

Client Name: **Rodney West Superannuation Fund**



Year / Period Ended: **30/06/2021**

SMSF FINANCIAL STATEMENTS & ITR REVIEW CHECKLIST

	Y/N	N/A	Comments / Notes
A Trial Balance (Referenced to WPs)	✓		
B Points of Review/Notes for Next Year (Manager Notes)		✓	
C Interview Notes / Query Sheets		✓	
D Tax Reconciliation Statement	✓		
E Journal Sheets	✓		
F Allocation of Tax & Earnings	✓		
G If tax payable has Payment Slip been attached	✓		
H Ensure SF register docs are scanned and return register	✓		
I Client Reports (MYOB etc.)	✓		
J Other.....		✓	

(All other work papers as per Class account codes)

BEFORE commencing the job have you considered the following?

	Y/N	N/A	Comments
1 Has client checklist been prepared/reviewed - is further info required?	✓		
2 Have last years WPs, F/S and ITR been reviewed?	✓		

AFTER completing the job have you considered the following?

P&L

	Y/N	N/A	W/P Ref
3 Can you explain material variations in income/expenses/financial ratios to LY?	✓		
4 Has WP been prepared for any unusual account balances?	✓		
5 Member contributions identified?	✓		
6 Deductibility considered?	✓		
7 Confirmed all DRPs etc recorded?		✓	
8 Movement of NMV recorded for all investments?		✓	
9 Are accounting and audit fees reconciled?	✓		
10 Have you checked client ICA/IT accounts and GIC on portal?	✓		
11 Expenses paid by members recorded?	✓		
12 Tax journals entered/allocated?	✓		
Balance Sheet			
13 Bank Reconciliations Completed?	✓		
14 Has WP been prepared for ALL Balance Sheet account balances with activity?	✓		
15 Holding statements sighted and correct for all investments?		✓	

ITR

16 Tax Reconciliation Items Identified?	✓		
17 Carried forward tax and capital losses applied?	✓		
18 Have PAYG, Franking credits etc been claimed?	✓		
19 Is the completed ITR free of errors?	✓		
20 Have you completed the collation instructions?	✓		

Pre-Manager Review Check

	Y/N	N/A	Comments
21 Are client query responses documented in WPs & Checklist updated for next year?	✓		
22 Have you documented points to be carried forward for next year?	✓		
23 Have you prepared all notes, minutes, agreements, resolutions (if required)?	✓		
24 Has Points of Review/Notes for Next Year been prepared (ref B)	✓		
25 Has a cover letter and required minutes been prepared?	✓		
26 Have all material findings been communicated in cover letter?	✓		
27 Any items that need to be addressed re current record keeping/bookkeeping?		✓	
28 Have you contributed at least one Value Add idea?		✓	
29 Have you updated all Dropbox file names to correct conventions for all clients?	✓		
30 Have you updated the job description?	✓		

Additional SMSF Matters

	Y/N	N/A	Comments
31 Ensure Contribution do not exceed contribution caps	✓		
32 Are benefits paid over the minimum amount requirements?		✓	
33 Have all audit/compliance issues been addressed?	✓		
34 Have all required annual minutes been prepared?	✓		
35 Have additional minutes been prepared for all material/unusual events?	✓		
36 Has Investment Strategy been prepared/updated/copy reprinted?	✓		
37 Are trustee details correct in F/S and ITR?	✓		
38 Are Binding Death Nominations required (need updating every 3 years)	✓		
39 Have Trustee's minuted their consideration of taking out life insurance (2013 FY Onwards)		✓	
40 Has Payment Slip been attached?	✓		
41 Does the client have to pass the work test to contribute to super?		✓	
42 Was the fund maintained solely for retirement or retirement related purposes?		✓	
43 Did the Fund loan monies or give financial assistance to members or relatives?		✓	
44 Did the Fund purchase asset from related parties?		✓	
45 Has the appropriate reserving strategy documentation been prepared?		✓	
46 Do you need to prepare a Request to Adjust Concessional Contributions form in Class?		✓	
47 Did the Fund borrow monies during the year?		✓	
48 Do you need to include a Title Search?	✓		
49 If a member has a pension, and they or spouse had money in accumulation mode, do you need an actuarial certificate?		✓	
50 Does the fund have any investments that need a Third party not related minute?		✓	
51 Do you have a rental statement or market value rent valuation if there is a rental?	✓		
52 Have you checked the exceptions report?	✓		

Pre - Audit Check

	Y/N	N/A	Comments
53 Is there a SIGNED engagement letter on file?	✓		
54 Have you checked to ensure Financial Statements Audit Reports are correct?	✓		
55 WPs to include 3rd party confirmations of insurance premiums		✓	
56 WPs to include copies of evidence of existence and valuation of all assets @ 30June		✓	
57 Copy of original bank statements showing account owner in WPs to verify ownership by SF	✓		
58 Evidence of 'Deduction for personal super contributions' approved ATO form		✓	
59 Do we have a current ASIC statement for the Corporate trustee of the SMSF?	✓		

Prepared by: <u>NB</u>	Initials: _____	Date: _____
Reviewed by: _____	Initials: _____	Date: _____

- Value Add Ideas:**
- | | |
|---------------------------------|---|
| 1 Taxation planning | 9 Assistance in Refinancing |
| 2 Benchmarking | 10 Improved bookkeeping/tax compliance |
| 3 Super co-contribution | 11 Automation of account procedures |
| 4 Salary sacrificing | 12 Risk & general Insurance needs |
| 5 Government Grants/Rebates | 13 Superannuation/retirement issues |
| 6 Cash Flow/Budget preparation | 14 Investment planning/review |
| 7 Management Assistance/reviews | 15 Indirect taxes (eg. FBT, Payroll Tax, GST) |
| 8 Asset Protection | 16 Business Succession Issues |

Rodney West Superannuation Fund

Detailed Trial Balance as at 30 June 2021

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
INCOME				
-	-	I1 Contributions - Employer Mr Rodney West	-	11,000.00 ✓
-	6,609.28	I2 Contributions - Member - Personal Non-Concessional Mr Rodney West	-	8,554.45 ✓
-	-	I4 Increase in Market Value - Direct Property 1 Coghlan Ct Maroochydore	-	396,827.44 ✓
-	18,000.00	I3 Rent - Direct Property 1 Coghlan Ct Maroochydore	-	26,000.00 ✓
EXPENSE				
2,112.00	-	E1 Accountancy Fee	594.00 ✓	-
660.00	-	Audit Insurance	-	-
120.00	-	E2 Bank Fees - Cash At Bank NAB - Business Everyday A/c 159821513	120.00 ✓	-
396.00	-	E3 Bank Fees - Limited Recourse Borrowing Arrangement Folio Mortgage & Finance A/c 1197.215.00051.2552	120.00 ✓	-
267.00	-	E4 Filing Fees	273.00 ✓	-
2,094.60	-	E5 Property Expenses - Council Rates - Direct Property 1 Coghlan Ct Maroochydore	2,103.10 ✓	-
-	-	E6 Property Expenses - Insurance Premium - Direct Property 1 Coghlan Ct Maroochydore	1,689.92 ✓	-
13,318.36	-	E7 Property Expenses - Interest Paid - Direct Property 1 Coghlan Ct Maroochydore	12,215.05 ✓	-
-	-	E8 Property Expenses - Repairs Maintenance - Direct Property 1 Coghlan Ct Maroochydore	654.60 ✓	-
876.98	-	E9 Property Expenses - Water Rates - Direct Property 1 Coghlan Ct Maroochydore	934.27 ✓	-
259.00	-	SMSF Supervisory Levy	-	-
INCOME TAX				
-	-	Income Tax Expense	2,423.55	-
PROFIT & LOSS CLEARING ACCOUNT				
4,505.34	-	Profit & Loss Clearing Account	421,254.40	-
ASSETS				
450,000.00	-	A1 Direct Property 1 Coghlan Ct Maroochydore	850,000.00 ✓	-
5,852.63	-	A2 Cash At Bank NAB - Business Everyday A/c 159821513	19,501.63 ✓	-
433.41	-	A3 NAB - West Custodian A/c 195825685	2,406.21 ✓	-
Current Tax Assets				
-	-	Income Tax Payable	2,864.00	-
-	-	Provision for Income Tax	-	2,423.55
2,864.00	-	Income Tax Instalments Paid	-	-
LIABILITIES				

Rodney West Superannuation Fund

Detailed Trial Balance as at 30 June 2021

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
-	258,569.68	Limited Recourse Borrowing Arrangement L1 Folio Mortgage & Finance A/c 1197.215.00051.2552	-	251,229.53 ✓
-	716.00	Activity Statement Payable/Refundable	-	-
MEMBER ENTITLEMENTS				
-	199,864.36	Mr Rodney West Accumulation	-	621,118.76
<u>483,759.32</u>	<u>483,759.32</u>		<u>1,317,153.73</u>	<u>1,317,153.73</u>

Rodney West Superannuation Fund
Statement of Taxable Income
For the Period from 1 July 2020 to 30 June 2021

Description	Tax Return Ref.	Amount
<u>Income</u>		
Section B		
Total Gross Rent and Other Leasing & Hiring Income	B	26,000.00
Total Assessable Employer Contributions	R1	11,000.00
Total Assessable Contributions	R	11,000.00
Total Assessable Income		37,000.00
<u>Deductions</u>		
Section C		
Total Interest Expenses within Australia	A	12,215.00
Total Capital Works Deductions	D	37.00
Total Investment Expenses	I	5,621.00
Total Management and Administration Expenses	J	867.00
Total Tax Losses Deducted	M	2,103.00
Total Deductions		20,843.00
Taxable Income or Loss	(V - N) O	16,157.00
<u>Income Tax Calculation Statement</u>		
Section D		
Gross Tax		
Gross Tax @ 15% for Concessional Income	30 Jun 2021 T1	2,423.55
Total Gross Tax		2,423.55
Rebates and Offsets	C	0.00
SUBTOTAL		2,423.55
Total Eligible Credits		0.00
Net Tax Payable		2,423.55
Total Supervisory Levy	L	259.00
Total Amount Due / (Refundable)		2,682.55

Rodney West SF

Transactions: Mr Rodney West - Rodney West Superannuation Fund

Date Range: 01/07/2020 to 30/06/2021

Mr Rodney West

	Date	Narrative	Debit	Credit	Balance	Quantity
Mr Rodney West	01/07/2020	Opening Balance	\$ 0.00	\$ 0.00	0.00 Cr	
	16/09/2020	Member Contributions	\$ 2,000.00	\$ 2,000.00	2,000.00 Cr	
	28/10/2020	Member Contributions	\$ 2,000.00	\$ 4,000.00	4,000.00 Cr	
	16/11/2020	Member Contributions	\$ 2,000.00	\$ 6,000.00	6,000.00 Cr	
	18/01/2021	Member Contributions	\$ 1,000.00	\$ 7,000.00	7,000.00 Cr	
	24/05/2021	Member Contributions	\$ 1,000.00	\$ 8,000.00	8,000.00 Cr	
	21/06/2021	Member Contributions	\$ 3,000.00	\$ 11,000.00	11,000.00 Cr	
Total Mr Rodney West		\$ 0.00	\$ 11,000.00	\$ 11,000.00	Cr	
Total Mr Rodney West		\$ 0.00	\$ 11,000.00	\$ 11,000.00	Cr	

Rodney West SF

Transactions: Mr Rodney West - Rodney West Superannuation Fund

Date Range: 01/07/2020 to 30/06/2021

Mr Rodney West

	Date	Narrative	Debit	Credit	Balance	Quantity
Mr Rodney West	01/07/2020	Opening Balance	\$ 0.00	\$ 0.00	0.00 Cr	
	30/06/2021	Contribution Allocation	\$ 8,554.45	\$ 8,554.45	8,554.45 Cr	
Total Mr Rodney West		\$ 0.00	\$ 8,554.45	\$ 8,554.45	8,554.45 Cr	
Total Mr Rodney West		\$ 0.00	\$ 8,554.45	\$ 8,554.45	8,554.45 Cr	✓

