passmore	162,290.46	57.25		-	986.56	161,303.90
	283,472.42	100	15772.11	-	1,723.24	297,521.29



Australian Government
Australian Taxation Office

Agent D BAKER & ASSOCIATES PTY LTD
Client THE TRUSTEE FOR PASSMORE
 VAN PLETZEN SELF MANAGED
 SUPER FUND
ABN 68 400 389 928
TFN 399 225 522

Income tax 552

Date generated	22/05/2020
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

5 results found - from **22 May 2018** to **22 May 2020** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
29 May 2019	29 May 2019	General interest charge			\$0.00
29 May 2019	28 May 2019	Payment received		\$259.00	\$0.00
15 May 2019	15 May 2019	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 17 to 30 Jun 18	\$259.00		\$259.00 DR
28 Jun 2018	27 Jun 2018	Payment received		\$259.00	\$0.00
8 Jun 2018	2 Jul 2018	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 16 to 30 Jun 17	\$259.00		\$259.00 DR



Australian Government
Australian Taxation Office

Agent D BAKER & ASSOCIATES PTY LTD
Client THE TRUSTEE FOR PASSMORE
VAN PLETZEN SELF MANAGED
SUPER FUND
ABN 68 400 389 928
TFN 399 225 522

Activity statement 001

Date generated	22/05/2020
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

0 results found - from **22 May 2018** to **22 May 2020** sorted by **processed date** ordered **newest to oldest**

Account Number 412850950
 Statement Period 18/03/2019 to 16/09/2019
 Statement No. 10 (page 2 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			16,123.48
28 MAY	INTERNET WITHDRAWAL 28MAY 11:30 D Baker Inv 25788	1510 1,815.00		14,308.48
28 MAY	INTERNET WITHDRAWAL 28MAY 11:32 SuperAudits Inv	1535 385.00		13,923.48
29 MAY	Raine&Horne Gosf 1 69 Ocean Beach R	0630	1,211.74	15,135.22
12 JUN	Raine&Horne Gosf 1 69 Ocean Beach R	1	831.60	15,966.82
14 JUN	LOAN REPAYMENT S.211.0804412.00	3174 631.00		15,335.82
14 JUN	LOAN REPAYMENT S.211.0804412.01	3175 1,034.00		14,301.82
17 JUN	NOBLELINK FINANC 110237274/475720	3175 75.80		14,226.02
26 JUN	Raine&Horne Gosf 1 69 Ocean Beach R	0630	831.60	15,057.62
16 JUL	Raine&Horne Gosf 1 69 Ocean Beach R	1	831.60	15,889.22
15 JUL	LOAN REPAYMENT S.211.0804412.00 EFFECTIVE DATE 14JUL	3174 631.00		15,258.22
15 JUL	LOAN REPAYMENT S.211.0804412.01 EFFECTIVE DATE 14JUL	3175 1,034.00		14,224.22
15 JUL	NOBLELINK FINANC 110237274/489744	3131 75.80		14,148.42
22 JUL	INTERNET WITHDRAWAL 21JUL 10:06 TO 066-115 010387658	3131 180.00		13,968.42
25 JUL	Raine&Horne Gosf 1 69 Ocean Beach R	0630	831.60	14,800.02
31 JUL	Raine&Horne Gosf 1 69 Ocean Beach R	1	415.80	15,215.82
07 AUG	Raine&Horne Gosf 1 69 Ocean Beach R	1	153.80	15,369.62
14 AUG	LOAN REPAYMENT S.211.0804412.00	3176 613.00		14,756.62
14 AUG	LOAN REPAYMENT S.211.0804412.01		1,034.00	13,722.62
15 AUG	NOBLELINK FINANC 110237274/505550		75.80	13,646.82
21 AUG	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	14,478.42
	<i>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</i>			14,478.42

posted



Statement of Account COMPLETE FREEDOM OFFSET

2600

Customer Enquiries 13 33 30
 (24 hours, seven days)
 BSB Number 112-879
 Account Number 412850950
 Statement Period 17/03/2018 to 17/09/2018
 Statement No. 8 (page 1 of 4)

PASSMORE VAN PLETZEN SMSF PTY LTD ATF
 PASSMORE VAN PLETZEN SELF MANAGED SUPER

Account Summary


Opening Balance		Total Credits		Total Debits		Closing Balance
13,598.42	+	21,790.88	-	14,483.73	=	20,905.57

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
17 MAR	OPENING BALANCE			13,598.42
13 APR	STARR PARTNERS E TRANSFER Ocean Bea	0620	1,683.56	15,281.98
14 APR	LOAN REPAYMENT S.211.0804412.00	3176	637.00	14,644.98
14 APR	LOAN REPAYMENT S.211.0804412.01	3175	1,034.00	13,610.98
07 MAY	INTERNET WITHDRAWAL 06MAY 15:24 Big Warehouse Inv554807	1855	79.42	13,531.56
14 MAY	LOAN REPAYMENT S.211.0804412.00	3174	637.00	12,894.56
14 MAY	LOAN REPAYMENT S.211.0804412.01	3175	1,034.00	11,860.56
15 MAY	STARR PARTNERS E TRANSFER Ocean Bea	0620	969.49	12,830.05
31 MAY	STARR PARTNERS E TRANSFER Ocean Bea	1	1,683.56	14,513.61
14 JUN	LOAN REPAYMENT S.211.0804412.00	3174	637.00	13,876.61
14 JUN	LOAN REPAYMENT S.211.0804412.01	3175	1,034.00	12,842.61
25 JUN	INTERNET WITHDRAWAL 25JUN 13:30 DBaker 2017 AFS Fee	1510	1,735.00	11,107.61
25 JUN	INTERNET WITHDRAWAL 25JUN 13:32 Super Audits 2017 Audit	1535	385.00	10,722.61
27 JUN	TFR WDL BPAY INTERNET 27JUN 05:55 TO TAX OFFICE PAYMENTS 399225522000183577	1537	259.00	10,463.61
13 JUL	STARR PARTNERS E TRANSFER Ocean Bea	0620	506.13	10,969.74
SUB TOTAL CARRIED FORWARD TO NEXT PAGE				10,969.74

Account Number 412850950
 Statement Period 17/03/2018 to 17/09/2018
 Statement No. 8(page 2 of 4)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			10,969.74
14 JUL	LOAN REPAYMENT S.211.0804412.00	3176 637.00		10,332.74
14 JUL	LOAN REPAYMENT S.211.0804412.01	3175 1,034.00		9,298.74
19 JUL	INTERNET WITHDRAWAL 19JUL 11:41 Kresta Blinds Deposit	2862 630.00		8,668.74
30 JUL	INTERNET WITHDRAWAL 30JUL 08:46 DBaker Inv 2488	1510 180.00		8,488.74
31 JUL	STARR PARTNERS E TRANSFER Ocean Bea	0620	454.43	8,943.17
14 AUG	LOAN REPAYMENT S.211.0804412.00	3176 637.00		8,306.17
14 AUG	LOAN REPAYMENT S.211.0804412.01	3175 1,034.00		7,272.17
23 AUG	INTERNET WITHDRAWAL 23AUG 13:29 Kresta Blinds final pmt	2862 629.00		6,643.17
31 AUG	STARR PARTNERS E TRANSFER Ocean Bea	0620	721.60	7,364.77
03 SEP	INTERNET WITHDRAWAL 03SEP 16:13 Cntrl Cst Ant Inv18	1855 274.67		7,090.10
05 SEP	CHEQUE DEPOSIT 	21 3431 4050.01	15,772.11	22,862.21
14 SEP	LOAN REPAYMENT S.211.0804412.00	3176 637.00		22,225.21
14 SEP	LOAN REPAYMENT S.211.0804412.01	3175 1,034.00		21,191.21
17 SEP	TFR WDL BPAY INTERNET 17SEP 14:58 TO CC Council GOS Rates03988501	1760? 285.64		20,905.57 ✓
17 SEP	<i>CLOSING BALANCE</i>	1855		20,905.57

Interest Details

	Credit Interest	Debit Interest
Year to Date	\$0.00	\$0.00
Previous Year	\$0.00	\$0.00



Statement of Account

COMPLETE FREEDOM OFFSET

Customer Enquiries 13 33 30
(24 hours, seven days)
BSB Number 112-879
Account Number 412850950
Statement Period 18/09/2018 to 17/03/2019
Statement No. 9(page 1 of 5)

PASSMORE VAN PLETZEN SMSF PTY LTD ATF
PASSMORE VAN PLETZEN SELF MANAGED SUPER

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
20,905.57	+	9,205.71	-	13,074.99	=	17,036.29

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
18 SEP	OPENING BALANCE			20,905.57
19 SEP	Raine&Horne Gosf 1 69 Ocean Beach R	0620	415.80	21,321.37
25 SEP	INTERNET WITHDRAWAL 25SEP 09:45 Bristol Paint 4L Haymes	1855	69.00	21,252.37
25 SEP	INTERNET WITHDRAWAL 25SEP 09:47 Bunnings plywood shelves	1855	147.46	21,104.91
25 SEP	INTERNET WITHDRAWAL 25SEP 09:48 Bunnings WRobe organiser	2863	590.00 ✓	20,514.91
25 SEP	INTERNET WITHDRAWAL 25SEP 09:49 Bunnings WRobe Organiser	2863	306.00 ✓	20,208.91
02 OCT	Raine&Horne Gosf 1 69 Ocean Beach R	0620	105.96	20,314.87
03 OCT	INTERNET WITHDRAWAL 03OCT 08:21 DBaker	1510	295.00	20,019.87
08 OCT	INTERNET WITHDRAWAL 08OCT 11:20 XCel Electrics Inv 2834	1855	178.20	19,841.67
10 OCT	Raine&Horne Gosf 1 69 Ocean Beach R	0620	1,141.42	20,983.09
15 OCT	LOAN REPAYMENT S.211.0804412.00	3174	637.00	20,346.09
15 OCT	EFFECTIVE DATE 14OCT LOAN REPAYMENT S.211.0804412.01	3175	1,034.00	19,312.09
17 OCT	Raine&Horne Gosf 1 69 Ocean Beach R	0620	415.80	19,727.89
23 OCT	TFR WDL BPAY INTERNET23OCT 05:42 TO ASIC 2296015057021	1685	53.00	19,674.89
	SUB TOTAL CARRIED FORWARD TO NEXT PAGE			19,674.89 ✓

Account Number 412850950
Statement Period 18/09/2018 to 17/03/2019
Statement No. 9(page 2 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			19,674.89
31 OCT	Raine&Horne Gosf 1 69 Ocean Beach R	0600	831.60	20,506.49
14 NOV	LOAN REPAYMENT S.211.0804412.00	3174	637.00	19,869.49
14 NOV	LOAN REPAYMENT S.211.0804412.01	3175	1,034.00	18,835.49
27 NOV	TFR WDL BPAY INTERNET27NOV 05:44 TO ASIC 2296020822088	1685	263.00	18,572.49
28 NOV	Raine&Horne Gosf 1 69 Ocean Beach R	0600	758.93	19,331.42
13 DEC	Raine&Horne Gosf 1 69 Ocean Beach R	1	831.60	20,163.02
14 DEC	LOAN REPAYMENT S.211.0804412.00	3174	636.00	19,527.02
14 DEC	LOAN REPAYMENT S.211.0804412.01	3175	1,034.00	18,493.02
21 DEC	Raine&Horne Gosf 1 69 Ocean Beach R	0600	415.80	18,908.82
09 JAN	Raine&Horne Gosf 1 69 Ocean Beach R	1	1,247.40	20,156.22
14 JAN	LOAN REPAYMENT S.211.0804412.00	3174	636.00	19,520.22
14 JAN	LOAN REPAYMENT S.211.0804412.01	3175	1,034.00	18,486.22
15 JAN	NOBLELINK FINANC 110237274/404495	3171755 *	75.80	18,410.42
23 JAN	Raine&Horne Gosf 1 69 Ocean Beach R	0600	831.60	19,242.02
25 JAN	TFR WDL BPAY INTERNET25JAN 10:19 TO DEFT INSURANCE 40274330133064029	1855	361.00	18,881.02
31 JAN	TFR WDL BPAY INTERNET31JAN 09:36 TO GIO PI 14222002573655	1855	562.93	18,318.09
31 JAN	Raine&Horne Gosf 1 69 Ocean Beach R	0600	415.80	18,733.89
06 FEB	Raine&Horne Gosf 1 69 Ocean Beach R	1	415.80	19,149.69
14 FEB	LOAN REPAYMENT S.211.0804412.00	3174	636.00	18,513.69
14 FEB	LOAN REPAYMENT S.211.0804412.01	3175	1,034.00	17,479.69
15 FEB	NOBLELINK FINANC 110237274/417964	3171755 *	75.80	17,403.89
	<i>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</i>			17,403.89



Account Number 412850950
 Statement Period 18/09/2018 to 17/03/2019
 Statement No. 9(page 3 of 5)

Transaction Details continued

Date	Transaction Description		Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>				17,403.89
20 FEB	Raine&Horne Gosf	0620		546.60	17,950.49
	1 69 Ocean Beach R				
28 FEB	Raine&Horne Gosf	1		415.80	18,366.29
	1 69 Ocean Beach R				
07 MAR	Raine&Horne Gosf	1		415.80	18,782.09
	1 69 Ocean Beach R				
14 MAR	LOAN REPAYMENT	3176	636.00		18,146.09
	S.211.0804412.00				
14 MAR	LOAN REPAYMENT	3175	1,034.00		17,112.09
	S.211.0804412.01				
15 MAR	NOBLELINK FINANC	3191	75.80		17,036.29
	110237274/431815				
17 MAR	<i>CLOSING BALANCE</i>				17,036.29 ✓

Interest Details

	Credit Interest	Debit Interest
Year to Date	\$0.00	\$0.00
Previous Year	\$0.00	\$0.00

Information

- Please check all entries on this statement and inform the Bank promptly of any error or unauthorised transaction.
- If your card is lost or stolen, please call us immediately on 1800 028 208.
- This statement should be retained for taxation purposes.
- When enquiring about the "termination value" of your account, you can visit your nearest branch or call 1300 658 120 and say "existing account".
- To contact us to make suggestions, compliments or find out more about our products and services, please call the customer enquiries number on this statement. This service may also be used to address and resolve complaints.



Statement of Account

COMPLETE FREEDOM OFFSET

Customer Enquiries 13 33 30
(24 hours, seven days)
BSB Number 112-879
Account Number 412850950
Statement Period 18/03/2019 to 16/09/2019
Statement No. 10(page 1 of 5)

PASSMORE VAN PLETZEN SMSF PTY LTD ATF
PASSMORE VAN PLETZEN SELF MANAGED SUPER

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
17,036.29	+	9,828.73	-	13,265.80	=	13,599.22

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
18 MAR	OPENING BALANCE			17,036.29
20 MAR	Raine&Horne Gosf 1 69 Ocean Beach R	0620	831.60	17,867.89
29 MAR	Raine&Horne Gosf 1 69 Ocean Beach R	1	415.80	18,283.69
03 APR	Raine&Horne Gosf 1 69 Ocean Beach R	1	415.80	18,699.49
15 APR	LOAN REPAYMENT S.211.0804412.00	3176	636.00	18,063.49
	EFFECTIVE DATE 14APR			
15 APR	LOAN REPAYMENT S.211.0804412.01	3175	1,034.00	17,029.49
	EFFECTIVE DATE 14APR			
15 APR	NOBLELINK FINANC 110237274/445644	3137 1755	75.80	16,953.69
17 APR	Raine&Horne Gosf 1 69 Ocean Beach R	0620	831.60	17,785.29
14 MAY	INTERNET WITHDRAWAL 14MAY 13:06 Foreshore Pest Inv 3586	1855	220.00	17,565.29
14 MAY	LOAN REPAYMENT S.211.0804412.00	3178	636.00	16,929.29
14 MAY	LOAN REPAYMENT S.211.0804412.01	3175	1,034.00	15,895.29
15 MAY	Raine&Horne Gosf 1 69 Ocean Beach R	0620	562.99	16,458.28
15 MAY	NOBLELINK FINANC 110237274/460453	3137 1755	75.80	16,382.48
28 MAY	TFR WDL BPAY INTERNET 28MAY 11:26 TO TAX OFFICE PAYMENTS 399225522000193277	1685 3325	259.00	16,123.48
	SUB TOTAL CARRIED FORWARD TO NEXT PAGE			16,123.48

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND Page 1 of 1

Trading As

ABN 68 400 389 928

Ledger Entries Report for the year ending 30 June, 2015

16/02/2016
12:30

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 2815 - Land & Buildings - at cost							
30/09/2014	000000003	P	Securing sale, part of deposit	F-5	841.25		841.25
01/10/2014	000000007	P	Part payment purch price		32,808.75		33,650.00
27/10/2014	000000009	P	Stamp duty	F-6	5,000.00		38,650.00
27/10/2014	000000010	P	Stamp duty		5,652.50		44,302.50
13/11/2014	000000012	P	Legal fees	F-11	1,855.45		46,157.95
13/11/2014	000000013	P	Part pay purch price	F-5	37,683.78		83,841.71
30/06/2015	000000083	J	Payment purch price	F-5/20	265,468.20		349,309.91
Total					349,309.91		

Purchase Price F-5 \$ 336,500
 + Stamp Duty F-6 \$ 10,652.50
 + Settlement fees F-11 \$ 1,855.45
 + Stamp Duty F-9 \$ 50.00
 + Sundry Costs \$ 251.96
\$ 349,309.91

F-1

Exclude \$50 Stamp Duty

McGrath

30/06/2019

Anton van Pletzen
1/69 Ocean Beach Road,
Woy Woy, NSW 2256

Dear Anton

RE: MARKET APPRAISAL - 1/69 Ocean Beach Road Woy Woy

Thank you for allowing me the opportunity to provide you with an update of its current market value.

When assessing a property's value, we consider general market conditions, comparable sales and the possible target market for your property.

Based on my research and on recent sales we would expect a selling range in the vicinity of \$530,000 to be achievable within the current market.

Once again, thank you and we look forward to combining the enormous resources of McGrath Central Coast along with experience and energy to help you achieve your real estate goals.

Kind Regards,



Matthew Dawson
Sales Agent and Partner
M 0413 784 593
T 4344 5544
E matthewdawson@mcgrath.com.au

AVOCA BEACH

3/162 Avoca Dr
Avoca Beach NSW 2251
T + 61 2 4382 2222
F + 61 2 4382 2182
ABN 35 625 804 319

ETTALONG

277 Ocean View Rd
Ettalong NSW 2257
T + 61 2 4344 5544
F + 61 2 4344 5533
ABN 68 132 166 502

GOSFORD

3/769 Central Coast Hwy
West Gosford NSW 2250
T + 61 2 4323 4833
F + 61 2 4323 4491
ABN 68 132 166 502

LONG JETTY

485 Central Coast Hwy
Long Jetty NSW 2261
T + 61 2 4331 8000
F + 61 2 4331 8099
ABN 12 604 239 143

TERRIGAL

2/10 Pine Tree Ln
Terrigal NSW 2260
T + 61 2 4384 4566
F + 61 2 4384 5532
ABN 96 093 402 021

TOUKLEY

248 Main Rd
Toukley NSW 2263
T + 61 2 4392 2065
F + 61 2 4311 9402
ABN 86 605 879 801

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Contract for the sale of land - 2005 edition

TERM	MEANING OF TERM	Phone
Vendor's agent	WITHOUT INTERVENTION	Fax Ref
Co-seller	not applicable	
Vendor	MIGUEL ANGEL MARTINEZ and MARIA CRISTINA MARTINEZ Unit 1, 68 Ocean Beach Road Woy Woy NSW 2285	Phone (02) 4341 2355 Fax (02) 4344 1420 Ref DJP:00:141208
Vendor's Solicitor	TONKIN DRYSDALE PARTNERS 78 Blackwall Road, WOY WOY 2285 DX 8802 WOY WOY	
Completion date	42nd day after the contract date (clause 15)	
Land (Address, plan details and title reference)	1/69 OCEAN BEACH ROAD, WOY WOY 2256 Registered Plan: Lot 1 in Strata Plan 35780 1/SP35780	
Improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> car space <input type="checkbox"/> none <input type="checkbox"/> other:	
Attached copies	<input checked="" type="checkbox"/> Documents in the List of Documents as marked or as numbered: <input type="checkbox"/> Other documents:	

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

Inclusions	<input checked="" type="checkbox"/> blinds <input type="checkbox"/> sunblinds <input type="checkbox"/> insect screens <input type="checkbox"/> stove
	<input type="checkbox"/> built-in wardrobes <input type="checkbox"/> dishwasher <input type="checkbox"/> light fittings <input type="checkbox"/> pool equipment
	<input type="checkbox"/> clothes line <input type="checkbox"/> fixed floor coverings <input type="checkbox"/> range hood <input type="checkbox"/> TV antenna
Exclusions	<input type="checkbox"/> other: Ceiling Fans, Air Conditioner, Spear Pump, Outside fixed shade umbrella
Purchaser	PASSMORE VAN PLETZEN ST PTY LTD PASSMORE VAN PLETZEN ST PTY LTD
Purchaser's Solicitor	KYDON SEAR, LAWYERS SUITE 507, LEVEL 4, 152 BUNNBRONG RD EASTWARRING, NSW 2036
Price	\$ 226,500.00 (10% of the price, unless otherwise stated)
Deposit	\$ 33,650.00
Balance	\$ 302,850.00 (if not stated, the date this contract was made)
Contract date	

Vendor: **Kim RENEE PASSMORE** *[Signature]* Witness

Purchaser: **ANDREW CARL VAN PLETZEN** *[Signature]* Witness

GST AMOUNT (optional)
The price includes GST of \$ **250123.00** *[Signature]* Witness

JOINT TENANTS tenants in common in unequal shares

Tax information (the parties promise this is correct as far as each party is aware)

Land tax is adjustable NO YES YES to an extent

GST: Taxable supply NO YES in full YES

Margin scheme will be used in making the taxable supply NO YES

This sale is not a taxable supply because (one or more of the following may apply) the sale is:

- not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
- by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
- GST-free because the sale is the supply of a going concern under section 38-325
- GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-0
- input taxed because the sale is of eligible residential premises (sections 40-35, 40-76(2) and 185-1)

HOLDER OF STRATA OR COMMUNITY TITLE RECORDS - Name, address and telephone number

F-3

SETTLEMENT ADJUSTMENT SHEET

**PASSMORE VAN PLETZEN BT PTY LTD PURCHASE FROM MARTINEZ
PROPERTY: 1/69 OCEAN BEACH ROAD, WOY WOY**

Settlement: 14 November 2014
Adjustments as at: 14 November 2014

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price (inc GST & any other consideration)		\$336,500.00
Less Deposit		<u>\$33,650.00</u>
Balance		\$302,850.00

Current Council/Water Rates
 For Period 1/10/2014 to 31/12/2014 - 92 days
 \$339.00 Adjusted as Paid
 Purchaser allows 47 days
 For period 14/11/2014 to 31/12/2014 ^ \$173.18

Water Usage
 Last meter reading 2/09/2014
 Daily Average = 0.4 kL
 Shared meter - 50% each lot
 One-half of \$65.12
 Vendor allows 73 days \$32.56 ^
 For period 2/09/2014 to 14/11/2014

Insurance Premium
 For Period 22/01/2014 to 22/01/2015 - 366
 days = \$1476.49
 Unit / Lot Entitlement = 40/100 = \$590.60
 Paid * \$111.34
 Purchaser allows 69 days
 For period 14/11/2014 to 22/01/2015

Totals	\$32.56	\$303,134.52
Less Amount Payable By Vendor		<u>\$32.56</u>
AMOUNT DUE ON SETTLEMENT		<u>\$303,101.96</u>

Cheque Details:-
 Gosford City Council \$339.00

F5/1
 STAMP DNT4. - 265468.20
+ 50.00 (100)
\$ 37,683.76

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND
ABN 68 400 389 928

Depreciation Schedule for the year ended 30 June, 2019

	Date	DISPOSAL		ADDITION		DEPRECIATION			PROFIT		LOSS				
		Date	Consid	Date	Cost	Value	T	Rate	Deprec	Priv	CWDV	Upto +	Above	Total -	Priv
Borrowing costs															
Borrowing costs- Loan establishment cost	2,215.00	14/11/14			608	608	P	20.00	443		165				
Borrowing costs-Loan establishment costs	150.00	14/11/14			41	41	P	20.00	30		11				
Borrowing costs-Loan establishment costs St George	500.00	15/11/17			438	438	P	20.00	100		338				
						<u>2,865</u>									
						1,087			573		514				
									Deduct Private Portion						
									Net Depreciation						
									<u>573</u>						

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND
ABN 68 400 389 928

Depreciation Schedule for the year ended 30 June, 2019

	9,311.64	02/05/16	DISPOSAL		ADDITION		DEPRECIATION			PROFIT		LOSS			
			Date	Consid	Date	Cost	Value	T	Rate	Deprec	Priv	CWDV	Upto +	Above	Total -
Total	Priv	OWDV	Date	Consid	Date	Cost	Value	T	Rate	Deprec	Priv	CWDV	Upto +	Above	Total -
9,312	0.00	8,335				8,335	D	5.00	417	417		7,918			
9,312		8,335				8,335			417	417		7,918			
						Deduct Private Portion									
						Net Depreciation			417	417					