Rodney West Superannuation Fund
Investment Revaluation as at 30 June 2021

Investment	Price Date	Market Price	Quantity	Market Value	Change in Market Value
Property Direct Market					
COGH0001 1 Coghlan Ct Maroochydore	30 Jun 2021	850,000.00000	1.00000	850,000.00	396,827.44
Property Direct Market Total				850,000.00	396,827.44
Fund Total				850,000.00	396,827.44 ✓

Rodney West SF

Transactions: 1 Coghlan Ct Maroochydore - Rodney West Superannuation Fund

Date Range: 01/07/2020 to 30/06/2021

1 Coghlan Ct Maroochydore

	Date	Narrative	Debit	Credit	Balance	Quantity
└─ 1 Coghlan Ct Maroochydore	01/07/2020	Opening Balance	\$ 0.00	\$ 0.00	0.00 Cr	
	10/07/2020	Rent for Jul	\$ 2,000.00	\$ 2,000.00	2,000.00 Cr	
	05/08/2020	Rent for Aug	\$ 2,000.00	\$ 4,000.00	4,000.00 Cr	
	07/09/2020	Rent for Sept	\$ 2,000.00	\$ 6,000.00	6,000.00 Cr	
	12/10/2020	Rent for Oct	\$ 2,000.00	\$ 8,000.00	8,000.00 Cr	
	11/11/2020	Rent for Nov	\$ 2,000.00	\$ 10,000.00	10,000.00 Cr	
	02/12/2020	Rent for Dec	\$ 2,000.00	\$ 12,000.00	12,000.00 Cr	
	14/12/2020	Rent	\$ 2,000.00	\$ 14,000.00	14,000.00 Cr	
	18/01/2021	Rent for Jan	\$ 2,000.00	\$ 16,000.00	16,000.00 Cr	
	03/02/2021	Rent for Feb	\$ 2,000.00	\$ 18,000.00	18,000.00 Cr	
	15/03/2021	Rent for March	\$ 2,000.00	\$ 20,000.00	20,000.00 Cr	
	20/04/2021	Rent	\$ 2,000.00	\$ 22,000.00	22,000.00 Cr	
	18/05/2021	Rent for May	\$ 2,000.00	\$ 24,000.00	24,000.00 Cr	
	16/06/2021	Rent for June	\$ 2,000.00	\$ 26,000.00	26,000.00 Cr	
	Total 1 Coghlan Ct Maroochydore		\$ 0.00	\$ 26,000.00	\$ 26,000.00 Cr	
	Total 1 Coghlan Ct Maroochydore		\$ 0.00	\$ 26,000.00	\$ 26,000.00 Cr ✓	

McGrath

3 July 2020

RENTAL APPRAISAL 1 Coghlan Court, Maroochydore QLD 4558

Thank you for allowing McGrath Estate Agents the opportunity to provide a rental appraisal for the above property.

We have conducted a market analysis based on the attributes of the property, the location, general outlook, vicinity of amenities and property of a similar construction and presentation recently rented in the area in order to provide you with an opinion of potential rental return.

This appraisal is also based upon the current rental market on the Sunshine Coast and present demand for accommodation in the area.

We would consider the property could potentially achieve:

\$500.00 per week

The above rental appraisal is provided on the basis of vacant possession and satisfactory condition reports prior to occupancy.

If we can provide any further information or assistance please contact the undersigned.

Yours sincerely

MCGRATH ESTATE AGENTS

Andrew Cairns

General Manager

M: 0448370470

E: andrewcairns@mcgrath.com.au

MOOLOOLABA

113 Brisbane Road
Mooloolaba QLD 4557
T +61 7 5450 8000
F +61 7 5453 7009

Chris Pace Consulting Pty Ltd ATF The Chris Pace Family Trust in partnership with Damien Michael Consulting Pty Ltd ATF The Damien Michael Consulting Family Trust
ABN 96 254 398 031 t/as McGrath Buderim

LSI Taxation & Business Advisors Pty Ltd

PO Box 123, NUNDAH Qld 4012

ABN 39 626 606 237

Ph: Glenn - 0409 486 614

Ph: Nicolas - 0421 777 767



Taxation & Business Advisors
www.taxationadvisors.com.au

West Custodians Pty Ltd
54 Mountain Creek Road
Mountain Creek QLD 4557

TAX INVOICE

Invoice No: NMM79

Invoice Date: 20 Feb 2019

Description	Amount
Accounting Services Preparation of Company Tax Return Preparation of Company Financial Statements Dividend Statement for Company and Shareholder	320.00
Company Services Preparation, Lodgment and Associated ASIC fees for change to company purpose from General Company to Special Purpose Company - Superannuation Fund Trustee	
Total Fees:	\$320.00
Plus GST	\$32.00
Total Amount Due	\$352.00
Terms: 7 Days	+ 242.00
	= \$594.00 ✓

Bank Transfer Details

Account Name: LSI Taxation & Business Advisors Pty Ltd
Account Number: 1051 8314 **BSB:** 064-163

Please detach the portion below and forward with your payment

Remittance Advice

West Custodians Pty Ltd
 Cheque Mastercard Visa

Card Number _____ CCV ____

Cardholder Expiry Date ... / ...

Signature

Invoice: NMM79
 Ref: WESTRC2
 20 Feb 2019
 Amount Due: \$352.00

Please note; There is a 1% surcharge for credit card payments. We are charged 1.5% for credit card processing.

Rodney West SF

Transactions: NAB - Business Everyday A/c 159821513 - Rodney West Superannuation Fund

Date Range: 01/07/2020 to 30/06/2021

NAB - Business Everyday A/c 159821513

	Date	Narrative	Debit	Credit	Balance	Quantity
└─	NAB - Business Everyday A/c 159821513					
	01/07/2020	Opening Balance	\$	0.00	\$ 0.00	Cr
	31/07/2020	Account Fees	\$ 10.00		\$ 10.00	Dr
	31/08/2020	Account Fees	\$ 10.00		\$ 20.00	Dr
	30/09/2020	Account Fees	\$ 10.00		\$ 30.00	Dr
	30/10/2020	Account Fees	\$ 10.00		\$ 40.00	Dr
	30/11/2020	Account Fees	\$ 10.00		\$ 50.00	Dr
	31/12/2020	Account Fees	\$ 10.00		\$ 60.00	Dr
	29/01/2021	Account Fees	\$ 10.00		\$ 70.00	Dr
	26/02/2021	Account Fees	\$ 10.00		\$ 80.00	Dr
	31/03/2021	Account Fees	\$ 10.00		\$ 90.00	Dr
	30/04/2021	Account Fees	\$ 10.00		\$ 100.00	Dr
	31/05/2021	Account Fees	\$ 10.00		\$ 110.00	Dr
	30/06/2021	Account Fees	\$ 10.00		\$ 120.00	Dr
	Total NAB - Business Everyday A/c 159821513		\$ 120.00	\$ 0.00	\$ 120.00	Dr
	Total NAB - Business Everyday A/c 159821513		\$ 120.00	\$ 0.00	\$ 120.00	Dr ✓

**ASIC**

Australian Securities & Investments Commission

ABN 86 768 265 615

Inquirieswww.asic.gov.au/invoices

1300 300 630

WEST CUSTODIAN PTY LTD
 LSI TAXATION & BUSINESS ADVISORS PTY LTD
 PO BOX 123 NUNDAH QLD 4012

INVOICE STATEMENT

Issue date 07 Oct 20

WEST CUSTODIAN PTY LTD

ACN 146 726 276

Account No. 22 146726276

Summary

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

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

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 07 Dec 20	\$273.00

If you have already paid please ignore this invoice statement.

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

**ASIC**

Australian Securities & Investments Commission

PAYMENT SLIP**WEST CUSTODIAN PTY LTD**

ACN 146 726 276

Account No: 22 146726276

**22 146726276**

TOTAL DUE	\$273.00
Immediately	\$0.00
By 07 Dec 20	\$273.00

Payment options are listed on the back of this payment slip



Billor Code: 17301
 Ref: 2291467262765



*814 129 0002291467262765 49

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2020-10-07	Annual Review - Pty Co	3X5375078480B A	\$273.00
	Outstanding transactions		
2020-10-07	Annual Review - Pty Co	3X5375078480B A	\$273.00

PAYMENT OPTIONS

Billpay Code: 8929
Ref: 2291 4672 6276 549

Australia Post

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

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

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

Mail

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

	Bill Code: 17301 Ref: 2291467262765
	Telephone & Internet Banking – BPAY® <small>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</small>

Inquires 1300 300 630

Issue date 07 Oct 20

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 26976586

Check this statement carefully

You are legally obligated to ensure that all your company details listed on this company statement are complete and correct. This is required under s346C (1) and/or s346B and s346C (2) of the Corporations Act 2001.

You must check this statement carefully and inform ASIC of any changes or corrections immediately. Do not return this statement. You must notify ASIC within 28 days after the date of change, and within 28 days after the date of issue of your annual company statement. Late lodgement of changes will result in late fees. These requirements do not apply to the Additional company information.

ACN 146 726 276
FOR WEST CUSTODIAN PTY LTD

REVIEW DATE: 07 October 20

You must notify ASIC of any changes to company details — Do not return this statement



To make changes to company details or amend incorrect information

- go to www.asic.gov.au/changes
- log in to our online services and make the required updates
- first time users will need to use the corporate key provided on this company statement



Phone if you've already notified ASIC of changes but they are not shown correctly in this statement.
Ph: 1300 300 630



Use your agent.

Company Statement

These are the current company details held by ASIC. You must check this statement carefully and inform ASIC of any changes or corrections immediately. Late fees apply. Do not return this statement.

1 Registered office
107 MAUD STREET MAROOCHYDORE QLD 4558

2 Principal place of business
107 MAUD STREET MAROOCHYDORE QLD 4558

3 Officeholders

Name:	RODNEY WILLIAM WEST
Born:	BRISBANE QLD
Date of birth:	26/04/1961
Address:	54 MOUNTAIN CREEK ROAD MOUNTAIN CREEK QLD 4557
Office(s) held:	DIRECTOR, APPOINTED 07/10/2010; SECRETARY, APPOINTED 07/10/2010

4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORDINARY	1	\$1.00	\$0.00

5 Members

These details continue on the next page

WEST CUSTODIAN PTY LTD ACN 146 726 276

Page 1 of 2

Company statement continued

Name: RODNEY WILLIAM WEST

Address: 54 MOUNTAIN CREEK ROAD MOUNTAIN CREEK QLD 4557

Share Class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

You must notify ASIC within 28 days of the date of change, and within 28 days of the issue date of the annual company statement. Late lodgement of changes will result in late fees.

End of company statement

This concludes the information to which the company must respond (if incorrect) under s346C of the *Corporations Act 2001*.

Additional company information

This information is optional under the *Corporations Act 2001*. Late lodgement fees or late review fees do not apply to this information. To add, remove or change a contact address, see www.asic.gov.au/addresses.