Improvements at Cost

Fencing

Improvements = \$417.00
 + Flvn * Fittings = $\frac{\$1013.00}{91430.00}$ (PTD)

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND
ABN 68 400 389 928
Depreciation Schedule for the year ended 30 June, 2019

	Total	Priv	OWDV	DISPOSAL		ADDITION		Value	DEPRECIATION			Priv	CWDV	PROFIT		LOSS
				Date	Consid	Date			T	Rate	Deprec			Upto +	Above	
Furniture & Fittings																
KELVINATOR 5.0 KW	2,184	0.00	1,700					1,700	D	20.00	340		1,360			
COOL-6KM																
Gate Intercom 40 Perc	977	0.00	252					252	D	50.00	126		126			
KELVINATOR 2.5 KW	1,589	0.00	1,237					1,237	D	20.00	247		990			
COOL, 3.2 KW																
Wardrobe Organiser	590	0.00				14/07/18		590	D	20.00	114		476			
Wardrobe Multistore	306	0.00				25/09/18		306	D	20.00	47		259			
Organiser																
Roller Blinds	977	0.00				23/08/18		977	D	16.67	139		838			
	<u>6,623</u>		<u>3,189</u>					<u>1,873</u>			<u>1,013</u>		<u>4,049</u> ✓			

Deduct Private Portion

Net Depreciation 1,013 ✓



BUNNINGS

Bunnings Group Limited
ABN 26 008 672 179

West Gosford Warehouse
3-5 Yallambee Ave
West Gosford NSW 2250
Phone: 02 4349 3500

TAX INVOICE 7321/99731025
Page 1 of 2
INVOICE DATE 14/07/2018
CUSTOMER COPY
S7 14/07/2018 04:21:02 PM

CLIENT NO.	CLIENT ORDER NO.	ORDER NO.	CLIENT JOB NO.	DATE ORD. REC.
		11737734-1		14/07/2018



14/07/2018 04:21:02 PM

CUSTOMER Passmore Van Pletzen Self Managed Super Fund

JOB NUMBER
JOB ADDRESS
DELIVERY DATE
TRANSPORT REF

ADDRESS
DISPATCH Pick up

INSTRUCTIONS

ITEM BARCODE	QUANTITY	UNIT	DESCRIPTION	RATE EXCL GST	DISC	AMOUNT EXCL GST	GST PAYABLE	AMOUNT INCL GST
2661090	2	EACH	WARDROBE ORGANISER MULTISTORE++1495X450X430MM ULTRA 515	268.18		536.36	53.64	590.00
TOTAL						536.36	53.64	590.00

pu 25/9/19

PACKING DETAILS	FREIGHT
------------------------	----------------

TOTAL CUBIC METRES	Nett..... 590.00
---------------------------	-------------------------

*Retail price shown excludes any promotional pricing applied in store.
No further discounts apply to promotional pricing.

THANK YOU FOR SHOPPING WITH BUNNINGS

Please note the terms and conditions on the back of your Customer Copy of this invoice apply to your purchase

West Gosford Warehouse
 3-5 Yallambee Ave
 West Gosford NSW 2250
 Phone: 02 4349 3500

TAX INVOICE 7321/99730506
 Page 1 of 2
INVOICE DATE 30/06/2018
CUSTOMER COPY
 ML 30/06/2018 02:58:40 PM



Bunnings Group Limited
 ABN 26 008 672 179

CLIENT NO.	CLIENT ORDER NO.	ORDER NO.	CLIENT JOB NO.	DATE ORD REC.
		117299383-1		30/06/2018



997-30506-7321-2018-06-30

DELIVERY ADDRESS Passmore Van Pletzen Self Managed Super Fund
CONTACT Passmore Van Pletzen Self Managed Super Fund
PHONE 0466726955
INSTRUCTIONS

JOB NUMBER
JOB ADDRESS
DELIVERY DATE 30/06/2018
TRANSPORT REF

CUSTOMER ADDRESS Passmore Van Pletzen Self Managed Super Fund
DISPATCH Pick up

ITEM BARCODE	QUANTITY	UNIT	DESCRIPTION	RATE EXCL GST	DISC	AMOUNT EXCL GST	GST PAYABLE	AMOUNT INCL GST
2662045	1	EACH	WARDROBE ORGANISER MULTISTORE++1495X608X430MM MAXI ULTRA 315C	278.18		278.18	27.82	306.00
TOTAL						278.18	27.82	306.00

Pa 25/9/18

PACKING DETAILS	FREIGHT
-----------------	---------

TOTAL CUBIC METRES

Nett..... 306.00

*Retail price shown excludes any promotional pricing applied in store.
 No further discounts apply to promotional pricing.

THANK YOU FOR SHOPPING WITH BUNNINGS

Please note the terms and conditions on the back of your Customer Copy of this invoice apply to your purchase



Windows come ALIVE

Kresta Blinds Ltd
380 Victoria Rd
Malaga WA 6090
Australia
ABN: 51 009 093 038

Invoice and shipping address:
Passmore Von Pletzen Self Managed Super Fund
69 Ocean Beach Rd
Woy Woy NSW 2256
AUSTRALIA
0421055697

Passmore Von Pletzen Self Managed Super Fund
69 Ocean Beach Rd
Woy Woy NSW 2256
AUSTRALIA

Order N° SO98473

Your Reference:
T524621

Date Ordered:
23/07/2018 13:01:03

Salesperson:
Tony Jordan

Location	Description	Quantity	List Price	Disc.(%)	Price
B1	Standard Roller	1	/	/	\$ 264.33
B2	Standard Roller	1	/	/	\$ 341.05
B3	Standard Roller	1	/	/	\$ 264.33
ALL	Parts and Components	1	/	/	\$ 47.29
FITTING	FITTING	1	60.00	/	\$ 60.00

Subtotal	\$ 60.00
Discount	\$ 0.00
GST	\$ 88.81
Total	\$ 977.00
Deposit	\$ 977.00 ✓
Surcharge	\$ 0.00
Balance	\$ 0.00

PETER SMITH Quantify Surveyor Pty. Ltd.
 AGN 20 152 123 296
 35 Hobart Avenue, Umina NSW 2257
 Tel: 02 43414939, Fax: 02 43 447606, Mob: 0413 558123, Email: LPKSMITH@gmail.com.au

Owner: Pastor Ivan Pleizen SIRS P/L 259 Ocean Beach Road Woy Woy NSW 2256 Purchase Date: 14-Nov-14 Rental Date: 5-Mar-15	Opening Value at Rental Date \$	Days Rented 1 st Year 2014/15 (1-365)	Effective Life (years)	Normal Deprec Rate %	Low Value Rate (1 st Yr) %	Low Value Rate (2 nd Yr+) %	Annual Depreciation over 1st 15 years														
							Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15
							(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Ceiling Fans	845	365	5	40.00%	18.75%	37.50%	158	257	161	101	63	39	25	15	10	6	4	2	1		
Floor Coverings - Carpet	2,900	117	10	20.00%	18.75%	37.50%	186	543	434	347	278	222	178	142	114	91	73	58	47		
Light Fittings excl. hard-wired	760	365	5	40.00%	18.75%	37.50%	181	213	133	83	52	33	20	13	8	5	3	2	1		
Window Blinds	2,165	117	10	20.00%	18.75%	37.50%	139	405	324	259	207	166	133	106	85	68	54	44	35		
Stove	1,488	117	12	16.67%	18.75%	37.50%	79	235	196	163	136	113	94	79	66	55	45	38	32		
Rangefood	398	365	12	16.67%	18.75%	37.50%	75	121	76	47	30	19	12	7	5	3	2	1	1		
Air Conditioning Assets	480	365	10	20.00%	18.75%	37.50%	90	146	91	57	36	22	14	9	5	3	2	1	1		
Assets - General	15	365	10	20.00%	100.00%	37.50%	15	0	0	0	0	0	0	0	0	0	0	0	0		
Door Closets	613	365	12	16.67%	18.75%	37.50%	115	187	117	73	46	28	18	11	7	4	3	2	1		
Hot Water Unit	65	365	5	40.00%	100.00%	37.50%	65	0	0	0	0	0	0	0	0	0	0	0	0		
Light Fittings excl. hard-wired	80	365	13.33	15.00%	100.00%	37.50%	80	0	0	0	0	0	0	0	0	0	0	0	0		
Loose Furniture/Fittings < \$300	29	365	10	20.00%	100.00%	37.50%	29	0	0	0	0	0	0	0	0	0	0	0	0		
Barroom Assets	492	365	10	20.00%	18.75%	37.50%	92	150	94	59	37	23	14	9	6	3	2	1	1		
Exhaust Fans	28	365	6	33.33%	100.00%	37.50%	28	0	0	0	0	0	0	0	0	0	0	0	0		
Dishwasher	285	365	5	40.00%	100.00%	37.50%	285	0	0	0	0	0	0	0	0	0	0	0	0		
Fire Central Assets	290	365	5	40.00%	100.00%	37.50%	290	0	0	0	0	0	0	0	0	0	0	0	0		
Smoke Alarm	10,893						1,868	2,258	1,626	1,150	884	566	308	201	149	104	73	55	43		
Garage/Outdoor Assets	11,717	117	40	2.50%			895	2,793	2,793	2,793	2,793	2,793	2,793	2,793	2,793	2,793	2,793	2,793	2,793		
Garden/Watering Pump	11,089	117	40	2.50%			89	277	277	277	277	277	277	277	277	277	277	277	277		
General External Loose Fittings/Element	133,689						2,882	5,328	4,696	4,250	3,954	3,736	3,578	3,461	3,309	3,259	3,220	3,189	3,165		
Plant & Articles Totals																					
Capital Building Works (Div. 49)																					
Capital Building Works (1990)																					
Renovations By Owner (2016)																					
TOTAL DEPRECIATION																					

100% deduction in the first year for items valued at less than \$300
 Low value pooling rates used - refer to notes on preceding page

- \$3070.00

F15

RESIDENTIAL TENANCY AGREEMENT

(Where tenancy is for a term of 3 years or less)

This agreement is in 2 parts:

- Part 1 – Sets out the terms of the agreement. (Part 1 is in two sections – Section A and Section B)
- Part 2 – Contains the condition report in respect of the residential premises.

IMPORTANT NOTES ABOUT THIS AGREEMENT

- The tenant is entitled to have time to read this agreement (and the completed condition report referred to in this agreement) and to obtain appropriate advice if necessary.
- The landlord or the landlord's agent must give the tenant a copy of the "The Renting Guide: A guide for landlords and tenants".
- That book explains both parties' rights and obligations under this agreement.
- The landlord is required to give the tenant a copy of this agreement for the tenant to keep.

PART 1 – SECTION A TERMS OF AGREEMENT

THIS AGREEMENT is made on 29/08/2018 AT EAST GOSFORD NSW 2250 BETWEEN

LANDLORD Name: **Passmore van Pletzen Self Managed Super Fund and Passmore van Pletzen Self Managed Super Fund**

WHOSE AGENT IS Name: **C/- STARR PARTNERS EAST GOSFORD
STARR TEAM PROPERTIES PTY LTD (A.B.N) 82 078 754 079
T/A STARR PARTNERS EAST GOSFORD
LEVEL 1 SUITES 14 & 15,
Address: 36-40 VICTORIA STREET EAST GOSFORD NSW 2250**

TENANT Name: **Roland Santos & Ma. Victoria Marinas**

Other people who will ordinarily live at the premises may be listed –

PREMISES The landlord gives the tenant the right to occupy the premises at
Address: 1/69 Ocean Beach Road Woy Woy NSW

The premises is unfurnished

No more than FIVE (5) persons may ordinarily live in the premises at any one time.

RENT The rent is **\$440.00 per week**, payable in advance, every **WEEK** starting on **29/08/2018**

The tenant pays in advance on the **WEDNESDAY** OF EVERY WEEK

The rent must be paid:

- (a) To the landlord, or the landlord's agent, through the Macquarie Bank DEFT system, and various options through this provider.

AGENT REFERENCE: 0032821399

At any other reasonable place the landlord names in writing: or

- (b) Into the following account
Or any other account nominated by the landlord.
Payment must be made by the following method (DEFT payment system, through Macquarie Bank or by any other method agreed to and set out here).....

TERM The term of this agreement is **6 Months** beginning on **29/08/2018** and ending on **26/02/2019**.

CONTINUATION At the end of the term the tenant can stay in the residential premises at the same rent (or at an increased rent if the rent is increased in accordance with the Residential Tenancies Act 1987) but otherwise under the same terms unless or until the agreement is ended in accordance with the Residential Tenancies Act 1987.

RENTAL BOND: the tenant must pay a Rental Bond of **\$1,760.00** to the landlord or the landlord's agent on or before signing this agreement.

URGENT REPAIRS (Nominated person/s to contact):

BUDGET ELECTRICAL - MICK: 0420678747.....ELECTRICIAN
SHINE PLUMBING – NICK 0434240524.....PLUMBER

WATER USAGE

Will the tenant be required to pay separately for water usage, **YES** if the property is separately water metered?

STRATA BY-LAWS

Are there any strata or community scheme by-laws applicable to the residential premises? **YES/NO**

CONDITION REPORT

A condition report relating to the condition of the premises must be completed by or on behalf of the landlord before or when this agreement is signed and forms part of this agreement

TENANCY LAWS


The *Residential Tenancies Act 2010* and the *Residential Tenancies Regulations 2010* apply to this agreement. Both the landlord and the tenant must comply with these laws.

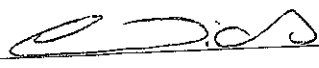
CN PPS

RESIDENTIAL TENANCY AGREEMENT

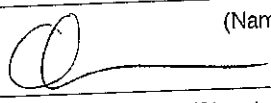
THE LANDLORD AND TENANT ENTER INTO THIS AGREEMENT AND AGREE TO ALL ITS TERMS.

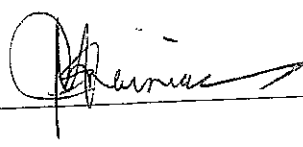
SIGNED BY THE LANDLORD


in the presence of: CHRISTINE GARDINER
(Name of witness)

(Signature of witness)

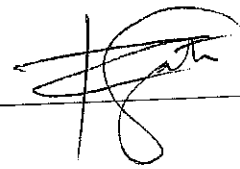

(Signature of landlord)
Agent.

SIGNED BY THE TENANT

in the presence of: CHRISTINE GARDINER
(Name of witness)

(Signature of witness)


(Signature of tenant)

in the presence of: CHRISTINE GARDINER
(Name of witness)

(Signature of witness)


(Signature of tenant)

in the presence of: _____
(Name of witness)

(Signature of witness)

(Signature of tenant)

in the presence of: _____
(Name of witness)

(Signature of witness)

(Signature of tenant)

The tenant acknowledges that, at or before the time of signing this residential tenancy agreement, the tenant was given a copy of an information statement published by NSW Fair Trading.


(Signature of tenant)


(Signature of tenant)

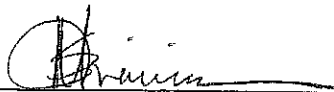
For information about your rights and obligations as a landlord or tenant, contact:
(a) NSW Fair Trading on 13 32 20 or www.fairtrading.nsw.gov.au, or
(b) Law Access NSW on 1300 888 529 or www.lawaccess.nsw.gov.au, or
(c) your local Tenants Advice and Advocacy Service at www.tenants.org.au

SPECIAL TERMS & CONDITIONS

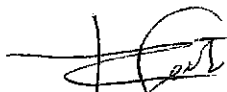
PROPERTY: 1/69 Ocean Beach Road NSW Woy Woy

TENANT: Roland Santos & Ma. Victoria Marinas

- All rent payments must be paid with the Macquaire Bank DEFT payment system.
No cash or eftpos is to be paid at the office
- The tenants have seven (7) days from the commencement of the tenancy to return their condition report for the premises (with any additional comments thereon). Failing to return the condition report within the specified time frame, the tenant hereby understands and acknowledges the agents report of the condition of the property to be correct.
- The tenants agree to pay water usage within 21 days of receipt of such an account (where property is individually metered).
- No pets or animals are to be kept at the property without written consent from the landlord/agent. If permission is given, the tenants will be responsible for any damage caused by the pets, including having the property sprayed for fleas by a professional pest control company when vacating.
- The tenants agree not to attach any blue TAC to the walls or ceilings, and not to add any hooks or nails without written permission from the owners.
- If a motor vehicle leaks oil, a drip tray must be used.
- It is an offence for a tenant to change or alter the locks on a property without consent of the managing agent. If consent is given, a copy of the key must be given to the managing agent.
- At completion of the tenancy, determined by appropriate notice being given by either Tenant or Agent, rent shall be charged until the notice period ends or until keys are returned (if keys are returned after the notice period ends).
- If a tradesperson is called to the property for repairs that are found to be from the tenant's negligence the tenants will be responsible for this account.
- The tenant is responsible for changing the batteries in the smoke alarm during the tenancy as per clause 19B of the Residential Tenancy Agreement
- Tenant's responsibility to have the gas and/or electricity connected in their name.
- Tenant's responsibility to organise their own contents insurance.
- In the event the tenant locks them out of the premises outside of office hours it will be their responsibility to contact a locksmith for entry.
- The agent will also disclose information including your telephone number to other people including, but not limited to, property valuers, tradespeople, your landlord, other real estate agents, and to other parties as required to perform their duties under this agreement, to achieve the purposes specified above or as otherwise allowed under the privacy act 1988
- If you are a smoker, the landlord has requested you refrain from smoking inside the premises to avoid damage to the property over & above normal wear & tear.
- The tenant must not erect or install any pool which exceeds 30cm in depth under no circumstances as per the Swimming Pool Act 1992.
- The tenant is aware that it is a condition of the tenancy agreement (section 23.8) to allow reasonable access to show prospective tenants through the property within the last 14 days of the agreement. (We deem reasonable occasions to be 1x mid-week & 1x weekend inspection, giving 2 x days' notice.)



Signed by tenant



Signed by tenant

ANNEXURE 2
1/69 OCEAN BEACH ROAD WOY WOY NSW 2256

- The front veranda/porch is permitted to have a small outdoor patio setting, plants and access entry door mat only, if so desired. These items are not to obstruct access to the front door. All other item/s are to be stored within Unit 1's individual courtyard, garage or storage area at the rear of garage.

UNIT 1 COURTYARD

- Unit 1/69 individual courtyard is to be regular maintained by the tenant/s. Grass is to be cut and weeded to ensure non invasion of weeds or grass is overgrown. It is the tenant/s responsibility to ensure the garden plants provided as part of the lease agreement are watered regularly and kept alive.
- Should the grass, weeds and/or plants not be maintained, it will be the tenant/s responsibility for the replacement of plants or rectification of weed invasion.

BAMBOO

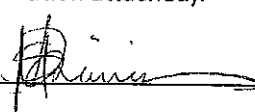
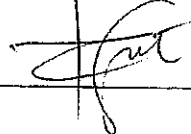
- An irrigation system is installed with a timer and battery. It will be the responsibility of the tenants to monitor the irrigation system is working and to advise the Real Estate if the battery stops working so the landlords can arrange to have it replaced.
- It will be a requirement of the tenants to remove dead bamboo debris when it starts to build up on the soil and the base of the bamboo. Dead/dry debris will be required to be raked/removed.
- The landlords will be required to enter the courtyard approximately twice per year to cutback/trim/tidy/hedge the bamboo growth. Tenant/s will be given the appropriate notification before this occurs.

COMMON PROPERTY AREA/S

- Children playing/riding bikes and other play activity **is permitted** on common property (excluding common property garden areas) and shared driveway **only when accompanied by an adult and with adult supervision**).
- Children not supervised by an adult are **not permitted** to play on common property or shared driveway.
- Children's toys, bikes and other play items are to be stored away and not left on common property/driveway when not in use.

GENERAL

- The stove has a ceramic cooktop and no aluminium pots can be used on the stove
- It is the tenant's responsibility to ensure their letter box is free of overflowing mail or promotional material.
- It is the tenant's responsibility to read and understand how the front gate wireless intercom operates. (information attached).

TENANTS:   DATE: 29/8/18



Statement of Account
HOME LOAN

St George Bank
A Division of
Westpac Banking Corporation
ABN 33 007 457 141
AFSL and Australian credit licence 233714

Customer Enquiries 13 33 30
(8am to 8pm (EST), Mon-Sat)

Loan Acct Number S211 0804412 00

BSB/Acct ID No. 112-911 080441200

Statement Start Date 15/05/2019

Statement End Date 30/06/2019

Page 1 of 2

Loan Account

PASSMORE VAN PLETZEN SMSF P/L ACN 601 505 702 ATF PASSMORE VAN PLETZAN SMSF

Account Summary as at 30 Jun 2019



Opening Balance 89,939.13	+	Interest Charge for the Period \$420.58	+	Total Debits excluding Interest 12.00	-	Total Credits 631.00	=	Closing Balance 89,740.71 \wedge
		Contract Term Remaining 25yrs 05mths		Forecasted Term 23yrs 07mths		Interest Offset Benefit for Statement Period \$88.92		Annual Percentage Rate 6.470%

Repayment Details as at 30 Jun 2019

Monthly Repayment \$631.00	Monthly Repayment Due Date due on the 14th	Repayment Account 412 850 950
Additional Monthly Repayment \$0.00	Repayment Frequency Monthly	Repayment Frequency Amount \$0.00

INTEREST CHARGED FOR FINANCIAL YEAR END 30/06/2019 IS \$4,943.06. \wedge



Billers Code: 808220
Ref: 112911080441200

Please note: If your loan is currently at a fixed rate, then break costs may be payable if you make a prepayment (a payment exceeding your required repayment).

Please check all entries on this statement. Please inform the Bank promptly of any error or unauthorised transaction.

Phone Banking Plus
☎ 13 33 22

Loan Acct Number S211 0804412 00
BSB/Acct ID No. 112-911 080441200
Statement Start Date 15/05/2019
Statement End Date 30/06/2019
Page 2 of 2

Transaction Details

Date	Transaction Description	Debit	Credit	Loan Balance
15 May 2019	<i>Opening Balance</i> Interest Rate 6.670% PA			89,939.13
13 Jun 2019	INTEREST	420.58		90,359.71
13 Jun 2019	ADMIN FEE	12.00		90,371.71
14 Jun 2019	REPAYMT A/C TFR		631.00	89,740.71
18 Jun 2019	INTEREST RATE CHANGE TO 6.47% PA			89,740.71
30 Jun 2019	<i>Closing Balance</i>			89,740.71 [^]



Statement of Account
HOME LOAN

St George Bank
A Division of
Westpac Banking Corporation
ABN 33 007 457 141
AFSL and Australian credit licence 233714

Customer Enquiries 13 33 30
(8am to 8pm (EST), Mon-Sat)

Loan Acct Number S211 0804412 01

BSB/Acct ID No. 112-911 080441201

Statement Start Date 15/05/2019


Statement End Date 30/06/2019

Page 1 of 2

Loan Account

PASSMORE VAN PLETZEN SMSF P/L ATF 601 505702 ATF PASSMORE VAN PLETZEN SMSF

Account Summary as at 30 Jun 2019

	Opening Balance		Interest Charge for the Period		Total Debits excluding Interest		Total Credits	Closing Balance
	158,511.75	+	\$819.87	+	12.00	-	1,034.00	158,309.62 [^]
			Contract Term Remaining		Forecasted Term		Interest Offset Benefit for Statement Period	Annual Percentage Rate
			25yrs 05mths		25yrs 05mths		\$0.00	6.090%

Repayment Details as at 30 Jun 2019

Monthly Repayment \$1,034.00	Monthly Repayment Due Date due on the 14th	Repayment Account 412 850 950
Additional Monthly Repayment \$0.00	Repayment Frequency Monthly	Repayment Frequency Amount \$0.00

INTEREST CHARGED FOR FINANCIAL YEAR END 30/06/2019 IS \$9,726.13. [^]



Bill Code: 808220
Ref: 112911080441201

Please note: If your loan is currently at a fixed rate, then break costs may be payable if you make a prepayment (a payment exceeding your required repayment).

Please check all entries on this statement. Please inform the Bank promptly of any error or unauthorised transaction.