6	Contact address for ASIC use only	
	Registered agent name:	LSI TAXATION & BUSINESS ADVISORS PTY LTD
	Registered agent number:	42565
	Address:	PO BOX 123 NUNDAH QLD 4012

**ASIC**

Australian Securities & Investments Commission

Forms Manager

Registered Agents

Company: WEST CUSTODIAN PTY LTD ACN 146 726 276

Company details

Date company registered 07-10-2010
 Company next review date 07-10-2022
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

INITIATIVE GROUP, SUITE 2 , 10 LAKE KAWANA BOULEVARD , BIRTINYA QLD 4575

Principal place of business

1 COGHLAN COURT , MAROOCHYDORE QLD 4558

Officeholders

WEST, RODNEY WILLIAM

Born 26-04-1961 at BRISBANE QLD

54 MOUNTAIN CREEK ROAD , MOUNTAIN CREEK QLD 4557

Office(s) held: Director, appointed 07-10-2010
 Secretary, appointed 07-10-2010

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	1	1.00	0.00

Members

WEST , RODNEY WILLIAM

54 MOUNTAIN CREEK ROAD , MOUNTAIN CREEK QLD 4557

Share class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form Description	Status
21-01-2022	2EUJ15462	484 CHANGE TO COMPANY DETAILS	Processed and imaged
13-10-2021	7EBM22102	484 CHANGE TO COMPANY DETAILS	Processed and imaged
18-09-2018	7EAE21936	484 CHANGE TO COMPANY DETAILS	Processed and imaged

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HALF YEARLY RATE NOTICE FOR PERIOD	
1 July 2020 to 31 December 2020	
ISSUE DATE	21 July 2020
PROPERTY NO.	17014
VALUATION	\$270,000
PAYMENT REFERENCE NO.	170141
DUE DATE FOR PAYMENT	21 August 2020
NET AMOUNT PAYABLE	\$1,034.05

013367 002
WEST CUSTODIAN PTY LTD
PO BOX 1140
MOOLOOLABA QLD 4557

PROPERTY LOCATION: 1 Coghlan Ct MAROOCHYDORE QLD 4558
PROPERTY DESCRIPTION: Lot 171 RP 100176

+ 1,069.05
= \$2,103.10 ✓

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 16		Minimum Rate =	782.00
COVID-19 Rate Concession		=	35.00-
Waste Bin - 140 Litre	1 x	\$269.20 x .5 =	134.60
Green Waste Bin - 240 Litre	0.50 x	\$124.20 x .5 =	31.05
Heritage Levy	1 x	\$13.00 x .5 =	6.50
Environment Levy	1 x	\$76.00 x .5 =	38.00
Transport Levy	1 x	\$44.00 x .5 =	22.00
State Emergency Management Levy: Class A Group 2	1 x	\$226.00 x .5 =	113.00
TOTAL:			\$1,072.15
Discount - (only if paid by 21 August 2020):			38.10-
Net amount Payable:			\$1,034.05

Have you been affected by COVID-19? Council is offering flexible payment arrangements, please email rates@sunshinecoast.qld.gov.au for further information.

PROPERTY NO. 17014 WEST CUSTODIAN PTY LTD	GROSS 1,072.15	DISCOUNT 38.10-	NET AMOUNT PAYABLE 1,034.05	DUE DATE 21 August 2020
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IB PAY

Billers Code: 18259
Ref: 170141

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

Post Billpay

Pay in Person at any Post Office, Credit Card not accepted.


*214 170141

Pay using your smartphone

Download the Sniip App and scan the code to pay now.



Direct Debit
If you wish to pay your rates by direct debit please contact Council for further information.

Telephone
Credit Card by Phone
Phone 13 18 16 and follow the prompts
Billpay Code: 0214
Ref: 17 0141
MasterCard & Visa accepted

Internet
Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
Ref: 17 0141
MasterCard & Visa accepted



I N S U R A N C E

Bridgewise Insurance Brokers Pty | ABN: 22 633 413 331
 Authorised Representative of Ausure Pty Ltd | AFSL: 238433

West Custodian Pty Ltd
 1 Coghlan Court
 Maroochydore QLD 4558

TAX INVOICE

This document will be a tax invoice for
 GST when payment is made in full

PAGE 1

REPRESENTATIVE
 Bridgewise Insurance Brokers Pty
 Ben Price - AR: 331335
 Po Box 5382
 Maroochydore BC QLD 4558
 Tel **1300 010 307**
 Fax **07 3319 5160**
 Email ben@bridgewise.com.au

New Business

NOTES: 2021-2022 Commercial Property Insurance - 1 Coghlan Court

Invoice date 20-Apr-2021
Invoice number 9315245

TYPE OF POLICY	Business
THE INSURED	West Custodian Pty Ltd
INSURER	Allianz Insurance Australia Limited L 12, 2 Market St SYDNEY NSW 2000 ABN: 15 000 122 850
POLICY NUMBER	141SV02612COM
PERIOD OF COVER	From 03/05/2021 to 03/05/2022

YOUR PREMIUM		
Premium	\$	1,317.69
Underwriter Fee	\$	0.00
U/W Fee GST	\$	0.00
Fire/ES Levy	\$	0.00
GST	\$	131.77
Stamp Duty	\$	130.46
Broker Fee	\$	100.00
Broker Fee GST	\$	10.00
TOTAL DUE	\$	1,689.92 ✓
DATE DUE		3-May-2021

PAYMENT OPTIONS

Billers Code: 30510
 Reference: 293152450

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



Payments can be made in person at a Post Office by cash (up to \$9,999.99), cheque or EFTPOS. Please present this page intact. Please make cheque payable to **DEFT Payment Systems for Ausure Pty Ltd**



*498 402594 293152450



Pay by Credit Card either Online - (Visit www.ausure.com.au/Pay-My-Bill) or by Phone (please contact your Broker on 1300 010 307)
 Note: Credit card payments will incur a 0.95% fee of \$ 16.05 which includes \$ 1.46 GST.



Instalments – Premium Finance is available. Please contact your Broker for Terms and Conditions

AUSURE

Bridgewise Insurance Brokers Pty Ltd
 Authorised Representative of Ausure Pty Ltd | www.ausure.com.au | ABN 94 096 971 854 | AFSL 238433

IMPORTANT INFORMATION

PLEASE READ CAREFULLY

YOUR DUTY OF DISCLOSURE

Before you enter into a contract of general insurance with an insurer, you have a duty, under the Insurance Contracts Act 1984, to disclose to the insurer every matter that you know, or could reasonably be expected to know, is relevant to the insurer's decision whether to accept the risk of the insurance and, if so, on what terms. You have the same duty to disclose those matters to the insurer before you renew, extend, vary or reinstate a contract of general insurance.

Your duty however does not require disclosure of matter:

- that diminishes the risk to be undertaken by the insurer;
- that is of common knowledge;
- that your insurer knows or, in the ordinary course of his business, ought to know;
- as to which compliance with your duty is waived by the insurer.

NON-DISCLOSURE

If you fail to comply with your duty of disclosure, the insurer may be entitled to reduce his liability under the contract in respect of a claim or may cancel the contract.

If your non-disclosure is fraudulent, the insurer may also have the option of avoiding the contract from its beginning.

CONTRACTING OUT OR REMOVING INSURERS RIGHTS OF SUBROGATION

You will prejudice your rights to a claim if, without prior agreement from your insurer you make any agreement that will prevent the insurer from recovering a loss from a third party. These 'hold harmless' are often found in leases and maintenance or supply contracts from burglar alarm or fire protection installers and in repair contracts.

INSURING THE INTEREST OF OTHER PARTIES

If you require the interests of another party to be covered you must request this and ensure they are noted on your policy. Most policy conditions will exclude indemnity to other parties (eg mortgagees, lessors or principals etc) unless their interest is noted on the policy.

UTMOST GOOD FAITH

A contract of insurance is a contract based on the utmost good faith and there is implied in such a contract a provision requiring each party to it to act towards the other party with the utmost good faith. If you fail to do so it may prejudice your claim.

UNDER INSURANCE

Your contract of insurance may contain an average provision. It is important that you nominate a sum insured to represent the full value of the property insured. If you fail to insure the full value your claim may be reduced in proportion with your underinsurance.

NON PAYMENT OF PREMIUM

If this invoice is unpaid after 30 days we will advise the insurer that the policy is unpaid. The insurer may cancel the policy and/or pursue payment from you.

CHANGE IN RISK CIRCUMSTANCES

You must inform your broker of any material changes in your business; if you fail to do so an insurer may be entitled to deny a potential claim. You should inform your broker about any changes in location, new products/procedures or any departure from your ordinary business. If you are doubt as to whether you should disclose any changes please contact your broker for advice.

CLAIMS MADE POLICIES

Certain policies (eg many types of professional indemnity policies) are claims made policies. These policies do not cover events that occurred before the contract was entered into. If you give an insurer notice of circumstances that may give rise to a claim during the policy period, the insurer will cover claims made later that arise out of those circumstances.

LEASING, HIRING & BORROWING PROPERTY

When you lease, hire or borrow property, make sure that the contract clearly identifies who is responsible for insuring the property.

Industrial Special Risks policies automatically cover property which you are responsible to insure, subject to the policy excess. Public liability insurance may assist you meet claims relating to property damage to property which you lease or hire. A sub-limit usually applies to the amount you can claim for damage to property in your care, custody or control.

INSURER SOLVENCY

We do not warrant or guarantee the current or ongoing solvency or financial viability of the insurer because we have no control over the insurer's performance and this can be affected by many complex commercial and economic factors.

PREMIUM FINANCE

If you choose to finance your premium Ausure and your representative will receive up to 4% of the amount financed for providing the referral and assisting you to arrange the facility. This will not result in any additional costs to you. We recommend that you carefully read the finance contract to understand the implications in the event you cancel your insurance policy before expiry.

CANCELLATIONS AND AMENDMENTS

We do not refund our fees or commission received for arranging the policy. Please note that premium finance contracts contain terms that reduce the amount you will receive from any refund. Please see the terms of your contract for more information.

HOW DO WE RESOLVE COMPLAINTS?

In the event that you have a complaint about the manner in which we provide any financial service please contact Ausure's Complaints Manager by phone on (07) 3319 5100 or by writing to the address shown on the front of this invoice. If your complaint remains unresolved, Ausure's dispute committee will review the matter and respond within 15 days. Your complaint will be dealt with fairly and promptly but if you remain dissatisfied with the final decision you may refer the matter to the Australian Financial Complaints Authority (AFCA), which acts as Ausure's external dispute resolution provider. AFCA can be contacted on 1800 931 678 or info@afca.org.au.

Policy Particulars:

Policy Number 141SV02612COM
Period of Insurance 3/05/2021 to 3/05/2022 at 4pm
Insured
 Insured Name West Custodian Pty Ltd
 ABN 53 146 726 276
 Address 1 Coghlan Court
 MAROOCHYDORE, QLD, 4558
Policy Wording POL1113BA/SF 02/21 20210405

Cover Summary**Situation: 1 Coghlan Court MAROOCHYDORE QLD 4558 (Principal)**

Cover	Insured/Not Insured
Property Damage	Insured
Theft	Not Insured
Money	Not Insured
Glass	Insured
Machinery	Not Insured
Electronic	Not Insured
Public and Products Liability	Insured
Business Interruption	Insured
General Property	Not Insured

Claims Experience

Any claims in the last 3 years under the Sections to be insured? No

Situation Details**Situation: 1 Coghlan Court MAROOCHYDORE QLD 4558 (Principal)****Business Details**

Business Property Owner - Office (Single Storey)
 Business description Commercial Property Operators and Developers
 Annual turnover \$ 24,000
 Tenant business Advertising agency service

Situation Details**Construction**

Multiple Buildings on site No
 Year built 1980
 Year last rewired 1980

Building Details

No. of storeys 1
 Floors Concrete
 Walls Brick
 Roof Tiles / Slate
 Expanded polystyrene (EPS) 0%
Fire Protection Smoke Detectors - Non Monitored
Security Protection Deadlocks on doors

Other Details

Is there an ATM on Situation No
 Situation location Main or Suburban street

Situation connected to town water Yes
 Type of Fire Brigade Professional Manned 24 hours
 Store flammable goods No

Interested Parties

No Interested Parties noted

Property Damage

Property Damage Information

Is Your Situation more than 50% vacant No
 Is the Building heritage or national trust listed No
 Does Your Business process involve spray painting? No

Property Insured

Sum Insured

Buildings \$ 250,000
 Claim payment method Reinstatement or replacement
 Contents \$ Not Insured
 Claim payment method Reinstatement or replacement
 Stock \$ Not Insured
 Specified Items Not Insured

Total Sum Insured

Total Sum Insured \$ 250,000
 Limit of Indemnity 120% of total Sum Insured

Optional benefit

Flood Not Insured

Excess

\$ 250

Endorsements

Endorsement # 1

Name Unoccupancy - Increased Excess
 Code XSUNA

Wording

Unoccupancy - Increased Excess

If more than 50% of Your Premises are unoccupied, an excess of \$10,000 will apply in case of a loss caused by a fire starting in an unoccupied area.

Glass

Property Insured

External Glass Yes
 Internal Glass Yes

Specified Glass

Not Insured

Excess

\$ 250

Public and Products Liability

Description

Limit of Indemnity

General Liability any one Occurrence \$ 20,000,000
 Products Liability any one Occurrence and in the aggregate any one Period of Insurance \$ 20,000,000

Additional benefit

Property in Your physical and legal control any one Occurrence \$ Not Insured

Details of Business

Property Owners Liability Only Yes

Contractors and Subcontractors

Do You engage contractors and/or subcontractors in Your Business? Yes

Do You ensure that contractors and/or subcontractors have their own liability and where necessary, Workers' Compensation insurance? Yes

Estimate of the amount to be paid to contractors and subcontractors in the next 12 months:

Labour, plant and materials	\$ 5,000
Type(s) of work that contractors and/or subcontractors perform for You	Maintenance services for up keep of the property

Labour Hire

Do You engage labour hire or hired labour in Your Business? No

Designated Contracts

Do You have any contracts to be designated? No

Hire Out Equipment or Staff

Do you hire out equipment and/or staff? No

USA / Canada Exports

USA / Canada Exports No

Excesses

Property Damage \$ 500

Personal Injury \$ 0

Endorsements**Endorsement # 1**

Name Property Owner Endorsement

Code POWNA

Wording

Property Owner Endorsement

The following exclusion is added to Exclusions to this Section:

Property owner only

for Personal Injury and/or Property Damage directly or indirectly caused by, arising out of, or in any way connected with any business, profession, trade or manufacturing operations (other than as owners of property the subject of this Policy) conducted by You or on Your behalf.

Endorsement # 2

Name Discharge of hazardous waste

Code HAWAA

Wording

Discharge of hazardous waste

The following exclusion is added to the Exclusions of this Section.

Discharge of hazardous waste

for Personal Injury or Property Damage directly or indirectly caused by, arising out of, or in any way connected with the discharge of any hazardous waste without the required permit and/or in contravention of the requirements stated in the required permit. However, this exclusion will not apply if You are in possession of the required permit and the discharge occurred unexpectedly and unintentionally from Your standpoint.

Endorsement # 3

Name Property in Your physical or legal control

Code CRYPA

Wording

Property in Your physical or legal control

The following Exclusion applicable to this Section is deleted and replaced with the following:

(17) Property in Your physical or legal control

for Property Damage to property in Your physical or legal control other than:

- buildings tenanted, leased or hired by You;
- Vehicles (other than Vehicles owned or used by You or on Your behalf) in Your care custody or

control but only whilst such Vehicles are in a car park owned or operated by You other than for income or reward as a car park operator; or

- Your directors', Employees' and visitors' clothing and personal effects.

Additional Benefit "Property in Your physical and legal control" under this Section is deleted.

Business Interruption

Cover type	Part C - Insurable Gross Profit
Indemnity Period	12 months

Description	Sum Insured
Gross Profit	\$ 24,000
Additional increase in cost of working	\$ 25,000
Accounts receivable	\$ 7,500
Claim preparation expenses	\$ 10,000
Additional benefits	Sum Insured
Documents temporarily removed	\$ 4,800

Uninsured Working Expenses

Purchases	100%
Discounts Allowed	100%
Bad Debt	100%

Endorsements

Endorsement # 1

Name	Updated Prevention of Access Clause
Code	POAFD

Wording

Updated Prevention of Access Clause

The Extra cover "6. Prevention of access" under the Business Interruption Section is deleted and replaced by the following:

We will cover You for interruption to Your Business that is caused by or results from damage to property within a ten (10) kilometre radius of the Premises which shall prevent or hinder the use or access to the Premises provided that:

- the damage would have been covered under the Property Damage Section if the property in the vicinity of the Premises has been insured under that Section;
- the damage prevents or hinders the use of or access to the Premises for a continuous period greater than 48 hours; and
- the damage results in the interruption of or interference with Your Business

We will cover You for interruption to Your Business that is caused by an order of any legal authority which prevents or restricts access to the Premises provided that the order result from threat of damage to property within a 50 kilometre radius of the Premises and the access to the Premises is prevented or restricted for a continuous period greater than 48 hours.

Document template version: 02.39.00.00

Rodney West SF

Transactions: 1 Coghlan Ct Maroochydore - Rodney West Superannuation Fund

Date Range: 01/07/2020 to 30/06/2021

1 Coghlan Ct Maroochydore

	Date	Narrative	Debit	Credit	Balance	Quantity
└─ 1 Coghlan Ct Maroochydore	01/07/2020	Opening Balance	\$	0.00	\$ 0.00	Cr
	31/07/2020	Interest	\$ 1,051.12	\$	1,051.12	Dr
	31/08/2020	Interest	\$ 1,048.50	\$	2,099.62	Dr
	30/09/2020	Interest	\$ 1,012.60	\$	3,112.22	Dr
	31/10/2020	Interest	\$ 1,043.74	\$	4,155.96	Dr
	30/11/2020	Interest	\$ 1,007.34	\$	5,163.30	Dr
	31/12/2020	Interest	\$ 1,038.73	\$	6,202.03	Dr
	31/01/2021	Interest	\$ 1,036.27	\$	7,238.30	Dr
	28/02/2021	Interest	\$ 933.91	\$	8,172.21	Dr
	31/03/2021	Interest	\$ 1,030.28	\$	9,202.49	Dr
	30/04/2021	Interest	\$ 995.67	\$	10,198.16	Dr
	31/05/2021	Interest	\$ 1,026.08	\$	11,224.24	Dr
	30/06/2021	Interest	\$ 990.81	\$	12,215.05	Dr
	Total 1 Coghlan Ct Maroochydore		\$ 12,215.05	\$ 0.00	\$ 12,215.05	Dr
Total 1 Coghlan Ct Maroochydore			\$ 12,215.05	\$ 0.00	\$ 12,215.05	Dr ✓

TAX INVOICE

Maps Agency
1 Coghlan Crt
MAROOCHYDORE QLD

Invoice Date
3 Nov 2020

Invoice Number
INV-1893

ABN
52 603 682 480

Lowie's Security and
Glass Pty Ltd
P.O. Box 581
BUDDINA QLD 4575
Warren: Mobile:
0418793964

Description	Quantity	Unit Price	GST	Amount AUD
Maintenance and Installation of Security Door.	1.00	463.64	10%	463.64
			Subtotal	463.64
			TOTAL GST 10%	46.36
			TOTAL AUD	510.00

+ 144.60

= \$654.60 ✓

Due Date: 3 Nov 2020

Thank you for your business.

Direct Deposit Details
Bank: Bank of QLD
BSB: 124-161
ACC: 22312662

PAYMENT ADVICE

Customer Maps Agency
Invoice Number INV-1893
Amount Due 510.00
Due Date 3 Nov 2020
Amount Enclosed

To: Lowie's Security and Glass Pty Ltd
P.O. Box 581
BUDDINA QLD 4575
Warren: Mobile: 0418793964

Enter the amount you are paying above



West Custodian Pty Ltd
PO BOX 1140
MOOLOOLABA QLD 4557

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	17014
Payment reference	0000 1701 42
Property	1 Coghlan Ct, MAROOCHYDORE, QLD

Bill number	7120431660
Billing period	21 Mar 2020 91 days to 19 Jun 2020
Issue date	24 Jun 2020
Approximate date of next meter reading	11 Sep 2020

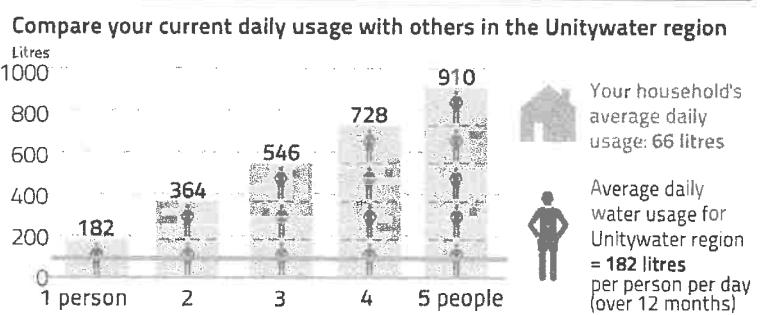
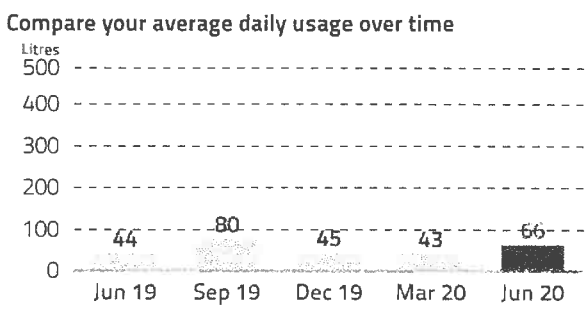
Total Wate Rates = 227.34
230.30
232.74
243.89

= \$934.27 ✓

Your account activity

Your last bill \$225.56	-	Payments/ adjustments \$225.56	=	Balance \$0.00	+	New charges \$227.34	=	Total due \$227.34
								Due date 24 Aug 2020

No interest charges will apply to overdue amounts on bills issued during the 6-month period starting 2 April 2020



Extra time to pay and no interest

We're helping our customers by providing an extra 30 days to pay their bill and we won't charge interest on overdue amounts on bills issued for 6 months.* You don't have to do anything – it's automatically applied to this bill.

*Starts 2 April 2020. For more information, visit unitywater.com/customer-relief

Easy ways to pay For other payment options - see over

BPAY
Biller Code: 130393
Ref: 0000 1701 42
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
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Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay
Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free. Find out more at unitywater.com/smoothpay



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MOOLOOLABA QLD 4557

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Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	17014
Payment reference	0000 1701 42
Property	1 Coghlan Ct, MAROOCHYDORE, QLD

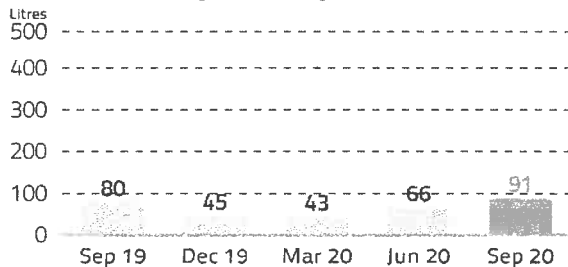
Bill number	7120774152
Billing period	20 Jun 2020 88 days to 15 Sep 2020
Issue date	18 Sep 2020
Approximate date of next meter reading	15 Dec 2020

Your account activity

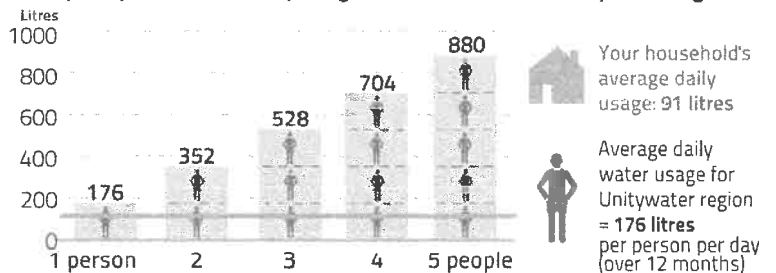


No interest charges will apply to overdue amounts on bills issued during the 6-month period starting 2 April 2020

Compare your average daily usage over time



Compare your current daily usage with others in the Unitywater region



Thanks for getting contact-free
bills by email or SMS

You're automatically in this draw to win!