Phone Banking Plus
☎ 13 33 22

Loan Acct Number S211 0804412 01
BSB/Acct ID No. 112-911 080441201
Statement Start Date 15/05/2019
Statement End Date 30/06/2019
Page 2 of 2

Transaction Details

 Date	Transaction Description	Debit	Credit	Loan Balance
15 May 2019	<i>Opening Balance</i> Interest Rate 6.090% PA			158,511.75
13 Jun 2019	INTEREST	819.87		159,331.62
13 Jun 2019	ADMIN FEE	12.00		159,343.62
14 Jun 2019	REPAYMT A/C TFR		1,034.00	158,309.62
30 Jun 2019	<i>Closing Balance</i>			158,309.62 [^]

Passmore Van Pletzen SMSF

2019 - Rental Income & Expenses

	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Totals
Income													
Rent	\$ 535.59		\$ 1,760.00	\$ 2,640.00	\$ 1,760.00	\$ 1,760.00	\$ 2,200.00	\$ 1,760.00	\$ 1,760.00	\$ 2,200.00	\$ 1,760.00	\$ 1,760.00	\$ 19,895.59
Water		\$ 153.43			\$ 116.79						\$ 380.14		\$ 650.36
Other		\$ 501.00											\$ 501.00
													\$ 21,046.95
Less													
Mgt Fees	-\$ 29.46	-\$ 48.40	-\$ 24.20	-\$ 145.20	-\$ 96.80	-\$ 72.60	-\$ 145.20	-\$ 96.80	-\$ 96.80	-\$ 121.00	-\$ 96.80	-\$ 96.80	-\$ 1,070.06
Repairs	-\$ 200.00												-\$ 200.00
Advertising		-\$ 33.00											-\$ 33.00
Lease fees		-\$ 33.00											-\$ 33.00
Letting Fees		-\$ 484.00											-\$ 484.00
Council Rates					-\$ 286.00			-\$ 285.00			-\$ 285.00		-\$ 856.00
Water					-\$ 735.06						-\$ 815.21		-\$ 1,550.27
Totals	\$ 306.13	\$ 56.03	\$ 1,735.80	\$ 2,494.80	\$ 758.93	\$ 1,687.40	\$ 2,054.80	\$ 1,378.20	\$ 1,663.20	\$ 2,079.00	\$ 943.13	\$ 1,663.20	\$ 16,820.62

\$517.00

POSTED

[Handwritten signature]

Folio Summary

Passmore van Pletzen Self Managed Super Fund, Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Folio: OWN11123
From: 1/07/2018
To: 30/06/2019
Created: 28/06/2019

Money In	Money Out	Balance
\$20,831.57	\$4,010.97	\$16,820.60

Account	Included Tax	Money Out	Money In
1/69 Ocean Beach Rd, Woy Woy NSW			
Rent			\$19,895.59 ✓
Water Usage			\$650.36 ✓
Management Fee	\$97.28	\$1,070.06 ✓	
Letting Fee	\$87.00	\$77.00 ✓	
Council Rates		\$1,141.64	(285.62) = 1856.02 ✓
Painting	\$18.18	\$200.00 ✓	
Advertising			
Council Water Consumption		\$1,550.27 ✓	
Subtotal		\$4,010.97	\$20,545.95
Account Transactions			
Council Rates			\$285.62
Subtotal		\$0.00	\$285.62
Total		\$4,010.97	\$20,831.57
Total Tax on Money Out: \$202.46			
			= 16820.60 ✓



Tax Invoice

ABN: 82 078 754 079
 Level 1, Suites 14 & 15 Victoria Court
 36-40 Victoria St
 East Gosford, NSW, 2250

P: (02) 4323 4433
 F: (02) 4323 4477

Account name(s) Passmore van Pletzen Self Managed Super Fund
 2/69 Ocean Beach Road
 Woy Woy NSW 2256

Account PASSMOR2
 Statement from 31 May 2018
 Statement to 13 Jul 2018
 Statement number 26

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>1/69 Ocean Beach Road, Woy Woy</u>			
	Cassidy, Dwayne & Sara; \$1,781.55 per month; Paid to: 9 Jul 2018; Vacated: 9 Jul 2018			
2 Jul	127185 Rent 18 Jun 2018 to 9 Jul 2018 (Balance Paid)		\$535.59	\$535.59
13 Jul	133579 * Management fee (Ocean Beach 1/69) (includes \$2.68 GST)	\$29.46		\$506.13
	133580 Payment to owner (Passmore van Pletzen Self Managed Super Fu	\$506.13		\$0.00
	Totals at end of period	\$535.59	\$535.59	\$0.00

Total expenses on this tax invoice includes GST of \$2.68

* indicates taxable supply



Tax Invoice

ABN: 82 078 754 079
 Level 1, Suites 14 & 15 Victoria Court
 36-40 Victoria St
 East Gosford, NSW, 2250

P: (02) 4323 4433
 F: (02) 4323 4477

Account name(s) Passmore van Pletzen Self Managed Super Fund
 2/69 Ocean Beach Road
 Woy Woy NSW 2256

Account PASSMOR2
 Statement from 13 Jul 2018
 Statement to 31 Jul 2018
 Statement number 27

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>1/69 Ocean Beach Road, Woy Woy</u>			
	Cassidy, Dwayne & Sara; \$1,781.55 per month; Paid to: 9 Jul 2018; Vacated: 9 Jul 2018			
18 Jul	127814 * Invoice #3852, Break Lease Letting Fee - 1/69 Ocean Beach Rd (Including GST) (includes \$40.00 GST)		\$440.00 ✓	\$440.00
	127814 * Invoice #3853, Break Lease Advertising Fee - 1/69 Ocean Beach Rd (Including GST) (includes \$5.55 GST)		\$61.00 ✓	\$501.00
	127814 Invoice #3890, Outgoing Water Usage 1758-1825=67kls @ \$2.29 per k		\$153.43 ✓	\$654.43
26 Jul	133682 * Invoice #0078a, Painting to the property (Vista Painting Projects) (includes \$18.18 GST)	\$200.00 ✓		\$454.43
31 Jul	134296 Payment to owner (Passmore van Pletzen Self Managed Super Fu	\$454.43 ✓		\$0.00
	Totals at end of period	\$654.43	\$654.43	\$0.00

Total income on this tax invoice includes GST of \$45.55
 Total expenses on attached tax invoices includes GST of \$18.18



Tax Invoice

ABN: 82 078 754 079
 Level 1, Suites 14 & 15 Victoria Court
 36-40 Victoria St
 East Gosford, NSW, 2250

P: (02) 4323 4433
 F: (02) 4323 4477

Account name(s) Passmore van Pletzen Self Managed Super Fund
 2/69 Ocean Beach Road
 Woy Woy NSW 2256

Account PASSMOR2
 Statement from 31 Jul 2018
 Statement to 31 Aug 2018
 Statement number 28

2018

Details

Balance.brought-forward

Debit	Credit	Balance
		\$0.00

1/69 Ocean Beach Road, Woy Woy

		Roland Santos & Ma. Victoria Marinas; \$440.00 per week; Paid to: 18 Sep 2018			
29 Aug	129485	Rent 5 Sep 2018 to 18 Sep 2018 (Balance Paid)		\$870.00 ✓	\$870.00
	129561	Rent 5 Sep 2018 to 11 Sep 2018 (Credit \$430.00)		\$440.00 ✓	\$1,310.00
	129561	Rent 12 Sep 2018 to 18 Sep 2018 (Balance Paid)		\$10.00 ✓	\$1,320.00
31 Aug	135097	* Lease Preparation Fees (includes \$3.00 GST)	\$33.00 ✓		\$1,287.00
	135098	* Advertising Fees (includes \$3.00 GST)	\$33.00 ✓		\$1,254.00
	135112	* Let Fee (OCEA1/69 - Ocean Beach1/69) (includes \$44.00 GST)	\$484.00 ✓		\$770.00
	135666	* Management fee (Ocean Beach1/69) (includes \$4.40 GST)	\$48.40 ✓		\$721.60
	135667	Payment to owner (Passmore van Pletzen Self Managed Super Fu	\$721.60		\$0.00
Totals at end of period			\$1,320.00	\$1,320.00	\$0.00

Total expenses on this tax invoice includes GST of \$51.40
 Total expenses on attached tax invoices includes GST of \$3.00

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Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Tax Invoice
Statement #1
19 Sep 2018

Money In	\$440.00
Money Out	\$24.20
You Received	\$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 25/09/2018

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 25/09/2018 (previously paid to 18/09/2018)		\$440.00 ✓
Management fee *	\$24.20 ✓	
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$415.80 ^	
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		

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Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Tax Invoice
Statement #2
2 Oct 2018

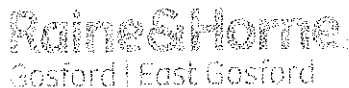
Money In	\$880.00
Money Out	\$334.04
You Received	\$105.96

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 9/10/2018

	Money Out	Money In
Details for Account OWN11123		
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 2/10/2018 (previously paid to 25/09/2018)		\$440.00 ✓
Rent paid to 9/10/2018 (previously paid to 2/10/2018) (Withheld until cleared)		\$440.00 ✓
Rates Installment (Assessment Number 398850 - Passmore) - Gosford City Council - RATES DIVISION ONLY	\$285.64	
Management fee *	\$48.40	
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$105.96	
Payment of \$440.00 was withheld		
Balance remaining		\$440.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		

~~\$285.64~~ - pd twice



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Tax Invoice

Statement #3
10 Oct 2018

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$725.62
Money Out	\$24.20
You Received	\$1,141.42

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 16/10/2018

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$440.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 16/10/2018 (previously paid to 9/10/2018)	\$24.20	\$440.00 ✓
Management fee *		
Account Transactions		
Refund Rates Installment Paid Twice PASSMORE Van Pletzen		\$285.62
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund	\$1,141.42	
[EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]		
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		

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Tax Invoice

Statement #4
17 Oct 2018

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$440.00
Money Out	\$24.20
You Received	\$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 23/10/2018

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		\$440.00
Rent paid to 23/10/2018 (previously paid to 16/10/2018)	\$24.20	
Management fee *		
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$415.80	
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		

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Tax Invoice

Statement #5
31 Oct 2018

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$880.00
Money Out	\$48.40
You Received	\$831.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 6/11/2018

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 30/10/2018 (previously paid to 23/10/2018)		\$440.00 /
Rent paid to 6/11/2018 (previously paid to 30/10/2018)		\$440.00 /
Management fee *	\$48.40 /	
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$831.60 ^	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* Includes Tax)		



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Tax Invoice
Statement #6
14 Nov 2018

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$880.00
Money Out	\$334.40
Van Pletzen	\$545.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 20/11/2018

	Money Out	Money In
Details for Account OWN11123		
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 13/11/2018 (previously paid to 6/11/2018)		\$440.00 ✓
Rent paid to 20/11/2018 (previously paid to 13/11/2018)		\$440.00 ✓
Rates Installment (Assessment Number 298850 - Passmore) - Gosford City Council - RATES DIVISON ONLY	\$286.00 ✓	
Management fee *	\$48.40 ✓	
Account Transactions		
Payment of \$545.60 withheld for outstanding expenses, including:		
Water Consumption (Assessment Number 2398850 - Passmore) for \$735.06 (1/69 Ocean Beach Rd) - Gosford City Council - WATER SERVICES DIVISION		
		\$545.60
Balance remaining		
Total Tax on agency fees	\$4.40	
(* includes Tax)		

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Tax Invoice
Statement #7
28 Nov 2018

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$996.79
Money Out	\$783.46
Your Received	\$758.93

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 4/12/2018

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$545.60
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 27/11/2018 (previously paid to 20/11/2018)		\$440.00 ✓
Rent paid to 4/12/2018 (previously paid to 27/11/2018)		\$440.00 ✓
Water Consumption #1889 - 1/69 Ocean Beach Rd, Woy Woy		\$116.79 ✓
Water Consumption (Assessment Number 2398850 - Passmore) - Gosford City Council - WATER SERVICES DIVISION	\$735.06 ✓	
Management fee *	\$48.40 ✓	
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund	\$758.93 ✓	
[EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]		
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		



Our last working day for 2018 is Saturday 22nd December,
& returning Wednesday 2nd January 2019.

Have a safe and happy Christmas & New Year!

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Tax Invoice

Statement #8

12 Dec 2018

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$830.00
Money Out	\$48.40
You Received	\$831.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 18/12/2018

	Money Out	Money In
Details for Account OWN11123		
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 11/12/2018 (previously paid to 4/12/2018)		\$440.00 ✓
Rent paid to 18/12/2018 (previously paid to 11/12/2018)		\$440.00 ✓
Management fee *	\$48.40 ✓	
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund	\$831.60	
[EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]		
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		



Our last working day for 2018 is Saturday 22nd December, & returning Wednesday 2nd January 2019.

Have a safe and happy Christmas & New Year!