[Find out more](#)

*Terms and conditions apply - visit unitywater.com/WIN

WIN
\$100 off your
water and
sewerage bill - for
you or someone
close to you.*

Easy ways to pay For other payment options - see over



BPAY*
Bill Code: 130393
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Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
Find out more at unitywater.com/smoothpay



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Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	17014
Payment reference	0000 1701 42
Property	1 Coghlan Ct, MAROOCHYDORE, QLD

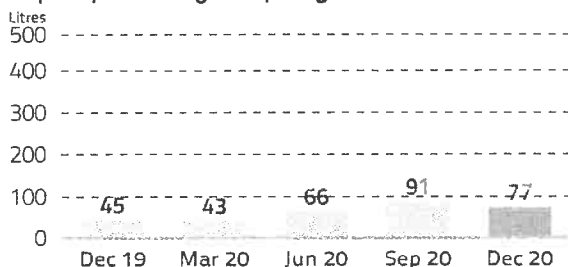
Bill number	7121108207
Billing period	16 Sep 2020 91 days to 15 Dec 2020
Issue date	22 Dec 2020
Approximate date of next meter reading	18 Mar 2021

Your account activity

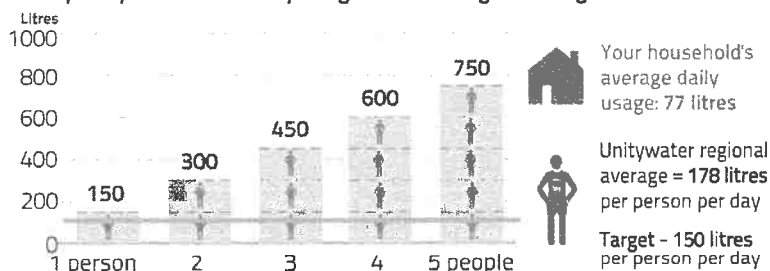
Your last bill	Payments/ adjustments	Balance	New charges	Total due	\$232.74
\$230.30	\$230.30	\$0.00	\$232.74	Due date	25 Feb 2021

No interest charges will apply to overdue amounts on bills issued during 12-month period ending 31 March 2021

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



Noel knows a half flush saves twice the water

As we head into the warmer months, we can all make small changes to save water and stay H2OK!

For more water saving tips, visit unitywater.com/legends



Easy ways to pay For other payment options - see over



BPAY®
Biller Code: 130393
Ref: 0000 1701 42

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.

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Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free. Find out more at unitywater.com/smoothpay



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PO BOX 1140
MOOLOOLABA QLD 4557

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	17014
Payment reference	0000 1701 42
Property	1 Coghlan Ct, MAROOCHYDORE, QLD

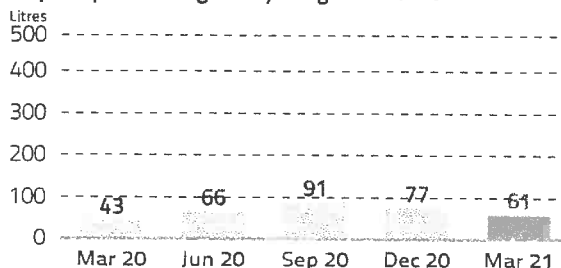
Bill number	7121449401
Billing period	16 Dec 2020 98 days to 23 Mar 2021
Issue date	25 Mar 2021
Approximate date of next meter reading	18 Jun 2021

Your account activity

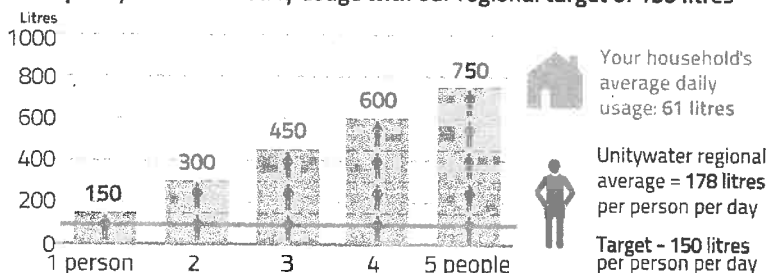
Your last bill	Payments/ adjustments	Balance	New charges	Total due	\$243.89
\$232.74	\$232.74	\$0.00	\$243.89	Due date	28 May 2021

No interest charges will apply to overdue amounts on bills issued during 12-month period ending 31 March 2021

Compare your average daily usage over time

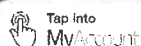


Compare your current daily usage with our regional target of 150 litres



Tap in to win \$500 and kick-start 2021!*

Log into My Account to enter



* Terms and conditions apply

Easy ways to pay For other payment options - see over



BPAY®
Biller Code: 130393
Ref: 0000 1701 42

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.

Find out more at bpay.com.au

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Direct Debit
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SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free. Find out more at unitywater.com/smoothpay

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference:	14035002	Search Date:	15/02/2022 09:59
Date Title Created:	06/06/1967	Request No:	40146569
Previous Title:	14019245		

ESTATE AND LAND

Estate in Fee Simple

LOT 171 REGISTERED PLAN 100176
 Local Government: SUNSHINE COAST

REGISTERED OWNER

Dealing No: 713806371 12/04/2011

WEST CUSTODIAN PTY LTD A.C.N. 146 726 276

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 12067131 (POR 364)
2. MORTGAGE No 713806372 12/04/2011 at 16:18
 AFSH NOMINEES PTY LTD A.C.N. 143 937 437

ADMINISTRATIVE ADVICES

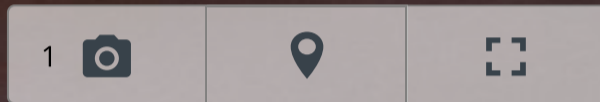
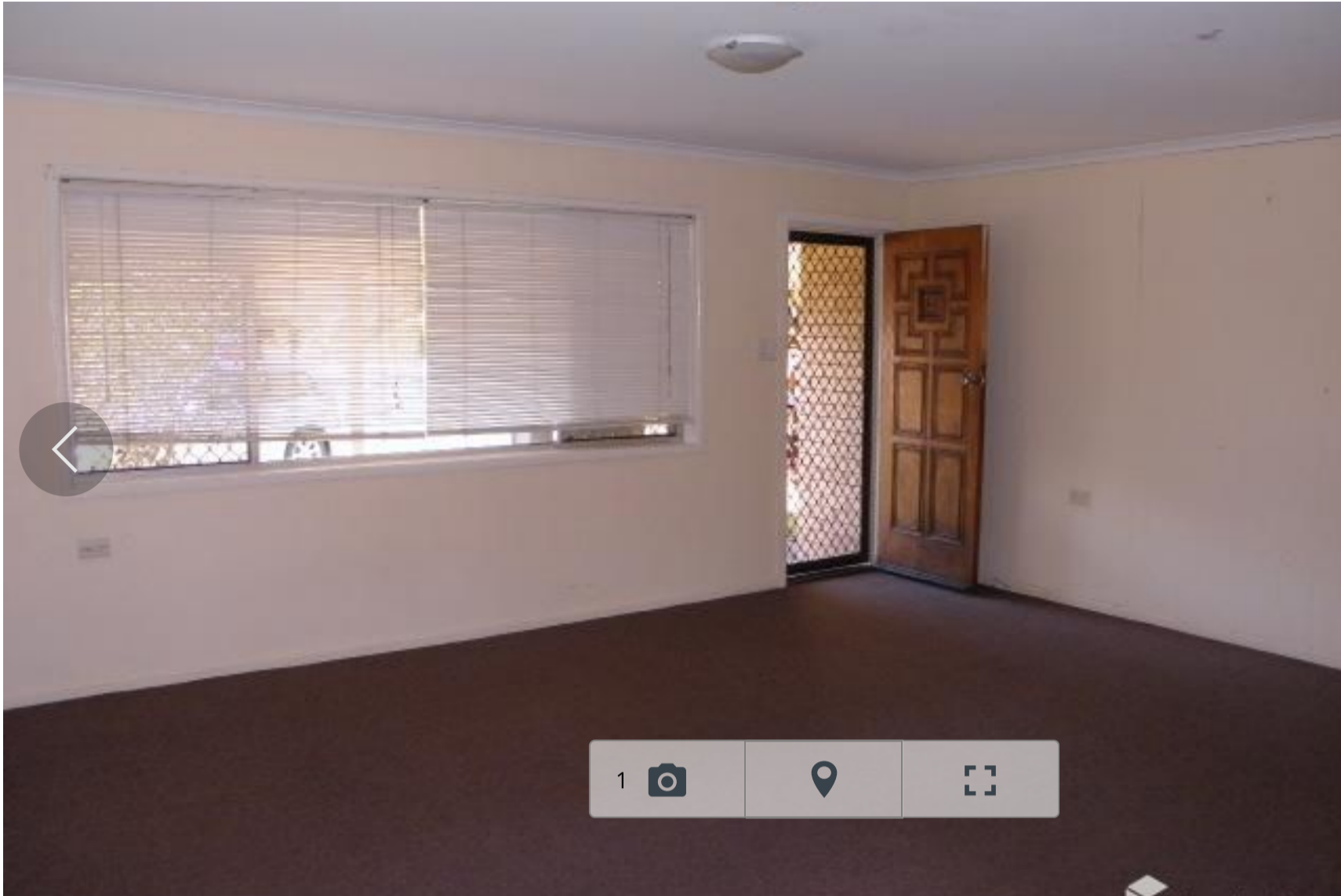
NIL

UNREGISTERED DEALINGS

NIL

Corrections have occurred - Refer to Historical Search
 Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



OFF MARKET ?

1 Coghlan Court

Maroochydore QLD 4558

🛏 3 🚗 1 🚘 1 🏠 99m² 🏡 501m²

[Improve this data](#)

 Could you save on your home loan?

Estimated Value & Rent

Estimated Value ?	Estimated Rent ?
-------------------	------------------

Medium-Low confidence ?

Last updated 7 Feb 2022



Property Details for 1 Coghlan Ct, Maroochydore

[Get the full picture >](#)
 See more information about this property



Building Type	House	Year Built	1975
Floor Size	99m ²	Land Size	501m ²
Local Government	Sunshine Coast Regional - Maroochy	Primary Land Use	Single Unit Dwelling
Lot/Plan	171/RP100176		

Last Listing description (August 2017)

Affordable 3 Bedroom Home In The Heart Of Maroochydore

This affordable 3 bedroom home is centrally located in Maroochydore, so close to all amenities, schools, shops, and public transport. This 3 bedroom home features:

Spacious lounge area

[Show More](#)

Property History for 1 Coghlan Ct, Maroochydore, QLD 4558

A timeline of how this property has performed in the market

Domain

[View full history](#)

Last Sold

\$345,000

10 Feb 2011

Listed for Rent

\$370/w

10 Aug 2017

10 Aug 2017
Listed for Rent \$370 / week

24 Aug 2016
Listed for Rent \$360 / week

14 Sep 2012
Listed for Rent \$360 / week

[Sign in](#) to see more transactions

Domain

[View full history](#)

About Maroochydore 4558

The size of Maroochydore is approximately 12.6 square kilometres. It has 43 parks covering nearly 6.3% of total area. The population of Maroochydore in 2011 was 14,445 people. By 2016 the population was 16,764 showing a population growth of 16.1% in the area during that time. The predominant age group in Maroochydore is 20-29 years. Households in Maroochydore are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Maroochydore work in a professional occupation. In 2011, 50.4% of the homes in Maroochydore were owner-occupied compared with 49% in 2016. Currently the median sales price of houses in the area is \$828,000.