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Tax Invoice

Statement #9
21 Dec 2018

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$440.00
Money Out	\$24.20
You Received	\$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 25/12/2018

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		\$440.00
Rent paid to 25/12/2018 (previously paid to 18/12/2018)	\$24.20	
Management fee *		
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund	\$415.80	
[EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ****950]		
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		

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Tax Invoice
 Statement #10
 9 Jan 2019

Passmore van Pletzen Self Managed Super Fund
 2/69 Ocean Beach Road
 Woy Woy NSW 2256

Money In	\$1,320.00
Money Out	\$72.60
Net Received	\$1,247.40

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
 Rented for \$440.00 per week
 Tenant Roland Santos & Ma. Victoria Marinas is paid to 15/01/2019

	Money Out	Money In
Details for Account OWN11123		
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 1/01/2019 (previously paid to 25/12/2018)		\$440.00 ✓
Rent paid to 8/01/2019 (previously paid to 1/01/2019)		\$440.00 ✓
Rent paid to 15/01/2019 (previously paid to 8/01/2019)		\$440.00 ✓
Management fee *	\$72.60 ✓	
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$1,247.40 ✓	
Balance remaining		\$0.00
Total Tax on agency fees	\$6.60	
(* includes Tax)		



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Tax Invoice
Statement #11
23 Jan 2019

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$880.00
Money Out	\$48.40
You Received	\$831.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 29/01/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 22/01/2019 (previously paid to 15/01/2019)		\$440.00 ✓
Rent paid to 29/01/2019 (previously paid to 22/01/2019)		\$440.00 ✓
Management fee *	\$48.40 ✓	
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$831.60 ↗	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		

Tax Invoice
Statement #12
31 Jan 2019

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$440.00
Money Out	\$24.20
Total Paid	\$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 5/02/2019

	Money Out	Money In
Details for Account OWN11123		
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 5/02/2019 (previously paid to 29/01/2019)	\$24.20	\$440.00
Management fee *		
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund	\$415.80	
[EFT Transfer to: Passmore van Pletzen Self Managed Super Fund. (112879) - ***950]		
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		

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Tax Invoice
Statement #13
6 Feb 2019

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$440.00
Money Out	\$24.20
You Received	\$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 12/02/2019

	Money Out	Money In
Details for Account OWN11123		
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 12/02/2019 (previously paid to 5/02/2019)	\$24.20	\$440.00
Management fee *		
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund	\$415.80	
[EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112679) - ****950]		
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		

Tax Invoice
Statement #14
20 Feb 2019

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$880.00
Money Out	\$333.40
You Received	\$546.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 26/02/2019

	Money Out	Money In
Details for Account OWN11123		\$0.00
Balance brought forward		
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 19/02/2019 (previously paid to 12/02/2019)		\$440.00 ✓
Rent paid to 26/02/2019 (previously paid to 19/02/2019)		\$440.00 ✓
Gosford City Council - RATES DIVISON ONLY - 398850 - Gosford City Council - RATES DIVISON ONLY	\$285.00 ✓	
Management fee *	\$48.40 ✓	
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund		\$546.60 ^
[EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]		
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		

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Tax Invoice

Statement #15
28 Feb 2019

Passmore van Pleizen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$440.00
Money Out	\$24.20
You Received	\$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 5/03/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		\$440.00
Rent paid to 5/03/2019 (previously paid to 26/02/2019)	\$24.20	
Management fee *		
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund	\$415.80	
[EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ****950]		
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		

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Tax Invoice
Statement #16
7 Mar 2019

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$440.00
Money Out	\$24.20
You Received	\$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 12/03/2019

	Money Out	Money In
Details for Account OWN11123		
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 12/03/2019 (previously paid to 5/03/2019)	\$24.20	\$440.00
Management fee *		
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund	\$415.80	
[EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]		
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		

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Tax Invoice

Statement #17

20 Mar 2019

Passmore van Pletzen Self Managed Super Fund
 2/69 Ocean Beach Road
 Woy Woy NSW 2256

Money In	\$880.00
Money Out	\$48.40
You Received	\$831.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
 Rented for \$440.00 per week
 Tenant Roland Santos & Ma. Victoria Marinas is paid to 26/03/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 19/03/2019 (previously paid to 12/03/2019)		\$440.00
Rent paid to 26/03/2019 (previously paid to 19/03/2019)		\$440.00
Management fee *	\$48.40	
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund	\$831.60	
[EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]		
Balance remaining		\$0.00

Total Tax on agency fees \$4.40

(* includes Tax)

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Tax Invoice
Statement #18
29 Mar 2019

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$440.00
Money Out	\$24.20
Van Received	\$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 2/04/2019

Details for Account OWN11123		Money Out	Money In
Balance brought forward			\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256			
Rent paid to 2/04/2019 (previously paid to 26/03/2019)			\$440.00
Management fee *		\$24.20	
Account Transactions			
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]		\$415.80	
Balance remaining			\$0.00
Total Tax on agency fees		\$2.20	
(* includes Tax)			

Raine & Horne
Gosford | East Gosford

150 Mann Street
Gosford NSW 2250
(w) 02 4324 7744
ABN: 80003738690
Licence: 308460

Tax Invoice

Statement #19
3 Apr 2019

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$440.00
Money Out	\$24.20
You Received	\$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 9/04/2019

Details for Account OWN11123		Money Out	Money In
Balance brought forward			\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256			
Rent paid to 9/04/2019 (previously paid to 2/04/2019)			\$440.00 ✓
Management fee *		\$24.20 ✓	
Account Transactions			
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund		\$415.80 ✓	
[EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]			
Balance remaining			\$0.00
Total Tax on agency fees		\$2.20	
(* includes Tax)			

Raine & Horne
Gosford | East Gosford

150 Mann Street
Gosford NSW 2250
(w) 02 4324 7744
ABN: 80003738690
Licence: 306460

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Tax Invoice
Statement #20
17 Apr 2019

Money In	\$880.00
Money Out	\$48.40
You Received	\$831.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 23/04/2019

	Money Out	Money In
Details for Account OWN11123		\$0.00
Balance brought forward		
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 16/04/2019 (previously paid to 9/04/2019)		\$440.00
Rent paid to 23/04/2019 (previously paid to 16/04/2019)		\$440.00
Management fee *	\$48.40	
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$831.60	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		

Raine & Horne
Gosford | East Gosford

150 Mann Street
Gosford NSW 2250
(w) 02 4324 7744
ABN: 80003738690
Licence: 306460

Tax Invoice

Statement #21
30 Apr 2019

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$880.00
Money Out	\$48.40
You Received	\$0.00

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 7/05/2019

	Money Out	Money In
Details for Account OWN11123		\$0.00
Balance brought forward		
1/69 Ocean Beach Rd, Woy Woy NSW 2256		\$440.00 ✓
Rent paid to 30/04/2019 (previously paid to 23/04/2019)		\$440.00 ✓
Rent paid to 7/05/2019 (previously paid to 30/04/2019) (Withheld until cleared)	\$48.40 ✓	
Management fee *		
Account Transactions		
Payment of \$831.60 was withheld for		
Uncleared amount \$440.00 (current)		
Uncleared amount \$391.60 (balance brought forward)		\$831.60
Balance remaining		
Total Tax on agency fees	\$4.40	
(* includes Tax)		

Raine & Horne
Gosford | East Gosford

150 Mann Street
Gosford NSW 2250
(w) 02 4324 7744
ABN: 80003738690
Licence: 306460

Tax Invoice
Statement #22
15 May 2019

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	5880.00
Money Out	\$1,148.61
You Received	\$562.99

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 21/05/2019

	Money Out	Money In
Details for Account OWN11123		
Balance brought forward		\$831.60
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 14/05/2019 (previously paid to 7/05/2019)		\$440.00 ✓
Rent paid to 21/05/2019 (previously paid to 14/05/2019)		\$440.00 ✓
Water Consumption (Assessment Number 2398850 - Passmore) - Gosford City Council - WATER SERVICES DIVISION	\$815.21 ✓	
Rates Installment (Assessment Number 398850 - 1@69 Ocean Bea - Gosford City Council - RATES DIVISON ONLY)	\$285.00 ✓	
Management fee *	\$48.40 ✓	
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$562.99	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		

Raine & Horne
Gosford | East Gosford

150 Mann Street
Gosford NSW 2250
(w) 02 4324 7744
ABN: 80003738690
Licence: 306460

Tax Invoice
Statement #23
29 May 2019

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$1,260.14
Money Out	\$48.40
You Received	\$1,211.74

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 4/06/2019

Details for Account OWN11123		Money Out	Money In
Balance brought forward			\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256			
Rent paid to 28/05/2019 (previously paid to 21/05/2019)			\$440.00 ✓
Rent paid to 4/06/2019 (previously paid to 28/05/2019)			\$440.00 ✓
Water Consumption - From 17.10.2018 (Reading 01889) to 27.03.2019 (Reading 02055)			\$380.14 ✓
Management fee *		\$48.40 ✓	
Account Transactions			
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund. (112879) - ***950]		\$1,211.74	
Balance remaining			\$0.00
Total Tax on agency fees		\$4.40	
(* includes Tax)			



150 Mann Street
Gosford NSW 2250
(w) 02 4324 7744
ABN: 80003738690
Licence: 308460

Tax Invoice
Statement #24
12 Jun 2019

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$880.00
Money Out	\$48.40
You Received	\$831.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 18/06/2019

	Money Out	Money In
Details for Account OWN11123		
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 11/06/2019 (previously paid to 4/06/2019)		\$440.00 ✓
Rent paid to 18/06/2019 (previously paid to 11/06/2019)		\$440.00 ✓
Management fee *	\$48.40 ✓	
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund	\$831.60	
[EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]		
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		

Raine & Horne
Gosford | East Gosford

150 Mann Street
Gosford NSW 2250
(w) 02 4324 7744
ABN: 80003738690
Licence: 306460

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Tax Invoice
Statement #25
26 Jun 2019

Money In	\$880.00
Money Out	\$48.40
You Received	\$831.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 2/07/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 25/06/2019 (previously paid to 18/06/2019)		\$440.00
Rent paid to 2/07/2019 (previously paid to 25/06/2019)		\$440.00
Management fee *	\$48.40	
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund	\$831.60	
[EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ****950]		
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		

D. BAKER & ASSOCIATES PTY LTD
Chartered Accountants

A.B.N. 96 099 535 065
PO BOX 310
MIDLAND, WA 6936
Unit 1, 4 Farrall Road, Midvale, WA
Phone (08) 9274 6637

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND 2/69 OCEAN BEACH ROAD WOY WOY NSW 2256	Statement Ref: PAS41 As at 30 June, 2019
--	---

Date	Description	Debit	Credit
15/05/2019	Invoice 025788 Issued	1,815.00	
29/05/2019	Receipt 026807 Applied Against Invoice 025788		1,815.00
		+	475.00 PTO
			4290.00

120+ Days 0.00	90 Days 0.00	60 Days 0.00	30 Days 0.00	Current 0.00	Amount Due:
-------------------	-----------------	-----------------	-----------------	-----------------	--------------------

Terms: Seven Days From Date Of Invoice

Please detach the portion below and forward with your payment

Remittance Advice	
PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND ALL CREDIT CARD PAYMENTS attract a 1.25% charge	Ref: PAS41 As at 30 June, 2019
Cheque <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa <input type="checkbox"/>	Amount Due:
Card Number <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Cardholder	Signature
	Expiry Date
<p>PAYMENT CAN BE MADE DIRECTLY TO OUR BANK BSB 06 6115 Account 1038 7658 D.Baker & Associates Pty Ltd</p>	

D. BAKER & ASSOCIATES PTY LTD

Chartered Accountants

A.B.N. 96 099 535 065
PO BOX 310
MIDLAND, WA 6936
Unit 1, 4 Farrall Road, Midvale, WA
Phone (08) 9274 6637

PASSMORE VAN PLETZEN SMSF PTY LTD
2/69 OCEAN BEACH ROAD
WOY WOY NSW 2256

Statement

Ref: PAS40A
As at 30 June, 2019

Date	Description	Debit	Credit
01/07/2018	Balance Brought Forward	180.00	
30/07/2018	Receipt 025503 Applied Against Invoice 024488		180.00 ✓
04/09/2018	Invoice 024920 Issued	295.00	
04/10/2018	Receipt 025868 Applied Against Invoice 024920		295.00 ✓
06/06/2019	Invoice 025979 Issued	180.00	
120+ Days 0.00	90 Days 0.00	60 Days 0.00	30 Days 0.00
Current 180.00			
Amount Due:			180.00
Terms: Seven Days From Date Of Invoice			

Please detach the portion below and forward with your payment

Remittance Advice	
PASSMORE VAN PLETZEN SMSF PTY LTD	Ref: PAS40A
ALL CREDIT CARD PAYMENTS attract a 1.25% charge	As at 30 June, 2019
Cheque <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa <input type="checkbox"/>	Amount Due: 180.00
Card Number <input type="text"/>	
Cardholder	Signature Expiry Date
PAYMENT CAN BE MADE DIRECTLY TO OUR BANK	
BSB 06 6115 Account 1038 7658 D.Baker & Associates Pty Ltd	

SUPER AUDITS

TAX INVOICE

Supplier: Super Audits

Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 14 may 2019

Recipient: Passmore Van Pletzen Superannuation Fund

Address: C/- PO Box 310, MIDLAND WA 6936

Description of Services

Statutory audit of the Passmore Van Pletzen Superannuation Fund for the financial year ending 30 June 2018.