[Maroochydore Profile Page >](#)

Commute Calculator

Where to?



Similar properties nearby

For Sale For Rent Recent Sale Off Market


⏪

★

[Auction on site Saturday, 16th April at 10am](#)

[34 Bungama St, Maroochydore, QLD 4558](#)

🛏️ 3 🚿 1 🚗 1 | House

 Jason Mills
Ray White Maroochydore


Ray White.

⏩

[Offers Over \\$599,000](#)

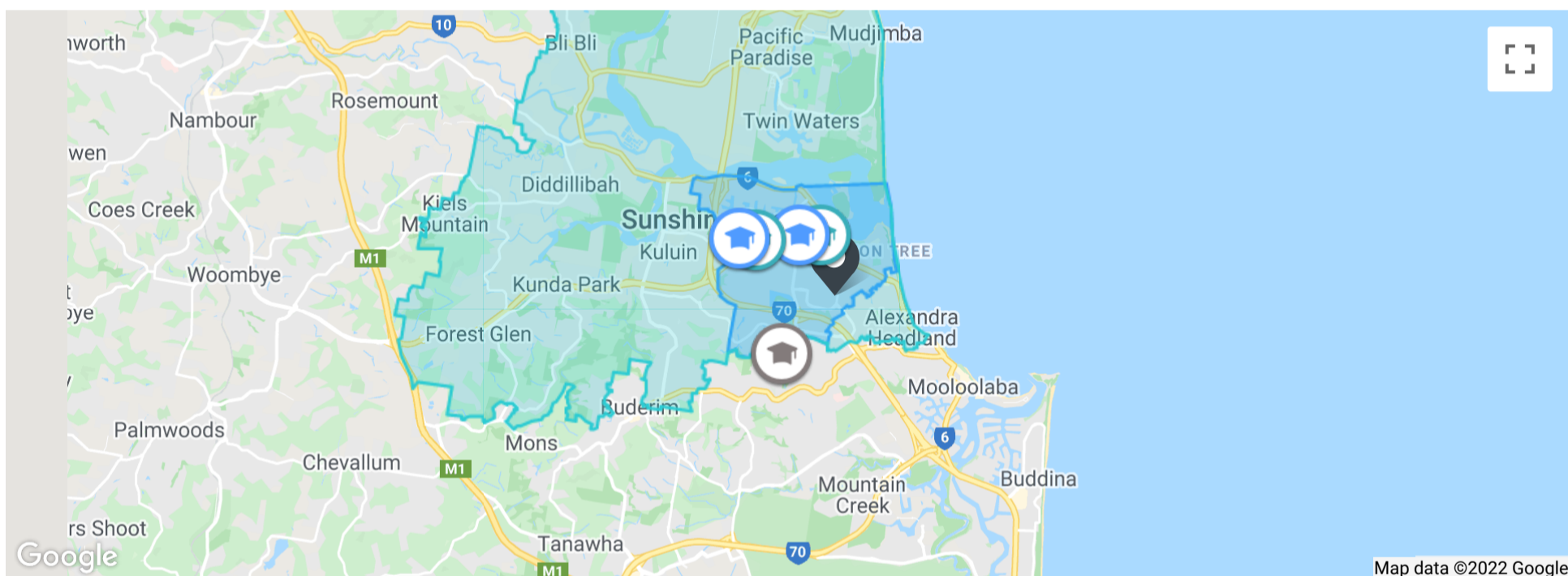
[199/19 Arwen St Maroochydore, QLD 4558](#)

🛏️ 3 🚿 2





 Ryan Tomlinson
CENTURY 21 On The House

What's around 1 Coghlan Ct, Maroochydore

Nearby Schools Comparable Properties Explore



All

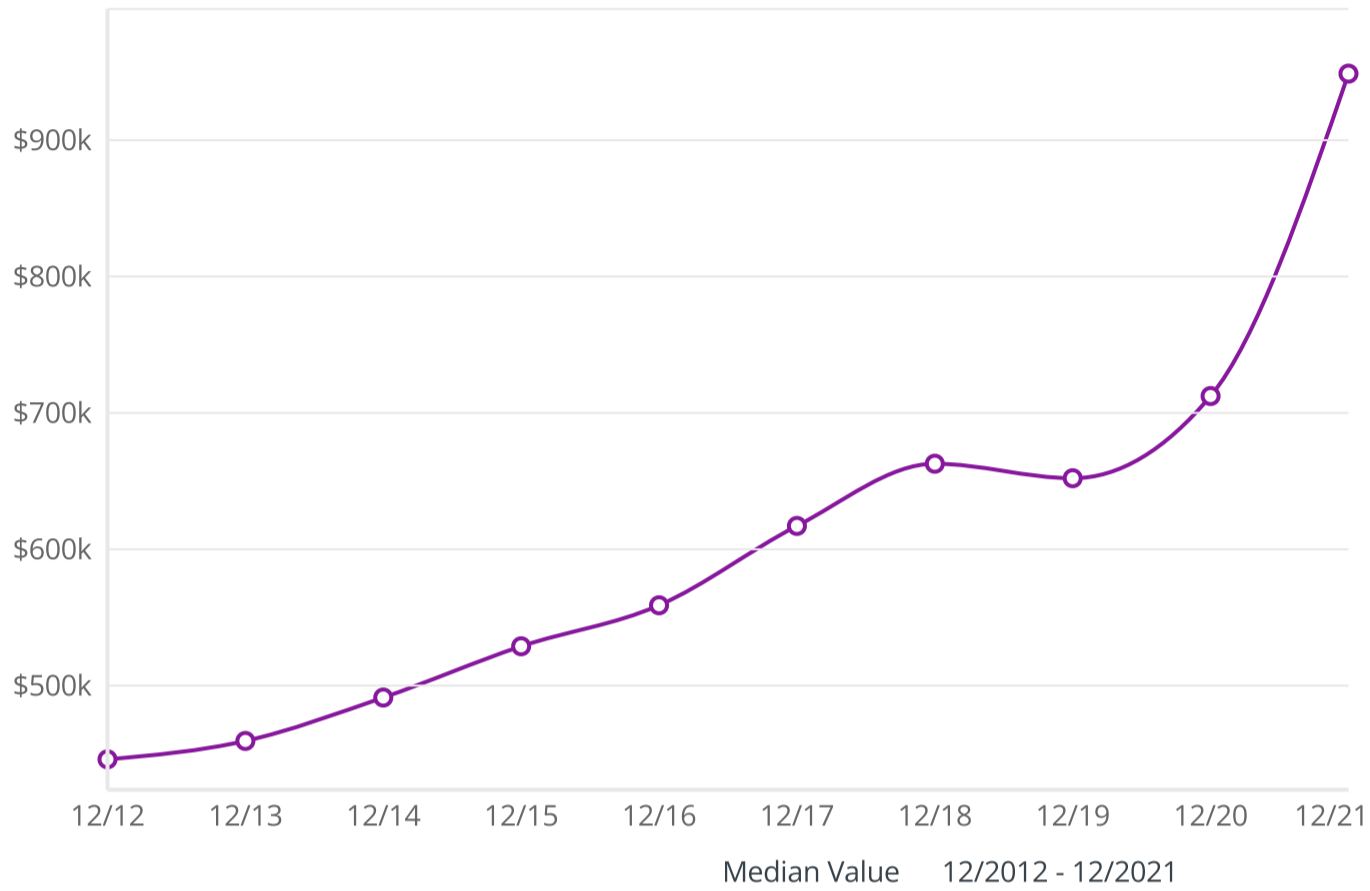
- 
Australian Industry Trade College - Sunshine Coast Campus 1.28km
 Address not found
 SECONDARY NON-GOVERNMENT COMBINED ENROLLED
- 
Maroochydore State School 1.47km
 Maroochydore 4558
 PRIMARY GOVERNMENT P-6 COMBINED 262 ENROLLED
- 
Immanuel Lutheran College 1.63km
 Buderim 4556
 COMBINED NON-GOVERNMENT P-12 COMBINED 927 ENROLLED
- 
Maroochydore State High School 2km
 Maroochydore 4558
 SECONDARY GOVERNMENT 7-12 COMBINED 1279 ENROLLED

Suburb Insights for Maroochydore 4558

Market Insights ?

[Median Value](#)
[Median Growth](#)
[Median Rent](#)
[Rental Yield](#)

House ▼



[10 years](#)
[5 years](#)
[1 year](#)

Neighbourhood Insights ?

[Age](#)
[Household](#)
[Occupancy](#)

Population 16,764



[Visit Maroochydore profile page](#)



INVOICE

RWW Marketing
1 Coghlan Court
Maroochydore
4558

Hi Jan

Happy New Year.

I hope your new meeting room!!

Thanks for the work!

Ollie

INVOICE

Materials	\$1097.56
Labour	\$2025.00
Rubbish removal	\$150.00
Total	\$3172.56
Pre payment	\$1500.00
AMOUNT DUE	\$1672.56

Payment terms:

Payment due within 7 days

Please make all payments to Oliver Cuthbert

Bank details - **account number** 30-246-1603 **BSB:** 084-801

cuthbertconstruction.com

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			19,511.63 Cr
30 Jun 2021	TRANSACTION SUMMARY	QUANTITY	U/COST	FEE
	Electronic Deposit	2	\$0.00	\$0.00
	Electronic Withdrawal	1	\$0.00	\$0.00
	Transaction Fees			\$0.00
	Flat Monthly Fee			\$10.00
	Total Fees Charged			\$10.00
	Account Fees	10.00		19,501.63 Cr ✓

Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

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Explanatory Notes

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NAB Business Everyday Account

For further information call the
Business Servicing Team on 13 10 12

A2

002/002970



MR RODNEY WEST
PO BOX 1140
MOOLOOLABA QLD 4557

Account Balance Summary

Opening balance	\$14,531.63	Cr
Total credits	\$10,000.00	
Total debits	\$5,030.00	
Closing balance	\$19,501.63	Cr

Statement starts 1 April 2021
Statement ends 30 June 2021

Outlet Details

Maroochydore
Tenancy GD129, Sunshine Plaza Shopping Centre
154-164 Horton Parade, Maroochydore Qld 4558

Account Details

RWW MARKETING PTY LTD TRUSTEE FOR RODNEY WEST
SUPERANNUATION FUND
BUSINESS CHEQUE ACCOUNT
BSB number 084-801
Account number 15-982-1513

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Apr 2021	Brought forward			14,531.63 Cr
20 Apr 2021	Online G1127278407 rent Media Advice.....		2,000.00	16,531.63 Cr
21 Apr 2021	Online R8451256188 Tr 1513 to 5685 Rodney West.....	2,000.00		14,531.63 Cr
30 Apr 2021	TRANSACTION SUMMARY	QUANTITY	U/COST	FEE
	Electronic Deposit	1	\$0.00	\$0.00
	Electronic Withdrawal	1	\$0.00	\$0.00
	Transaction Fees			\$0.00
	Flat Monthly Fee			\$10.00
	Total Fees Charged			\$10.00
	Account Fees	10.00		14,521.63 Cr
18 May 2021	Online C6651605341 rent for May Media Advice.....		2,000.00	16,521.63 Cr
24 May 2021	Online H7932246741 Tr 1513 to 5685 Rodney West.....	1,000.00		15,521.63 Cr
31 May 2021	Online J6532968329 Member Super Contr Media Advice.....		1,000.00	16,521.63 Cr
	TRANSACTION SUMMARY	QUANTITY	U/COST	FEE
	Electronic Deposit	2	\$0.00	\$0.00
	Electronic Withdrawal	1	\$0.00	\$0.00
	Transaction Fees			\$0.00
	Flat Monthly Fee			\$10.00
	Total Fees Charged			\$10.00
	Account Fees	10.00		16,511.63 Cr
16 Jun 2021	Online G6310625539 Rent for June 2021 Media Advice.....		2,000.00	18,511.63 Cr
21 Jun 2021	Online T3310487839 Tr 1513 to 5685 Rodney West.....	2,000.00		16,511.63 Cr
	Online P1477234376 Member Super Contr Media Advice.....		3,000.00	19,511.63 Cr
	Carried forward			19,511.63 Cr

18178/01/N/002970/S005131/1010261



002/002862



MR RODNEY WEST
PO BOX 1140
MOOLOOLABA QLD 4557

Account Balance Summary

Opening balance	\$12,561.63	Cr
Total credits	\$7,000.00	
Total debits	\$5,030.00	
Closing balance	\$14,531.63	Cr

Statement starts 1 January 2021
Statement ends 31 March 2021

Outlet Details

Maroochydore
Tenancy GD129, Sunshine Plaza Shopping Centre
154-164 Horton Parade, Maroochydore Qld 4558

Account Details

RWW MARKETING PTY LTD TRUSTEE FOR RODNEY WEST
SUPERANNUATION FUND
BUSINESS CHEQUE ACCOUNT
BSB number 084-801
Account number 15-982-1513

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jan 2021	Brought forward			12,561.63 Cr
18 Jan 2021	Online B1289457449 Member Contributio Media Advice		1,000.00	
	Online Q9255956449 Rent for December Media Advice		2,000.00	
	Online G2389457849 Tr 1513 to 5685 Rodney West.....	2,000.00		13,561.63 Cr
29 Jan 2021	TRANSACTION SUMMARY	QUANTITY	U/COST	FEE
	Electronic Deposit	2	\$0.00	\$0.00
	Electronic Withdrawal	1	\$0.00	\$0.00
	Transaction Fees			\$0.00
	Flat Monthly Fee			\$10.00
	Total Fees Charged			\$10.00
	Account Fees		10.00	13,551.63 Cr
3 Feb 2021	Online Q9055505512 Rent for February Media Advice.....		2,000.00	15,551.63 Cr
23 Feb 2021	Online G4469908167 Tr 1513 to 5685 Rodney West.....	2,000.00		13,551.63 Cr
26 Feb 2021	TRANSACTION SUMMARY	QUANTITY	U/COST	FEE
	Electronic Deposit	1	\$0.00	\$0.00
	Electronic Withdrawal	1	\$0.00	\$0.00
	Transaction Fees			\$0.00
	Flat Monthly Fee			\$10.00
	Total Fees Charged			\$10.00
	Account Fees		10.00	13,541.63 Cr
15 Mar 2021	Online J9782276065 Rent for March 202 Media Advice.....		2,000.00	14,541.63 Cr
	Online E0682565565 Tr 1513 to 5685 Rodney West.....	1,000.00		14,541.63 Cr
31 Mar 2021	TRANSACTION SUMMARY	QUANTITY	U/COST	FEE
	Electronic Deposit	1	\$0.00	\$0.00
	Carried forward			14,541.63 Cr

090/78/01/M/002862/S004603/1009205

Transaction Details (continued)

Date	Particulars		Debits	Credits	Balance
	Brought forward				14,541.63 Cr
	Electronic Withdrawal	1	\$0.00	\$0.00	
	Transaction Fees			\$0.00	
	Flat Monthly Fee			\$10.00	
	Total Fees Charged			\$10.00	
	Account Fees		10.00		14,531.63 Cr

Summary of Government Charges

Explanatory Notes

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

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090178/01/M002862/S004603/1009206


NAB Business Everyday Account

 For further information call the
 Business Servicing Team on 13 10 12

002/002934


 MR RODNEY WEST
 PO BOX 1140
 MOOLOOLABA QLD 4557

Account Balance Summary

Opening balance	\$6,106.63	Cr
Total credits	\$12,000.00	
Total debits	\$5,545.00	
Closing balance	\$12,561.63	Cr

Statement starts 1 October 2020
Statement ends 31 December 2020
Outlet Details

 Maroochydore
 Tenancy GD129, Sunshine Plaza Shopping Centre
 154-164 Horton Parade, Maroochydore Qld 4558

Account Details

 RWV MARKETING PTY LTD TRUSTEE FOR RODNEY WEST
 SUPERANNUATION FUND
 BUSINESS CHEQUE ACCOUNT

 BSB number 084-801
 Account number 15-982-1513

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Oct 2020	Brought forward			6,106.63 Cr
9 Oct 2020	Internet Bpay Asic 2291467262765.....	273.00		
	Internet Transfer In 705	242.00		5,591.63 Cr
12 Oct 2020	Online P3891266591 Rent for October Media Advice		2,000.00	
	Online Y5881735036 Tr 1513 to 5685 Rodney West.....	2,000.00		5,591.63 Cr
28 Oct 2020	Online N2392298898 Member Super Cont Media Advice.....		2,000.00	7,591.63 Cr
30 Oct 2020	TRANSACTION SUMMARY	QUANTITY	U/COST	FEE
	Electronic Deposit	2	\$0.00	\$0.00
	Electronic Withdrawal	3	\$0.00	\$0.00
	Transaction Fees			\$0.00
	Flat Monthly Fee			\$10.00
	Total Fees Charged			\$10.00
	Account Fees	10.00		7,581.63 Cr
11 Nov 2020	Online K8918276999 Rent for November Media Advice.....		2,000.00	9,581.63 Cr
16 Nov 2020	Online Q4520467497 Member Contributio Media Advice		2,000.00	
	Online Q5878266700 Tr 1513 to 5685 Rodney West.....	2,000.00		9,581.63 Cr
30 Nov 2020	TRANSACTION SUMMARY	QUANTITY	U/COST	FEE
	Electronic Deposit	2	\$0.00	\$0.00
	Electronic Withdrawal	1	\$0.00	\$0.00
	Transaction Fees			\$0.00
	Flat Monthly Fee			\$10.00
	Total Fees Charged			\$10.00
	Account Fees	10.00		9,571.63 Cr
2 Dec 2020	Online E3891464058 Rent for December Carried forward			9,571.63 Cr

366178/01/M/002934/S/004955/I/009909

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			9,571.63 Cr
14 Dec 2020	Media Advice.....		2,000.00	11,571.63 Cr
	Online H0681938828 Member Contributio			
	Media Advice.....		2,000.00	
	Online M7378234228 Tr 1513 to 5685			
	Rodney West.....	1,000.00		12,571.63 Cr
31 Dec 2020	TRANSACTION SUMMARY	QUANTITY	U/COST	FEE
	Electronic Deposit	2	\$0.00	\$0.00
	Electronic Withdrawal	1	\$0.00	\$0.00
	Transaction Fees			\$0.00
	Flat Monthly Fee			\$10.00
	Total Fees Charged			\$10.00
	Account Fees	10.00		12,561.63 Cr

Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

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36678101/M0002934/S004955/1009910



002/002730



MR RODNEY WEST
 PO BOX 1140
 MOOLOOLABA QLD 4557

Account Balance Summary

Opening balance	\$5,852.63	Cr
Total credits	\$4,000.00	
Total debits	\$3,746.00	
Closing balance	\$6,106.63	Cr

Statement starts 1 July 2020
Statement ends 30 September 2020

Outlet Details

Maroochydore
 Tenancy GD129, Sunshine Plaza Shopping Centre
 154-164 Horton Parade, Maroochydore Qld 4558

Account Details

RWW MARKETING PTY LTD TRUSTEE FOR RODNEY WEST
 SUPERANNUATION FUND
 BUSINESS CHEQUE ACCOUNT
 BSB number 084-801
 Account number 15-982-1513

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jul 2020	Brought forward			5,852.63 Cr
1 Jul 2020	Online E6409948539 tr 1513 to 5685 Rodney West.....	2,000.00		3,852.63 Cr
15 Jul 2020	Internet Bpay Tax Office Payments 889846480639560.....	716.00		3,136.63 Cr
31 Jul 2020	TRANSACTION SUMMARY QUANTITY U/COST FEE Electronic Withdrawal 2 \$0.00 \$0.00 Transaction Fees \$0.00 Flat Monthly Fee \$10.00 Total Fees Charged \$10.00			
	Account Fees	10.00		3,126.63 Cr
31 Aug 2020	TRANSACTION SUMMARY QUANTITY U/COST FEE Transaction Fees \$0.00 Flat Monthly Fee \$10.00 Total Fees Charged \$10.00			
	Account Fees	10.00		3,116.63 Cr
7 Sep 2020	Online N8404457037 Rent for September Media Advice.....		2,000.00	5,116.63 Cr
15 Sep 2020	Online F9249206337 Tr 1513 to 5685 Rodney West.....	1,000.00		4,116.63 Cr
16 Sep 2020	Online A9049655656 Member Contr Media Advice.....		2,000.00	6,116.63 Cr
30 Sep 2020	TRANSACTION SUMMARY QUANTITY U/COST FEE Electronic Deposit 2 \$0.00 \$0.00 Electronic Withdrawal 1 \$0.00 \$0.00 Transaction Fees \$0.00 Flat Monthly Fee \$10.00 Total Fees Charged \$10.00			
	Account Fees	10.00		6,106.63 Cr

274/78/01/N002730/S004262/1008523



NAB Business Everyday Account
For further information call the
Business Servicing Team on 13 10 12



002/002993
WEST CUSTODIAN PTY LTD
PO BOX 1140
MOOLOOLABA QLD 4558

Account Balance Summary

Opening balance	\$2,325.01	Cr
Total credits	\$5,000.00	
Total debits	\$4,918.80	
Closing balance	\$2,406.21	Cr

Statement starts 1 April 2021
Statement ends 30 June 2021

Outlet Details

Maroochydore
Tenancy GD129, Sunshine Plaza Shopping Centre
154-164 Horton Parade, Maroochydore Qld 4558

Account Details

WEST CUSTODIAN PTY LTD
BUSINESS EVERYDAY AC
BSB number 084-801
Account number 19-582-5685

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Apr 2021	Brought forward			2,325.01 Cr
8 Apr 2021	Afsh Nom Afsh Nom 415045.....	1,639.60		685.41 Cr
21 Apr 2021	Online R8451256188 Tr 1513 to 5685 Rodney West.....		2,000.00	2,685.41 Cr
7 May 2021	Afsh Nom Afsh Nom 415045.....	1,639.60		1,045.81 Cr
18 May 2021	Online H7932246741 Tr 1513 to 5685 Rodney West.....		1,000.00	2,045.81 Cr
8 Jun 2021	Afsh Nom Afsh Nom 415045.....	1,639.60		406.21 Cr
16 Jun 2021	Online T3310487839 Tr 1513 to 5685 Rodney West.....		2,000.00	2,406.21 Cr ✓

Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.
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181/72/01/0002993/0005174/01/03/47



NAB Business Everyday Account
For further information call the
Business Servicing Team on 13 10 12

002/002881



WEST CUSTODIAN PTY LTD
PO BOX 1140
MOOLOOLABA QLD 4557

Account Balance Summary

Opening balance	\$2,243.81	Cr
Total credits	\$5,000.00	
Total debits	\$4,918.80	
Closing balance	\$2,325.01	Cr

Statement starts 1 January 2021
Statement ends 31 March 2021

Outlet Details

Maroochydore
Tenancy GD129, Sunshine Plaza Shopping Centre
154-164 Horton Parade, Maroochydore Qld 4558