Fee: \$350.00

GST: \$35.00

Total: \$385.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.

AUDITING
DUE DILIGENCE
FORENSIC ACCOUNTING





ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

PASSMORE VAN PLETZEN SMSF PTY LTD
D. BAKER & ASSOCIATES PTY LTD
PO BOX 310
MIDLAND DC WA 6936

INVOICE STATEMENT

Issue date 28 Aug 18

PASSMORE VAN PLETZEN SMSF PTY LTD

ACN 601 505 702

Account No. 22 601505702

Summary

Balance outstanding	\$0.00
New items	\$53.00
Payments & credits	\$0.00
TOTAL DUE	\$53.00

- 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 28 Oct 18	\$53.00
	+ 2263.00 PTO
	\$2316.00

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.



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP
PASSMORE VAN PLETZEN SMSF PTY LTD

PAID 23/10/18

TOTAL DUE	\$53.00
Immediately	\$0.00
By 28 Oct 18	\$53.00

Payment options are listed on the back of this payment slip



Billor Code: 17301
Ref: 2296015057021

ACN 601 505 702 Account No: 22 601505702



22 601505702



*814 129 0002296015057021 97



ASIC
Australian Securities & Investments Commission

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

ABN 86 768 265 615

PASSMORE VAN PLETZEN BT PTY LTD
U 2
69 OCEAN BEACH RD WOY WOY NSW 2256

INVOICE STATEMENT

Issue date 29 Sep 18

PASSMORE VAN PLETZEN BT PTY LTD

ACN 602 082 208
Account No. 22 602082208

Summary

Balance outstanding	\$0.00
New items	\$263.00
Payments & credits	\$0.00
TOTAL DUE	\$263.00

- 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 30 Nov 18	\$263.00

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.



ASIC
Australian Securities & Investments Commission

TOTAL DUE	\$263.00
Immediately	\$0.00
By 30 Nov 18	\$263.00

PAYMENT SLIP
PASSMORE VAN PLETZEN BT PTY LTD

Payment options are listed on the back of this payment slip

pd 27/11/2018

	Billor Code: 17301
	Ref: 2296020822088

ACN 602 082 208 Account No: 22 602082208



22 602082208

*814 129 0002296020822088 32



NOBLEOAK

Cover Information

This document details the protection we're providing you, based on your most recent application. Please check the details carefully and let us know if any of the information is incorrect.

General information:

Member name: Passmore Van Pletzen Self Managed Super Fund
Member number: 110237274

Payment information:

Payment frequency: Monthly
Payment method: Direct debit
Annual premium: \$909.60
Two Month Free Offer: \$151.60
Amount to be debited: ~~€~~ \$75.80 (Beginning 15.01.2019) x 6 mths = \$454.80

Insured details:

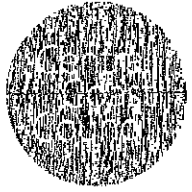
Life insured: Mrs Kim Renee Passmore
Smoker status: Non Smoker
Occupation: Student

Cover information:

Cover type	Sum insured	Commencement date	Annual premium
Life Cover	\$500,000	15.11.2018	\$339.84
TPD Cover (Any Occupation)	\$500,000	15.11.2018	\$569.76

Exclusions:

No claim shall be payable under the Total and Permanent Disability cover which is caused or contributed to by any disease, disorder, injury, operation or treatment arising from or contributed to by stress (including post traumatic stress), fatigue, physical symptoms of a psychiatric illness or condition, anxiety, depression, psychoneurotic, psychotic, personality, emotional or behavioural disorders or disorders related to substance abuse or dependency (which includes alcohol, drug or chemical abuse or dependency).



List



f89E578DE021
Passmore Van Pletzen Bt Pty Ltd
Starr Partners Real Estate
PO Box 4048
EAST GOSFORD NSW 2250

ABN 73 149 644 003

Account details

For the year 1 July 2018 to 30 June 2019

Assessment Number 398850

Issue date 30/01/2019

Summary

Current Instalment \$285.00

Total amount payable \$285.00

X 4 pmts = \$1140.00

Property Location:
1/69 Ocean Beach Road WOY WOY NSW 2256 LOT 1 SP 35760

Current instalment

\$285.00

Due date: 28/02/2019

Deduct payments made since 16/01/2019

Future instalments

4) 31/05/2019 \$285.00



1069721-SEW-033303-ASA002-18294



Billier Code: 7864
Billier Ref: 03988501

BPAY® this payment via internet or phone banking
BPAY View® View and pay this bill using internet banking
BPAY View® Registration No. 03988501



Central Coast Council
ABN 73 149 644 003

Send payments to: Central Coast Council
GPO Box 2518
Sydney NSW 2001

This address is for payments only.
Not for general correspondence.



Payment Slip

Assessment No.	03988501
Date Due	28/02/2019
Amount Due	\$285.00
Date Paid	
Amount Paid	

Cheque Details

Please do not attach cheque or money order with staples or pins

Drawer	
Bank	
Branch	



*497 0398850

00000003988501

040838

0000000000

0000028500



RECEIVED
02 MAY 2019

Rate Instalment Notice

ABN 73 149 644 003

Account details

For the year 1 July 2018 to 30 June 2019

Assessment Number 398850

Issue date 26/04/2019

Summary

Current Instalment \$285.00

Total amount payable
\$285.00



#CA0FBC291021

Passmore Van Pletzen Bt Pty Ltd
Starr Partners Real Estate
PO Box 4048
EAST GOSFORD NSW 2250

Property Location:

1/69 Ocean Beach Road WOY WOY NSW 2256 LOT 1 SP 35760

Current instalment
\$285.00

Due date: 31/05/2019

Deduct payments made since 10/04/2019

Future instalments



4070743-SEM-023264-ASA002-18113



Bill Code: 7864
Bill Ref: 03988501

BPAY® this payment via internet or phone banking
BPAY View® View and pay this bill using internet banking
BPAY View® Registration No. 03988501



Central Coast Council
ABN 73 149 644 003



*497 0398850

Send payments to: Central Coast Council
GPO Box 2518
Sydney NSW 2001

*This address is for payments only,
not for general correspondence.*



Payment Slip

Assessment No.	03988501
Date Due	31/05/2019
Amount Due	\$285.00
Date Paid	
Amount Paid	

Cheque Details

Please do not attach cheque or money order with staples or pins

Drawer	
Bank	
Branch	

000000003988501

009219

0000000000

0000028500

Enquiries: 13 10 10
Claims: 13 14 46 (24/7 for new claims)
gio.com.au



STRATA PLAN 35760
UNIT 2
69 OCEAN BEACH RD
WOY WOY NSW 2256

Strata Insurance Account

Payment details

Policy number	HGS002573655
Period of insurance	22-01-2019 to 22-01-2020
Total amount payable	\$1,407.33
Due date	22-01-2019

For full info on ways to save go to gio.com.au/save

Dear Policy Holder,

Thank you for Insuring your Strata Building with GIO. Your current policy expires at 11:59pm on 22 January 2019 and we would like to invite you to renew with us for a further 12 months.

We have enclosed your renewal documents. Please read the information on the following pages.

Your **Duty of Disclosure** is explained at the end of your Certificate. It is important to review the information in your renewal Certificate carefully to ensure that the details remain correct and up to date. If you have further information to tell us or if any of the details are incorrect, please call us on 13 10 10.

Please be aware that if you do not pay by the due date you will not be covered.

Regards,

The GIO Team

60% unit 2. 844.40
 40% unit 1 562.93 A
 Pd. 18/1/19. 1407.33

= 8562.93
 + 8361.00 (PTO)
 8923.93

Payment slip

Policy number: HGS002573655

Reference number: 14222002573655

Amount due: \$1,407.33

Due date: 22-01-2019



Billor Code: 855746
Ref: 14222002573655

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



Direct Debit
Call 13 10 10 to arrange payment by instalments of \$131.35. It costs more to pay by the month.



In person
At any Post Office



*4055 22012019 HGS002573655



Internet
To pay by VISA, Mastercard or American Express visit gio.com.au/payments



Phone
To pay via our automated credit card payment system call 1300 749 658 VISA, Mastercard, American Express



Mail
Send this payment slip with your cheque made payable to: GIO, Reply Paid GPO Box 1453 Brisbane 4001. Reference: HGS002573655

Your premium covers

This document will be a Tax Invoice for GST when you have made your payment. It is to enable you to claim Input tax credits if they apply to your business.



69 OCEAN BEACH RD, WOY WOY NSW 2256

Your Building	\$1,025.11	\$148.64	\$116.20	\$117.38	\$1,407.33
---------------	------------	----------	----------	----------	------------

An estimated amount of \$148.64 is used by us to pay the Fire/Emergency Services Levy.

Ways to save

You can trust GIO to offer you our best deal possible. If you believe you are eligible for any of these discounts but they are not shown on your certificate of insurance or account, please contact us. Here's a reminder of the ways to save

Increase your excess and save

We provide a range of excess options you may be eligible for, the more you increase your excess the lower your premium will be.



Conditions apply, ask us for details. If you are eligible for more than one discount, we apply any subsequent discount to the already discounted rated premium (usually before adding taxes and charges). Minimum premiums may apply. Please refer to the relevant PDS before making any decision about our products.



PO Box 879, Hawthorn VIC 3122 | P: 1800 661 662 | F: 1300 794 773 | admin@rentcover.com.au
 www.rentcover.com.au | New South Wales | Victoria | Queensland | Western Australia | South Australia
 Coverholder at Lloyd's | Global Broker Network | Asia Australasia Alliance | National Insurance Brokers Association
 Elkington Bishop Molineaux Insurance Brokers Pty Ltd | AFSLN 246986 | ABN 31 009 179 640 | Est 1975

Q-6/2

Passmore Van Pletzen Self Managed Superf
 2/69 Ocean Beach Road
 WOY WOY NSW 2256

TAX INVOICE I3335705

FINAL NOTICE

Invoice Date : 01.10.2018
Client Number : EBM RCP PE714
Invoice Ref : I3335705 **Cover No** : 1289826/001
Class : RentCoverUltra
Placement with/by : Various Insurers
Period : 01.12.2018 to 01.12.2019
Agent Name : Raine & Horne Gosford

Premium	267.54
FSL	7.67
Stamp Duty	27.24
Broker Fee	28.20
SubTotal Excl. GST	330.65
GST Total	30.35
Total Amount \$	361.00

Pd. 25/11/19

TRANSACTION DESCRIPTION

The premium for this policy remains unpaid. If payment is not received within 14 days of the date of this notice your policy will be cancelled.
 Date of Notice: 15.01.19

----- cut here -----

PAYMENT OPTIONS (our credit terms are 30 days)

Client Number : EBM RCP PE714 **Client Name** : Passmore Van Pletzen Self Managed Super
Invoice No : I3335705 **Cover No** : 1289826/001 **Brief Description**: 1/69 Ocean Beach Road WOY WOY
Agent Name : Raine & Horne Gosford **Agent Code** : GO10/GO10



Biller Code: 20362
Reference: 4027 4330 1330 64029

Total Amount \$ 361.00

Cheque or Money Order : Payable to EBM Insurance Brokers (please return with this remittance slip)



*498 402743 30133064029

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND Page 2 of 3

ABN 68 400 389 928

Ledger Entries Report for the year ending 30 June, 2019

04/06/2020

16:38

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
30/04/2019	000000003	J	Depreciation per schedule		34.00		1,096.00
30/04/2019	000000004	J	Depreciation per schedule		87.00		1,183.00
31/05/2019	000000003	J	Depreciation per schedule		35.00		1,218.00
31/05/2019	000000004	J	Depreciation per schedule		90.00		1,308.00
30/06/2019	000000003	J	Depreciation per schedule		38.00		1,346.00
30/06/2019	000000004	J	Depreciation per schedule		84.00		1,430.00
Total					1,430.00		
Account number 1855.05 - Insurance							
25/01/2019	000000047	P			361.00		361.00
31/01/2019	000000048	P			562.93		923.93
Total					923.93		
Account number 1855.06 - Letting fees							
30/06/2019	000000081	J	Bal of inc & exp from rental stats		517.00		517.00
Total					517.00		
Account number 1855.07 - Management Fees							
30/06/2019	000000081	J	Bal of inc & exp from rental stats		1,070.06		1,070.06
Total					1,070.06		
Account number 1855.08 - Repairs & Maintenance							
19/07/2018	000000008	P			282.00		282.00
03/09/2018	000000015	P			274.67		556.67
25/09/2018	000000021	P			69.00		625.67
25/09/2018	000000022	P			147.46		773.13
08/10/2018	000000027	P			178.20		951.33
30/06/2019	000000081	J	Bal of inc & exp from rental stats		200.00		1,151.33
Total					1,151.33		
Account number 1855.09 - Sundry Expenses							
30/06/2019	000000081	J	Bal of inc & exp from rental stats		33.00		33.00
Total					33.00		