Account Details

WEST CUSTODIAN PTY LTD
BUSINESS EVERYDAY AC
BSB number 084-801
Account number 19-582-5685

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jan 2021	Brought forward			2,243.81 Cr
8 Jan 2021	Afsh Nom Afsh Nom 415045.....	1,639.60		604.21 Cr
18 Jan 2021	Online G2389457849 Tr 1513 to 5685 Rodney West.....		2,000.00	2,604.21 Cr
8 Feb 2021	Afsh Nom Afsh Nom 415045.....	1,639.60		964.61 Cr
23 Feb 2021	Online G4469908167 Tr 1513 to 5685 Rodney West.....		2,000.00	2,964.61 Cr
5 Mar 2021	Afsh Nom Afsh Nom 415045.....	1,639.60		1,325.01 Cr
15 Mar 2021	Online E0682565565 Tr 1513 to 5685 Rodney West.....		1,000.00	2,325.01 Cr

Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

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09072/01/AN002881/SD04633/1009265



002/002955
WEST CUSTODIAN PTY LTD
PO BOX 1140
MOOLOOLABA QLD 4557

Account Balance Summary

Opening balance	\$2,162.61	Cr
Total credits	\$5,000.00	
Total debits	\$4,918.80	
Closing balance	\$2,243.81	Cr

Statement starts 1 October 2020
Statement ends 31 December 2020

Outlet Details

Maroochydore
Tenancy GD129, Sunshine Plaza Shopping Centre
154-164 Horton Parade, Maroochydore Qld 4558

Account Details

WEST CUSTODIAN PTY LTD
BUSINESS EVERYDAY AC
BSB number 084-801
Account number 19-582-5685

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Oct 2020	Brought forward			2,162.61 Cr
8 Oct 2020	Afsh Nom Afsh Nom 415045.....	1,639.60		523.01 Cr
12 Oct 2020	Online Y5881735036 Tr 1513 to 5685 Rodney West.....		2,000.00	2,523.01 Cr
6 Nov 2020	Afsh Nom Afsh Nom 415045.....	1,639.60		883.41 Cr
16 Nov 2020	Online Q5878266700 Tr 1513 to 5685 Rodney West.....		2,000.00	2,883.41 Cr
8 Dec 2020	Afsh Nom Afsh Nom 415045.....	1,639.60		1,243.81 Cr
14 Dec 2020	Online M7378234228 Tr 1513 to 5685 Rodney West.....		1,000.00	2,243.81 Cr

Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

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366772/01/AM/002955/5004995/1009989



NAB Business Everyday Account
For further information call the
Business Servicing Team on 13 10 12



002/002751



WEST CUSTODIAN PTY LTD
PO BOX 1140
MOOLOOLABA QLD 4557

Account Balance Summary

Opening balance	\$433.41	Cr
Total credits	\$7,000.00	
Total debits	\$5,270.80	
Closing balance	\$2,162.61	Cr

Statement starts 1 July 2020
Statement ends 30 September 2020

Outlet Details

Maroochydore
Tenancy GD129, Sunshine Plaza Shopping Centre
154-164 Horton Parade, Maroochydore Qld 4558

Account Details

WEST CUSTODIAN PTY LTD
BUSINESS EVERYDAY AC
BSB number 084-801
Account number 19-582-5685

Transaction Details

Date	Particulars	Debits	Credits	Balance
				433.41 Cr
1 Jul 2020	Brought forward			
1 Jul 2020	Online E6409948539 tr 1513 to 5685 Rodney West		2,000.00	2,433.41 Cr
3 Jul 2020	Internet Transfer In NMM79.....	352.00		2,081.41 Cr
8 Jul 2020	Afsh Nom Afsh Nom 415045.....	1,639.60		441.81 Cr
10 Jul 2020	Online Z4428474691 Rent for July 2020 Media Advice.....		2,000.00	2,441.81 Cr
5 Aug 2020	Online F3294296330 Rent for Aug 2020 Media Advice.....		2,000.00	4,441.81 Cr
7 Aug 2020	Afsh Nom Afsh Nom 415045.....	1,639.60		2,802.21 Cr
8 Sep 2020	Afsh Nom Afsh Nom 415045.....	1,639.60		1,162.61 Cr
15 Sep 2020	Online F9249206337 Tr 1513 to 5685 Rodney West		1,000.00	2,162.61 Cr

Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.
We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

27.4/72/01/M002751/5044295/0008585

Date	Details of Transaction	Debit \$	Credit \$	Balance \$
31-Dec-2019	Interest	1,128.57		258,380.09
08-Jan-2020	Payment.1		1,659.32	256,720.77
31-Jan-2020	Interest	1,126.71		257,847.48
07-Feb-2020	Payment.1		1,659.32	256,188.16
29-Feb-2020	Interest	1,051.71		257,239.87
06-Mar-2020	Payment.1		1,659.32	255,580.55
31-Mar-2020	Interest	1,121.25		256,701.80
08-Apr-2020	Pro Pack Annual Assessment Fee	396.00		257,097.80
30-Apr-2020	Interest	1,037.87		258,135.67
31-May-2020	Interest	1,054.54		259,190.21
05-Jun-2020	Payment.1		1,639.60	257,550.61
30-Jun-2020	Interest	1,019.07		258,569.68
08-Jul-2020	Payment.1		1,639.60	256,930.08
31-Jul-2020	Interest	1,051.12		257,981.20
07-Aug-2020	Payment.1		1,639.60	256,341.60
31-Aug-2020	Interest	1,048.50		257,390.10
08-Sep-2020	Payment.1		1,639.60	255,750.50
30-Sep-2020	Interest	1,012.60		256,763.10
08-Oct-2020	Payment.1		1,639.60	255,123.50
31-Oct-2020	Interest	1,043.74		256,167.24
06-Nov-2020	Payment.1		1,639.60	254,527.64
30-Nov-2020	Interest	1,007.34		255,534.98
08-Dec-2020	Payment.1		1,639.60	253,895.38
31-Dec-2020	Interest	1,038.73		254,934.11
08-Jan-2021	Payment.1		1,639.60	253,294.51
31-Jan-2021	Interest	1,036.27		254,330.78
08-Feb-2021	Payment.1		1,639.60	252,691.18
28-Feb-2021	Interest	933.91		253,625.09
05-Mar-2021	Payment.1		1,639.60	251,985.49
31-Mar-2021	Interest	1,030.28		253,015.77
08-Apr-2021	Payment.1		1,639.60	251,376.17
08-Apr-2021	Pro Pack Annual Assessment Fee	120.00 ✓		251,496.17
30-Apr-2021	Interest	995.67		252,491.84
07-May-2021	Payment.1		1,639.60	250,852.24
31-May-2021	Interest	1,026.08		251,878.32
08-Jun-2021	Payment.1		1,639.60	250,238.72
30-Jun-2021	Interest	990.81		251,229.53 ✓
08-Jul-2021	Payment.1		1,639.60	249,589.93
31-Jul-2021	Interest	1,021.14		250,611.07
06-Aug-2021	Payment.1		1,639.60	248,971.47
31-Aug-2021	Interest	1,018.18		249,989.65
08-Sep-2021	Payment.1		1,639.60	248,350.05
20-Sep-2021	Adj - Credit - HR Interest		3,193.04	245,157.01
30-Sep-2021	Interest	961.72		246,118.73
08-Oct-2021	Payment.1		1,639.60	244,479.13
31-Oct-2021	Interest	952.43		245,431.56
08-Nov-2021	Payment.1		1,602.54	243,829.02
30-Nov-2021	Interest	919.27		244,748.29
08-Dec-2021	Payment.1		1,602.54	243,145.75
31-Dec-2021	Interest	947.21		244,092.96

Statement of Account

Lender AFSH Nominees Pty Ltd

Account Manager Folio Mortgage & Finance Pty Ltd

CAN WE HELP YOU ?

Call your Account Manager for statement and account enquiries.

Phone No 1300 304 572

Fax No 1300 305 572

Mr R W West
PO Box 1140
MOOLOOLABA QLD 4557

Loan Start Date 08 Apr 2011

Loan Maturity Date 08 Apr 2041

Loan Amount \$276,000.00

Issue Date 18 Jan 2022

Account Name West R W

Statement Start Date 01 Jul 2018

Account Type & Loan Number Premium Deluxe - MN00.1197.215.00051.2552 - LoDoc

Statement End Date 18 Jan 2022

Date	Details of Transaction	Debit \$	Credit \$	Balance \$
01-Jul-2018	Opening Balance			267,183.40
06-Jul-2018	Payment.1		1,727.98	265,455.42
31-Jul-2018	Interest	1,263.88		266,719.30
08-Aug-2018	Payment.1		1,727.98	264,991.32
31-Aug-2018	Interest	1,262.20		266,253.52
07-Sep-2018	Payment.1		1,727.98	264,525.54
30-Sep-2018	Interest	1,219.13		265,744.67
08-Oct-2018	Payment.1		1,727.98	264,016.69
31-Oct-2018	Interest	1,257.56		265,274.25
08-Nov-2018	Payment.1		1,727.98	263,546.27
30-Nov-2018	Interest	1,214.89		264,761.16
07-Dec-2018	Payment.1		1,727.98	263,033.18
31-Dec-2018	Interest	1,252.62		264,285.80
08-Jan-2019	Payment.1		1,727.98	262,557.82
31-Jan-2019	Interest	1,250.62		263,808.44
08-Feb-2019	Payment.1		1,727.98	262,080.46
28-Feb-2019	Interest	1,127.72		263,208.18
08-Mar-2019	Payment.1		1,727.98	261,480.20
31-Mar-2019	Interest	1,245.50		262,725.70
08-Apr-2019	Payment.1		1,727.98	260,997.72
08-Apr-2019	Pro Pack Annual Assessment Fee	396.00		261,393.72
30-Apr-2019	Interest	1,221.75		262,615.47
08-May-2019	Payment.1		1,727.98	260,887.49
31-May-2019	Interest	1,275.97		262,163.46
07-Jun-2019	Payment.1		1,747.68	260,415.78
30-Jun-2019	Interest	1,227.03		261,642.81
08-Jul-2019	Payment.1		1,747.68	259,895.13
31-Jul-2019	Interest	1,215.87		261,111.00
08-Aug-2019	Payment.1		1,709.43	259,401.57
31-Aug-2019	Interest	1,172.97		260,574.54
06-Sep-2019	Payment.1		1,684.50	258,890.04
30-Sep-2019	Interest	1,131.12		260,021.16
08-Oct-2019	Payment.1		1,684.50	258,336.66
31-Oct-2019	Interest	1,163.59		259,500.25
08-Nov-2019	Payment.1		1,684.50	257,815.75
30-Nov-2019	Interest	1,095.09		258,910.84
06-Dec-2019	Payment.1		1,659.32	257,251.52

Loan ID 387488



Australian Government
Australian Taxation Office

Agent INITIATIVE ACCOUNTING PTY LTD
Client RODNEY WEST
SUPERANNUATION FUND
ABN 88 984 648 063
TFN 890 281 563

Income tax 551

Date generated	14/02/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

0 results found - from **01 July 2020** to **31 December 2021** sorted by **processed date** ordered **oldest to newest**



Australian Government
Australian Taxation Office

Agent INITIATIVE ACCOUNTING PTY LTD
Client RODNEY WEST
SUPERANNUATION FUND
ABN 88 984 648 063
TFN 890 281 563

Activity statement 001

Date generated	14/02/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

2 results found - from **01 July 2020** to **31 December 2021** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
16 Jul 2020	15 Jul 2020	Payment received		\$716.00	\$716.00 CR
2 Aug 2020	28 Jul 2020	Original Activity Statement for the period ending 30 Jun 20 - PAYG Instalments	\$716.00		\$0.00