Kresta Blinds Ltd
380 Victoria Rd
Malaga WA 6090
Australia
ABN: 51 009 093 038

Invoice and shipping address:
Passmore Von Pletzen Self Managed Super Fund
69 Ocean Beach Rd
Woy Woy NSW 2256
AUSTRALIA
0421055697

Passmore Von Pletzen Self Managed Super Fund
69 Ocean Beach Rd
Woy Woy NSW 2256
AUSTRALIA

Order N° SO98481

Your Reference: T524622 **Date Ordered:** 23/07/2018 13:13:06 **Salesperson:** Tony Jordan

Location	Description	Quantity	List Price	Disc.(%)	Price
1	SERVICE	1	/	/	\$ 116.00

*Pa 12/7/18 \$ 630
Pa 14/8/18 \$ 637*

Subtotal	\$ 0.00
Discount	\$ 0.00
GST	\$ 10.55
Total	\$ 116.00
Deposit	\$ 116.00
Surcharge	\$ 0.00
Balance	\$ 0.00

*+ \$166.00 PTO
\$282.00*



Kresta Blinds Ltd
380 Victoria Rd
Malaga WA 6090
Australia
ABN: 51 009 093 038

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AUSTRALIA
0421055697

Passmore Von Pletzen Self Managed Super Fund
69 Ocean Beach Rd
Woy Woy NSW 2256
AUSTRALIA

Order N° SO98482

Your Reference:
T524623

Date Ordered:
23/07/2018 13:14:54

Salesperson:
Tony Jordan

Location	Description	Quantity	List Price	Disc.(%)	Price
1	SERVICE	1	/	/	\$ 86.00
2	Parts and Components	1	/	/	\$ 60.00
FITTING	FITTING	1	20.00	/	\$ 20.00
Subtotal					\$ 20.00
Discount					\$ 0.00
GST					\$ 15.09
Total					\$ 166.00
Deposit					\$ 166.00
Surcharge					\$ 0.00
Balance					\$ 0.00

Coastal Paint & Hire
 179 The Entrance Road, Erina
 Ph: 4365 4667 Fax: 4367 8188



TAX INVOICE
 54717

M. Passmore Vandetzer
 Bought of S.M.S.F. 18-7-18

4L Haynes Expressions	1/5W	69	00
PA 25/9/18			
TOTAL INCLUDING GST \$		69	00

Original

18

TAX INVOICE* / STATEMENT*
 (* DELETE AS APPROPRIATE)

DATE 30/8/18
 TO PASSMORE - VAN PLETZEN SELF MANAGED
SUPER FUND UNIT 1/69 OCEAN BENCH RD

ORDER NO. WAYWAY.
 FROM Central Coast Antenna Service
PO BOX 3174 ERINA NSW 2250
ABN: 66 174 851 022
 ABN (of Supplier) MOBILE 0414422380

QTY	DESCRIPTION	PRICE	G.S.T.	TOTAL
1	TV ANTENNA UPGRADER \$244.10			
	TO EXISTING SYSTEM			244.10
	REFER TO #INV 17			
	FOR DETAILS			
	PA 3/9/18			
	DIRECT DEPOSIT DETAILS			
	BSB: 032564			
	ACC: 125841			
	PLEASE PUT #INV IN REFERENCE FIELD			

TOTAL INCLUSIVE OF G.S.T. \$ 274.67
 Total Includes G.S.T. of \$ 24.47



West Gosford Warehouse
 3-5 Yallambee Ave
 West Gosford NSW 2250
 Phone: 02 4349 3500

TAX INVOICE 7321/99731125
 Page 1 of 2
INVOICE DATE 18/07/2018
CUSTOMER COPY
 NK 18/07/2018 01:33:19 PM

Bunnings Group Limited
 ABN 26 008 672 179

CLIENT NO.	CLIENT ORDER NO.	ORDER NO.	CLIENT JOB NO.	DATE ORD REC
		117399085-1		18/07/2018



997-31125-7321-2018-07-18

DELIVERY ADDRESS

CUSTOMER ADDRESS Passmore Van Pletzen Self Managed Superfund

18/07/2018 01:33:19 PM

CONTACT PHONE

JOB NUMBER
JOB ADDRESS
DELIVERY DATE

INSTRUCTIONS

TRANSPORT REF

ITEM BARCODE	QUANTITY	UNIT	DESCRIPTION	RATE EXCL GST	DISC	AMOUNT EXCL GST	GST PAYABLE	AMOUNT INCL GST
0320029	2	EACH	PLYWOOD MARINE AA GRADE++2440X1220X6MM MIXED HARDWOOD	57.45		114.89	11.49	126.38
3984986	2	EACH	TROLLEY ASSEMBLY TOP HUNG SET++SUIT SINGLE DOOR	9.58		19.16	1.92	21.08
TOTAL						134.05	13.41	147.46

pd 28/9/18

PACKING DETAILS	FREIGHT
-----------------	---------

TOTAL CUBIC METRES	Nett..... 147.46
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*Retail price shown excludes any promotional pricing applied in store.
 No further discounts apply to promotional pricing.

THANK YOU FOR SHOPPING WITH BUNNINGS

Please note the terms and conditions on the back of your Customer Copy of this invoice apply to your purchase

Q-715

Company Business Number	87 073 403 960
-------------------------	----------------

X-Cel Electrics NSW Pty Ltd

39 Heath rd
Hardys Bay NSW 2257
ph:43602881 mbl:0410446777

Tax Invoice

Date 5/10/2018
Invoice # 2834

Bill To

Passmore van Pletzen
Self Managed Super Fund
Unit 1/ 69
Ocean Beach rd
Woy Woy, NSW

Ship To

P.O. #
Terms 7 days

Due Date 12/10/2018
Other

Tax	TAX Amt	Description	Qty	Rate	Amount
FRE	0.00	Investigate issue with flickering down lights in the kitchen and replace dimmer to rectify in 1/69 Ocean Beach rd Woy Woy			
GST	11.00	Friday 5/10/18 Initial visit and 1st hr labour		110.00	110.00
GST	5.20	LED compatible dimmer ea	1	52.00	52.00
FRE	0.00	BANKING DETAILS: Acct: X-Cel Electrics NSW Pty Ltd, Bank: CBA Account #: 2800 4530 BSB: 062 184			

Pd 8/10/18

Thank you for your business

X-Cel Electrics NSW Pty Ltd

xcelelectrics@dodo.com.au

phone# 43602881

Subtotal	\$162.00
Sales Tax	\$16.20
Total	\$178.20
Payments/Credits	\$0.00
Balance Due	\$178.20



Invoice No: 0078a
Ricky James Bell
M: 0432 041 085
LIC: 314630c
INS: 419-0508
ABN: 40 988 566 741
E: vpprojects@hotmail.com

Invoice

Name	Passmore van Pletzen Self Managed Superfund
Address	1/69 Ocean Beach Rd, Woy Woy
Phone	0421 055 697
Email	
Colour/s	To match existing

Date: 23 July 2018

Invoice No: 0078a

Project Description:

Repaired and repainted patchwork to selected walls throughout unit and 1 bedroom ceiling as follows;

Finish: Spot touch ups by applying 1 coat of paint. Followed by 1 coat of paint to entire wall of each selected walls and 1 bedroom ceiling.

Total price:

\$200

Price does not include GST

Accounts Payable - Ricky James Bell

BANK	ANZ
BSB	012-881
ACCOUNT #	2024-10171

Thank you for choosing Vista Painting Projects

FORESHORE

PEST CONTROL & INSPECTION SERVICES

ABN 60 089 624 564

TAX INVOICE/RECEIPT 3586

56 Grand Pde
 Bonnells Bay, NSW 2264
 Ph: 4973 1952 or 4324 1485
 Email: foreshorepest@bigpond.com

Client: PASSMORE VAN PLETZEN S MSF
 Address: UNIT 1 - 69 OCEAN BEACH RD WY WY
 Property Address: _____ Date: 7-5-19

GENERAL PEST TREATMENT	ACCESSIBLE AREAS																								
	Roof TREATED TO																								
SERVICE FREE PERIOD	Cockroaches	Webbing Spider	Ground Spider	Ants Inside	Ants Outside	Silverfish	Fleas Inside	Fleas Outside	Rodents	Bird Lice	Bees	Wasp	Other	Floor Void <input checked="" type="checkbox"/>	Subfloor <input type="checkbox"/>	Interior <input type="checkbox"/>	Cupboards <input type="checkbox"/>	Exterior Walls <input checked="" type="checkbox"/>	Fences <input checked="" type="checkbox"/>	Outbuildings <input type="checkbox"/>	Garages <input checked="" type="checkbox"/>	Yard <input type="checkbox"/>	Gardens <input checked="" type="checkbox"/>	Conc & Paved edges <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
12 Months																									
6 Months	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																						
3 Months																									
6 Weeks																									
Nil																									

Comments: _____

Pd 14/5/19

SUBTERRANEAN TERMITES & BORER INSPECTION AND TREATMENTS															
INSPECTION <input checked="" type="checkbox"/>	ACTIVE TREATMENTS <input type="checkbox"/>	PREVENTATIVE TREATMENT <input type="checkbox"/>	QUOTE ATTACHED <input type="checkbox"/>												
ACCESSIBLE AREAS INSPECTED	AREAS RESTRICTED FROM FULL INSPECTION														
	Roof Void	Subfloor	Interior	Exterior	Garages	Fences	Retaining Wall	Trees	Tree Stumps	Garden Timbers	Other	Concealed edges of slab <input checked="" type="checkbox"/>	Stored Goods <input checked="" type="checkbox"/>	Insulation <input checked="" type="checkbox"/>	Furnishings <input checked="" type="checkbox"/>
Inspected	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>						
Active Termites Located															
Active Borers Located															

Comments: _____

Temperature _____ °C	Wind Direction: Wind blowing from N NE E SE S SW W NW (Please circle)																					
Wind Speed Estimate (Please circle one number)	0 Calm Wind less than 1kph, smoke rises vertically. 1 Light Air Wind 1-5kph, little or no effect on trees, smoke will drift in wind. 2 Light Breeze Wind 6-11kph, wind felt on face and leaves rustle. 3 Gentle Breeze Wind 12-19kph, leaves and small twigs in constant motion, wind extends flags 4 Moderate Breeze Wind 20-28kph, raises dust and loose paper, small branches are moved 5 Fresh Breeze Wind 29-38kph, small trees in leaf begin to sway 6 Strong Breeze Wind 39-40kph, large branches in motion, whistling heard in power lines 7 Moderate Gale Wind 50-61kph, whole trees in motion, inconvenience felt when walking against wind																					
<input checked="" type="checkbox"/>	<table border="1"> <thead> <tr> <th>Pesticide</th> <th>Area Treated</th> <th>Mix Rate</th> </tr> </thead> <tbody> <tr> <td>Bifenthrin</td> <td></td> <td></td> </tr> <tr> <td>Deltamethrin</td> <td></td> <td></td> </tr> <tr> <td>Permethrin Dust</td> <td></td> <td></td> </tr> <tr> <td>Fipronil Insecticide</td> <td></td> <td></td> </tr> <tr> <td>Other:</td> <td></td> <td></td> </tr> <tr> <td>Other:</td> <td></td> <td></td> </tr> </tbody> </table>	Pesticide	Area Treated	Mix Rate	Bifenthrin			Deltamethrin			Permethrin Dust			Fipronil Insecticide			Other:			Other:		
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Bifenthrin																						
Deltamethrin																						
Permethrin Dust																						
Fipronil Insecticide																						
Other:																						
Other:																						

Terms 7 days
 Cash Cheque Direct Deposit
 Bank details: BSB: 112 879 A/N: 000137955

Cost \$ _____
 GST \$ _____
Total Payment \$ 220.00

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND Page 1 of 1

ABN 68 400 389 928

Ledger Entries Report for the year ending 30 June, 2019

04/06/2020
16:39

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 1545 - Bank Fees And Charges							
30/06/2019	000000082	J	Interest & fees on loan	FOA	199.00		199.00
30/06/2019	000000083	J	Interest & fees on loan	FOA	144.00		343.00
Total					<u>343.00</u>		